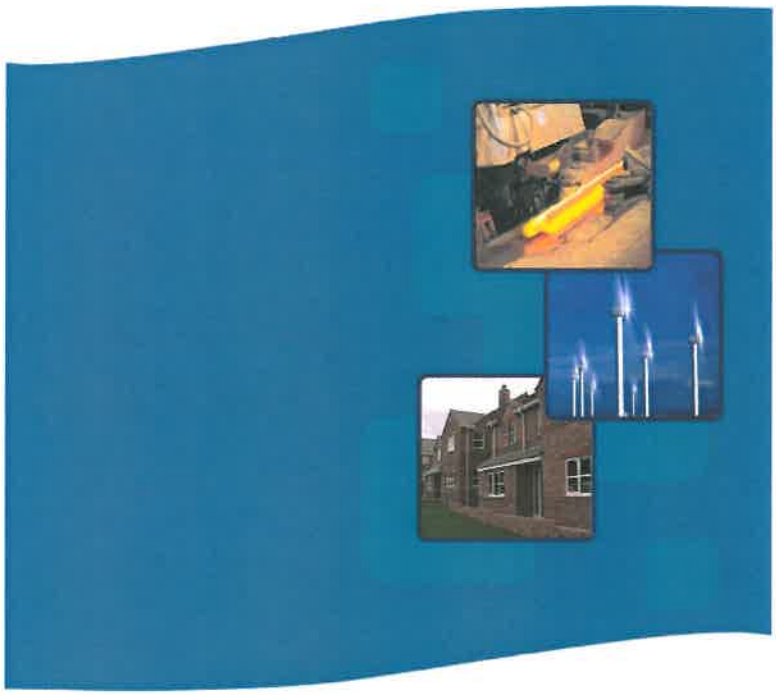
Appendices Volume 3: Issues & Options 2006

Allerdale

Local Development Framework



Core Strategy

Issues & Options

September 2006

Allerdale borough council

www.allerdale.gov.uk

Our Ref : RE.rs/26/6
Your Ref :

This matter is being dealt with by:-

Mr R Evans

Direct Line : 01900 702765
Email : planning@allerdale.gov.uk

8 September 2006

Dear Sir/Madam

PLANNING AND COMPULSORY PURCHASE ACT 2004 :
ALLERDALE LOCAL DEVELOPMENT FRAMEWORK:
CORE STRATEGY : ISSUES AND OPTIONS CONSULTATIONS

Allerdale Borough Council is in the process of preparing the Allerdale Local Development Framework (LDF) which, when adopted, will replace the Allerdale Local Plan.

The first stage in the process is the preparation of the LDF Core Strategy, which will set down the Strategic Vision and Objectives for Allerdale, outside the Lake District National Park, and the strategic policies required to deliver those objectives.

The Core Strategy and the LDF as a whole will not stand alone. It will seek to implement the spatial policies of the Regional Spatial Strategy, and other local strategies such as the Community Strategy prepared by the West Cumbria Local Strategic Partnership.

Whilst the Core Strategy will set down broad locations for future development, it will not include specific site allocations. Site specific allocations and detailed policies for the control of development will be prepared as two separate parts of the LDF, in due course.

The first step in the preparation of the Core Strategy is a discussion of the strategic issues which should be addressed and the broad options for the policy approaches to these issues.

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE
Allerdale – a great place to live, work and visit

Allerdale Borough Council
Allerdale House
Workington
Cumbria CA14 3YJ
Tel: 01900 326333
Fax: 01900 326346

8 September 2006

Enclosed with this letter is the Core Strategy Issues and Options Summary Document and Questionnaire. I would be very grateful if you would consider this document and return the questionnaire to us. Whilst the questionnaire contains questions on which we are keen to receive responses, this does not prevent you from raising other issues and comments.

The Council has also prepared a full, more technical, Issues and Options Document and Questionnaire which you may wish to consider.

All these documents are available on the Council's website : www.allerdale.gov.uk on the Planning Policy web-pages. Responses can be made on paper or electronically to the addresses below and must be received by Friday 27 October 2006.

Postal Address

Regeneration Strategy Manager
Allerdale Borough Council
Allerdale House
Workington
CA14 3YJ

e-mail : ldf@allerdale.gov.uk

Fax: 01900 702848
Tel: 01900 702765
01900 702767

We look forward to hearing from you. If you wish to discuss this or any other planning issues, please contact us.

Yours faithfully

R. Evans

Richard Evans
Principal Planner
(Policy & Conservation)

Appendix 19

Name	Title	Department	Company Name	Address Line 1	Address Line 2	Address Line 3	Town	Post Code
Mr C Bamber	Senior Planning Officer	Spatial Development	Government Office North West	Cunard Building	Pier Head	Water Street	LIVERPOOL	L3 1QB
Tim Hill	Director	Planning Transport & Sustainability	NW Regional Assembly	Wigan Investment Centre	Waterside Drive		WIGAN	WN3 5BA
Head of Strategic Planning	Cumbria County Council	The Courts					CARLISLE	CA3 8NA
Mr J Smith	Transport Policy Manager	Transport & Spatial Planning	Cumbria County Council	The Courts			CARLISLE	CA3 8NA
National Park Officer	Lake District National Park Authority	Murley Moss	Oxenholme Road				KENDAL	LA9 7RL
Development Planning Manager	South Lakeland District Council	South Lakeland House	Lowther Street				KENDAL	LA9 4DL
Head of Regeneration	Copeland Borough Council	The Copeland Centre	Catherine Street				WHITEHAVEN	CA28 7SJ
Roger Hopcraft	Planning Policy Manager	Dept of Policy and Performance	Eden District Council	Town Hall			PENRITH	CA11 7QF
Richard Evans	Principal Planning Officer	Environment Unit	Cumbria County Council	County Offices			KENDAL	LA9 4RQ
Mr A Eales	Head of Planning Services	Carlisle City Council	Civic Centre				CARLISLE	CA3 8QG
Mr S Hedley	Countryside Agency	North West Regional Office	3rd Floor	Bridgwater House	Whitworth Street		MANCHESTER	M1 6LT
Jeremy Pickup	Environment Agency	Ghyll Mount	Gillian Way				PENRITH	CA11 9BP
Bart Donato	Conservation Officer	English Nature	Juniper House	Murley Moss	Oxenholme Road		KENDAL	LA9 7RL
Judith Nelson	Regional Planner	English Heritage	Canada House	3 Chepstow Street			MANCHESTER	M1 5FW
Jill Stephenson	Town Planner	Network Rail	Level 3	Arena Point	1 Hunts Bank		MANCHESTER	M3 1RT
Ian Wray	NWDA	Renaissance House	PO Box 37	Centre Park			WARRINGTON	WA1 1XB
Mr N Gillan	Mobile Operators Association	c/o Mono Consultants Ltd	48 Vincent Street				GLASGOW	G2 5ST
Chief Executive	Cumbria & Lancashire Strategic Health Authority	Preston Business Centre	Watling Street				PRESTON	PR2 8DY
Asset Commercial Department	Transco	1st Floor	Oxford International Business Park	1 Emperor Way			SUNDERLAND	SR3 3XR
Mr D Hardman	Asset Protection Manager	United Utilities	1st Floor	Thirlmere House	Lingley Mere	Lingley Green	WARRINGTON	WA5 3LP
Lindsay Alder	Assistant Network Manager	Highway Agency	City tower	Piccadilly Plaza			MANCHESTER	M1 4BE
Mrs M Callow	Clerk to Aikton Parish Council	Hetherington House	West Street				WIGTON	CA7 9NX
Mr T Gear	Clerk to Allhallows Parish Council	Brandraw Mount	Market Square				ASPATRIA	CA7 3HG
Mrs A Bradley	Clerk to Allonby Parish Council	Marina House	Allonby				MARYPORT	CA15 6RB
Mr W Armstrong	Clerk to Aspatria Town Council	11 The Avenue	Gilgarran				WIGTON	CA14 4RD
Mr G Armer	Clerk to Blennerhaset &	Croft House	Torpenhow				WIGTON	CA7 1HT

Name	Title	Department	Company Name	Address Line 1	Address Line 2	Address Line 3	Town	Post Code
	Torpenhow Parish Council							
Mr M Dawson	Clerk to Blindcrake Parish Council	Sunnyside	Blindcrake				COCKERMOUTH	CA13 0QP
Mr M L Hayton	Clerk to Boltons Parish Council	56 The Hawthorns	Syke Road				WIGTON	CA7 9LE
Ms K Lazzam	National Grid	Malcolm, Judd & Partners	70 High Street	CHISLEHURST			Kent	BR7 5AQ
Mrs E Hall	Clerk to Kirkbampton Parish Council	West End	Kirkbampton				CARLISLE	CA5 6JB
Mr H Issac	Clerk to Kirkbride Parish Council	The Old School	Newton Arlosh				WIGTON	CA7 5HD
Mrs J Hunter	Clerk to Little Clifton Parish Council	48 High Brigham					COCKERMOUTH	CA13 0TB
Mr C Coley	Clerk to Loweswater Parish Council	Bleach Green Cottage	Ennerdale				CLEATOR	CA23 3AS
Mrs J Thompson	Clerk to Maryport Town Council	15 Pinewood Drive					MARYPORT	CA15 7BY
Mrs Silvestor	Clerk to Oughterside & Allerby Parish Council	The Old School	Bothel				WIGTON	CA7 2JH
Mrs B A Lamb	Clerk to Papcstle Parish Council	Sunningdale	Distington				WORKINGTON	CA14 5XP
Mrs S Silvestor	Clerk to Plumbland Parish Council	The Old School	Bothel				WIGTON	CA7 2JH
Mr F J Hornby	Clerk to Seaton Parish Council	11 West Croft	Seaton				WORKINGTON	CA14 1HL
Ms P L Gauntlett	Clerk to Sebergham Parish Council	54 Inglewood Crescent					CARLISLE	CA2 6JL
Mrs W E Jameson-Brown	Clerk to Silloth Parish Council	5 Burnswalk Terrace	Solway Street				SILLOTH	CA7 4EF
Mrs S Silvester	Clerk to Thursby Parish Council	The Old School	Bothel				WIGTON	CA7 2JH
Mrs A Paterson	Clerk to Waverton Parish Council	Allandale	Waverton				WIGTON	CA7 0AE
Mrs J Love	Clerk To Westnewton Parish Council	Hillcrest	Westnewton				WIGTON	CA7 3PD
Mrs L Giles	Clerk to Westward Parish Council	High Chalkside	Rosley				WIGTON	CA7 8BZ
Mrs E Key	Clerk to Wigton Town Council	Community Centre	20 High Street				WIGTON	CA7 9NJ
Mrs H Blacklock	Clerk to Winscales Parish Council	4 St Andrews Road	Stainburn				WORKINGTON	CA14 1YY
Mr M McCabe	Clerk to Woodside Parish	16 Solway Drive	Anthorn				WIGTON	CA7 5AW

Name	Title	Department	Company Name	Address Line 1	Address Line 2	Address Line 3	Town	Post Code
	Council							
Mr P Hayes	Clerk to Workington Town Council	Town Hall	Oxford Street				WORKINGTON	CA14 2RS
Mrs J Hunter	Clerk to Embleton & District Parish Council	48 High Brigham	Brigham				COCKERMOUTH	CA13 0TB
Mr Peter Wilson	Clerk to Blindbothel Parish Council	10 Evening Hill Drive					COCKERMOUTH	CA13 0BP
Mrs S Silvestor	Clerk to Bothel & Threapland Parish Council	The Old School	Bothel				WIGTON	CA7 2JH
Mr H Issac	Clerk to Bowness Parish Council	The Old School	Newton Arlosh				WIGTON	CA7 5HD
Miss K Gibson	Clerk to Bridekirk Parish Council	School Cottage	Tallentire				COCKERMOUTH	CA13 0PR
Mr P Wilson	Clerk to Brigham Parish Council	10 Evening Hill Drive					COCKERMOUTH	CA13 0BP
Mr W G Miolyneux	Clerk to Bromfield Parish Council	The Forge	The Green	Blencogo			WIGTON	CA7 0BZ
Mr P Wilson	Clerk to Broughton Parish Council	10 Evening Hill Drive					COCKERMOUTH	CA13 0BP
Mrs Lewthwaite	Clerk to Broughton Moor Parish Council	2 Rescue Station Cottages	Winscales				WORKINGTON	CA14 4JF
Mrs E Auld	Clerk to Caldbeck Parish Council	Bannerdale	Unthank	Dalston			CARLISLE	CA5 7BA
Mrs S Brown	Clerk to Camerton Town Council	Woodside Lodge	Camerton				WORKINGTON	CA14 1LY
Mr A D Bertram	Clerk to Cockermouth Town Council	Town Hall					COCKERMOUTH	CA13 9NP
Christine Ridley	Clerk to Crosscanonby Parish Council	2 Hawthorne Avenue					MARYPORT	CA15 7AB
Mr A T Winship	Clerk to Dean Parish Council	Cragside	Eaglesfield				COCKERMOUTH	CA13 0RY
Mr P Wilson	Clerk to Dearham Parish Council	10 Evening Hill Drive					COCKERMOUTH	CA13 0BP
Mr N Mowbray	Clerk to Dundraw Parish Council	4 Solway View	Kirkbampton				CARLISLE	CA5 6HR
Mr J Parnaby	Clerk to Gilcrux Parish Council	Arden Lea	The Cape	Gilcrux			WIGTON	CA7 2QD
Mrs S Brown	Clerk to Great Clifton Parish Council	Woodside Lodge	Camerton				WORKINGTON	CA14 1LY
Mr R S Wimpress	Clerk to Geysouthern Parish Council	13 Linstock Avenue					COCKERMOUTH	CA13 9EG

Name	Title	Department	Company Name	Address Line 1	Address Line 2	Address Line 3	Town	Post Code
Mrs A M Todd	Clerk to Hayton & Mealo Parish Council	Castlerigg	East End	Hayton			ASPATRIA	CA7 2PE
Mrs W Jameson-Brown	Clerk to Holme Abbey Parish Council	5 Burnswater Terrace	Solway Street	Silloth			WIGTON	CA7 4EF
Mr Issac	Clerk to Holme East Waver Parish Council	The old School	Newton Arlosh				WIGTON	CA7 5HD
Mrs W Jameson-Brown	Clerk to Holme Low Parish Council	5 Brunswalk Terrace	Solway Street				WIGTON	CA7 4EF
Mrs L J Housby	Clerk to Holme St Cutherbert Parish Council	Gillfoot	Aikshaw	Silloth			WIGTON	CA7 4NF
Mrs A Fletcher	Clerk to Ireby & Uldale Parish Council	13 Vicarage Lane					COCKERMOUTH	CA13 9DG
Mrs E Auld	Clerk to Dalston Parish Council	bannerdale	Unthank	Dalston			CARLISLE	CA5 7BA
Mrs E Reed	Clerk to Orton Parish Council	Croft House	Great Orton				CARLISLE	CA5 6NA
Mr T Bradbury	Clerk to Burgh by Sands Parish Council	3 Southfield					CARLISLE	
Mr K Bell	Clerk to Rockcliffe Parish Council	Road End	Intack	Southwaite			CARLISLE	CA4 0HL
Mrs G Sutton	Clerk to Lowca Parish Council	4 Beatty Road	Bransty				WHITEHAVEN	CA28 3HA
Mr J S Holliday	Clerk to Distington Parish Council	12 Northumberland Street					WORKINGTON	CA14 3HA
Mrs G A Everett	Clerk to Arlecdon & Frizington Parish Council	Main Street					FRIZINGTON	CA26 3PQ
Mrs A M Lister	Clerk to Lamplugh Parish Council	Cookley Gill	Lamplugh				WORKINGTON	CA14 4SQ
Mr H W Eastwood	Clerk to Castle Sowerby Parish Council	High Barn	Hewer Hill	Hesket-Newmarket			WIGTON	CA7 8HY
Home Office	Government Office North West	Cunard Building	Pier Head	Water Street			LIVERPOOL	L3 1QB
Department for Education & Skills	Government Office North West	Cunard Building	Pier Head	Water Street			LIVERPOOL	L3 1QB
Department for Environment, Food & Rural Affairs	Government Office North West	Cunard Building	Pier Head	Water Street			LIVERPOOL	L3 1QB
Regional Director of Public Health	Government Office North West	Manchester Office	City Tower	Piccadilly Plaza			MANCHESTER	M1 4BE
Department of Transport	Government Office North West	Cunard Building	Pier Head	Water Street			LIVERPOOL	L3 1QB

Name	Title	Department	Company Name	Address Line 1	Address Line 2	Address Line 3	Town	Post Code
Department of Trade & Industry	Government Office North West	Cunard Building	Pier Head	Water Street			LIVERPOOL	L3 1QB
Department of Work & Pensions	parliamentary Relations Unit	Richmond House	7a Whitehall				LONDON	SW1A 2NS
Department of Constitutional Affairs	c/o DPP	40 Barton Arcade					MANCHESTER	M3 2BH
Department for Culture, Media & Sport	Governemnt Office North West	Cunard Building	Pier Head	Water Street			LIVERPOOL	L3 1QB
Office of Government Commerce	Rosebery Court	St Andrews Business Park	NORWICH				Norfolk	NR7 0HS
Martin Watson	Senior Estate Surveyor	Defence Estates	DG Operations North	Gough Road	Catterick Garrison	CATTERICK	North Yorkshire	DL9 3EJ
Office of the Deputy Prime Minister	Eland House	Bressenden Place					LONDON	SW1E 5DU
Centre for Ecology & Hydrology	Lancaster Environment Centre	Library Avenue	Bailrigg				LANCASTER	LA1 4AP
Church Commissioners	1 Millbank	Westminster					LONDON	
Mr C Snarr	Planning Inspectorate	Room 325 Hawk Wing	Temple Quay House	2 The Square	Temple Quay		BRISTOL	BS1 6PN
Crown Estate Office	16 Carlton House Terrace						LONDON	SW1Y 5AH
CPRE	Murley Moss	Oxenholme Road					KENDAL	LA9 7SS
West Cumbria & North Lakes Friends of the Earth	Main Band House	Bullgill					MARYPORT	CA15 6TW
Anna Sugrue	rspb	Westleigh Mews	Wakefield Road	Denby Dale			HUDDERSFIELD	HD8 8OD
Judy Palmer	County Ecologist	Cumbria County Council	County Offices				KENDAL	LA9 4RQ
Dr K Willshaw	Cumbria Wildlife Trust	Plumgarth	Crook Road				KENDAL	LA8 8LX
Alan Hubbard	National Trust	North West Regional Office	Stamford Estates Office	18 Market Street	ALTRINCHAM		Cheshire	WA14 1PH
Don Earley	Deputy Director	National Playing Fields Association	The Fields Office	8 Mercia Business Village	Tolwood Close		COVENTRY	CV4 8HX
Mr A Peteson	Sports England North West	5th Floor	Ashley House	Quay Street			MANCHESTER	M3 4AE
Director of Social Services	Cumbria Social Services	1 Victoria Place					CARLISLE	CA1 1EJ
Inspector Joe Murray	Community Safety Dept	The Minto Centre	Nilsson Drive	Westfield			WORKINGTON	CA14 5BD
Local Education Authority	Cumbria County Council	5 Porland Square					CARLISLE	CA1 1DU
Cumbria Fire Brigade	Cumbria Fire Brigade Headquarters	Station Street					COCKERMOUTH	
Chief Executive	North Cumbria Acute Hospitals NHS Trust	West Cumberland Hospital	Hensingham				WHITEHAVEN	CA28 8JG
Chief Executive	West Cumbria Primary Care Trust	4 Wavell Drive	Rosehill				CARLISLE	Cumbria

Name	Title	Department	Company Name	Address Line 1	Address Line 2	Address Line 3	Town	Post Code
Roger Roberts	Chief Executive	Voluntary Action Cumbria	The Old Stables	Redhills			PENRITH	CA11 0DT
Director	Derwent & Solway Housing Association Ltd	Stoneleigh	Park End Road				WORKINGTON	CA14 4DN
Director	Westfield Housing Association	Windsor Road	Westfield				WORKINGTON	CA14 5BP
Director	North Housing Consortium	Websters Ropery	Repery Road	Debtford Terrace			SUNDERLAND	SR3 6DJ
Home Builders Federation	Brookland Court	Tunstall Road					LEEDS	LS11 5HL
Julie B Sykes	Cumbria Rural Housing Trust	Redhills House	Redhills				PENRITH	CA11 8QU
Director	Impact Housing Association Ltd	North Street					WORKINGTON	CA14 4EH
Director	Eden Housing Association	Blain House	Bridge Lane				PENRITH	CA11 8QU
Janet Carruthers	Story Homes	Burgh Road Industrial Estate					CARLISLE	CA2 7NA
Mr J J Lattimer	The Office	Roseacre	Mealsgate				CARLISLE	CA7 1AN
Director	Taggart Homes	Quays Reach	Salford Quays	10 Carolina Way			MANCHESTER	M50 2ZY
Director	Persimmon Homes lancashire	Persimmon House	Caton Road				LANCASTER	LA1 3RQ
Cumbria housing Group	c/o Director Impact Housing Association	Nook Street					WORKINGTON	CA14 4EH
English Partnerships	Arpley House	110 Birchwood Boulevard	Birchwood				WARRINGTON	WA37 7QH
Richard Greenwood	Chief Executive	Cumbria Tourist Board	Ashleigh	Holly Road			WINDERMERE	CA23 2AQ
Chief Executive	Cumbria Vision	Gillian Way	Penrith Business park				PENRITH	CA11 9BP
Michael Heaslip	Secretary	West Cumbria Local Strategic Partnership	Wilson Street				WORKINGTON	Cumbria
Chief Executive	West Lakes Renaissance	Units 10-11	Ingwell Hall	Westlakes Science & Technology Park			MOOR ROW	CA24 3JZ
Lisa Lyon	Cumbria Strategic Partnership	Redhills					PENRITH	CA11 0DT
Godfrey Holden	West Cumbria Development Agency	Westlakes Science & Technology Park					MOOR ROW	CA24 3JZ

Name	Title	Department	Company Name	Address Line 1	Address Line 2	Town	Postcode
Forestry Commission	Haweshead	Grizedale				AMBLESIDE	LA22 0Q1
Mr N ~~Murray~~ Nutting.	NFU (North Cumbria)	Bute House	Montgomery Way	Rosehill Industrial Estate		CARLISLE	CA1 2UU
N Power Renewables	146 Redwell Court	Harmire Enterprise Park	BARNARD CASTLE			Co. Durham	DL12 8BN
Katie Adderley	Planning Advisor	The British Wind Energy Association	Renewable Energy House	1 Aztec Row	Berners Road	LONDON	N1 0PW
Mr J Dunne	Woodlands Trust	Hill Crest	High Street	Morland		PENRITH	CA11 3AS
Frank Blenkharn	Capita	3 Alfred Street North				CARLISLE	Cumbria
Campaign for Real Ale	230 Hatfield Road	ST ALBANS				Herts	All 4LW
Jan Davinson	Young Farmers Office	University of Central Lancashire	Newton Rigg			PENRITH	CA11 0AH
		Gingerbread	7 Sovereign Close	Sovereign Court		LONDON	E1W 2HW
Equal Opportunities Commission	Arndale House	Arndale Centre				MANCHESTER	M4 3EQ
Commission for Racial Equality	5th Floor	Maybrook House	40 Blackfriars Street			MANCHESTER	M3 2EG
Disability Rights Commission	DRC Helpline	Freepost	MID 02164			STRATFORD UPON AVON	CV37 9BR
Miss R Pierce	Royal Mail Property Holdings	c/o Sanderson Weatherall	25 Wellington Street			LEEDS	LS1 4WG
Mrs H Lancaster	County Land & Business Association	Lane Farmhouse	Crooklands			MILNTHORPE	LA7 7NA
Director	CBI	Emerson House	Albert Street	Eccles		MANCHESTER	M30 0BG
Institute of Directors North West	Peter House	St Peters Square	Oxford Street			MANCHESTER	M1 5AN
David McCabe	Aggregate Industries	Barton Hill	COALSVILLE			Leics	LE67 1TC
Airport Operators Association	3 Birdcage Walk					LONDON	SW1H 9JJ
Associated British Ports	150 Holborn					LONDON	SW1H 9JJ
Civil Aviation Authority	K3, CAA House	43-59 Kingsway				LONDON	
Freight Transport Association	Springwood House	Low Lane	Horsforth			LEEDS	LS18 5NU
Public Affairs Department	RAC Motoring Services	RAC House	1 Forest Road			FELTHAM	TW13 7RR
Phil Roberts	NATS Safeguarding Office	National Air Traffic Services	Spectrum House	GATWICK AIRPORT		South West Sussex	RH6 0LG
Network Rail	Property Division Arena Point	Hunts bank				MANCHESTER	M3 1RT
Jay Everett	Senior Planner	Storeys : SSP	Leigh House	28-32 St Pauls Street		LEEDS	LS1 2PX
Mrs A Turner	Jones Day	21 Tudor Street				LONDON	EC4Y 0DJ
Paul Stock	North Country Homes Group Ltd	North Country House	Barlborough			CHESTERFIELD	S43 4WP
Chesterton	84 Colmore Row					BIRMINGHAM	B3 2HG
L D Simmonds	Town Planning Manager	Consignia plc	Impact House	2 Eldridge Road		CROYDON	CR9 1PJ
Adams Holmes Associates	Millhouse elmsfield	Worcester Road	CHIPPING NORTON			Oxfordshire	OX7 5XS
Colin Buchanan & Partners	Canada House	Chepstow Street				MANCHESTER	M1 5AN
Paul Butler Asociates	31 Blackfriars Road	Salford				MANCHESTER	M1 5FN
Andrew Laing	DPP	40 Barton Arcade				MANCHESTER	M3 2BH
Nigel Brooke	David Walker Surveyors	Albion House	69 Station Road			ECKINGTON	

Name	Title	Department	Company Name	Address Line 1	Address Line 2	Town	Postcode
Rachel Patterson	Dev Plan UK	13 South Clifton Street				LYTHAM	FY8 5HN
Matthew Stafford	Wardell Armstrong	Collingwood Building	Collingwood Street			NEWCASTLE	NE1 1JF
Emma Harding	Fuller Peiser	Belgrave House	Bank Street			SHEFFIELD	S1 2DR
De Pol Associates	Moor Park Studio	44 Garstang Road				PRESTON	PR1 1MA
Andrew Thomson	Broadway Mallon	Bass Warehouse	Castle Street	Castlefields		MANCHESTER	M3 4LZ
Briery Homes Ltd	Suite 2	The Printworks	Hey Road	CLITHEROE		Lancashire	BB7 9WA
Rachel Pierce	Sanderson Weatherall	25 Willington Street				LEEDS	LS1 4WG
England & Lyle	Morton Hosuc	Morton Road	DARLINGTON			Co. Durham	DL1 4PT
Wendy Sockett	Head of Department	Planning Paul & Company	Riverview Court	Castlegate		WETHERBY	LS22 6LE
Ms Jo Kirkbride	Great Clifton Residents Group	Portland House	Main Road	Great Clifton		WORKINGTON	CA14 1TR
Duncan Armstrong-Payne	NAI Fuller Peiser	Belgrave House	Bank Street			SHEFFIELD	S1 2DR
Annette Elliott	Strategic Planning Manager	United Co-operatives Ltd	Wood House	Etruna Froad	Harley	STOKE ON TRENT	ST1 5NW
Richard Maung	Drivers Jonas	26 York Street				MANCHESTER	M1 4JB
Stuart Ross Assoc	6 Westville Avenue	ILKLEY				Yorkshire	LS29 9AH
JMP Consulting	Blackfriar House	Parsonage				MANCHESTER	M3 2JA
DPP	40 Barton Arcade					MANCHESTER	M3 2BH
Mr E Kemsley	Peacock & Smith	Suite 2a	Josephs Well	Hanover Walk		LEEDS	LS3 1AB
Tim Price	Savills	Fountain Court	68 Fountain Street			MANCHESTER	M2 2FE
Barton Willmore	3350 The Pentagon	Century Way	Thorpe Park			LEEDS	LS15 8ZP
Bob Taylor	Taylor & Hardy	9 Finkle Street				CARLISLE	CA3 8UU
N J Hodgson & Co	29 Yearl Rise	Seaton				WORKINGTON	CA14 1DG
Glen Beattie	Day Cummins Ltd	Unit 4A	Lakeland Business Park	Lamplugh Road		COCKERMOUTH	CA13 0QT
Alpha Design	Unit 7N	Lakeland Business Park	Lamplugh Road			COCKERMOUTH	CA13 0QT
Anthony Collier Assoc	The Coach House Studio	8 Market Place				COCKERMOUTH	CA13 9NQ
Paul boustead	Lakeland Building Design	El Tipharah	Greysouthen			COCKERMOUTH	Cumbria

Name	Title	Company Name	Address Line 1	Address Line 2	Town	Post Code
Commission for Architecture and the Build Environment	The Tower Building	11 York Road			LONDON	SE1 7NX
Solway Firth Partnership	c/o Solway Heritage	Campbell House	Bankend Road	The Crichton	DUMFRIES	DG1 4ZB
Dr J R Coffey	Cumbria RIGS Group	5 Rushley Mount	Hest Bank		LANCASTER	LA2 6EE
Justin Reid	UK Coal	Harworth Park	Blyth Road	Harworth	DONCASTER	DN11 8DB
Wardall Community Power Station	The Portacabin	Ewe Close Farm	Arkleby		WIGTON	CA7 2DS
Eileen Wilson	Chairman	Cumbria Federation of Women's Institutes	WI House	33 Lonsdale Street	CARLISLE	CA1 1BJ
Mrs B Barker	Cockermouth & District Civic Trust	21 Greyrigg Avenue			COCKERMOUTH	CA13 9EJ
Mercia Haughan	Workington & District Civic Trust	27 Brow Top			WORKINGTON	CA14 2DP
Health & Safety Executive	2 Victoria Place				CARLISLE	CA1 1ER
The Theatre Trust	22 Charing Cross Road				LONDON	CW2H 0QL
Ancient Monuments Society	St Anne's Vestry Hall	2 Church Entry			LONDON	EC4V 5HB
County Archeologist	Cumbria County Council	County Offices			KENDAL	LA9 4RQ
Council for British Archaeology	66 Boothman				YORK	YO3 7BZ
The Society for the Protection of Ancient Buildings	37 Spital Square				LONDON	E1 6DY
The Georgian Group	6 Fitzroy				LONDON	W1T 5DX
The Victorian Society	1 Priory Gardens	Bedford Park			LONDON	W4 1TT
The Twentieth Century Society	70 Cowcross Street				LONDON	EC1M 6EJ
The Gardens History Society	70 Cowcross Street				LONDON	EC1M 6EJ
Louise Kelly	Crime & Disorder Reduction Partnership	The Oval Centre	Salterbeck Drive		WORKINGTON	CA14 6HA
Cumbria Childminding Association	137 Castlesteads Drive	Sandsfield Park			CARLISLE	CA2 7XD
Cumbria Youth Alliance	St Martins College	Rydal Road			AMBLESIDE	LA22 9BB
Young Outreach	29a Church Street				WHITEHAVEN	CA28 7EB
Andrew Ryder	Policy Development Officer	Traveller Law Reform Coalition	Banderway House	152-162 Kilburn High Road	LONDON	NW6 4JD
Gillian Murdoch	Rural Women's Unit	The Old Stables	Redhills		PENRITH	CA11 0AH
Tracey Parker	Allerale Disability Association	Curwen Centre	Curwen Park		WORKINGTON	CA14 4YB
Youth Cumbria	The Rawnsley Centre	Main Street			KESWICK	CA13 6NP

Name	Title	Company Name	Address Line 1	Address Line 2	Town	Post Code
Education Department	County Youth Service	Cumbria County Council	6 Portland Square		CARLISLE	CA1 1DU
Sure Start	Cumbria County Council	80 Warwick Road			CARLISLE	CA1 1DU
Michael Priestley	Connexions	213 Vulcans Lane			WORKINGTON	CA14 2BT
Helen Little	Policy Advisor NW Region	National Farmers Union	Agriculture House	1 Moss Lane View	SKELMERSDALE	WN8 9TL
Gypsy Council	8 Hall Road			AVELY	Essex	RM15 4HD
Susan McCann	Help the Aged	1 Delph Way	Whittle-le-Woods	CHORLEY	Lancs	PR6 7TG
Chris Coombes	Chief Officer	West Cumbria CVS	12a Selby Terrace		MARYPORT	CA15 6NF
Mary Bradley	Director	Age Concern	North West Cumbria	Old Customs House	West Strand	WHITEHAVEN
British Chemical Distributors & Traders Associations	Lyme Building	Westmere Drive	Crew Business Park		CREWE	CW1 6ZD
Cumbria Rural Enterprise Agency	Rural Enterprise Centre	Redhills			PENRITH	CA11 0DT
Emma Jayne Taylor	Policy & Regeneration	Cumbria Chamber of Commerce & Industry	Carlisle Enterprise Centre	James Street	CARLISLE	
John Grainger	Managing Director	Invest In Cumbria	Redhills		PENRITH	CA11 0DT
Sue Hannah	Cockermouth Chamber of Trade	Lime Lighting	Station Street		COCKERMOUTH	
Jon Power	Director of Skills	Learning and Skills Council	Venture House, Regents Court	Guard Street	WORKINGTON	CA14 4EW
Sue Hannah	Secretary	Cockermouth Partnership	Lime Lighting	Station Street	COCKERMOUTH	Cumbria
Chief Executive	Rural Regeneration Cumbria	Hackthorpe Business Centre			HACKTHORPE	CA10 2HX
Stagecoach North West	2nd Floor	Broadacre House	16-20 Lowther Street		CARLISLE	CA3 8DA
North Cumbria Community Transport	22 Spencer Street				CARLISLE	CA1 1BG
Port of Workington	Harbour Office	Prince of Wales Dock			WORKINGTON	CA14 2JH
Miss F Watson	Coolamundra	Bowness on Solway			WIGTON	CA7 5AF
Mr & Mrs Cole	Bramley Farm	Mosser			COCKERMOUTH	
Ms J Kirkbride	Great Clifton Residents Group	Portland House	Main Road	Great Clifton	WORKINGTON	CA14 1TR

Appendix 20

Allerdale

Local Development Framework

Comments Form

Core Strategy

Issues & Options

September 2006

Allerdale
borough council
www.allerdale.gov.uk

Core Strategy Issues & Options September 2006

Comments Form

This comments form has been produced to enable you to record your views on the Allerdale Core Strategy Issues & Options document, September 2006.

Each question presented in the Core Strategy Issues & Options has been included on this form in order to aid you in responding to this initial stage of consultation. Next to each question, in *italics*, is a page reference to the Issues & Options document for your assistance. We will welcome all responses within the consultation period **1st September 2006** through to **27th October 2006**.

Responses may be sent to the Planning Policy Section by post, fax or email via the details below.

Planning Policy Section
Allerdale Borough Council
Allerdale House
Workington
Cumbria
CA14 3YJ

Email: planning@allerdale.gov.uk
Fax: 01900 702848
Tel: 01900 702765

Data Protection Notice: Personal information given on this form will only be used by Allerdale Borough Council in connection with the Allerdale Local Development Framework and will not be used for any other purpose.

Name/Organisation's Name:

Postal Address:

Email: **Telephone:**

To help us, please provide the following information about yourself:

Sex: Male Female

Age: Under 20 21-40 41-60 60+

Employment Position: Employee Self-Employed Unemployed
Homeworker Student Retired

A Spatial Vision for Allerdale

Q1. Do you agree with the proposed Vision *(Page 11)*

.....

.....

Q2. Is the Vision a fair reflection of the needs and aspirations of the Community?

.....

.....

Spatial Objectives

Q3. Are these objectives comprehensive? *(Page 13)*

.....

.....

Q4. Are they appropriate?

.....

.....

Q5. Do they provide appropriate long term aims?

.....

.....

The Scale of Development

Q6. Is the RSS requirement for 267 dwellings per year in Allerdale sufficient *(Page 15)* to meet the needs of the community?

.....

.....

Q7. Should Allerdale seek a higher figure in order to boost the local economy and underpin regeneration in West Cumbria?

.....

.....

The Scale of Development (cont)

Q8. Should the Council consider implementing a programme of housing clearance as part of its housing strategy? *(Page 15)*

.....

.....

Q9. If so, where and to what scale?

.....

.....

The Location of Development

Q10. On what basis should the Council decide on the approximate proportion of new development (mainly housing) to be apportioned to Key Service Centres, Local Services Centres, etc.? (Choose one) *(Page 16)*

Town	Option A	Option B	Option C
Workington/Seaton	36%	25%	40%
Maryport	13.5%	11%	15%
Cockermouth	9.6%	22%	10%
Wigton	6.5%	14%	8%
Silloth	3.5%	2%	3.7%
Aspatria	3.2%	3%	3.3%
Rural	27.7%	23%	20%

A) Reflect existing population figures? .....

B) Reflect past building rates? .....

C) Urban concentration? .....

D) Reflect local circumstances? .....

Choosing and Prioritising Development

Q11. On what geographical basis should the Council seek to implement *(Page 18)*
A sequential approach to the development of brownfield and greenfield land, i.e. how widely should the area, within which sites will be compared, be drawn? (Choose one)

Within the whole Borough (Outside the National Park)? .....

Within Housing Market Areas defined in Housing Strategy? .....

Within the same settlement? .....

Within the same settlement plus closely related settlements? .....

Basic Principles

Q12. Is there any compelling evidence to suggest that any of the above *(Page 21)*
principles should not be followed in Allerdale Borough?

.....

.....

General Location for Development

Q13. Should the Core Strategy include a list of villages (LSCs) where *(Page 22)*
development of an appropriate scale could be located or should it merely include the criteria by which LSCs will be defined at a later stage?

.....

.....

Housing

Q14. Which local services are most important? Please rank in *(Page 22)*
order of importance (1 – 8 with 1 being the most important):

Primary School .....

Public House/Hotel .....

Village Hall .....

Rail/Bus Link .....

Shops	.....
Post Office	.....
Doctor's Surgery	.....
Church	.....
(Other - specify and rank)	....

Settlement Hierarchy

Q15. Should the LDF identify a hierarchy of villages, within the LSC designation, similar to that within the Allerdale Local Plan? *(Page 23)*

.....

.....

Q16. Which facilities should, be present for a village to be designated a LSC?

.....

.....

Q17. Should the LDF take a more restrictive policy stance than the Local Plan by reducing the number of villages where development (i.e. principally housing) will be allowed?

.....

.....

Q18. Should the LDF follow a similar policy to the Interim Housing Policy? Or perhaps a more flexible version of it?

.....

.....

Q19. Should the LDF draw development boundaries around KSCs and LSCs or rely on a criteria based policy to control the location of development? *(Page 24)*

.....

.....

Remote Areas

Q20. Should the choice of LSCs also take into account a geographical criterion if we are to seek a generally even spread of LSCs? *(Page 24)*

.....

.....

Q21. Or, would such a policy be essentially unsustainable, if the chosen settlements lack a good range of facilities?

.....

.....

Distribution of Housing Land Allocation

Q22. Should housing land allocations be: (Choose one) *(Page 24)*

Concentrated solely in the Key Service Centres .....
Dispersed more widely to include the largest LSCs .....
Dispersed more widely still to include smaller settlements .....

Should rural allocations concentrate on providing housing for local needs or to fill an identified gap in the market, e.g. for the elderly?

.....

.....

Conversion of Existing Buildings

Q23. Should the policy for the conversion of existing buildings to residential use be: (Choose one) *(Page 25)*

As for new build houses? .....
In line with current policy in the Local Plan? .....
As per new build but with some unrestricted conversions in smaller villages? .....

Affordable Housing

Q24. Where should affordable housing be located? (Choose one) *(Page 26)*

Only in Key Service Centres? .....

Only in Key Service Centres and Local Service Centres .....

In KSCs, LSCs and in smaller villages which may not be LSCs .....

Anywhere the need arises? .....

Q25. Should single affordable dwellings continue to be acceptable under the "exceptions site" rule? If so, where should they be acceptable? (See Q24)

.....

.....

Q26. In order to bring forward more affordable housing on "quota" sites, should a fixed quota be imposed on all housing sites? Or should quotas be flexible to reflect an identified local need?

.....

.....

Q27. If a quota policy is adopted what should the maximum quota be set at? (Choose one)

20% of the dwellings .....

25% of the dwellings .....

40% of the dwellings .....

50% of the dwellings .....

Q28. On what size of development should a quota be imposed? (Choose one)

Minimum of 5 dwellings .....

Minimum of 10 dwellings .....

Minimum of 15 dwellings .....

Minimum of 20 dwellings .....

Should the threshold for quotas be smaller in rural areas?

.....

.....

Traveller's Accommodation

Q29. If need for a transit site is shown, how should the travelling community be provided with accommodation? *(Page 27)*

A) Should there be more than one site?

.....

.....

B) Should the site(s) be located only in the largest urban area?

.....

.....

C) Or, only where there is the greatest need?

.....

.....

Landscape

Q30. Notwithstanding guidance in PPS 7, should the Council: *(Page 28)*

A) Continue to define local landscape designations?

.....

.....

B) Not identify and local landscape designations and rely on general criteria based policies to protect landscapes outside the nationally designated landscapes, i.e. Solway Coast AONB?

.....

.....

Urban Green Space

Q31. Should the Council continue to protect important urban (including village) green space from damaging development? *(Page 28)*

.....

.....

If so, should the Council: (Choose one)

A) Not identify such areas, but rely on general criteria based policies? .....

B) Identify some areas but also use criteria based policies to protect unidentified sites? .....

C) Identify as many areas as possible? (And still have criteria based policies in place) .....

Q32. Should private land be protected as green space?

.....

.....

Biodiversity

Q33. Should there be a more pro-active approach to protecting and enhancing biodiversity/habitats as part of new development? *(Page 29)*

.....

.....

Q34. Should the Council be more active in acquiring, designating and managing more Local Nature Reserves?

.....

.....

Q35. Are there undesignated areas of the Borough worthy of protection and enhancement?

.....

.....

Flooding

Q36. What development should be allowed in high flood risk areas? *(Page 29)*

(Choose one)

No development .....

Only essential development .....

Development for which there is no other suitable alternative site .....

Allow development with mitigation measures even in high risk areas .....

Built Environment

Q37. Are there any historic areas of Allerdale's towns and villages which justify designation as new Conservation Areas? If so, where? *(Page 30)*

.....

.....

Q38. Should the Council be more pro-active in seeking the repair and enhancement of Listed Buildings "at risk"?

.....

.....

Should the Council compile a survey of Grade II listed buildings to gain a more accurate picture of the state of all the Listed Buildings in the Plan Area?

.....

.....

Q39. Should the Council compile a "local list" of buildings meriting preservation? *(Page 31)*

.....

.....

Employment Land

Q40. Should Allerdale continue to retain a generous supply of allocated and committed employment land in the LDF? *(Page 31)*

.....

.....

Q41. Should land be allocated: (Choose One) *(Page 32)*

To retain a generous supply of employment land? .....
In line with RSS requirements? .....
Or, in line with past building trends? .....

Q42. Should employment policy focus on specific business needs e.g. high tech, knowledge based, or manufacturing sectors?

.....

.....

Or should it be more flexible and open to a wide range of employment uses for each site?

.....

.....

Q43. Where should allocated employment sites be located? (Choose One)

In KSCs only? .....
In KSCs and LSCs, at an appropriate scale .....
Throughout the Borough .....

Q44. Is too much employment land concentrated at Lillyhall?

.....

.....

Economic Development in the Countryside

Q45. What should policy towards employment development in Rural Areas and Countryside be? (Choose one) *(Page 33)*

A) Continue to allow new businesses within designated villages and, in open countryside, to allow the development of existing businesses, farm diversification and conversions of appropriate buildings .....

B) As (a) above, but also to allow new businesses in open countryside where there would be no adverse environmental impact .....

C) To allow employment development only in LSCs, plus farm diversification and conversion of existing buildings .....

Q46. What should be the Council's policy towards conversions of buildings in the countryside? (Choose One)

A) Continue to resist the conversion of isolated or remote buildings? .....

B) Be more restrictive and only allow conversions as part of farm diversification or the expansion of existing businesses? .....

C) Allow conversions even in isolated and remote areas? .....

Tourism

Q47. What should be the policy approach towards new proposals for tourism purposes? (Choose One) *(Page 33)*

A) Continue to allow new tourism proposals, and extensions to existing facilities, in open countryside, with protection given to the AONB? .....

B) Only allow conversions if existing buildings/extensions to existing facilities in open countryside, with new businesses being directed to KSCs and LSCs? .....

C) Allow only small scale tourism proposals in open countryside, including conversions? .....

Q48. Should proposals for new-build holiday cottages be treated as tourism or housing proposals? I.e. should they be subject to the same sustainable principles as other housing proposals?

.....

.....

Town Centres

Q49. Should Allerdale continue to promote Workington town centre as the main comparison retailing location in West Cumbria? *(Page 34)*

.....

.....

Q50. Where there is evidence that a town centre is "loosing" expenditure to another town centre, should the Council actively seek to "clawback" that expenditure by promoting further retail development to improve the retail "offer" of the town?

.....

.....

Q51. Should the Council identify "Primary Shopping Streets" where non-retail uses should be resisted if they begin to adversely affect the retail character of the street? *(Page 34)*

.....

.....

Q52. Should residential use be encouraged in town centres?

.....

.....

Leisure

Q53. Are existing leisure facilities (including sport centres) of the right quality and in the right place? *(Page 34)*

.....

.....

Q54. Is there a shortage of sports and recreation facilities in certain parts of Allerdale? *(Page 35)*

.....

.....

Q55. Should the Council be more pro-active in improving the provision of children's play spaces across the Borough?

.....

.....

Q56. Should the Council continue to require housing developers to provide appropriate children's play areas within their developments of certain size?

.....

.....

Recycling

Q57. Should new development make a positive contribution to recycling by including recycling facilities? Should there be a size threshold which triggers such a requirement? *(Page 35)*

.....

.....

Q58. Should planning policy encourage the use of locally sourced materials in developments?

.....

.....

Q59. Should the use of recycled materials be encouraged in all developments?

.....

.....

Energy Efficiency

Q60. Should developers be required to include energy efficiency measures in all development? Is so, which elements of a development should be controlled: *(Page 36)*

Location? .....

Orientation? .....

Design? .....

Materials? .....

Q61. Should developers be required to submit energy statements with all planning applications (other than domestic extensions) to show how they have incorporated energy efficiency measures in the proposed building?

.....

.....

Renewable Energy

Q62. Should new development be required to generate a stated proportion of its energy requirements from renewable resources? *(Page 36)*

.....

.....

Q63. If so, what proportion would be reasonable and practicable?

.....

.....

Q64. Should developers be required to submit energy statements with appropriate planning applications, showing how the proposal contributes to meeting renewable energy targets? (see also Q61)

.....

.....

Transport

Q65. Should the majority of future development be directed towards locations where the most sustainable patterns of transport can be achieved, and where a greater choice of transport mode is available? *(Page 37)*

.....

.....

Q66. Should major development incorporate measures to encourage more sustainable patterns of transport, e.g. cycleways, footpaths? Should developers have the option to pay a commuted sum

as a contribution to transport infrastructure? What threshold should trigger such requirements for residential and commercial development?

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Q67. Should more public car-parking be provided in town centres? If so, which towns have a problem? *(Page 37)*

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Q68. In what ways should the Council use the management of car parks to promote sustainable patterns of movement?

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.....

.....

Have your say about the future of where you live

In the autumn 2006 edition of Allerdale Outlook we asked you to have your say about the future of where you live.

One of the guidance documents used by the Council's planners to make decisions about future land use and new developments, such as whether a housing estate should be built, is the Local Development Plan. Changes to the national planning system mean that a Local Development Framework will replace the Local Development Plan.

In Allerdale Outlook we asked you questions about the broad themes included in the Core Strategy of the Local Development Framework. Here are some of the things you told us:

- Over 80% of those who responded to the survey agreed that new houses built in a town or village should be in proportion to its population. Many of you also agreed that houses should be built with access to cycle ways, footpaths and public transport.
- You told us that the most important local services were primary schools, a bus or rail link and doctors' surgeries. You considered the least important services to be churches and pubs.
- Over 60% thought employment sites should be located across the borough.
- The vast majority, 93%, said building developers should be made to provide recycling facilities as part of new developments.
- You also wanted the information fed back to you through Allerdale Outlook!

The information you provided will be used in a document called the Core Strategy Preferred Options. This document is where the Council gives people a number of choices, based on the findings from the consultation and other work, as to how they would like to see Allerdale develop in the future.

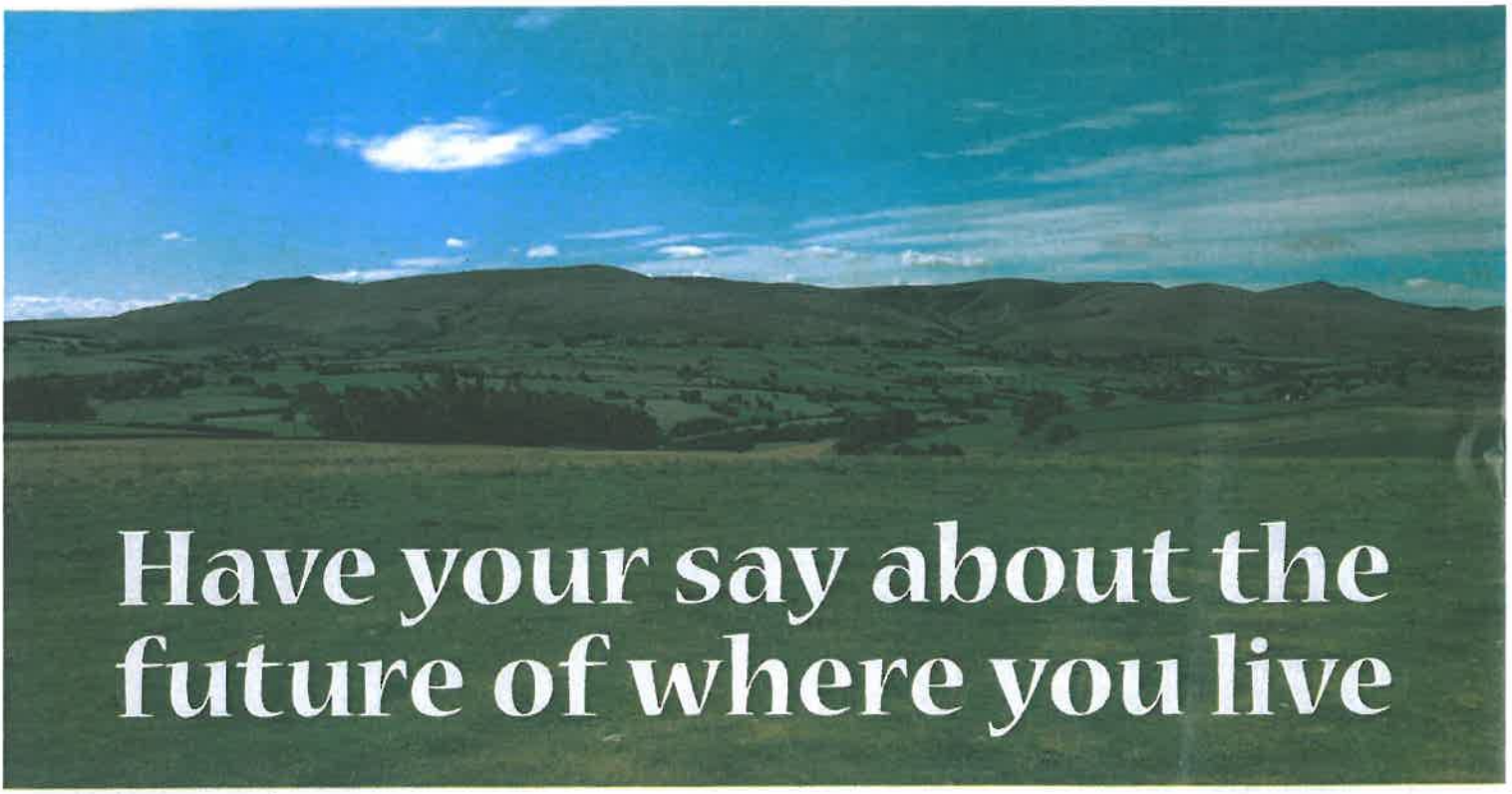
There will be options relating to a range of topics, such as where new housing should be built or what types of services, like recycling facilities or play areas, are required for new housing estates. For each topic, the Council will highlight which option it thinks is best and why, but the document will also ask people to choose the option which they prefer as well.

Factors, other than public opinion, will also influence the options, such as sustainability concerns, central and regional planning policy and flooding.

The Council will then use the responses to the Preferred Options document to make a final version of the Core Strategy. The Government will examine it, make sure that we have taken people's views and opinions into account and that we have a plan which is based on sound planning principles.

The Preferred Options paper should be available for consultation in the spring.

For more information, please telephone 01900 702765, email ldf@allerdale.gov.uk or visit www.allerdale.gov.uk/planning



Have your say about the future of where you live

Balancing the need for new development against the need to protect the quality of Allerdale's environment is the issue faced by Allerdale Borough Council's planners every day.

But whether it is a decision about a kitchen extension, a new housing estate or whether a hotel should be built, the planners have guidance documents to help them make these decisions.

One of these guidance documents was the Local Development Plan, which for many years has been used to guide the Council's decisions on planning applications for development within that part of Allerdale that is outside the Lake District National Park. The Lake District National Park Authority makes planning decisions about the parts of the borough within the Lake District National Park, like Keswick.

However, changes to the national planning system came into effect in 2004. A Local Development Framework replaces the local development plan and will provide the planning framework to guide future land use and planning decisions within Allerdale.

Ultimately the various documents that make up the Local Development Framework will aim to make where you live a better place both now and in the future. The Framework will take account of the future needs of communities and of the environment as well as setting out the sorts of development needed to help people to live and work in the area.

The Local Development Framework may, for example, guide a decision about whether the old football field behind your house can be used for new affordable homes, or whether an area in a town should be used for a children's playground or for car parking.

It is important, therefore, that residents get involved in the preparation of the Local Development Framework. Who knows better than you the sort of place where you want to live?

Now is your chance to have your say about the broad themes that will make up the core strategy of the Local Development Framework. And for taking the time to give us your opinions you will be entered into a prize draw for a luxury food hamper.

Simply complete the following survey and return it to us FREEPOST in an envelope to:

Allerdale Borough Council, Local Development Framework survey, FREEPOST NWW895A.

You don't need a stamp. The first completed survey picked out of the hat after the closing date of Monday 4 December 2006 will win the hamper.

1) Historic building, Workington Hall
2) Shopping in Workington
3) The riverside, Cockermouth
4) Improving the local environment

Complete and return this questionnaire and you could win a luxury hamper!

1 **Government rules dictate that the Council can allow, on average, 267 new houses to be built in Allerdale each year. Where do you think this housing should be built? (Please tick)**

	Strongly agree	Agree	Disagree	Strongly disagree	Don't know
a) The number of new houses to be built in a town or village should be in proportion to its population	☐	☐	☐	☐	☐
b) The number of new houses to be built in a town or village should be in line with past building rates	☐	☐	☐	☐	☐
c) Houses should only be built in the main towns where main services are, such as schools, doctors and shops	☐	☐	☐	☐	☐
d) Houses should be built in the main towns and also larger villages	☐	☐	☐	☐	☐
e) Houses should be built across the borough	☐	☐	☐	☐	☐
f) Most houses should only be built in places that have access to cycle ways, footpaths and public transport	☐	☐	☐	☐	☐

2. **Where do you think 'affordable housing' should be built? (Please choose one option)**

a) Only in the main towns where main services are, such as schools, doctors and shops ☐

b) In the main towns and also larger villages ☐

c) Across the borough ☐

d) Only where the need arises ☐

3. **Which local services do you think are most important?** Please tick where 1= most important, 8 = least important

	1	2	3	4	5	6	7	8
Primary school	☐	☐	☐	☐	☐	☐	☐	☐
Public house or hotel	☐	☐	☐	☐	☐	☐	☐	☐
Village hall	☐	☐	☐	☐	☐	☐	☐	☐
Rail or bus link	☐	☐	☐	☐	☐	☐	☐	☐
Shops	☐	☐	☐	☐	☐	☐	☐	☐
Post office	☐	☐	☐	☐	☐	☐	☐	☐
Doctor's surgery	☐	☐	☐	☐	☐	☐	☐	☐
Church	☐	☐	☐	☐	☐	☐	☐	☐
Other (please state)								

4. **Where should employment sites be located? (Please choose one option)**

a) Only in the main towns where main services are, such as schools, doctors and shops ☐

b) In the main towns and also larger villages ☐

c) Across the borough ☐

5. **Should building developers be made to provide recycling facilities for new developments?** ☐ Yes ☐ No

6. **Should Allerdale continue to focus on Workington as a main shopping area?** ☐ Yes ☐ No

7. Is there a shortage of sport and recreation facilities in certain parts of Allerdale? ☐ Yes ☐ No

If YES, where?

8. Is there a lack of children's play areas in Allerdale? If so please name one main area that would benefit from a play area and say why?

Area

Reason why

9. Are there any areas of green space in your area that are important to you? ☐ Yes ☐ No

If YES, where?

10. Are there any historic areas of Allerdale's towns and villages which are important to you and your local area? ☐ Yes ☐ No

If YES where?

11. We have to assess the need for a site for gypsies and travellers to settle. If there is a need for a site, where should it be provided? (Please choose one option)

a) In the areas where the gypsies/travellers frequently visit ☐

b) In areas where services and facilities are better ☐

Information about you:

Name

Age

Address

Postcode

How would you like the results of this questionnaire fed back to you?

☐ Fact sheet in the post ☐ Fact sheet emailed (please provide email address

☐ Information in a future edition of Allerdale Outlook ☐ I don't require feedback

Simply complete the survey and return it to us FREEPOST in an envelope to: Allerdale Borough Council, Local Development Framework survey, FREEPOST NWW895A. You don't need a stamp. Closing date: 4 December 2006. One entry only per household. No cash alternatives will be offered. Employees and members of Allerdale Borough Council are not allowed to enter. Winners' names may be published.

Deposit Copies

List of locations where copies of the Issues & Options documents were available for inspection

Allerdale Borough Council Allerdale House New Bridge Road WORKINGTON CA14 3YJ
Allerdale Borough Council Fairfield Car Park COCKERMOUTH CA13 9RT
Workington Library Vulcans Lane WORKINGTON CA14 2ND
Maryport Library Lawson Street MARYPORT CA15 6ND
Cockermouth Library Main Street COCKERMOUTH CA13 9LU
Wigton Library High Street WIGTON CA7 9NJ
Aspatria Library Local Link Centre The Brandraw ASPATRIA CA7 3EZ
Silloth Library Liddle Street SILLOTH CA7 4DD

News Release

To News Editors for Immediate Use
24 October 2006

Have your say about the future of where you live

Allerdale Borough Council is asking for the views of residents to help create the core strategy of the new Local Development Framework.

The Local Development Framework replaces the Local Development Plan, which is used to guide the Council's decisions on planning applications for development within that part of the district outside the Lake District National Park.

Ultimately the various documents that make up the Local Development Framework, including the core strategy, will aim to make the borough a better place both now and in the future. The Framework will take account of the future needs of communities and of the environment as well as setting out the sorts of development needed to help people to live and work in the area.

The Local Development Framework may, for example, guide a decision about whether an old football field can be used for new affordable homes, or whether an area in a town should be used for a children's playground or for car parking.

It is important, therefore, that the Council gets a good range of views from residents on a number of different issues to inform the preparation of the Local Development Framework. The issues include play grounds, public transport, housing development, areas of historic importance and travellers.

News Release

Residents can have their say about these and the other themes that will make up the core strategy of the Local Development Framework either by completing the survey in the autumn edition of the Council's magazine, Allerdale Outlook, or by logging on to www.allerdale.gov.uk/planning where the core strategy issues and options paper and a response form are available.

Alternatively telephone Julie Ward on 01900 702767.

The closing date for the return of the Allerdale Outlook survey is 4 December 2006. General comments about the core strategy can be accepted until Christmas.

ENDS

Notes

1. For more information contact John Reynolds on 01900 702526, john.reynolds@allerdale.gov.uk or Helen Murphy on 01900 702525, helen.murphy@allerdale.gov.uk

Our Ref : JW.rs/26/10
Your Ref :

This matter is being dealt with by:-

Mrs J Ward

Direct Line : 01900 702767
Email : julie.ward@allerdale.gov.uk

2 November 2006

Dear Sir/Madam

LOCAL DEVELOPMENT FRAMEWORK – CORE STRATEGY ISSUES AND OPTIONS

As part of the consultation on the Core Strategy Issues and Options document we are holding a series of focus groups, one of which will concentrate on housing.

The purpose of the focus group is to explore, in greater depth, the current and future housing issues facing the district, such as affordability, sustainable communities and location of development and to discuss possible policy options. The focus group aims to have a cross-section of stakeholders from both the private and public sectors.

As you may be aware the new Local Development Framework system places great emphasis on early consultation and providing opportunities for stakeholders to raise issues and influence the development of planning policy from the beginning. The focus groups aim to provide another opportunity to become involved in addition to commenting on the Issues and Options document itself.

The focus group will be held on Monday 20 November 2006 at St Michael's Church, Workington. A final agenda will follow in due course but it is intended the day will start at 10.30am and aim to finish by 3.30pm.

If you wish to attend I would be grateful if you could contact either myself or Richard Evans on 01900 702767 or 702765 or by emailing julie.ward@allerdale.gov.uk by Thursday 16 November 2006.

I look forward to hearing from you.

Yours faithfully

Julie Ward
Planning Officer
(Policy & Conservation)

Core Strategy – Issues and Options
Housing Focus Group
St. Michael's Church
Monday 20 November 2006
10.30 am.

10.30	Introduction
10.35	Overview of Local Development Framework
10.50	Issues and Options
11.15	Coffee
11.30	Discussion Groups
12.30	Lunch
1.15	Affordable Housing and sustainable design
1.45	Discussion Groups
2.30	Feedback/ questions
3.00	Close

Discussion Group A

Elsa Brailey - Derwent & Solway Housing Association
Andy Thompson - Allerdale Borough Council - Housing Services
Anthony Collier -
Helen Lewis - Carlisle City Council
Janet Carruthers - Story Homes
Judith Derbyshire - Cumbria Rural Housing Group

Discussion Group B

Anne-Marie Willmot - Impact Housing Association
Diane Gorge - Allerdale Borough Council
Graham Howarth - Westfield Housing Association
Paul Boustead
Rachel Lightfoot - Story Homes

LDF
Issues & Options
Housing Focus Group

Discussion Groups

Principles

Policy Approaches

Principles for the Scale of Development

- RSS Target (Q.6)
- Merits of Higher Target (Q.7)
- Clearance (Q.8, Q.9)

Principles for the Location of Development

- Carry forward past trend? (Q.10)
- Urban Concentration?
- Dispersed Approach?

Principles for Choosing and Prioritising Site

- Greenfield/Brownfield (Q.11)
- Discrete Market Areas?
- Housing Need

Principles for the Location of Housing

- Key Service Centres (Q.22)
- Local Service Centres (Q.13)
- Key Facilities (Q.14, Q.16)

Discussion group A- morning session

Housing need has increased both in affordability terms and to underpin regeneration therefore need a higher housing figure than 267 from the RSS.

Clearance

Offers an opportunity to re use the housing numbers, not necessarily on the same site. Can be used to rebalance the housing market in other areas.

But very expensive.

Location

Balance demand against sustainability
Need to include smaller villages
Need to provide open market housing as affordability will get worse.

Brownfield/ Greenfield sequential test should be confined to housing market areas.

Settlement hierarchy
This should also be influenced by community need not just facilities.

Facilities
Schools most important.

Development boundaries
Yes

Affordable Housing

Spread rather than concentrate. Provide where there is a need.

Advertise proposals to find a need
Judge need over time not as a snapshot.

Single affordable should be for local need only.

Quotas

Have to be flexible. Issue of viability.

Thresholds
Rural as low as 4
Urban 10
Keep options open and maximise opportunities

Flooding
Have some flexibility

Avoid functional flood plain.

Recycling

Facilities should be provided within developments
Issue of management
Site thresholds
Consistent approach

Energy efficiency

Build to eco homes standards

Renewable energy

Has to be reasonable
Proportionate

Transport

Problem of scattered settlements
Provide cycle ways/ footpaths in larger developments but need a network for it to be useful.

Commuted opportunities- few opportunities and issues of viability.

Discussion group B

Scale of Development

RSS housing figures do not reflect the need of Cumbria, more concentrated on city regions. Need a higher housing figure to address the housing market imbalance especially for intermediate housing stock.

Clearance
There is a surplus of one bedroomed flat (117 PA). They are not popular and inflexible. Therefore could target them for clearance.

More sustainable to refurbish existing stock rather than demolish. RSL is based on new build not so much refurbishment.
Cost of buying existing owners.

Location of Development

Concentrate development in Maryport, Workington to support regeneration. Making them a place where people would like to live.

In the rural areas group villages together to sustain existing facilities

Facilities

School and a post office were seen as the most important.
RSL funding is based on sustainability principles such as access to facilities, public transport.

Need to develop a criteria to include, facilities, public transport, housing need, brownfield/ Greenfield

Out of access to jobs, housing need and facilities. Facilities were seen as the most important issue to influence allocations.

There needs to be a different approach to sequential test on brownfield / Greenfield in urban and rural areas. Emphasis on brownfield will impact on the rural areas and worsen the housing situation.

Brownfield has reclamation costs which has implications for affordable viability.

Development Boundaries

Should be used- gives clear guidance.
Boundaries should go down to the lowest level.

Affordability

Needs to be near facilities
Close to public transport
People who are elderly or on low income have a greater need to be near facilities and transport networks

Single dwellings
Problems of enforcing S106 agreement
People see a house as an Investment and therefore do not want the resale value or the occupancy of their house restricted.

S106 can be very rigid. Needs change.
Single affordable should be based on whether the applicant already lives or works in the community and has an affordable problem.

Quotas

Need to have flexibility and reflect local need. But need a clear quota to start with for consistency. But it should vary between urban and rural areas.
RSL felt it should be 50%
Private house builders 20%

Another approach could be to discount prices on other units on the site
20% should be minimum quota but there should be flexibility to provide more or less dependent on the local housing need.

Renewable energy

Design issues
Cost
Conservation area standards
Issue of cost- 5K for solar panels per dwelling
Affordability of housing still the issue not cost of energy bills.

RSL already have eco standards for their new builds this demands more land take for each dwelling.

Commuted sums

No good to RSL as could not afford to buy the sites. It is better to go in with house builders.
Any money would have to be ring fenced so that it was used for the specified use.

Flooding
Avoid high risk
Building in flood areas adds significant and delay to developers.
But there should be flexibility to consider all sites with appropriate mitigation.

Recycling

Facilities should be provided on larger sites
They are prone to vandalism and are noisy for adjacent residents
If the facilities are provide for individual houses, there is a problem of storage.

Our Ref : **JW.rs/26/10**
Your Ref :

This matter is being dealt with by:-

Mrs J Ward

Direct Line : 01900 702767
Email : **julie.ward@allerdale.gov.uk**

9 November 2006

Richard Pearce
Friends of the Lake District
Murley Moss
Oxenholme Road
KENDAL
LA9 7SS

Dear Sir/Madam

LOCAL DEVELOPMENT FRAMEWORK – CORE STRATEGY ISSUES & OPTIONS

As part of the consultation on the Core Strategy Issues and Options document we are holding a series of focus groups, one of which will concentrate on biodiversity, landscape and sustainability issues.

The purpose of the focus group is to explore, in greater depth, the current and future issues facing the district and discuss possible policy options.

As you may be aware the new local development framework system places great emphasis on early consultation and providing opportunities for stakeholders to raise issues and influence the development of planning policy from the beginning. The focus groups aim to provide another opportunity to become involved in addition to commenting on the Issues and Options document itself.

The focus group will be held on Wednesday 6 December 2006 at St Michael's Church, Workington. A final agenda will follow in due course but it is intended the day will start at 10.30am and aim to finish by 3.30pm.

If you or your colleagues wish to attend I would be grateful if you could contact either myself or Richard Evans on 01900 702767 or 702765 or by emailing julie.ward@allerdale.gov.uk by Friday 1 December 2006.

I look forward to hearing from you.

Yours faithfully

Julie Ward
Planning Officer
(Policy & Conservation)

Our Ref : JW.rs/26/10
Your Ref :

This matter is being dealt with by:-

Mrs J Ward

Direct Line : 01900 702767
Email : julie.ward@allerdale.gov.uk

9 November 2006

Jill Perry
West Cumbria & North Lakes Friends of the Earth
Main Band House
Bullgill
MARYPORT
CA15 6TW

Dear Sir/Madam

LOCAL DEVELOPMENT FRAMEWORK – CORE STRATEGY ISSUES & OPTIONS

As part of the consultation on the Core Strategy Issues and Options document we are holding a series of focus groups, one of which will concentrate on biodiversity, landscape and sustainability issues.

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I look forward to hearing from you.

Yours faithfully

Julie Ward
Planning Officer
(Policy & Conservation)

Environmental Focus Group
Wednesday 6 December 2006
St. Michael's Church
Workington

10.30 am

Agenda

10.30	Introduction
10.35	Overview of Local Development Framework
10.50	Issues and Options
11.15	Coffee
11.30	Discussion
1.00	Lunch

Environment Focus Group

Discussion Groups

Group One- Strategic Principles

Brian Irving- AONB
Richard Pearse- Friends of the Lake District
Kate Willshaw Cumbria Wildlife Trust
Dorian Latham Workington Civic Trust
Jeremy Parsons County archaeologist

Group two- Sustainable Design

Rose Wolfe AONB
Pauline Goodridge Carlisle City Council
Jill Perry Friends of the earth
Betty Kent Workington Civic Trust
Peter Daley Allerdale Environmental Health
Pat Joyce Allerdale Parks and Open Space

Environment Focus Group

7 December 2006.

Core Strategy Issues and Options

Group One

Principles for the location of development (Q 10)

How should the Council allocate development?

a) Dispersed approach based on local need
b) Concentration in the main towns and villages with a good range of facilities
c) Proximity to sustainable transport networks
d) How important are local facilities in determining scale of development, which are the most important facilities?

Flooding (Q36)

How flexible should the Council be in allowing development in high flood risk areas?

a) No development (both river and coastal)
b) Only essential development e.g. infrastructure
c) Development where there is no preferable, sustainable, alternative site
d) Allow development with mitigation/ protection measures even in high risk areas

Brownfield/Greenfield sites

The Regional Spatial Strategy has set a target for Allerdale for 80% of housing completions to be on brownfield sites.

Should the Council take a sequential approach to the development of brownfield sites? (**Q 11**)

a) Concentrate on sites in the main towns
b) Take a more flexible approach in rural areas
c) Conflicts with biodiversity

Natural and Built Environment

Landscape

The Local Plan protects landscape outside the Solway Coast Area of Outstanding Natural Beauty with designations such as Areas of Landscape of County Importance or Locally Important Landscape Areas. Recent

Government guidance advocates a different approach, the use of Landscape Character Assessment, and criteria based policies

Should the Council still rely on local landscape designations? **(Q30)**

Biodiversity (Q 33)

Should there be a more pro- active approach to protecting and enhancing bio-diversity/ habitats as part of new development?

Should developers be required to undertake species and habitat surveys as part of the development proposals?

Green Space (Q31)

Should the Council continue to protect important urban (including village) green space from development? If yes should it be in the form of

a) Criteria based policies
b) Identify some areas for protection and also have a policy to cover unidentified areas
c) Should private land be protected as green space?

Group 2

Sustainable Design

How far should the Council insist on sustainable design principles in new development?

Recycling

Should new development make a positive contribution to recycling by including recycling facilities? Should there be a size threshold which triggers such a requirement? **(Q57)**

Should planning policy encourage locally sourced materials? **(Q58)**

Should the use of recycled materials be encouraged in all developments? **(Q59)**

Energy Efficiency (Q60, Q61)

Should developers be required to include energy efficiency measures in all development? If so, which elements of a development should be controlled?

Location?

Orientation?

Design?

Materials?

Renewable Energy

Should new development be required to generate a stated proportion of its energy requirements from renewable resources? **(Q62, Q63)**

What proportion would be reasonable and practicable?

Should developers be required to submit energy statements as part of a planning application to show energy efficiency and renewable energy measures? **(Q64)**

Transport/ Accessibility (Q65, Q66)

Should new development incorporate measures to encourage more sustainable patterns of transport such as cycleways and footpaths?

Should developers have an option to pay a commuted sum as a contribution to transport infrastructure?

What threshold should trigger such requirements for residential and commercial development?

Historic Environment

Are there areas of Allerdale that justify designation as Conservation Areas? **(Q37)**

Should the Council be more proactive in seeking the repair and enhancement of listed buildings at risk? **(Q38)**

Should the Council compile a survey of all Grade II Listed Buildings? **(Q38)**

Should the Council compile a 'local list' of buildings meriting preservation? **(Q39)**

Environment Focus Group- discussions notes

Strategic Principles

Location

Rural- discriminate between local and open market

Need to know demand and need

Key facilities-
School, shop, public transport, employment

Need to look at local market characteristics and have a shift in emphasis away from historical patterns towards sustainable patterns.

Look at housing and employment

Flooding

Relate to risk and probability of event
Factor in climate change
Greenfield/ brownfield site

Greenfield/brownfield

Value Greenfield
Issues of contamination
Rural brownfield
Sometimes Greenfield is preferable due to biodiversity and archaeology

Landscape

Setting is important as well as historic

Use buffers especially around world heritage site

Biodiversity

Have to have a proactive approach

Data gaps impact on site allocations

Is BAP COMPREHENSIVE?

Are developers reports reliable

Need specialist advice

Green space

Parish Plans- data and aspirations

Should protect private sites

Village ponds and greens

Group 2

Sustainable Design

Recycling

Need small recycling site/ close to homes

2010- LA has targets to meet

If recycling facilities are provided for individual houses this will require larger plot sizes

Promote locally sourced materials as far as legally possible

Re-use existing materials – especially where the site has existing buildings but not all can be re-used.

Energy Efficiency

Supported.

Important for affordable housing as will reduce bills

Need implementation through building regs

Every new buildings should require energy efficiency measures

Issues of viability

Renewable energy

Issue of noise from domestic turbines

Impact of wind turbines on birds

Have a 20% target for all housing and possibly a higher target for commercial

Need energy statements

Sustainable locations

Consider spreading development to encourage public transport but it depends on who lives there.

Problem that public transport is not viable in remote rural areas therefore may have to concentrate in main centres.

Cycleways and footways

Fear of crime- design issues especially lighting and users

Need facilities for cycles at destinations

Safe routes to school
Links to important facilities

Reduction in parking spaces may encourage alternative means of transport although could cause problems for residents

Using public transport is difficult especially for shopping

Need to provide links to existing cycleway network as a minimum

Explore commuted sum for developers to contribute to wider cycleway network and sustainable transport.

SUDS

As a starting point all sites should have SUDS unless ground conditions are unsuitable

Promote SUDS where surface water is a problem

Issue of contaminated land and contaminated surface water especially if storage on site.

Open spaces

Protect existing spaces by designation.

Historic environment

Compilation of a local list would be useful. Should involve local Civic Trusts

Need to look at post war developments such as Westfield for protection.

LDF Core Strategy Issues and Options Environment Focus Group

6th December 2006

2 Discussion Groups

- Strategic Principles for the Environment
- Sustainable Design

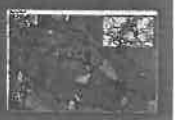
Group 1

Issues for Discussion:

Strategic Principles

Principles for the Location of Development

- Dispersed based on local need? (Q.10)
- Past Trend?
- Urban Concentration?



Flood Risk Areas (Q.36)

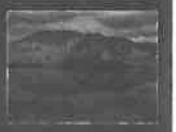
- No development?
- Only essential?
- When there is no alternative?
- Development with protection?

Brownfield/Greenfield Development

- Sequential Approach? (Q.11)
- Urban priority?
- More flexible?
- Biodiversity?

Landscape

- Local Designations? (Q.30)
- Criteria based policy?



Biodiversity

- NERC Act
- More proactive approach? (Q.33)
- Species & Habitat Surveys?

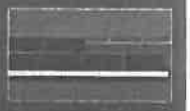
Green Space

- Protect Urban/Village Green Space? (Q.31)
- Designations?
- Criteria based policy?
- Private Land?

Group 2

Issues for Discussion:

Sustainable Design



Development and Sustainability

- How far should we go to insist on sustainable design?

Recycling

- New development & recycling facilities (Q.57)
- Local materials? (Q.58)
- Recycled materials? (Q.59)

Energy Efficiency

- In all development? (Q.60)
- Energy Statements (Q.61)

Renewable Energy

- 'Merton' type policy? (Q.62, Q.63)
- Energy Statements? (Q.64)
- Scale threshold?

Transport/Accessibility

- Location and Transport Choice (Q.65)
- Cycleways/Footpaths in development? (Q.66)
- Commuted Payments? (Q.66)
- Threshold? (Q.66)

Historical Environment

- New Conservation Areas? (Q.37)
- Listed Buildings (Q.38)
- Local list? (Q.39)
- Conservation vs. Sustainable Design

Contact Information

- *Email: ldf@allerdale.gov.uk*
- *Telephone: 01900 702765*
- *Website: www.allerdale.gov.uk*

Our Ref : JW.rs/26/10
Your Ref :

This matter is being dealt with by:-

Mrs J Ward

Direct Line : 01900 702767
Email : julie.ward@allerdale.gov.uk

9 November 2006

Godfrey Holden
West Cumbria Development Agency
Westlakes Science & Technology Park
Moor Row
WHITEHAVEN
Cumbria
CA24 3JZ

Dear Sir/Madam

LOCAL DEVELOPMENT FRAMEWORK – CORE STRATEGY ISSUES AND OPTIONS

As part of the consultation on the Core Strategy Issues and options document we are holding a series of focus groups, one of which will concentrate on regeneration.

The purpose of the focus group is to explore in greater depth the current and future regeneration issues facing the district and to discuss possible policy options.

As you may be aware the new Local Development Framework system places great emphasis on early consultation and providing opportunities for stakeholders to raise issues and influence the development of planning policy at an early stage. The focus groups aim to provide another opportunity to become involved in addition to commenting on the Issues and Options document itself.

The focus group will be held on Monday 27 November 2006 at St Michael's Church, Workington. A final agenda will follow in due course but it is intended the day will start at 10.30am and aim to finish by 3.30pm.

If you or your colleagues wish to attend I would be grateful if you could contact either myself or Richard Evans on 01900 702767 or 702765 or by emailing julie.ward@allerdale.gov.uk by Thursday 23 November 2006.

I look forward to hearing from you.

Yours faithfully

Julie Ward
Planning Officer
(Policy & Conservation)

Our Ref : **JW.rs/26/10**
Your Ref :

This matter is being dealt with by:-

Mrs J Ward

Direct Line : 01900 702767
Email : **julie.ward@allerdale.gov.uk**

16 November 2006

Ian Wray
NWDA
Renaissance House
PO Box 37
Centre Park
WARRINGTON
WA1 1XB

Dear Sir/Madam

LOCAL DEVELOPMENT FRAMEWORK – CORE STRATEGY ISSUES AND OPTIONS

Just a reminder that we are holding a focus group to discuss regeneration issues and options in relation to Allerdale's Local Development Framework.

The focus group will be held on Monday 27 November 2006 starting at 10.30am. It is hoped to be finished by 1pm, followed by lunch. Please note a change in venue to **ALLERDALE HOUSE,** Workington.

I would be grateful if you could confirm whether you wish to attend by contacting me on 01900 702767 or emailing julie.ward@allerdale.gov.uk by Wednesday 22 November 2006.

If you are unable to attend but wish to be involved in the preparation of the Core Strategy or other Local Development documents please let me know and I can arrange a more convenient date and time.

I look forward to hearing from you.

Yours faithfully

Julie Ward
Planning Officer
(Policy & Conservation)

WCSP Policy and Performance Group

2pm – 3.30pm Wednesday 15 November 2006
Lonsdale Room Allerdale House

Agenda

1. Role Call & Apologies
2. **Presentation on Local Development Frameworks** with Q & A– 20 mins, Julie Ward and Richard Evans – Planning policy Officers, Allerdale Council
3. Minutes and Matters Arising from the last meeting September – attached.
4. Actions arising from Chief Executives Group – LP, 5 mins - attached
5. **Neighbourhood Renewal Strategy** progress update – Mike Heaslip, 5 mins
6. **Local Area Agreements** progress update – 5 mins
7. **West Cumbria Sustainable Communities Strategy** – progress update 5 mins
8. **WCSP – Community Gateway** – see attached brief, update on progress – Phil Atherton 15 mins
9. **Discussion with Theme Group Lead Officers on Floor Target Action Plans and how we might ensure better integration** – 45 mins
10. AOB
11. Next meeting

Wednesday 13 December 2006 2.00pm, St Michaels Church, Workington.

cnresearch

Allerdale Borough Council
Planning Consultation
Focus Groups

Allerdale
borough council
www.allerdale.gov.uk

10 November 2006

Prepared by
Tony Pearce
Senior Market Research Consultant
MA DipM MCIM AMRS AQR

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INTRODUCTION & METHODOLOGY

Allerdale Borough Council asked CN Research to carry out a focus group to consult with members of the public from across the Borough on key planning issues. The focus group was conducted on 8 November 06 at the Broughton Craggs Hotel near Cockermouth. The research aim was to explore and elicit feedback on the key planning issues of future development, local facilities, affordable housing, employment, and renewable energy.

The focus group included 13 adult participants (6 males and 5 females) recruited from a cross section of post codes from across the Borough.

Participants were encouraged to be open and relaxed during the discussions. It is important to point out that the views of the individual participants cannot be considered as necessarily representative of the wider stakeholder groups, moreover, the research provides insights into the various thoughts, feelings and opinions of these groups.

No attempt was made to discourage participants from giving personal views, indeed the value of focus groups is that they get beneath the superficial responses often given to written questionnaires and shed light on the feelings, priorities and attitudes of the participants.

In keeping with the promise given to participants, the report avoids making references which could lead to the identification of individual participants.

Throughout the report direct quotes from participants appear in blue italics.

SUMMARY

The majority of participants said that any development should be spread across the Borough. (Page 4)

Several participants also said that development was needed to attract the visitors out of the Lake District National Park area. (Page 5)

Participants from each group listed local employment and affordable housing as a priority. Public houses/hotels were at the bottom of each groups list. Participants also mentioned multi-uses for the village hall, including being used as a doctor's surgery and sports facility. The local pub was seen as potential community halls providing 'all sorts of activities'. Churches were also seen as multi-functional, possibly providing cafés and shops. (Page 10)

Participants generally felt that affordable housing needs to be developed across the Borough however several participants felt that development of affordable housing should be proportionate to demand. (Page 11)

Transport infrastructure was a concern mentioned by several participants when discussing development of employment. (Page 12)

All participants said they were in favour of renewable energy and there was unanimous agreement amongst participants that energy conservation should be part of future developments in the Borough. Participants also agreed that they would like to see more resources put into renewable energy sources. (Page 14)

There was a perception amongst many in the group that Allerdale was focusing too much on wind farms. Participants said they could not see a link between the wind farms which surrounded them and a direct benefit to them. (Page 15)

FINDINGS

Location of Future Development

The majority of participants said that any development should be *spread right across the Borough*. One participant said:

The whole of Allerdale needs development across the board. Almost every place needs cheaper housing and more industry bringing in.

Other comments included:

There have been a number of businesses closed across the area. We need investment back in the area.

Development should be focused on what will benefit the community rather than benefit any individual or company. For example, whatever happens to the 'Broughton dumps' (RNAD) should benefit the community.

One participant felt that there should be development where there is a proven need. They said:

There should be development where there is a need. In my area there is a need for affordable housing for young people so that they do not have to move out of the area.

Two participants mentioned planning permission difficulties. One participant said:

There has to be a bit of give and lea way from the planning department.

Several participants talked about a perceived split between the west coast towns and the inner rural area of the Borough. One participant said:

There is no connection or communication between the people in the coast towns and the rural areas.

A number of participants mentioned the need for affordable housing both in rural areas and in urban areas. Several participants also said that development was needed to attract the visitors out of the Lake District National Park area. Other comments included:

We need to develop coastal areas such as Maryport.

We should develop the Corus site when they've finished with it.

Develop the 'Broughton dumps' (RNAD) into an area that will attract visitors.

We need investment in roads and transport to develop the area – both for tourism and industry. Without the transport people will not invest.

Everybody would benefit if the roads were improved.

Local Facilities

The group was asked to list local facilities which they felt were important for their community. The list is shown below:

- *Youth facilities*
- *Children's play areas*
- *Facilities and services for the elderly*
- *Village halls/town hall*
- *Sports facilities/complex*
- *Affordable rural transport*
- *Employment*
- *Recycling facilities*
- *Affordable housing/council properties/housing associations*

One participant also said that several rural schools were having to close because families were having to move out due to the lack of affordable property and poor transport.

Priorities

The group was then split into four smaller groups. The sub groups were then given cards listing specific facilities and asked to rank these in order of importance and explain their decisions to the main group. The facilities and their relative rankings, including comments from the participants, are listed below in order of priority.

Group 1

1. *Local Employment*
2. *Affordable Housing*
3. *Primary School*
4. *Doctors Surgery*
5. *Rail/Bus Link*
6. *Shops*
7. *Post Office*
8. *Village Hall*
9. *Church*
10. *Public House/Hotel*

Group comments included:

We want to point out that we all come from villages so we don't represent the Borough in general. At the top of our list is local employment which would keep people in small villages. Affordable housing again would keep people in the villages and would keep the primary schools. A doctor's surgery would be important because there isn't the transport available to go elsewhere. We also felt that the doctor's surgery could be held at the village hall. Most people have cars so public transport is not at the top of our list. None of us are drinkers, this might be different for other people but a public house is not our priority.

Group 2

1. *Local Employment*
2. *Affordable Housing*
3. *Rail/Bus Link*
4. *Shops & Post Office*
5. *Village Hall*
6. *Primary School*
7. *Doctors Surgery*
8. *Church*
9. *Public House/Hotel*

Group comments included:

Local employment is important because employment provides pride, even though you are not paid well, you are at least going out earning and not living on hand outs. Affordable housing is next because we can't imagine how young people can afford to get on the property ladder. Rail and bus links are next. The public house is not our priority.

Group 3

1. *Local Employment & Affordable Housing*
2. *Rail/Bus Link*
3. *Shops & Post Office*
4. *Church*
5. *Primary School*
6. *Village Hall & Doctors Surgery*
7. *Public House/Hotel*

Group comments included:

We put local employment and affordable housing at the top of our list for the same reasons as already mentioned by the other groups. Then we have rail/bus links because it is necessary, particularly in rural areas. We have the church at number four because historically speaking the church came before everything else. Normally I would have put the church at the top but times have changed and affordable housing and employment are a priority. Doctors surgery and village hall are together because you can use a village hall as a surgery as a previous group mentioned. Last is the public house because it is not a necessity of life.

Group 4

1. *Rail/Bus Link*
2. *Local Employment*
3. *Affordable Housing*
4. *Village Hall*
5. *Primary School*
6. *Shops & Post office*
7. *Church*
8. *Doctors Surgery*
9. *Public House/Hotel*

Group comments included:

We have rail and bus because although most people have a car nowadays, that's because they have to. You have then got to earn a living and you have got to live somewhere affordable. We would have the village hall as a sports

centre too. You need a primary school for young people coming into the area. We have the shop and post office together and the church because some churches even run café's and have shops – they do an enormous amount for the community. You need a doctor's surgery and the pub, although last is still important. When a place loses a pub the place can go flat. Pubs can be community halls and provide all sorts of activities.

Participants from each group listed local employment and affordable housing as a priority. Public houses/hotels were at the bottom of each groups list.

Participants also mentioned multi-uses for the village hall, including being used as a doctors surgery and sports facility. The local pub was seen as potential community halls providing 'all sorts of activities'. Churches were also seen as multi-functional, possibly providing cafés and shops.

Affordable Housing

This was an emotive subject for several participants. Participants generally felt that affordable housing needs to be developed across the Borough however several participants felt that development of affordable housing should be proportionate to demand. The group struggled to prioritise a particular areas for development of affordable housing, and there was some dissatisfaction with the planning service and planning policy in general.

Comments regarding affordable housing included:

Everybody needs affordable housing, right across the Borough.

It isn't just big towns that need affordable housing, its all areas.

There isn't anywhere to build other than on green land.

Maybe they should go for the brown field sites, perhaps in Cockermouth or Workington. They should build in a proportionate way according to demand.

I agree that development of affordable housing should be proportionate to demand.

Employment

Transport infrastructure was a concern mentioned by several participants when discussing development of employment. One participant said:

Manufacturing in this area isn't very good because we don't have the road structure to handle it. They would be better off developing IT and software, that seems to be the way forward for this area because of the infrastructure they've got.

A few participants disagreed. One participant said:

We can't all rely on IT, we've got to improve the transport infrastructure and bring industry here.

I would develop engineering and heavy industry. The skills are here for it.

I agree we need to exploit the existing skills.

I wouldn't develop IT because it's poorly paid. We should push light industry such as small tool manufacturing. We should have lots of small industries rather than just one big one. People should accept they need to swap around and have a more flexible approach. The kids need more than just Sellafield to look forward to.

Several people mentioned tourism development. Comments included:

There is tourism. We could build an Eden project and that would solve a lot of problems in this area.

We can't produce the heavy industry competitively enough.

I've heard the 'Broughton dumps' (RNAD) could be a prison or an Olympic training facility. It could even be a sort of centre parks or Eden project - that would bring in the tourists.

Environment

All participants said they were in favour of renewable energy and there was unanimous agreement amongst participants that energy conservation should be part of future developments in the Borough. Participants also agreed that they would like to see more resources put into renewable energy sources. One participant said:

I think everyone is in favour of renewable energy – the question is how.

Opinions on wind farms were split. Comments included:

I'm in favour of windmills, I think they look OK.

I'd rather have 300 wind mills than a nuclear power station.

Wind farms are a necessary evil until something better comes along.

If you want to be in the dark in the future you can stick with the wind mills because they are not productive, they are extremely expensive to build and run and they are subsidised heavily.

All my life I've got up and looked over the Solway of Firth, now I've got windmills to both sides and now they're going to more in front of me.

Wind farms are only one element of a green policy and they need to look at other ways.

Participants suggested various approaches to renewable energy development. Comments included:

When they build they have got to have energy efficiency regulations for new housing.

The Council used to have to help you with insulating your loft. It's got to come now where the Council must help with solar panels and double glazing – particularly for the elderly who can't afford it.

I agree, solar panels should be subsidised by the Council.

They have the second fastest moving tide in the country – imaging the power that could generate.

Now everyone is thinking what a great thing nuclear is compared to coal fuelled power stations.

There was a perception amongst many in the group that Allerdale was focusing too much on wind farms. One participant said:

Allerdale seem to be concentrating only on wind mills. There are other forms of renewable energy and I don't think we are looking hard enough at these.

Participants said they could not see a link between the wind farms which surrounded them and a direct benefit to them. One participant said:

We want to see some direct benefit from having these things in our back yard - a real benefit to me and you.

APPENDIX 1

Allerdale Borough Council
Planning Consultation
Focus Group Question Frame

One focus group to take place with a cross section of adults (ages and post codes) from the Borough, at the Broughton Craggs hotel on 31 October 06 from 6pm to 7.30pm.

Participants will receive £20 M&S voucher each as an incentive to participate. Ideally refreshments will be provided at the venue. Participants will be recruited by telephone and will also receive written confirmation and venue details.

Research aim: to explore and elicit feedback on the key planning issues of future development, local facilities, affordable housing, employment, and renewable energy.

Question Frame

Introduction, confidentiality assurance, ice breaker.

Location of Future Development

- Where should any development in the Borough be focused?
- Should development be focused in the main towns (Workington, Maryport, Cockermouth, Aspatria, Wigton, Silloth)?

Elicit rural/urban distribution for development including housing, shopping, employment etc. Also elicit whether the participants think the Council should take a more flexible approach and build where there is a proven need.

Facilities

- **Group exercise.** The group will be split into smaller groups and asked to list the local facilities people feel are important to have in a town or village, in particular to support future development. Groups will be asked to report back to the main group with their choices and reasons.

- The sub groups will then be given cards listing specific facilities and asked to rank these in order of importance and explain their decisions to the main group.

Affordable Housing

- Where do you think affordable housing should be provided?
- Should it be provided in main towns or larger villages – places that have a good range of facilities?
- Should there be a more flexible approach and build where there is a proven affordability issue?

Elicit whether affordable housing should be provided in main towns or in places where there is a proven need – try to develop the debate on the issue of affordable housing.

Employment

- Should employment policy focus on particular types of business such as manufacturing or tourism?

Elicit whether the policy should be driven by business type or more flexible and support a wide range of businesses.

Environment

- What are your thoughts on renewable energy in the Borough?
- What do you think of wind farms?
- Do you think energy conservation should be part of future development?
- How do you think the Council should develop its future policy in this area?

Elicit feedback on participants' views on renewable energy, whether they think it should be part of future developments. Aldo elicit participants' views on future policy in this area.

Core Strategy Issues and Options Meeting: Cumbria County Council - 7/12/06

Settlement hierarchy- could be based on a number of criteria such as facilities, accessibility, housing need, employment, retail (LSC) definition.

Need to be aware of the consequences of incremental development, mainly infill which overall adds up to significant amount of traffic.

Need to consider policy for large scale chalet sites

Tourist accommodation is likely to be a growing issue

Eden has produced document on defining key services

LSC need understand function and role and extent of hinterland

Transport

Accessibility now essential consideration for new development

County want to establish hierarchy of assessments

Transport impact assessment
Transport statement
Transport form

Cross referencing between an identified scheme and developer contribution

Must have paragraph in Core Strategy that cross references to the LTP.

Local Development Framework
Core Strategy

Meeting with Environment Agency and United Utilities

Thursday 5 July 2007

1. Existing Infrastructure constraints
2. Future investment priorities
3. Port Derwent
4. Future Involvement in Core Strategy Preferred Options

Local Development Framework
Core Strategy

Meeting with Highway Agency and Cumbria County Council
Wednesday 18 July 2007

1. Existing network constraints

2. Future network investment

3. Port Derwent

4. Future Involvement in Core Strategy Preferred Options

Meeting with PCT- 10 January 2007

PCT responsible for community teams, dentists, GPs and pharmacy.

Acute hospitals Trust- need to contact them separately

A whole systems review will be published in Feb 2007 which will set out the PCT strategy and this will identify possible infrastructure requirements and sites that maybe required.

PCT also produce an annual report which identifies health issues for the area.

Other possible consultees are

Director of Social Services

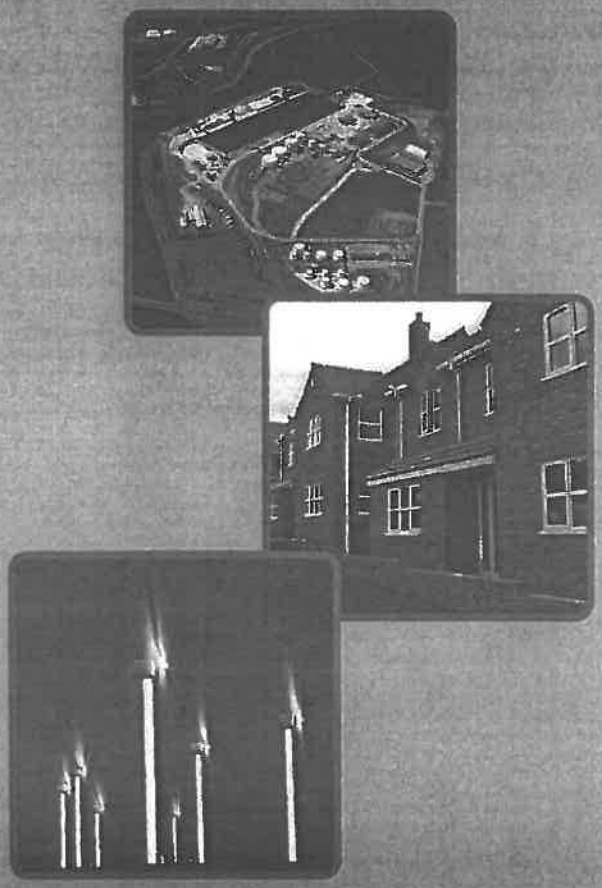
Director of Children's Services

Mental Health Trust- Michael Smiley, Business Health Director

NW Ambulance Trust

Allerdale

Local Development Framework



Allerdale Local Development Framework Training Day

Thursday 28th September 2006

Allerdale borough council

www.allerdale.gov.uk

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1 Housing

The Regional Spatial Strategy sets a target of 267 dwellings built per year in Allerdale, outside the National Park.The Core Strategy has to determine how this allocation is to be distributed.

Guidance at national and regional levels is to concentrate most development into Allerdale's 6 main towns. In rural areas development should be concentrated in villages with the best facilities

Is the allowance of 267 houses sufficient to meet the needs of the community? (recent building rates average 250 per year)

Should the Council seek a higher figure in order to boost the local economy?

1.1 Broad location of development

How should the Core Strategy allocate the 267 dwellings?

- Reflect the existing population of a town or village?
- Reflect the past building rate in the town or village?
- Reflect local environmental circumstances?
- Concentrate the great majority of new housing in the main towns?

1.2 Local Facilities

Which local facilities and services are the most important?

Primary school

Public House/ Hotel

Village Hall
Rail/ Bus Link
Shops
Post Office
Doctor's surgery
Church

Which facilities should be present, as a minimum, in a town or village for new housing to be acceptable?

1.3 Affordable Housing

This is a crucial issue in some parts of the Borough where high house prices have priced some local people out of the market. The Council has powers to allocate land for affordable houses and to require developers to provide affordable houses as part of their development.

Where should affordable housing be located?

Only in the larger towns

- In larger towns and villages or
- Where the need arises

Should all housing developments include a proportion of affordable housing?

Or
Should there be more flexibility to reflect local need?

2 Regeneration

Allerdale traditionally retained a large supply of land allocated for employment use. Is there a case for reducing this supply and focussing land requirements on specific business needs?

2.1 Land supply

In allocating land for employment should the Core Strategy

- Retain a generous supply of employment land?
- Allocate in line with the Regional Spatial Strategy projections which are significantly less?
- Or
- Allocate in line with past building rates?

Should employment policy focus on specific business needs such as?

- High tech businesses?
- Manufacturing?
- Knowledge based? Or
- Should it be more flexible and open to a wide range of uses for each site?

2.2 Location of Development

Where should employment sites be located?

- Only in the main towns and larger villages?
- Throughout the Borough?

2.3 Rural Economy

Current Local Plan Policy is to resist new businesses in open countryside but to allow appropriate expansion of existing businesses. The policy encourages farm diversification and allows the conversion of buildings to commercial use except in isolated locations.

Should the Core Strategy carry forward these policies? Or
Should there be greater flexibility?

3 Sustainability

The principles of sustainability will underpin the objectives of the Core Strategy. This covers a wide range of issues which include reducing the need to travel, energy efficiency, renewable energy, recycling and the protection of the landscape, biodiversity and the built environment.

3.1 Location of development and sustainable transport

In a predominately rural district the balance between allocating development to meet the needs of the community and encouraging a more sustainable pattern of transport, particularly reducing the need to travel, is difficult to achieve

Should the majority of future development be directed towards locations where the most sustainable patterns of transport can be achieved, and where a greater choice of transport mode is available? E.g. public transport, cycleways and footpaths?

Should major development incorporate measures to encourage more sustainable patterns of transport, e.g. cycleways, footpaths?

Should developers have the option to pay a commuted sum as a contribution to transport infrastructure?

3.2 Built Environment

Should the Council be more proactive in seeking the repair of Listed Buildings "At Risk"?

Should the Council compile a "local list" of buildings meriting preservation?

3.3 Recycling

Should developers be required to include on site re-cycling facilities?

Should the Council encourage the use of recycle materials?

3.4 Energy Efficiency

Should developers be required to include energy efficiency measures in the design and construction of their developments?

Should new development (both residential and commercial) be required to generate some of its energy needs from renewable sources, including solar panels, micro wind turbines?

Should developers be required to submit energy statement to show how they have incorporated energy efficiency measures or how it will meet renewable energy targets?

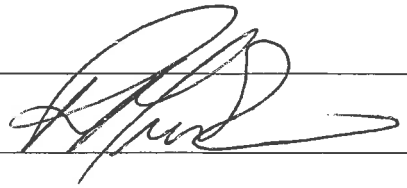
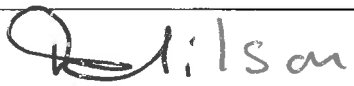
Local Development Framework
Wednesday 28th June 2006

Training Event
Lakes College West Cumbria, Lillyhall

Attendance Sheet

Name	Signature
Peter Bales	Peter Bales.
Judith Brown	
Michael Davidson	
Richard Evans	
Duncan Fairbairn	
Ian Francis	
Chris Gerrard	
Bob Hardon	APOLOGIES
Nicholas Hardy	
John Hunter	
Margaret Jackson	
Richard Jones	
Peter Kendall	
Jean Macleod	APOLOGIES
Pat McCracken	
Kenneth McDonald	
Joe Milburn	
Jacqueline Mounsey	

Carni

Ron Munby	
Lynn Parvin	
Maureen Rourke	
Gerry Sewell	
Margaret Snaith	
Sam Standage	
David Thomas	
Julie Ward	
David Wilson	
Martin Wood	
Richard Wood	

Local Development Framework

Thursday 28th September 2006

10.30 am St. Michael's

10.30 Introduction to the Local Development Framework

10.45 Statement of Community Involvement

11.00 Coffee

11.15 Core Strategy

11.30 Group discussion

12.15 Feedback

12.30 Lunch

Discussion groups

Regeneration

Richard Evans
Sian Tranter
David Chennells
Robert Ward
Steve Long
Steve Robinson
Ben Brinicombe
Jim Askew

Housing

Diane Gorge
Sharon Owen
Matt Smith
Louise Kelly
Kerry McCartney
Peter Bales
Jill Elliott
Jeff Eaton

Sustainability

Julie Ward
Les Shepherd
Debbie Keir
Trevor Gear
Rebecca Wilson
Carla Cox
Joe Broomfield
Alex Roberts

Thursday 28th September 2006

Staff training/ consultation

Following a presentation on the LDF and Core Strategy- Issues and Options and a presentation on the SCI the participants were split into 3 groups to discuss issues and options surrounding housing, employment and sustainability

Sustainability

Need a hierarchy of towns and villages with a minimum level of facilities

Renewable energy- potential conflict with historic buildings, potential for noise nuisance

All new development should be required to be designed to maximise energy measures

Use of local materials should be encouraged not made compulsory

Recycling facilities in new development- issues of vandalism, generating trips to deposit material, people will not use them. Therefore door step recycling collection would be the most effective.

Wind Farms real conflicts between tourism protection of the landscape and the level of energy produced. Location of proposals should be as urban/ industrial as possible although these may be unsuitable in terms wind levels.

Housing

Location of housing

Where there is a need

Where there are most facilities

Concentrate on the main towns and villages

Facilities

Local employment
School
Transport links
Shop/post office

But should have some flexibility as school and Post office closures

Affordable Housing

Need to be flexible as the housing markets will change

Depends on local employment such as Sellafield

Regeneration

Location of development

Political priority may lead to the need for generous supply and in a number of locations

Some existing sites are poor quality

Need to have an emphasis on brownfield sites and sustainability issues / transport links.

Contamination/ dereliction/brownfield sites –issue of costs and land value

There is a need for choice of location but using areas of focus.

Growing migrant workforce- help fill the skills gap and reduce vacancies in some areas of the local economy.

Rural Economy

Agricultural change leads to redundant buildings

Policies that protect existing businesses

Promote tourism- possible caravans/ chalets

Locations should be sustainable

Policy on work/ live units

Demand/ need – should this influence policy.

Sectors

Knowledge based / IT

Also need to be flexible to respond to initiatives

Establish a hierarchy of sites for different uses

Transport is an issue

Retail creep in employment sites can be an issue

Slide one

This is a quote from government guidance and demonstrates how they have placed community involvement at the centre of the LDF.

Fundamental to the new system is continuous community involvement with an emphasis on early involvement in the plan preparation so that the community can influence policy.

OLD SYSTEM- move away from fix periods of consultation on completed documents.

Slide Two

Strengthen the evidence base

Stakeholders and the community can bring a different perspective to the planning process- particularly identifying issues that affect the community.

Community commitment

Encourage people to become involved to make a difference in their area

BIG HOPE OF THE GOVERNMENT THAT BY INVOLVING THE COMMUNITY AND STAKEHOLDERS AT AN EARLY STAGE IT WILL RESLOVE ISSUES AND BULID A CONSENSUS

THEREBY AVOIDING THE NEED FOR LENGTHY PUBLIC INQUIRY

IT IS ESSENTIAL THAT THE COMMUNITY AND STAKEHOLDER GET INVOLVED AT AN EARLY STAGE. IF THEY DO NOT IT MAY MEAN THEY ARE EXCLUDED AT A LATER STAGE AS UNLIKE THE OLD SYSTEM IT WILL BE UPTO THE INSPECTOR WHO IS INVITED TO THE EXAMINATION IN PUBLIC.

PARTNER NEED TO GET INVOLVED. Issues and options may look fairly vague but that is for a reason to stimulate debate.

Slide three

WHAT IS THE SCI

Sets how the council will involve the community and what methods we will use

Once adopted we will have to show that we have prepared the local development documents in accordance with it otherwise we are unsound.

THE PROCESS

Very similar to preparation of development plan doc.

Frontloading, submitted to SoS for examination.

Slide 4

Complied a database of community groups and stakeholders

Sent out 200 questionnaires to find out whether they wanted to be involved and how

60 replies

Slide 5

Results- good support for traditional methods, maybe a reflection of what people are comfortable with.

Slide 6

These are the methods that have been included in the SCI. They aim to provide a degree of flexibility which can be adopted to suit the audience and the type of document being prepared.

WE WENT OUT TO CONSULTATION ON THE DRAFT SCI IN MARCH AND WE GOT 31 REPLIES. THE SCI HAS BEEN AMENDED AND IS CURRENTLY AWAITNIG FULL COUNCIL APPROVAL FOR SUBMISSION TO THE SoS

Slide 7

Slide 8

This is a key document for the LDF and will set the context for other local development documents. There fore the consultation will be extensive and will involve a full range of methods to try and engage all sections of the community

Consultation will extend over several months.

Slide 9

After the issues and options stage- develop preferred options with further consultation and then the final document is submitted to Sos

The extent of the consultation reduces as the process goes on as it is assumed that the issues have been resolved early on.

Slide 10

Try to engage sections of the community that do not normally involve themselves in the planning process. Most people only get involved when a planning application directly affects them

These are the groups we have identified as being hard to reach and the challenge is to see the right approach and techniques to involve them

At present the LDF is made up of 11 individual documents all of which have 2to 3 stages of consultation each, compared to the old sytem with involved one document.

Our Ref : **RE/JW**
Your Ref :

This matter is being dealt with by:-

Mr R Evans

Direct Line : 01900 702765
Email : richard.evans@allerdale.gov.uk

4 October 2006

Dear

Local Development Framework - Core Strategy – Issue and Options

As part of the consultation on the Issues and Options for the Core Strategy we are proposing to hold two evening meetings.

The evening will include a short presentation providing an overview of the Local Development Framework and the Core Strategy, followed by questions and discussion.

The meetings will be held on Monday 16th October 2006 at the Greenhill Hotel, Red Dial, Wigton starting at 7.30 p.m. and Thursday 19th October 2006 at the Broughton Craggs Hotel, Great Broughton, starting at 7 p.m.

I would be grateful if you could confirm, by no later than Friday 13th October 2006, which meeting you and your Chairman wish to attend. This can be done either by contacting myself or Julie Ward on 01900 702765 or 01900 702767 or e-mailing richard.evans@allerdale.gov.uk or julie.ward@allerdale.gov.uk

I look forward to hearing from you.

Yours sincerely

R. Evans

Richard Evans
Principal Planner
(Policy & Conservation)

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Your Ref :

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4 October 2006

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Secretary
Cockermouth Partnership
Lime Lighting
Station Street
COCKERMOUTH
Cumbria

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Richard Evans
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Local Development Framework
Wednesday 28th June 2006

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Pat McCracken	
Kenneth McDonald	
Joe Milburn	
Jacqueline Mounsey	

Ron Munby	
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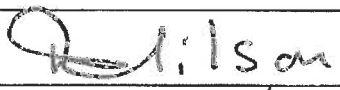
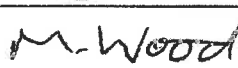
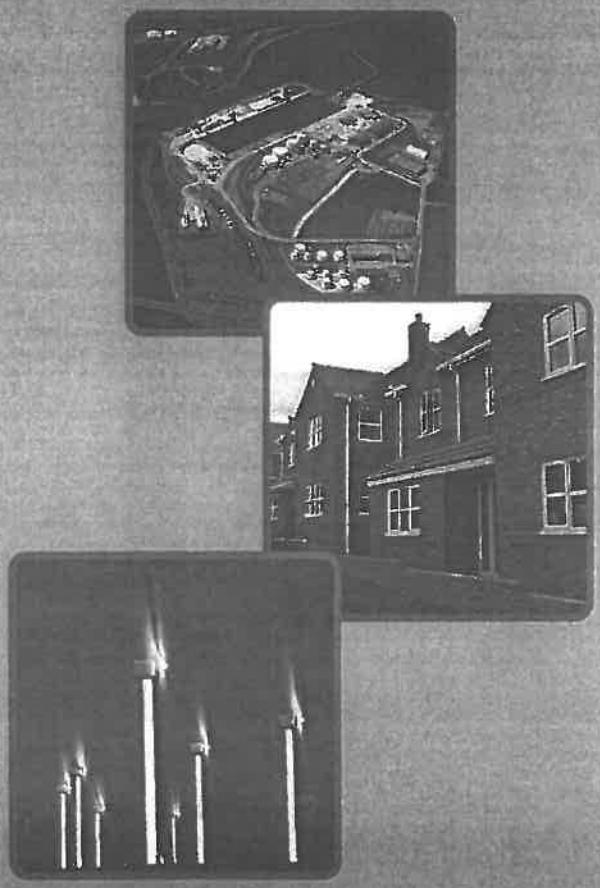
David Wilson	
Martin Wood	
Richard Wood	

Allerdale

Local Development Framework



Allerdale Local Development Framework Training Day

Thursday 28th September 2006

Allerdale
borough council
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- Manufacturing?
- Knowledge based? Or
- Should it be more flexible and open to a wide range of uses for each site?

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- Throughout the Borough?

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Should the Council be more proactive in seeking the repair of Listed Buildings "At Risk"?

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Local Development Framework

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10.45 Statement of Community Involvement

11.00 Coffee

11.15 Core Strategy

11.30 Group discussion

12.15 Feedback

12.30 Lunch

Discussion groups

Regeneration

Richard Evans
Sian Tranter
David Chennells
Robert Ward
Steve Long
Steve Robinson
Ben Brinicombe
Jim Askew

Housing

Diane Gorge
Sharon Owen
Matt Smith
Louise Kelly
Kerry McCartney
Peter Bales
Jill Elliott
Jeff Eaton

Sustainability

Julie Ward
Les Shepherd
Debbie Keir
Trevor Gear
Rebecca Wilson
Carla Cox
Joe Broomfield
Alex Roberts

Thursday 28th September 2006

Staff training/ consultation

Following a presentation on the LDF and Core Strategy- Issues and Options and a presentation on the SCI the participants were split into 3 groups to discuss issues and options surrounding housing, employment and sustainability

Sustainability

Need a hierarchy of towns and villages with a minimum level of facilities

Renewable energy- potential conflict with historic buildings, potential for noise nuisance

All new development should be required to be designed to maximise energy measures

Use of local materials should be encouraged not made compulsory

Recycling facilities in new development- issues of vandalism, generating trips to deposit material, people will not use them. Therefore door step recycling collection would be the most effective.

Wind Farms real conflicts between tourism protection of the landscape and the level of energy produced. Location of proposals should be as urban/ industrial as possible although these may be unsuitable in terms wind levels.

Housing

Location of housing

Where there is a need

Where there are most facilities

Concentrate on the main towns and villages

Facilities

Local employment
School
Transport links
Shop/post office

But should have some flexibility as school and Post office closures

Affordable Housing

Need to be flexible as the housing markets will change

Depends on local employment such as Sellafield

Regeneration

Location of development

Political priority may lead to the need for generous supply and in a number of locations

Some existing sites are poor quality

Need to have an emphasis on brownfield sites and sustainability issues / transport links.

Contamination/ dereliction/brownfield sites –issue of costs and land value

There is a need for choice of location but using areas of focus.

Growing migrant workforce- help fill the skills gap and reduce vacancies in some areas of the local economy.

Rural Economy

Agricultural change leads to redundant buildings

Policies that protect existing businesses

Promote tourism- possible caravans/ chalets

Locations should be sustainable

Policy on work/ live units

Demand/ need – should this influence policy.

Sectors

Knowledge based / IT

Also need to be flexible to respond to initiatives

Establish a hierarchy of sites for different uses

Transport is an issue

Retail creep in employment sites can be an issue

Our Ref : **RE/JW**
Your Ref :

This matter is being dealt with by:-

Mr R Evans

Direct Line : 01900 702765
Email : richard.evans@allerdale.gov.uk

4 October 2006

Dear

Local Development Framework - Core Strategy – Issue and Options

As part of the consultation on the Issues and Options for the Core Strategy we are proposing to hold two evening meetings.

The evening will include a short presentation providing an overview of the Local Development Framework and the Core Strategy, followed by questions and discussion.

The meetings will be held on Monday 16th October 2006 at the Greenhill Hotel, Red Dial, Wigton starting at 7.30 p.m. and Thursday 19th October 2006 at the Broughton Craggs Hotel, Great Broughton, starting at 7 p.m.

I would be grateful if you could confirm, by no later than Friday 13th October 2006, which meeting you and your Chairman wish to attend. This can be done either by contacting myself or Julie Ward on 01900 702765 or 01900 702767 or e-mailing richard.evans@allerdale.gov.uk or julie.ward@allerdale.gov.uk

I look forward to hearing from you.

Yours sincerely

R. Evans

Richard Evans
Principal Planner
(Policy & Conservation)

Our Ref : **RE/JW**
Your Ref :

This matter is being dealt with by:-

Mr R Evans

Direct Line : 01900 702765
Email : richard.evans@allerdale.gov.uk

4 October 2006

Sue Hannah
Secretary
Cockermouth Partnership
Lime Lighting
Station Street
COCKERMOUTH
Cumbria

Dear Ms Hannah

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Yours sincerely

R Evans

Richard Evans
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Core Strategy – Issues and Options

Meeting with Parish Councils
Greenhill Hotel

Monday 16th October 2006
7.30pm-9.30pm

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Monday 16th October

Housing group

Affordable Housing

Major issue, particularly in the villages. House prices now significantly higher than local wages can afford.

Local people are being forced out to larger towns many away from their place of employment which is in the village.

This has resulted in the age of the population becoming unbalanced towards older people

Lack of affordable housing across the range of house types, prevents the community to adapt to changing needs such as growing families or need to down size.

Need to ensure that some restriction is imposed so that new housing remains affordable for future generations.

Buy to let is becoming an issue as it is reducing the housing stock available to locals.

Facilities

Most important facilities were seen as school, post office and shop. It was felt that addition development would not necessarily support existing facilities as the majority would still purchase most of their goods at the main centres.

Employment

Existing Businesses

Expand- on their individual merits

New businesses have to have a locational need. No new businesses should be allowed in open countryside.

Location

Industry has its own agenda.

The scale of any new development should be in proportion to its setting

Could use financial carrots to influence location

Rural economy
Transport and access issues will limit the type of businesses

Cumbria is remote from the motorway network

Small scale tourist developments should be encouraged. There is a need to extend the main summer season

Conversion of existing buildings should be encouraged as well as diversification

Employment tend to be single people working from home

Provision of workspace units are not in great demand. Need to be flexible as there is a variety of needs and larger units may not be suitable. Use of existing buildings maybe better

Developing tourism is important. There is a waiting list for the existing caravan sites.

Employment policy

Loss of major employers is an issue

Outside investors may not stay for the long term. Need to develop local businesses.

Big issue of accessibility and transport links

Issues of work force and skills base.

Parish Council meeting- 19 October 2006
Broughton Craggs Hotel
7pm

Housing

Location

Should be based on the need of the community- need to sustain villages

Need a mix of housing to cater for all needs

Too much exec housing

Pressure from second homes

Power to require affordable homes

Conversions should be allowed

Facilities

1. School
2. Shop/ P.O.
3. Community centre/ facility
4. Public transport
5. Church
6. Pub

Playing fields

Affordable housing

Work with Parishes
Allow where there is a need
Control tenure such equity share

Employment

Encourage the growth of local businesses.
Will not get significant investment from outside the county

Affordability of units is an issue especially for start up businesses
Size of units should cater for all scale of business needs

Need flexibility in location not all concentrated in the main towns as that may not be where the customer base is.

Transport is a big issue to attract inward investment

Location

If there is a locational need then there should be a policy to support such businesses but impact on the area would still have to be taken into account such as scale of development, traffic, local amenity.

Farm diversification should be allowed

A flexible policy between new build and conversions, dependent on need of business

Too much urban concentration of sites. Limited choice for more rural based businesses.

Too much retail creep onto employment sites that take trade away from town centres

Lack of skills base

Loss of young people, lack of job opportunities

Need to promote tourism all year round but it mainly produces low paid seasonal jobs

But tourism helps to support shops, facilities, landscape

Also tourism helps to regenerate towns

Grant support for existing businesses more difficult to obtain then for start ups

Lack of hotels but there needs to be a sustained demand for hotels to be built.

But local events are not supported by infrastructure and hotels

Need more than day trippers. Long stay means more spend in the area

Local events are run by volunteers on ad hoc funding not a sustainable future to invest in infrastructure.

Local

Development

Framework

October 2006

Development Plan Documents

- Core Strategy
- Site Allocations
- Generic Development Control Policies
- Area Action Plans

Supplementary Planning Documents

- Cover Specific Issues or Sites
- Do NOT form part of the development plan

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- Emphasis on early community involvement
- Development of evidence base
- Change to Examination in Public

Document Hierarchy

National Guidance

Regional Spatial Strategy

Local Development Framework

- Development Plan Documents
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Process

Issues & Options

Preferred Options

Submission to Secretary of State

Examination in Public

Adoption

List of Issues

- Location of Development
- Key Facilities
- Affordable Housing
- Employment
- Rural Employment
- Environmental Pressures

Location of Development

- Concentration in main towns
- Concentration in towns and larger villages
- Based on past buildings rates
- Based on need/demand

Key Facilities

- Primary School
- Public House/Hotel
- Village Hall
- Rail/Bus Link
- Shops
- Post Office
- Doctor's Surgery
- Church
- Employment

Affordable Housing

Concentration in the main towns and villages

Reflect proven local need

Employment

Focus on specific employment needs

Greater flexibility – open to a wide range of employment uses

Concentrate on existing industrial estates

Promotion of tourism

Rural Employment

Within designated villages?

Conversions?

Farm Diversification?

Environmental Pressures

Flooding

Renewable Energy

Over reliance on the car

Recycling

Contact Information

Email: ldf@allerdale.gov.uk

Telephone: 0 906 702 765

Website: www.allerdale.gov.uk

Local Development Framework

November 2006

Development Plan Documents

- Core Strategy
- Site Allocations
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Supplementary Planning Documents

- Core specific issues or sites

Document Hierarchy

- National Guidance
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Process For Each DPD

Issues & Options – (We Are Here!)

Preferred Options

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Co gy
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- LDF implements the spatial element of the SCS
- Close relationship between SCS and LDF
- Shared vision & objectives
- SCS translated into detailed policy and site allocations

Contact Information

- ***Email:*** ldf@allerdale.gov.uk
- ***Telephone:*** 01900 702702
- ***Website:*** www.allerdale.gov.uk

Parish Council's Meeting
Greenhill Hotel, Wigton
16.10.06.

Attendance List

Name	Organisation
SUE SILVESTER	CLERK TO:- THURSBY / OUGHTERSIDE & ALLERBY / PLUMBLAND / BASSENTHWAITE.
JOHN HINE	VICE CHAIR - THURSBY
DONALD GRAVESON	WIGTON TOWN MAYOR.
ELISABETH KEY	CLERK TO WIGTON TOWN COUNCIL
M. ABBOTT.	All Hallows P.C. chair
W. Wise	Holme St cuthberts
R McFarland	Clifton Parish Council
M Pearson.	The old School Wiggonby
Carole Watson	Holme St Cuthbert P.C.
Linda Hornby	Holme St. Cuthbert P.C.

Allerdale

Local Development Framework

Allerdale Local Development Framework
Parish/Town Council Meetings

Greenhill Hotel 16th October 2006

Allerdale
borough council
www.allerdale.gov.uk

Contents

1. Housing **3**
1.1 Broad Location of Development 3
1.2 Local Facilities 3
1.3 Affordable Housing 4
2. Employment **5**
2.1 Employment Policy 5
2.2 Location of Development 5
2.3 Rural Economy 5

1 Housing

The Regional Spatial Strategy sets a target of 267 dwellings built per year in Allerdale, outside the National Park. The Core Strategy has to determine how this allocation is to be distributed.

Guidance at national and regional levels is to concentrate most development into Allerdale's 6 main towns. In rural areas development should be concentrated in villages with the best facilities

Is the allowance of 267 houses sufficient to meet the needs of the community? (recent building rates average 250 per year)

Should the Council seek a higher figure in order to boost the local economy?

1.1 Broad location of development

How should the Core Strategy allocate the 267 dwellings?

- Reflect the existing population of a town or village?
- Reflect the past building rate in the town or village?
- Reflect local environmental circumstances?
- Concentrate the great majority of new housing in the main towns?

1.2 Local Facilities

Which local facilities and services are the most important?

Primary school

Public House/ Hotel

Village Hall
Rail/ Bus Link
Shops
Post Office
Doctor's surgery
Church

Which facilities should be present, as a minimum, in a town or village for new housing to be acceptable?

1.3 Affordable Housing

This is a crucial issue in some parts of the Borough where high house prices have priced some local people out of the market. The Council has powers to allocate land for affordable houses and to require developers to provide affordable houses as part of their development.

Where should affordable housing be located?

- Only in the larger towns
- In larger towns and villages or
- Where the need arises

Should all housing developments include a proportion of affordable housing?

Or
Should there be more flexibility to reflect local need?

2 Employment

Economic trends are moving away from traditional industries like manufacturing towards such sectors as service and knowledge based industries. Should future policy encourage such proposals above others?

2.1 Should employment policy focus on specific business needs such as?

- High tech businesses?
- Manufacturing?
- Knowledge based? Or
- Should it be more flexible and open to a wide range of uses for each site?

2.2 Location of Development

Where should employment sites be located?

- Only in the main towns?
- Only in the main towns and larger villages?
- Throughout the Borough?

2.3 Rural Economy

Current Local Plan Policy is to resist new businesses in open countryside but to allow appropriate expansion of existing businesses. The policy encourages farm diversification and allows the conversion of buildings to commercial use except in isolated locations.

Should the Core Strategy carry forward these policies? Or
Should there be greater flexibility?

What should be the policy concerning new and existing businesses in the open countryside outside settlements?

Core Strategy – Issues and Options

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Parish Councils Meeting

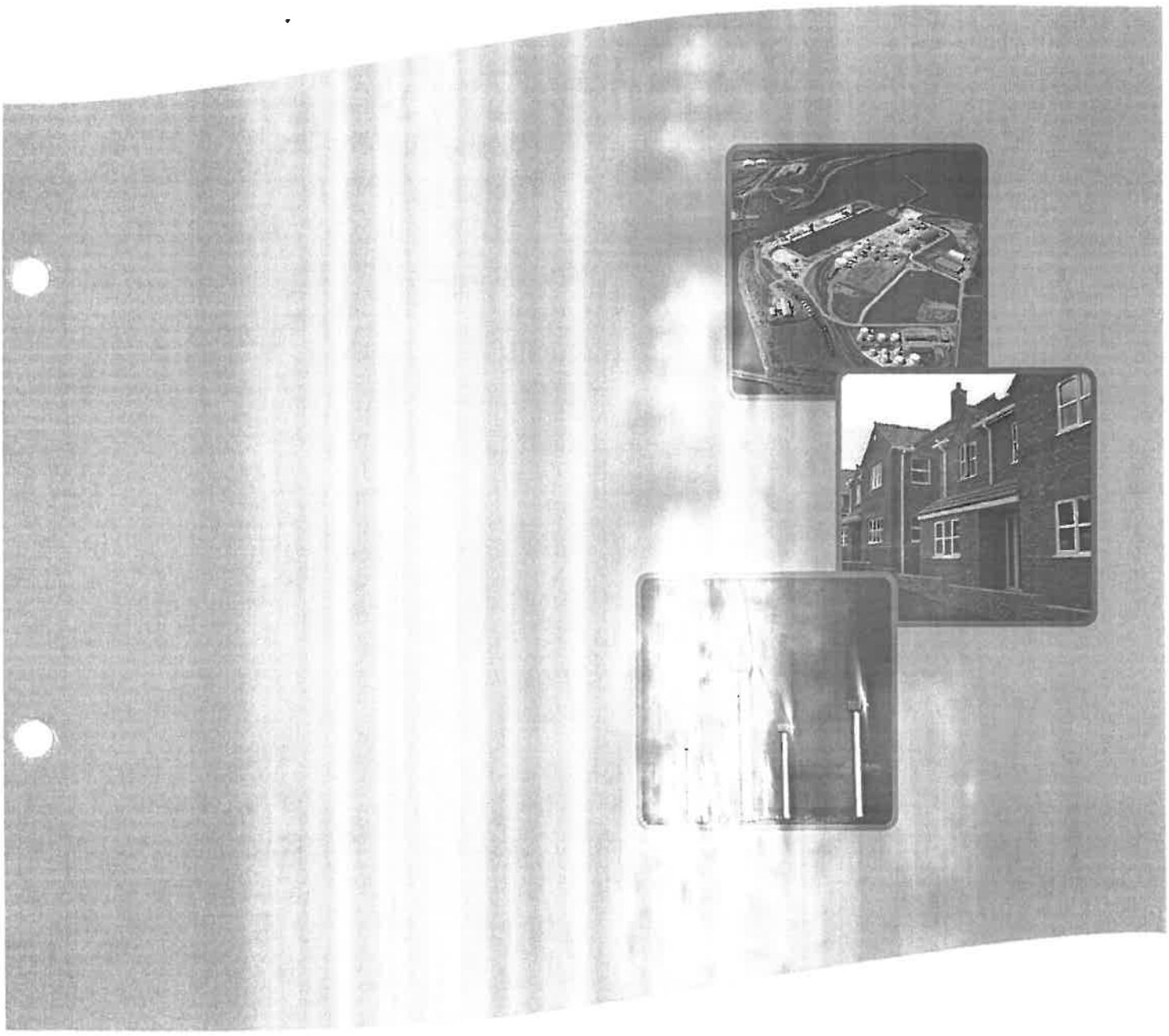
Broughton Craggs Hotel
19.10.06

Attendance List

Name	Organisation
[illegible]	[illegible] P.C
William Douglas	Allonby P.C.
Brian Lancaster	[illegible] Broughton P.C.
K Spruce	Broughton Parish Council
R. Dobie	Broughton P.C.
B. Graham	Broughton P.C.
JM Percival	Dearham P.C.
K Rogers	Dearham PC
K Curtis	LITTLE CLIFTON PC
I. ELLIOTT	LITTLE CLIFTON PC
E ALLD	CALDBECK PC
Anne Cartmell	Caldbeck PC
Alan Winship	Dean P.C
[illegible]	Bmykirk
Sue Hannah	Cockermouth Partnership.

Allerdale

Local Development Framework



Allerdale Local Development Framework
Parish/Town Council Meetings

Broughton Craggs Hotel 19th October 2006

Allerdale
borough council
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October 2006

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Frontloading

- Emphasis on early community involvement
- Development of evidence base
- Change to Examination in Public

Document Hierarchy

- National Guidance
- Regional Spatial Strategy
- Local Development Framework
- [illegible]
- [illegible]

Allerdale

Co[illegible]y

Issu[illegible]ons

Process

Issues & Options

Preferred Options

Submission to Secretary of State

Examination in Public

Adoption

List of Issues

Location of Development

Key Facilities

Affordable Housing

Employment

Rural Employment

Environmental Pressures

Location of Development

Concentration in main towns

Concentration in towns and larger villages

Based on past buildings rates

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Key Facilities

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Village Hall
Rail/Bus Link
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Post Office
Doctor's Surgery
Church
Employment

Affordable Housing

Concentration in the main towns and villages

Reflect proven local need

Employment

Focus on specific employment needs

Greater flexibility – open to a wide range of employment uses

Concentrate on existing industrial estates

Promotion of tourism

Rural Employment

Within designated villages?

Conversions?

Farm Diversification?

Environmental Pressures

Flooding

Renewable Energy

Over reliance on the car

Recycling

Contact Information

Email: [redacted]

Telephone: [redacted]

Website: [redacted]

Local Development Framework

November 2006

Development Plan Documents

- Core Strategy
- Site Allocations
- Generic Development Control Policies
- Area Action Plans

Supplementary Planning Documents

- Core specific issues or sites

Document Hierarchy

- National Guidance
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- Local Development Framework

Community Involvement

- Emphasis on early community involvement – 'Front Loading'
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Process For Each DPD

Issues & Options – (We Are Here!)

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Submission to Secretary of State

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Co gy
Issu ons

List of Issues

- Location of Development
- Key Facilities
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- Rural Employment
- Environmental Pressures

Spatial Development

- LDF implements the spatial element of the SCS
- Close relationship between SCS and LDF
- Shared vision & objectives
- SCS translated into detailed policy and site allocations

Contact Information

- *Email*
- *Telephone*
- *Website:*

Allerdale moving forward
Community Voice- December 2005

Appendix 33

In November 2005 we sent a questionnaire to the Community Voice residents panel regarding the Corporate Improvement Plan which is under development. We asked questions about our strategic priorities and the activities we would do to achieve these priorities.

There are currently 495 Community Voice panel members and 244 responded to the questionnaire giving a response rate of **49%**

Executive Summary

Strategic Priorities

When asked how important each of the strategic priorities were in most cases over **90%** of respondents thought that each priority was very important or important. The only priority which fell below 90% was Tourism which scored **89%**

The order in which they scored is:

Environment	98% of respondents think this is very important or important
Education	97% of respondents think this is very important or important
Job creation	96% of respondents think this is very important or important
Transport	95% of respondents think this is very important or important
Community Safety	95% of respondents think this is very important or important
Housing	94% of respondents think this is very important or important
Regeneration	90% of respondents think this is very important or important
Tourism	89% of respondents think this is very important or important

When split to just the very important responses Environment came out top with **67%** thinking it is very important and Tourism being the lowest with only **24%** thinking it is very important.

The order in which they scored for very important is:

Environment	67% think it is very important
Education	61% think it is very important
Job creation	54% think it is very important
Community Safety	52% think it is very important
Transport	44% think it is very important
Housing	42% think it is very important
Regeneration	33% think it is very important
Tourism	24% think it is very important

Strategic Activities

We then asked the panel how important they thought the activities, which would help to achieve each strategic priority, were. In most of the cases the majority of respondents felt each activity was very important or important and each scored over **90%** The areas which scored under 90% are as follows:

Under Housing, 88% thought addressing homelessness was very important or important

Under Transport, 86% thought Improving access to activities was very important or important

Under Skills and education, 71% thought Graduate training within ABC was very important or important

Under Tourism, 87% thought Developing heritage projects was very important or important

There were many other activities people would like to see, the top 3 were facilities for young people, better sport and leisure facilities and tackling anti social behaviour

Internal Corporate Priorities

When asked about the Corporate priorities within the council such as performance management etc. **59%** thought they were the right priorities for us to concentrate on and there were also other comments made.

Some respondents thought that they would lead to less work being done on actually delivering services and some felt it would be costly and lead to council tax rises and that value for money is essential

Will the Corporate Improvement Plan achieve our vision?

When asked if they thought the CIP would make Allerdale a better place to live work and visit, **87%** of those who responded said **YES.**

For those who didn't some of the reasons were:

* They didn't know what the CIP was to make a comment
* Allerdale already is a great place to live work and visit
* The plan itself will not achieve our vision it would need to be delivered to make improvements.
* Allerdale need to broaden outlook and consider areas other than Workington.

Other comments

There were various comments made some are below

* Well done for consulting people about this and seeking their views (2 responses)

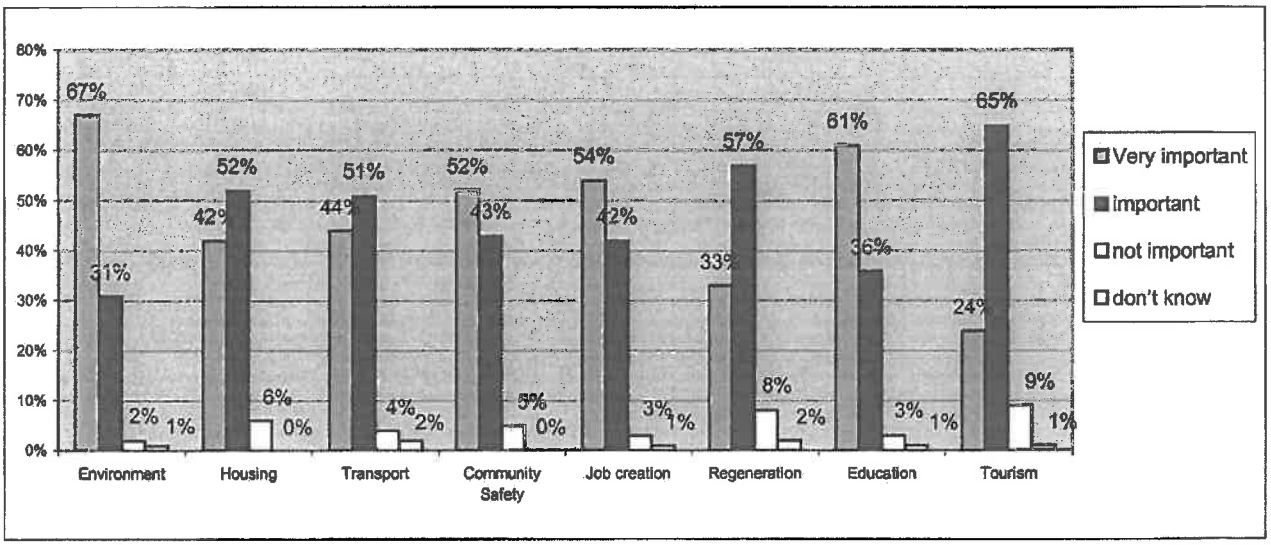
* Less concern about tourism and more concern for the environment which tourism is destroying

* Job creation half way down the list not at the top, how do you expect youngsters to stay in area with no prospects

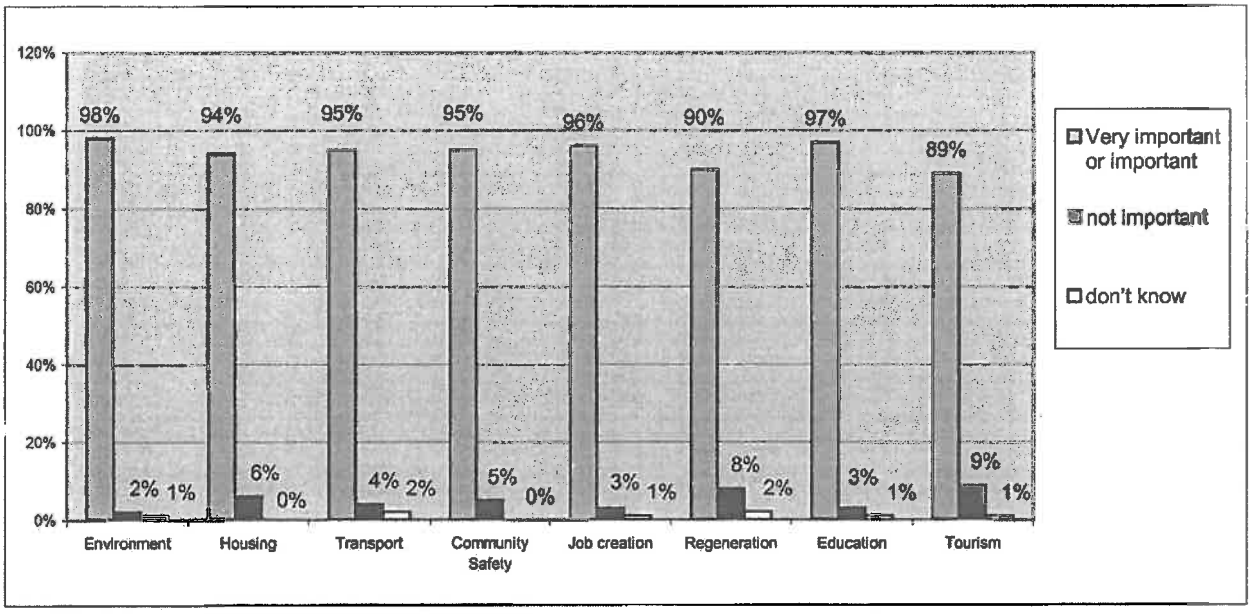
* The CIP should be a success as long as the rate payer does not have to bear the total cost

Full Results

Q1. How important are each of the following priorities for the Council to concentrate on over the next 5 years?



Of those who responded to this question, more people felt environment was very important (67%) and the least number of people felt tourism was very important (24%)

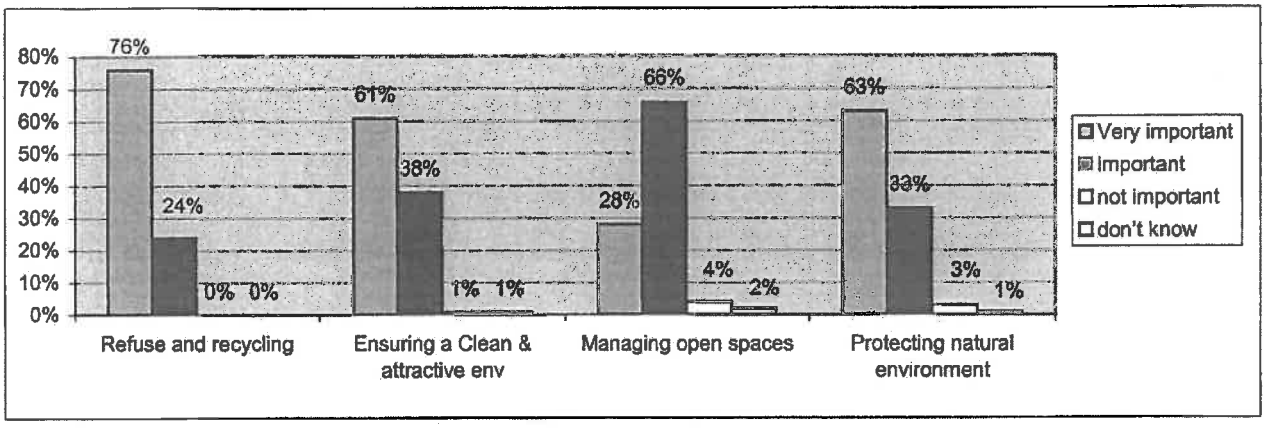


When both responses of very important and important are shown together it is clear that people feel all of the 8 strategic areas are very important/important with only tourism falling below 90%

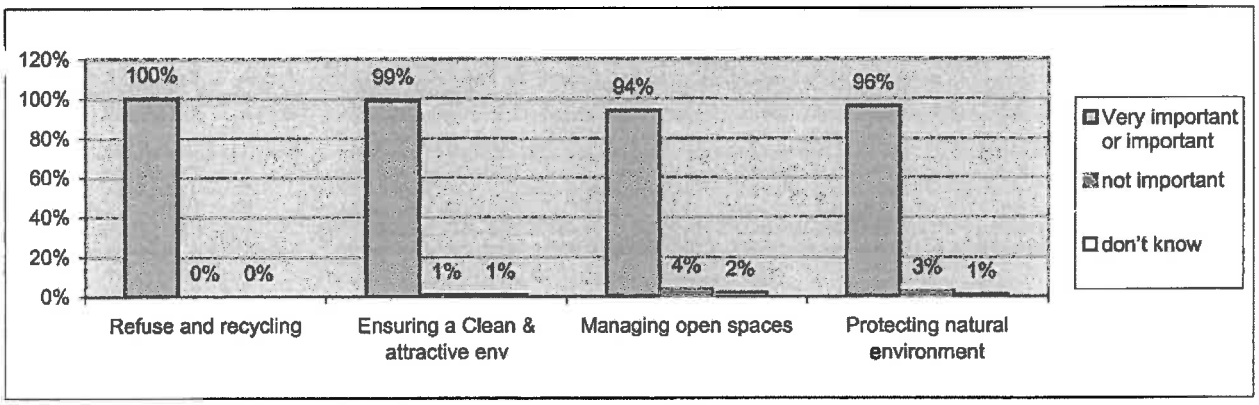
Although they all show importance this is the order in which they scored:

Environment	98% very important or important
Education	97% very important or important
Job creation	96% very important or important
Transport	95% very important or important
Community Safety	95% very important or important
Housing	94% very important or important
Regeneration	90% very important or important
Tourism	89% very important or important

Q2.Under Environment the following activities are suggested to help achieve our priority, this is how they scored:



Of those who responded to this question, more people felt refuse and recycling was very important (76%) and the least number of people felt open spaces was very important (28%)

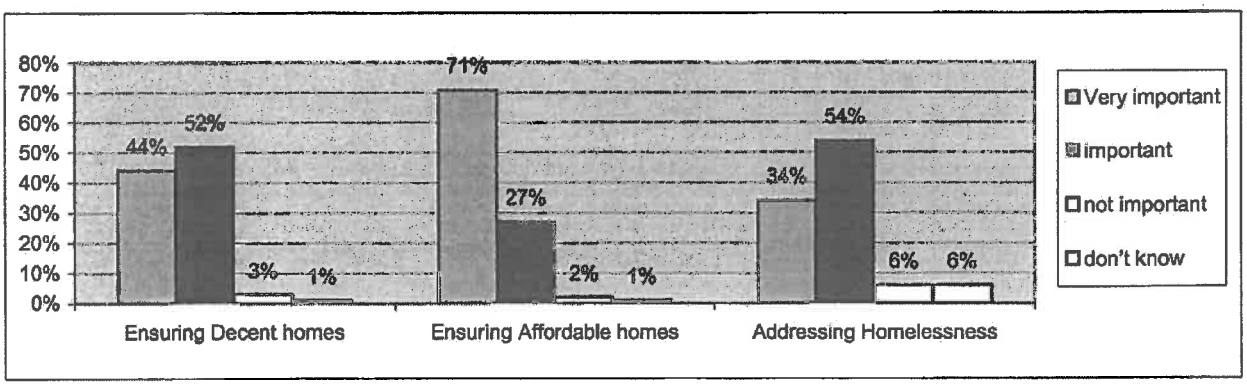


When both responses of very important and important are shown together it is clear that people feel all of the activities are very important/important with all scoring over 90%

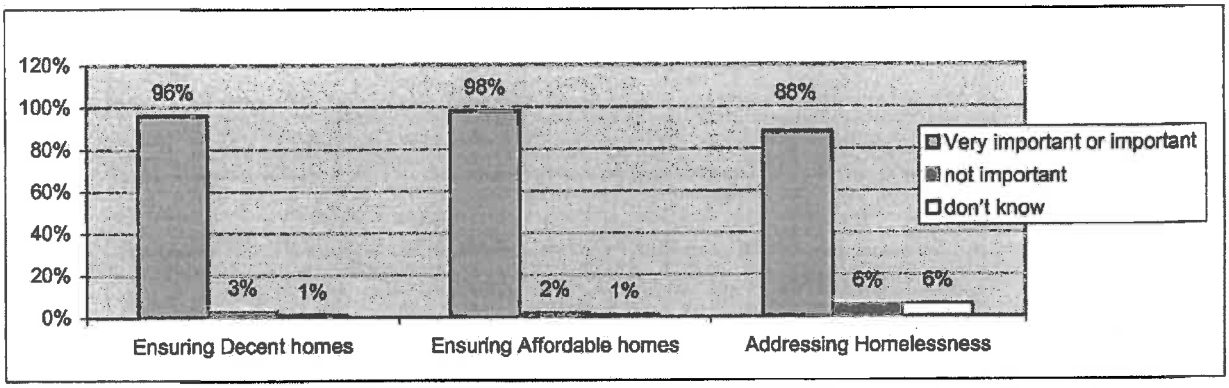
Although they all show importance this is the order in which they scored:

Refuse & Recycling	100% very important or important
Clean & attractive environment	99% very important or important
Natural Environment	96% very important or important
Open spaces	94% very important or important

Q3. Under Housing the following activities are suggested to help achieve our priority, this is how they scored:



Of those who responded to this question, more people felt Affordable homes was very important (71%) and the least number of people felt homelessness was very important (34%)

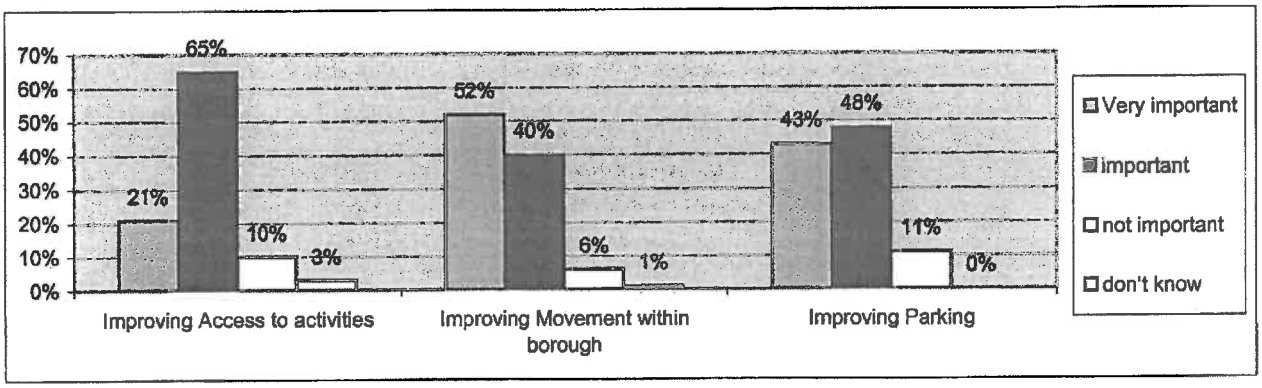


When both responses of very important and important are shown together it is clear that people feel all of the activities are very important/important with only Homelessness scoring under 90%

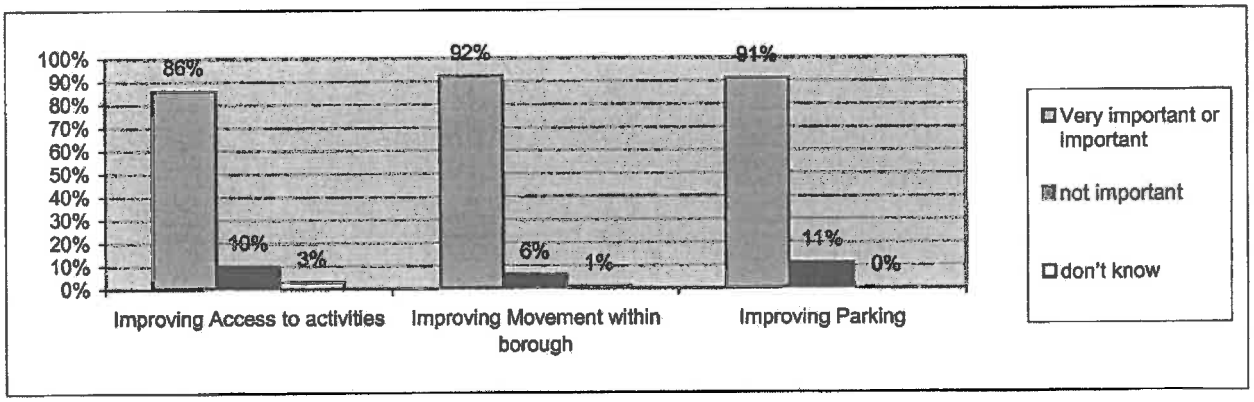
Although they all show importance this is the order in which they scored:

Affordable homes	98% very important or important
Decent homes	96% very important or important
Homelessness	88% very important or important

Q4. Under <u>Transport</u> the following activities are suggested to help achieve our priority, this is how they scored:



Of those who responded to this question, more people felt movement within the borough was very important (52%) and the least number of people felt access to activities was very important (21%)

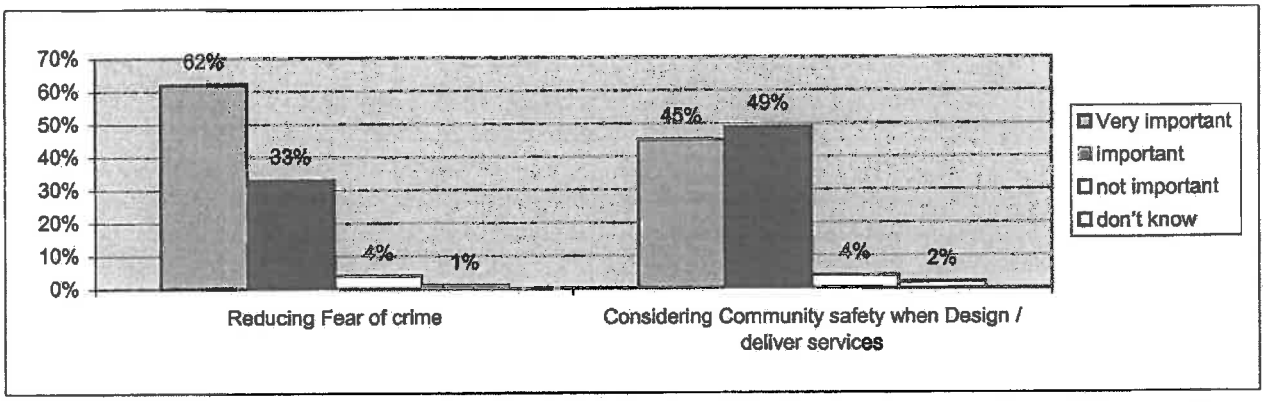


When both responses of very important and important are shown together it is clear that people feel all of the activities are very important/important with only Access to activities scoring under 90%

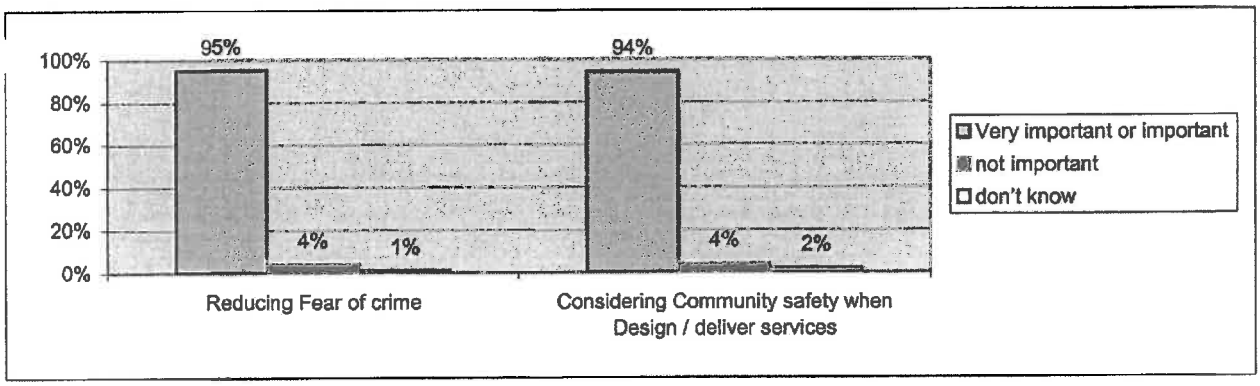
Although they all show importance this is the order in which they scored:

Movement within the borough	92% very important or important
Parking	91% very important or important
Access to activities	86% very important or important

Q5. Under Community Safety the following activities are suggested to help achieve our priority, this is how they scored:

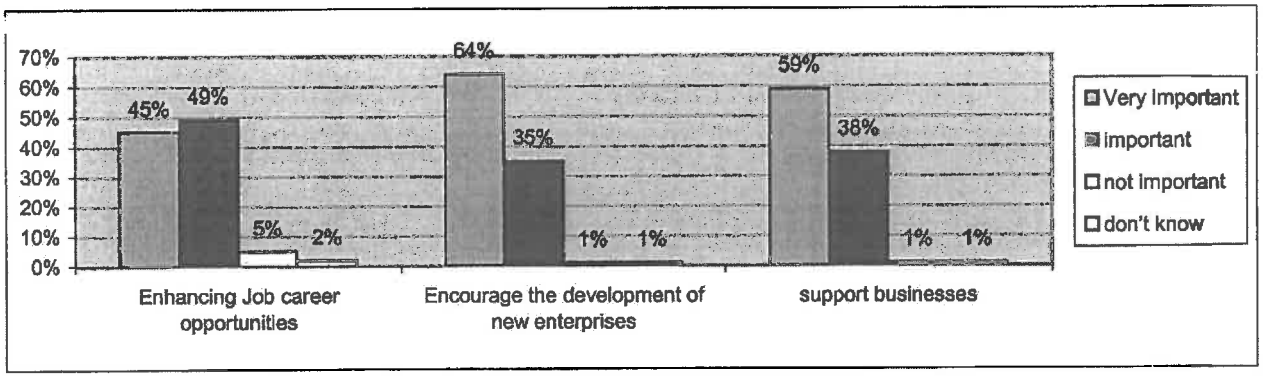


Of those who responded to this question, more people felt reducing fear of crime was very important (62%) and the least number of people felt design/deliver services was very important (45%)

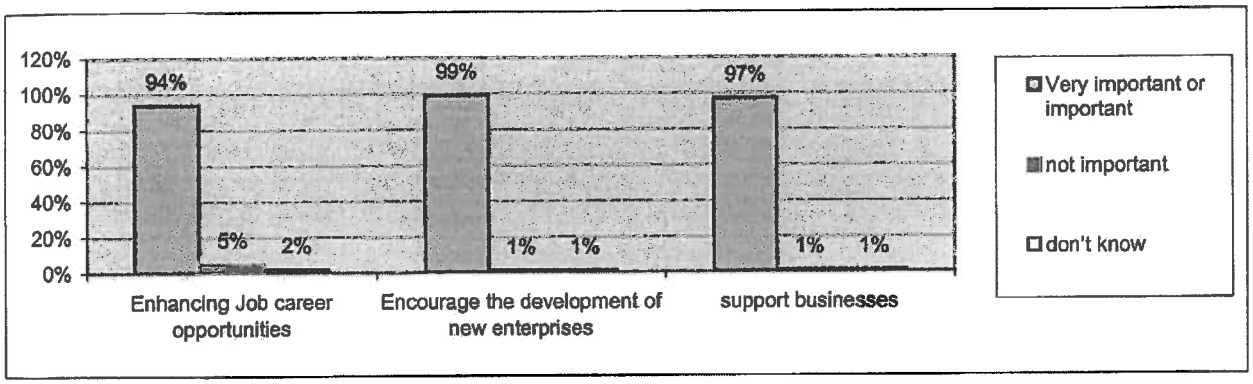


When both responses of very important and important are shown together it is clear that people feel all of the activities are very important/important both achieving over 90%

Q6. Under Job Creation the following activities are suggested to help achieve our priority, this is how they scored:



Of those who responded to this question, more people felt develop new enterprises was very important (64%) and the least number of people felt job career opportunities was very important (45%)

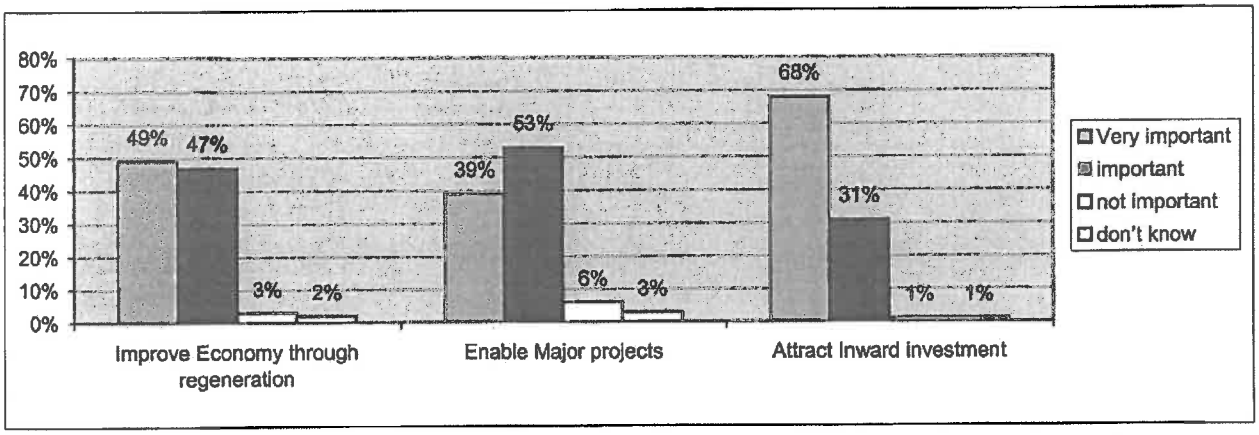


When both responses of very important and important are shown together it is clear that people feel all of the activities are very important/important with all activities scoring over 90%

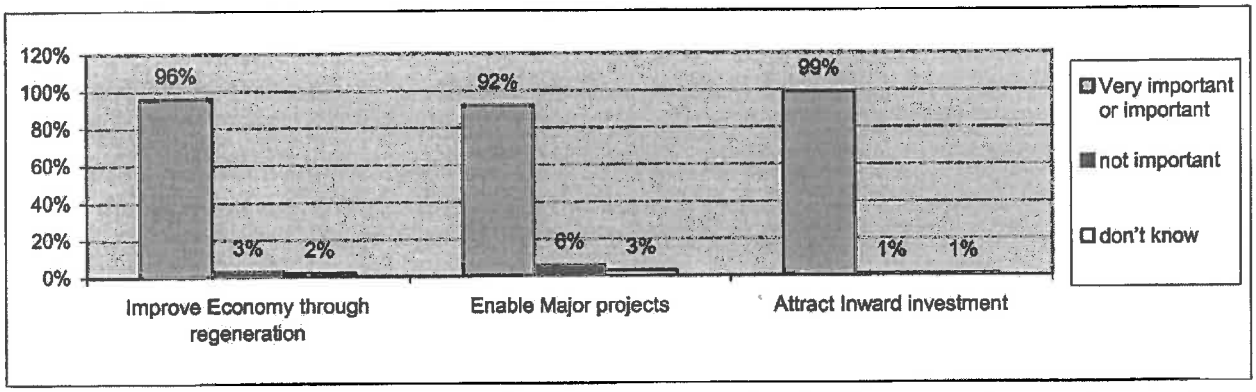
Although they all show importance this is the order in which they scored:

Develop new enterprises	99% very important or important
support businesses	97% very important or important
job career opportunities	94% very important or important

Q7. Under <u>Regeneration</u> the following activities are suggested to help achieve our priority, this is how they scored:



Of those who responded to this question, more people felt inward investment was very important (64%) and the least number of people felt Major Projects was very important (39%)

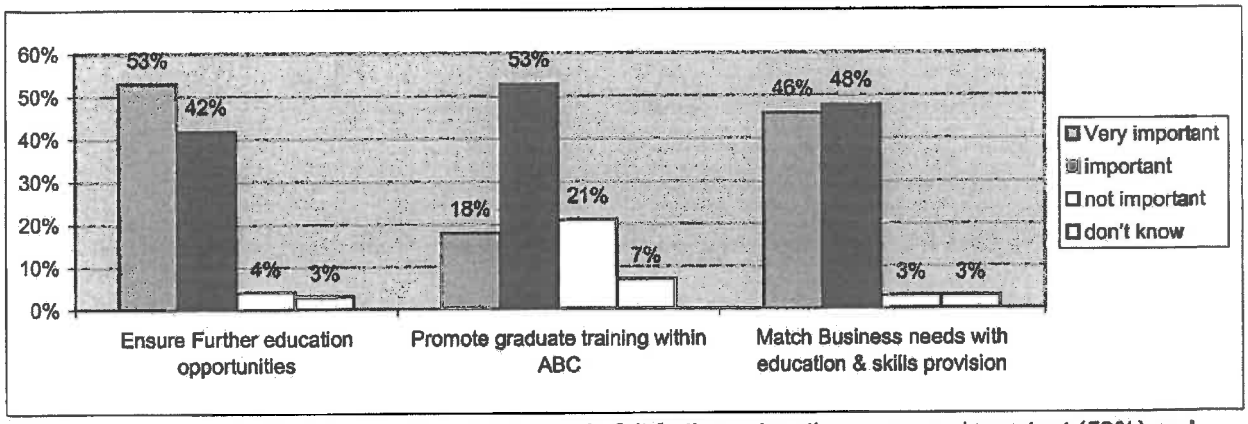


When both responses of very important and important are shown together it is clear that people feel all of the activities are very important/important with all activities scoring over 90%

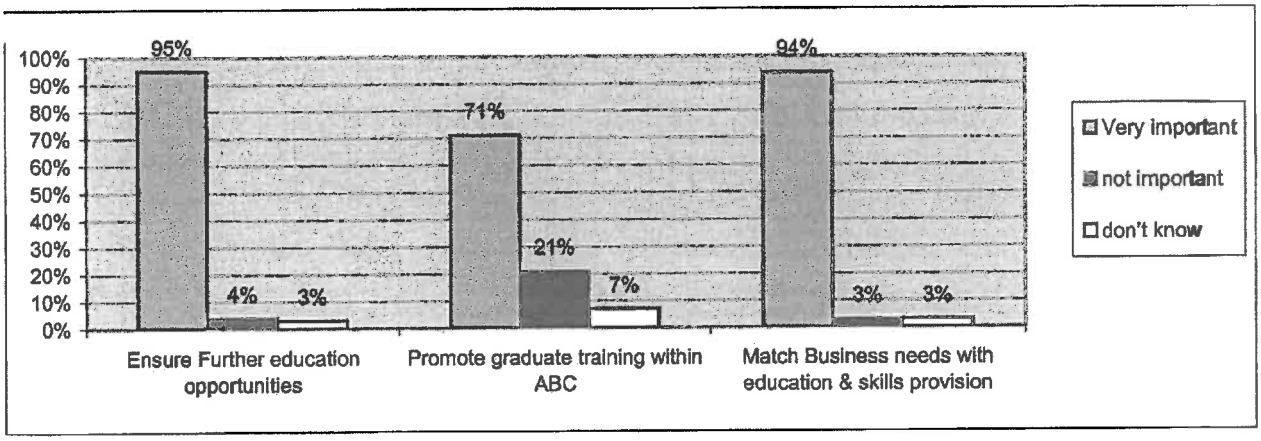
Although they all show importance this is the order in which they scored:

Inward investment	99% very important or important
Economy	96% very important or important
Major Projects	92% very important or important

Q8. Under <u>Skills & Education</u> the following activities are suggested to help achieve our priority, this is how they scored:

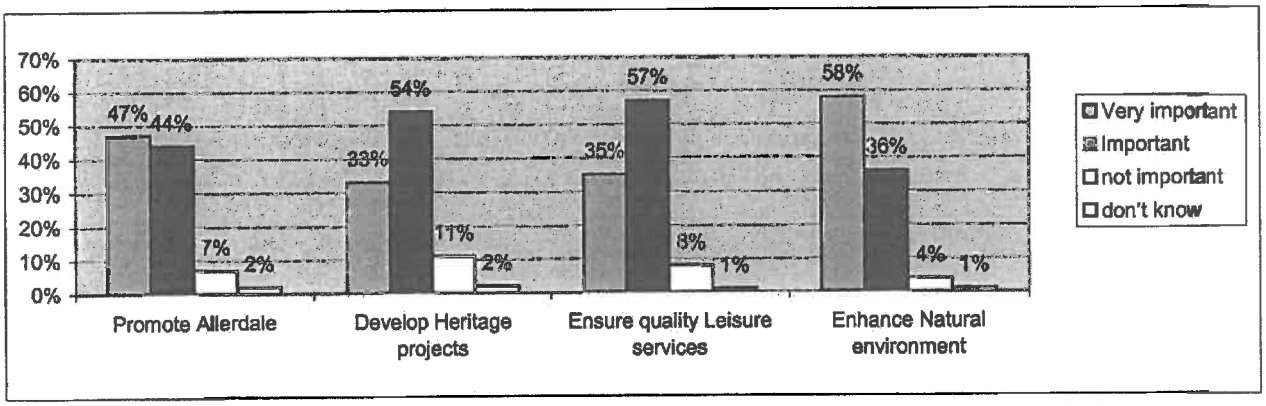


Of those who responded to this question, more people felt further education was very important (53%) and the least number of people felt graduate training was very important (18%)



When both responses of very important and important are shown together it is clear that people feel that Further education and business needs are very important with both scoring over 90% however graduate training was less popular and the first activity to receive below 80%

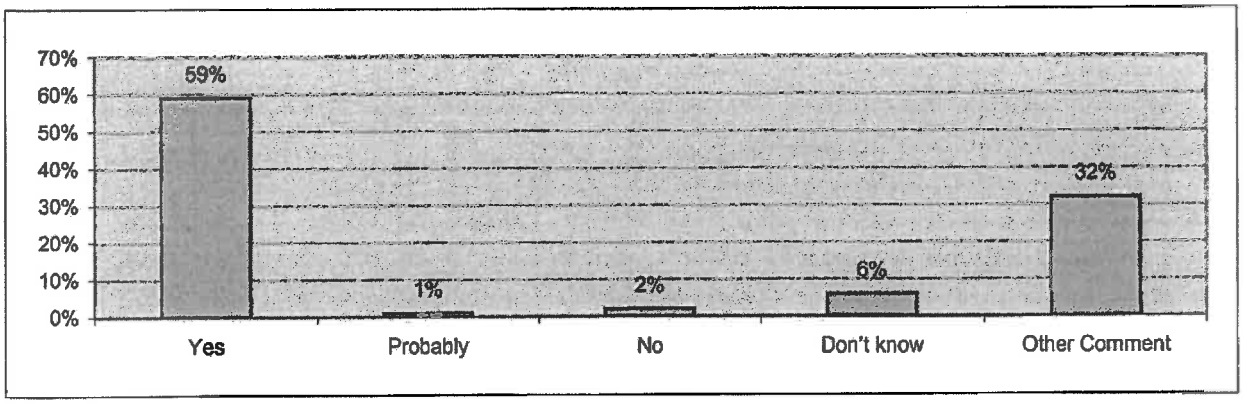
Q9. Under <u>Tourism</u> the following activities are suggested to help achieve our priority, this is how they scored:



Of those who responded to this question, more people felt the natural environment was very important (58%) and the least number of people felt heritage was very important (33%)

Q11. Do you think these are the right Corporate priorities for us to concentrate on to improve our services?

Human Resources Management
Performance Management
Financial Management
Risk Management
Service delivery
Democratic Process
LSP
Social Inclusion
Meeting needs of young people
Meeting needs of old people
Equality & Diversity



There were 118 responses to this question. The majority of those (59%) agreed that these were the right priorities for ABC to concentrate on. 32% of the respondents made other comments which did not clearly state yes or no to the question. Some of these comments can be seen below.

* The support of good ideas economic growth and investment will strengthen and improve any area and its community. Investment must be backed up with long term support and planning.

* As long as the priorities are working together people will feel they are getting value for money from the council

* This all seems internal to the council I hope it doesn't just lead to more jobs for people to check on others doing their job

* Make sure you do not take up more time than actually delivering the service

* Don't try to address too many issues at the same time

* The activities of the council should be transparent this would enable one to judge if the priorities selected are improving services

* If I could understand these priorities then I could make comment

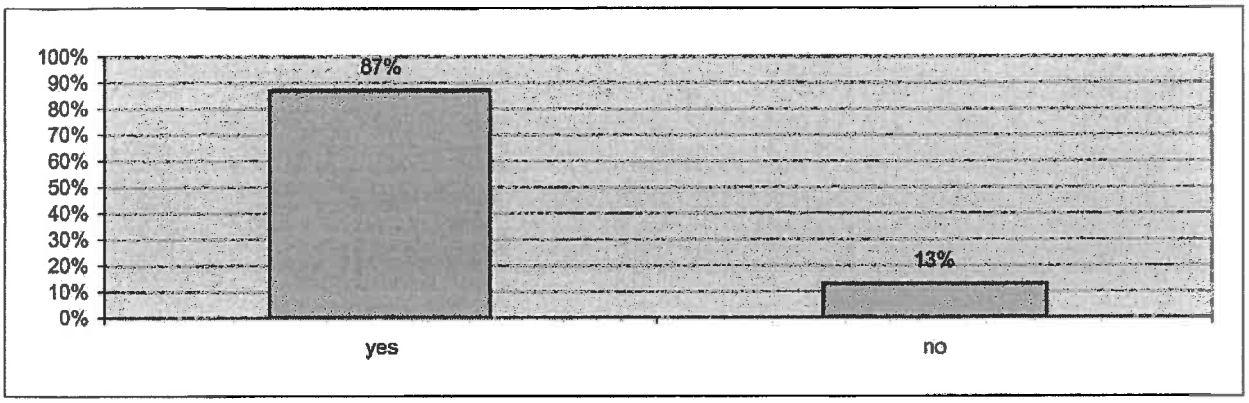
* Council tax payers will need value for money whichever priorities you address

* The needs of young and old are often overlooked. To improve the borough council strong leadership is required and avoid wrong decisions which have been made in the past

* should be more

* Don't forget that the more managers you have the less people you have doing the work.

Q12. Do you think the new Corporate Improvement Plan will help make Allerdale a great place to live work and visit?



144 people responded to this question. The majority (87%) think the CIP will make Allerdale a better place to live, work and visit.

Q12b If no why?

There were various comments made to this question. Some are detailed below:

* I don't know what the Corporate Improvement Plan is (8 responses)

* It is already a great place to live work and visit (5 responses)

* Cumbria is a great place to live work and visit but work is a dying art in the area.

* Plans do not lead to improvements. It is the implementation of plans that will.

* Getting people into work is a priority. West Cumbria is not a touristy area so no need for this to have priority

* Some parts will help but ABC still looking after themselves first and not the community, too much management and not enough doing.

* Plans aren't reality

* ABC is very good at providing plans but not very good at achieving their goals. The plan itself will not achieve nothing. ABC needs to actually take notice of stakeholders

* You have to deliver the plan, itself will not produce anything

* Because the only improvement the town is receiving is to attract tourists to shop in the town centre, we need other jobs in the area other than retail

* I feel that Allerdale must broaden it's outlook and consider not just Workington but other areas within the borough

* Expanding on equality and diversity should be considered above all

* No employer in his right mind would choose to relocate to a place 50miles from a motorway

* This is all more than the council's responsibilities and as such will make this an expensive place to live

Other Comments

* Well done for consulting people about this and seeking their views (2 responses)

* I don't see any plans just areas that need improved, no strategy to bring about this improvement

* Regeneration is good but only brings about more traffic, this should be considered

* Job creation half way down the list not at the top, how do you expect youngsters to stay in area with no prospects

* If you are wanting to make Allerdale a better place to visit you will have to ask tourists what they want

* The closure of large employers in the area will damage and ruin improvements being made

* Need less bureaucracy and more front line services

* Please consult properly, good public meetings and conversations. Allerdale Outlook does not go borough wide

* Maryport seems left out

* Good luck Allerdale

* The CIP should be a success as long as the rate payer does not have to bear the total cost

* Please enable young people to live in Keswick where they work

* homes and jobs for Allerdale people

* less meetings to arrange meetings and a little more getting on with it!

* All depends on money, (council tax etc. please no rises)

* I think you need to give more consideration to the smaller communities not just the larger towns

* Less concern about tourism and more concern for the environment which tourism is destroying

Core Strategy

Issues and Options consultation

September 2006

Allerdale
borough council
www.allerdale.gov.uk

Issues and Options

Introduction

In 2004 the government introduced a new planning system through the Planning and Compulsory Purchase Act. This requires all Local Planning Authorities to produce a Local Development Framework in order to replace the old Local Plans that were in place.

The LDF will be, unlike the previous Local Plans, made up of a number of separate documents. The first Development Plan Document to be produced within the Local Development Framework (LDF) will be the Core Strategy. This will outline the main issues and principles that are to be worked towards and how these will be achieved.

In order to examine the issues and options, which should be addressed in the Core Strategy a number of consultation methods were undertaken in 2006. The main topics that arose within these consultations focused around issues of housing, particularly affordable housing, local services, employment issues with regards to the location and type of any possible future employment sites, proposed new developments (particularly housing) and any suggested measures for sustainability during the development itself as well as measures that could be implemented following completion and the protection of landscapes throughout the borough.

Core Strategy: Issues and Options Document, September 2006

The first step taken in the consultation process took place in September 2006 when Allerdale Borough Council produced a Core Strategy Issues and Options report. Within this document there were 68 questions produced in order to give the public an opportunity to comment on the basic principles and policy approaches that were set out within the paper. With the document there were two comment forms produced, these took the form of a full 68 question survey and a summary questionnaire containing 39 questions this was based on full questionnaire.

Following the distribution of the questionnaires 65 responses were received. Below is a summary of the results obtained the percentages discussed are based upon the number of responses received on each question.

The vision for Allerdale as set out within the document is "A community which is innovative and sustainable, and offers all its people, as individuals and in communities, a quality of life which enables them to play a full part in our society, through their work, their leisure, and their social networks."

Vision

This vision was agreed with by the majority of the respondents (77%), with 57% of those who completed a questionnaire feeling that the vision is a fair reflection on the needs and aspirations if the community. Although there were some comments made stating that there should also be consideration given to issues surrounding landscape protection, matters impacting on climate change and biodiversity, the need for more private housing and some stating that sustainability must be the main goal.

Objectives

With regards to the objectives outlined within the Core Strategy document 2006, 62% found them to be appropriate and 57% found them to cover the long term aims of the district. However there were comments made that suggested further steps should be taken to encourage better public transport and include accessibility to services for rural communities. It was also said that there should be a greater emphasis put on employment issues, recognition should be promoted for the 'Port of Silloth'. There should be methods taken to ensure new developments are accessible via a range of public transport services and to ensure that traffic growth is limited through the use of sustainable transport means.

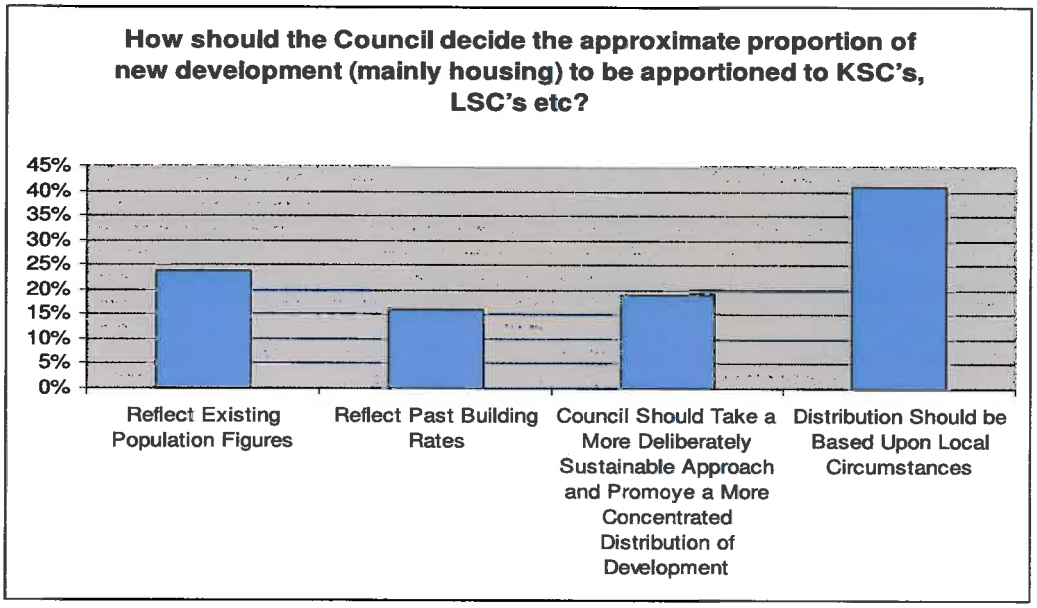
Basic Principles

The document then outlines its Basic Principles and Policy Approaches with the targets and projections that the Council aims to achieve and invite comments on these strategies from the community in order to discover if they consider that any proposed changes and developments are necessary and sufficient to better the area and support future needs.

Scale of Development

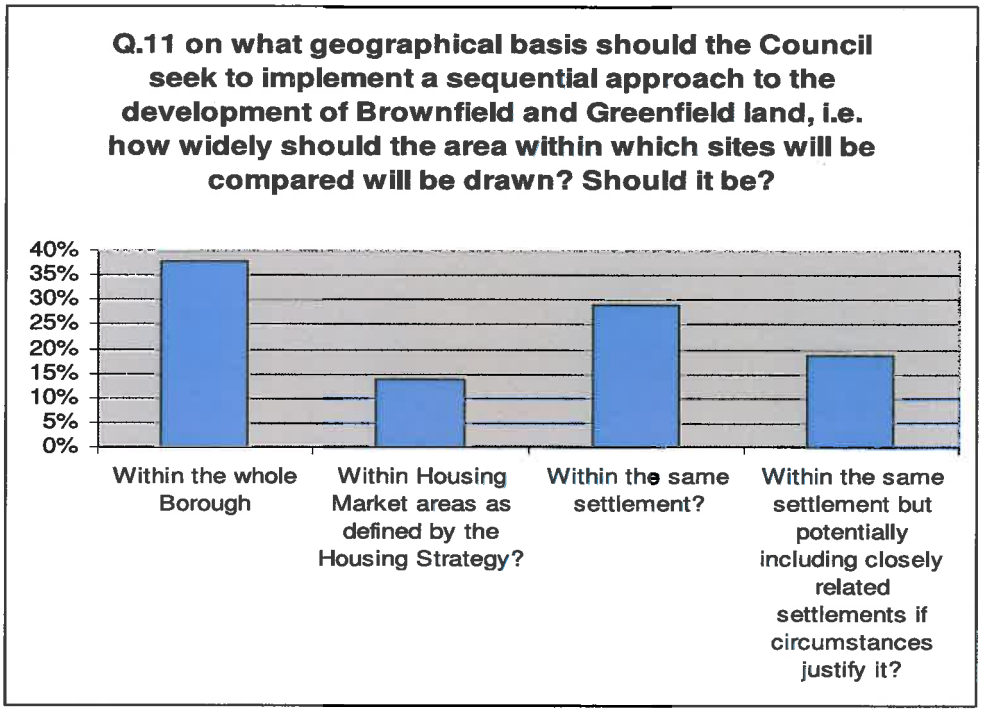
The report indicates that The Regional Spatial Strategy (RSS) has specified that a requirement of 267 new dwellings per year will need to be built to meet the future expansion of the community. The response to this was split with 34% agreeing with this statement and 36% stating that the number should be higher in order to boost local economy and underpin regeneration within West Cumbria in the future. In relation to the idea of a housing clearance scheme there were 31% of people in favour of this strategy and 27% stating it should only occur in cases where the property is in a condition that would be too expensive to repair or in a very poor state.

When considering the location of new development the majority of respondents were in agreement that the distribution of the proposed 267 new homes per year should be appointed following the examination of local circumstances (31%), as shown in the graph below.



42% of the respondents were of the opinion that the Core Strategy should include a list of villages or Local Service Centre's (LSC's) where development of an appropriate scale could be located with 35% feeling a list of criteria by which LSC's will be defined later would be more useful.

When considering the topic of development sites on Brownfield or Greenfield land, a sequential test is recommended, during the questionnaire the respondents indicated that they felt this test should be carried out on possible sites throughout the entire borough (23%), rather than just within housing market areas. As shown below.



Services

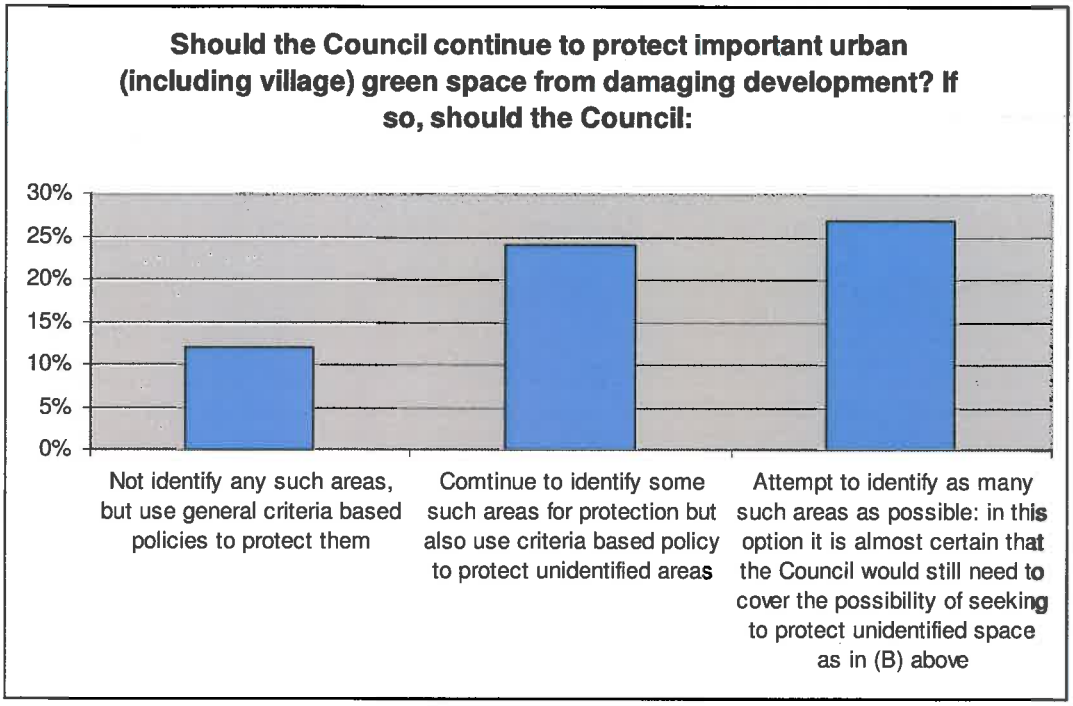
Those completing the survey were asked to rank a number of services in order from 1-8, with 1 being the most important and 8 being the least. The results are displayed in the table below. Rail and bus links were seen as important as accessibility to these services are essential if sustainable development is to be achieved. Also it allows the car use to be reduced as well as congestion on the road. Also commented on was the need to support these local services in order to assist the community in future developments including rural regeneration, diversification and access to communications technology. In order to achieve this, a study of each settlements role and function within the wider community needs to be conducted with reference to accessibility, housing needs, employment provision, local services, retail provision and catchments.

1	Primary School
2	Rail/Bus Link
3	Shops
4	Post Office
5	Village Hall
6	Doctors Surgery
7	Public House/Hotel
8	Church

Open space

When considering the issues surrounding green space/urban landscape the majority felt it necessary that the council should attempt to identify as many green space areas as possible, this would mean that it is

almost certain that the Council would still need to cover the possibility of seeking to protect unidentified space. As depicted in the graph below.

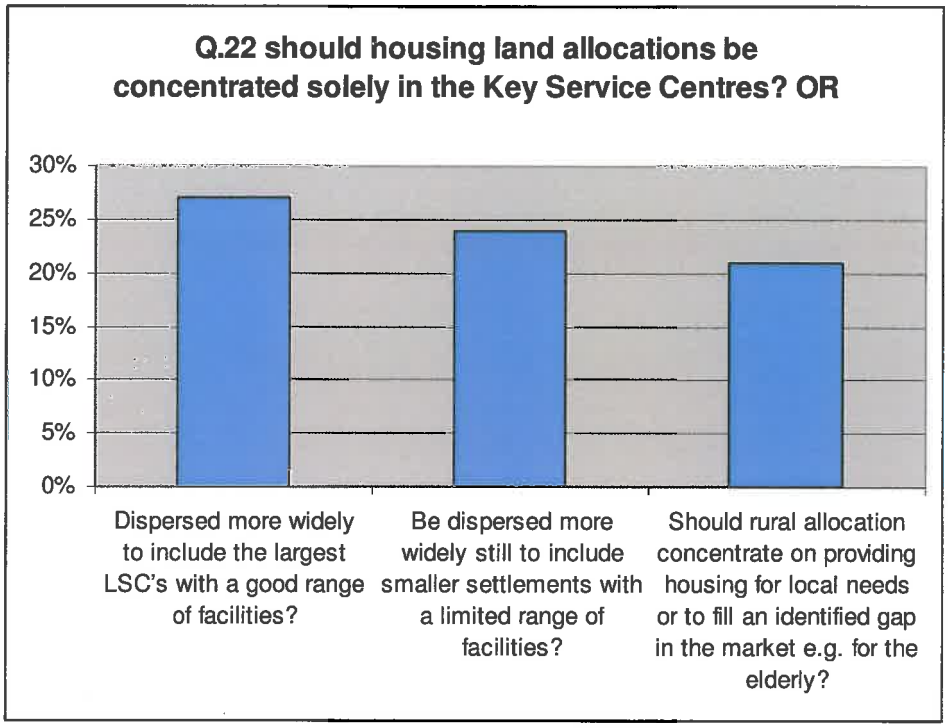


Settlement Hierarchy

60% of respondents feel that the LDF should contain a hierarchy of villages with LSC designation. However there was a split decision amongst the participants as to what should be required of a village in order for it to be designated as an LSC. Among the views were that, there should be no minimum requirement for this, one respondent thought that there has to be a rail or bus link available in order for a village to be classed as an LSC, another believed that there has to be a school in place, with a further participant stating there needs to be shops, with an additional member believing there should be at least 5 of the 8 mentioned in the table above and a further one feeling that there should be a doctors surgery within the settlement for it to be classed as an LSC.

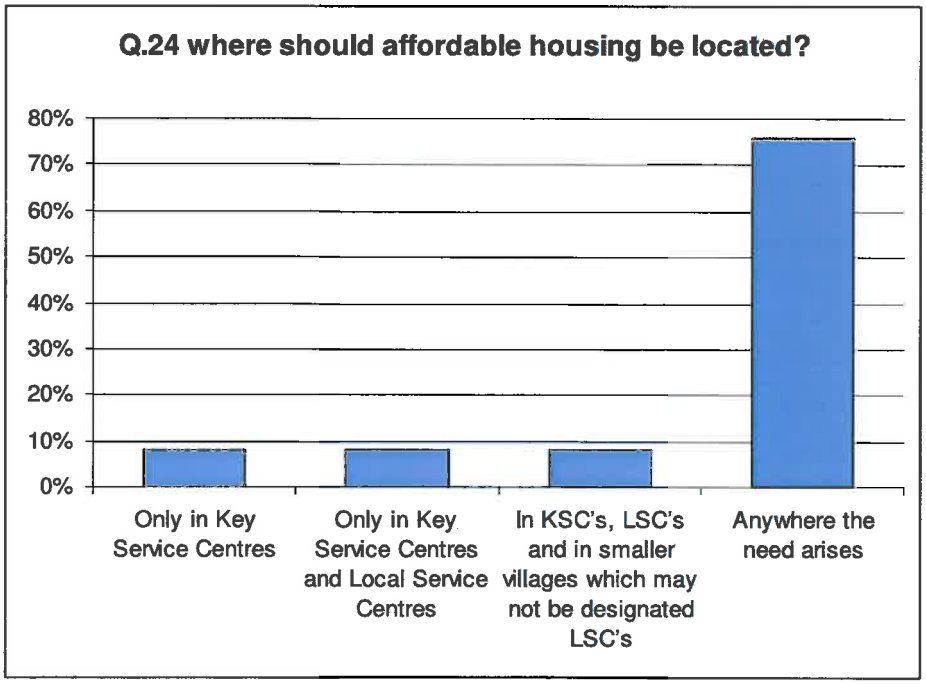
21% of those who took part in this survey felt that the LDF should be more restrictive than the Local Plan in terms of reducing the number of villages in the borough in which development should be allowed. Also 55% of respondents believe that development boundaries should be drawn around Key Service Centres and Local Service Centres in order to control development and the other 45% considered that a criteria based policy would be sufficient enough for this purpose.

When asked to consider the location of housing land allocations the participants generally felt that this should be dispersed more widely across the borough as opposed to being solely positioned within Key Service Centres, as shown below.

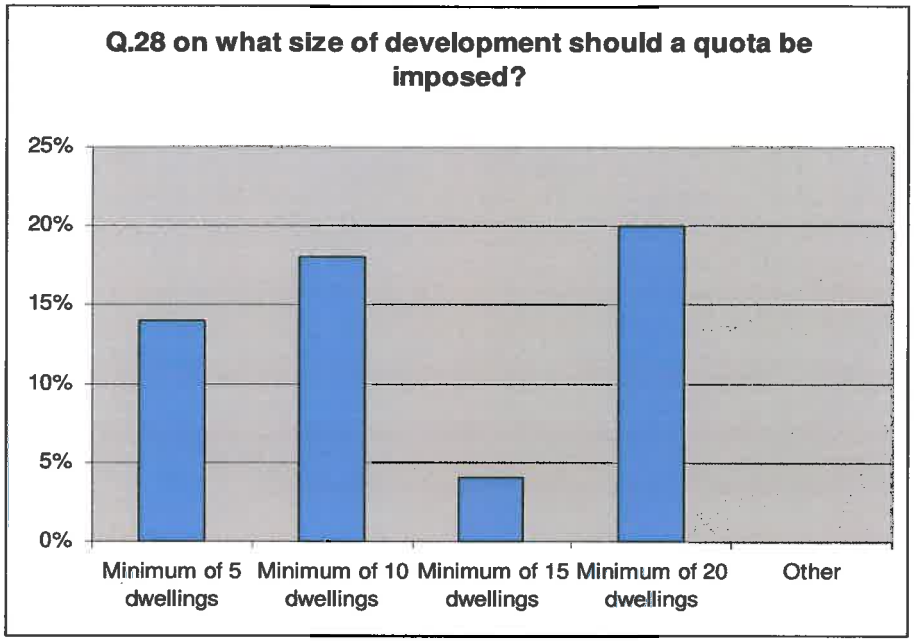


However, when considering the option of affordable housing there was an overriding feeling amongst the participants, with 56% of those who took part believing that they should be located anywhere where a need arises. As depicted below.

Affordable Housing



In relation to this issue 30% of respondents feel that there should be a quota of 20% of dwellings set aside for the purpose of affordable housing amongst developments. Although there was a split decision as to what size of development that the quota should be imposed on, this is shown in the graph below. With 38% of participants stating that the quota should be lower in rural areas.

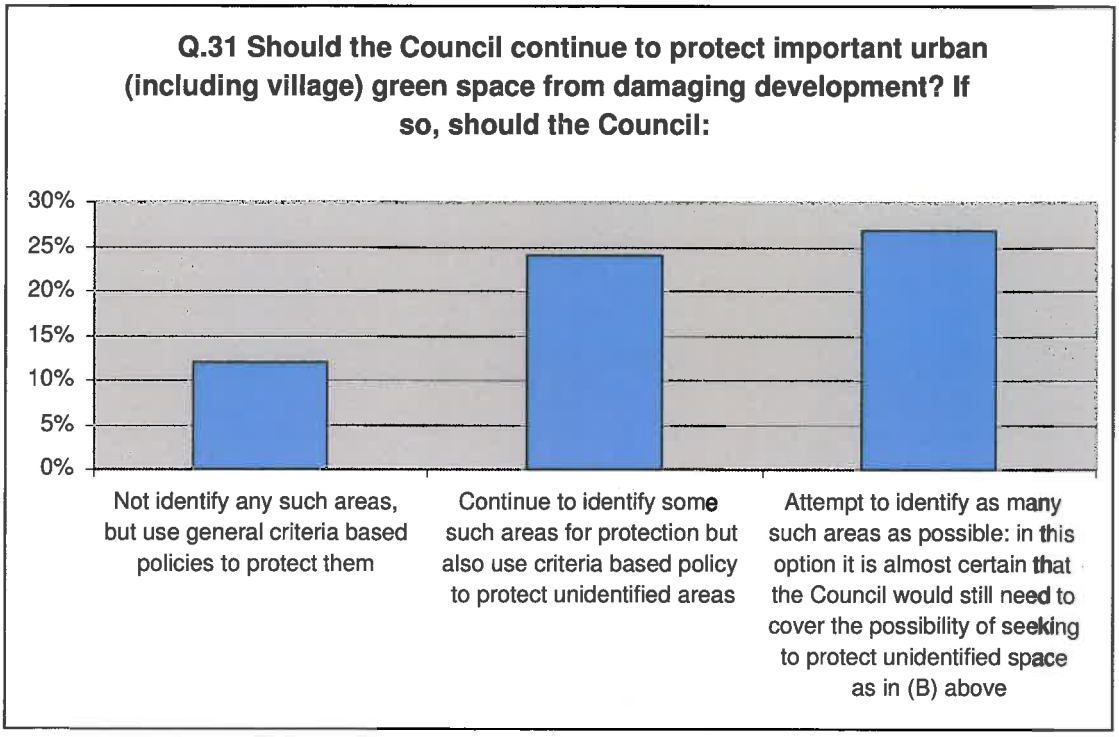


Gypsy and Travellers

With regards to the traveling community, the possible option of a transit site location was brought up in the questionnaire. It was felt among the respondents (71%) that the sites should be set up in a position where there is a greatest need, where as 29% felt that they should be located in the largest urban areas only.

Landscape

It was believed by 42% of participants that the Council should continue to define local landscape designations despite guidance in Planning Policy Statement 7. With 25% of people thinking that the Council should not identify any local landscape designations and rely on general criteria based policies to protect landscapes outside the nationally designated landscapes such as the Solway Coast which is a designated Area of Natural Beauty.



As shown in the graph above, the majority of people who completed this survey believe that the Council should make an attempt to identify as many areas of green space as possible in order to protect them from any damaging development. With the next largest group feeling that the Council should continue to identify areas for protection but also use criteria based policies to safeguard any unidentified areas. With 54% feeling that private land should be protected as green space.

Biodiversity

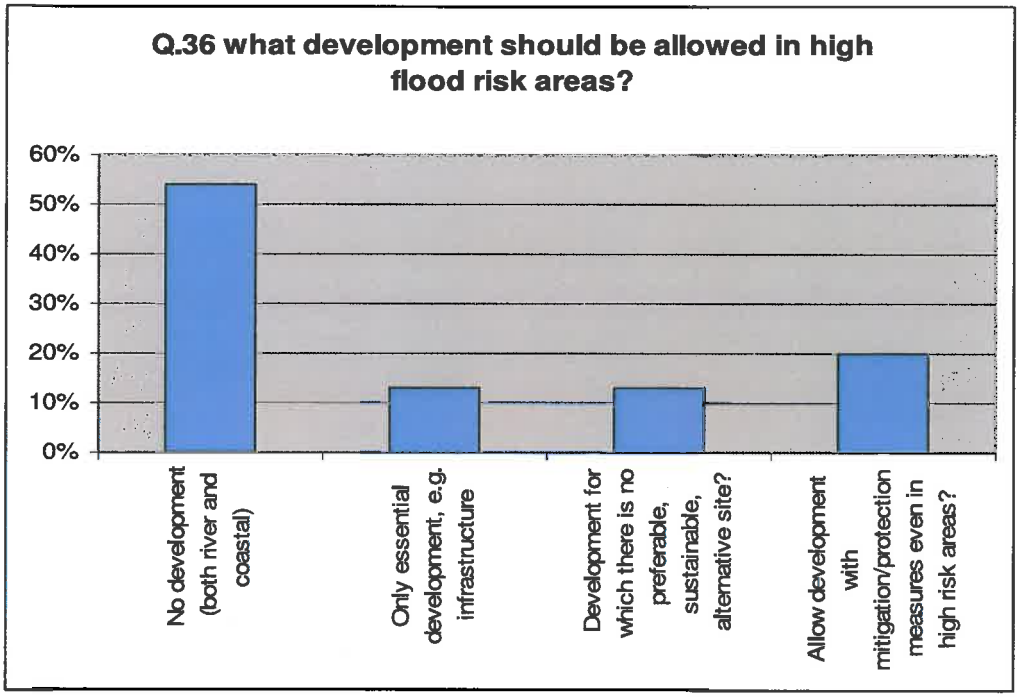
A majority (57%) considered that there should be a more pro-active approach to protecting and enhancing bio-diversity/habitats as part of new developments and 51% thought that the Council should be more active in acquiring, designating and managing more Local Nature Reserves.

There were also a number of locations across the borough which the respondents of this survey felt were worthy of protection for their biodiversity. These were:- Curwen Hall, Mill Field, Harrington marina, areas of beaches and sand dunes, village back lanes, Penneygill, Church Lonning, Village greens, the area between Kirkbampton and Thurstonfield, small clusters of woodland and wedges of land that penetrate and surround Cockermouth.

Flooding

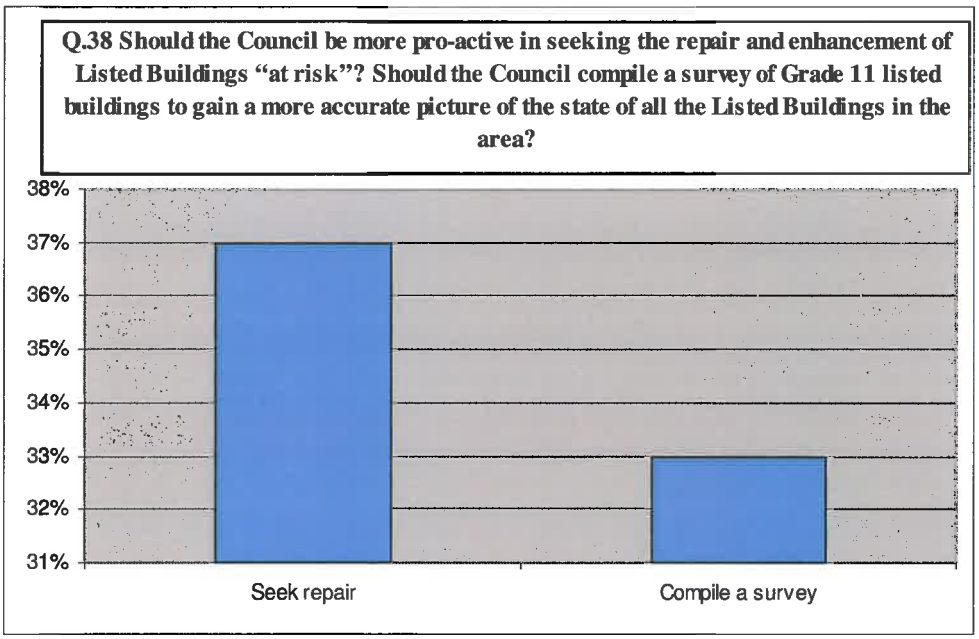
When considering the issue of developing on areas of high flood risk, 40% of respondents felt that no development should occur on this type of site. With 13% feeling that development should be allowed so long as there are

mitigation/protection measures put in place. This is shown in the graph below. Comments made surrounding this topic were that the Council should ensure that PPG25 sequential approach to site selection is applied in all cases in order to ensure the most suitable measures are taken. A number of those who participated in the survey believed that the policy on such matters should be flexible and take into account each particular site as well as the threat it will face subject to climate change



Historic Environment

When considering whether the Council should be more proactive in seeking out the repair of listed buildings at risk 67% of respondents felt this was a positive approach with 33% agreeing that a survey should be compiled to show a more accurate picture of the Grade II listed buildings in the area. A graph of the results is shown below. There were also 46% of participants felt a "Local List" of buildings that merit preservation should be produced.

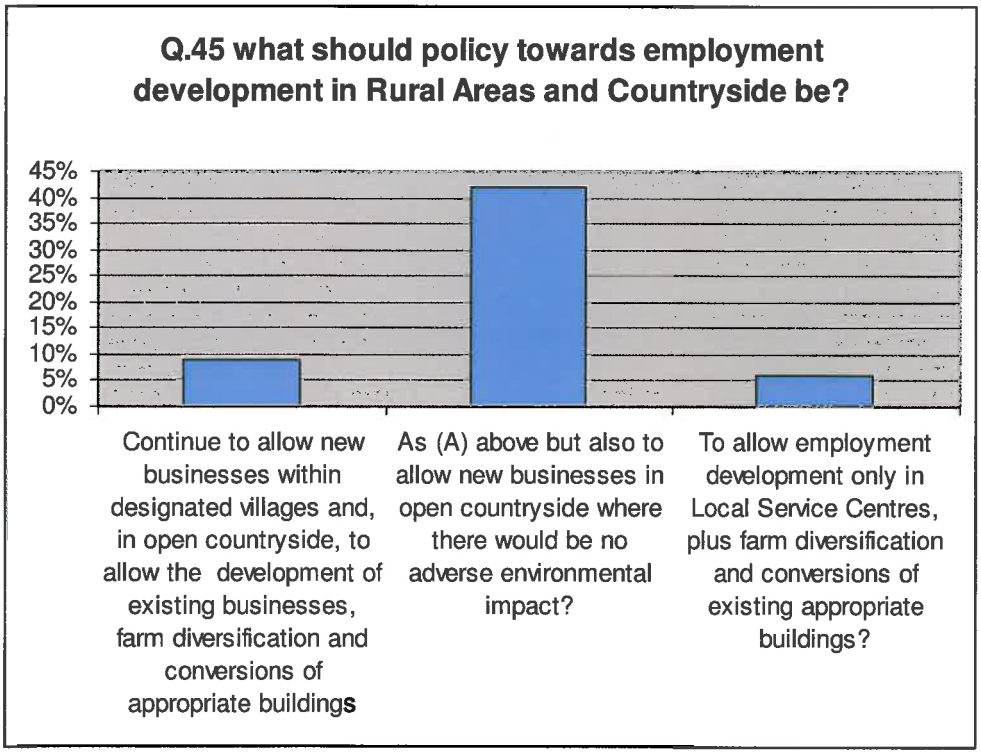


Also mentioned were sites that people thought would justify designation as new conservation areas. These were:- Workington's Old market, Clifton Hall, Curwen Hall, Castles and old buildings throughout the district, Maryport Harbour, Aspatria, the centre of Broughton, Wigton, harbours, coastlines and Allerdale market towns

Employment Land

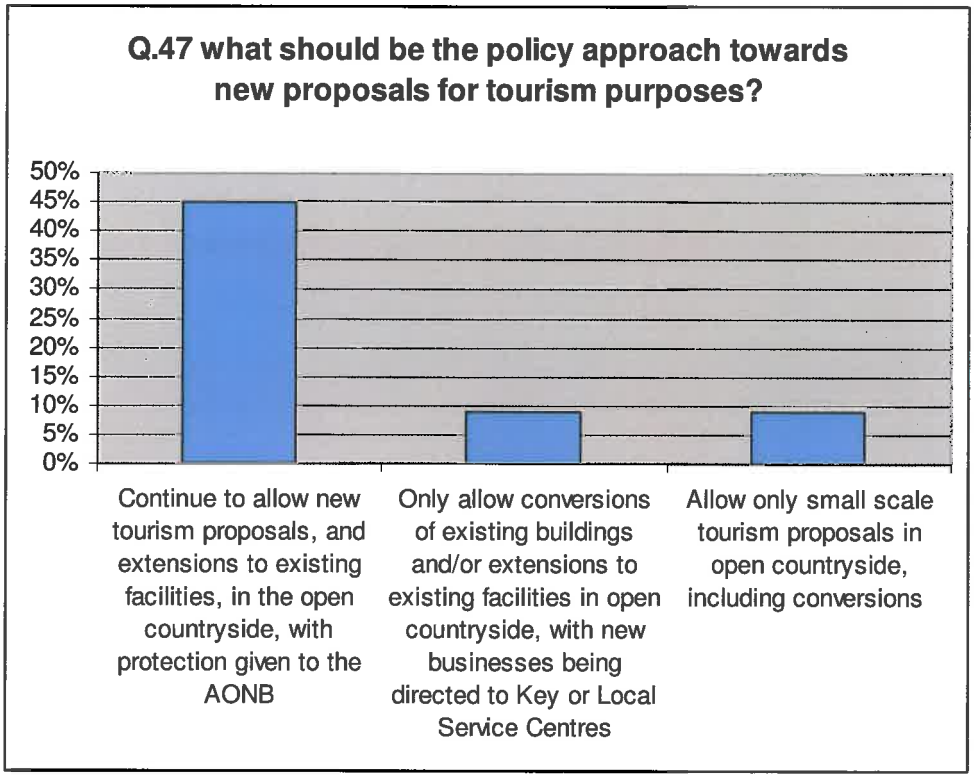
29% of those who completed the survey felt that land should be allocated in line with the requirements set down in the RSS. However, 25% were of the opinion that it should be allocated in order to retain a generous supply of employment land. In keeping with this there was a general consensus among the respondents that there needs to be a more flexible approach to the types of employment sites being created, with 55% agreeing the council should focus on a wide range of sources. Which 40% of respondents agreed should be situated throughout the borough. This is as

opposed to the option of focusing on specific business sectors such as the high tech, knowledge-based or manufacturing services. Comments made surrounding this topic are based upon the need for a diversity of employment prospects in order to create a breadth of opportunities to encourage skills sharing. Comments were also made stating that the employment sites are required across the whole borough as well as in the main towns and larger villages. 23% of the participants judged there to be too much employment focused on the site at Lillyhall. 40% feel that there should be new businesses allowed in open countryside provided that there will be no adverse impact on the environment (as depicted below), with 37% believing that there should be conversions allowed throughout rural areas in order to allow for the diversification of farmland etc.



Tourism

When asked about issues relating to policy approaches on developments in tourism 43% of respondents felt that there should be an approach made by policy to provide new tourism services and allow extensions to current facilities in open countryside. The results of this question are shown in the graph below.



Retail

When asked whether or not Allerdale council should continue to promote Workington Town Centre as the main comparison retailing location in West Cumbria, the response was 56% yes. This shows a lot of support for this option; however some comments were made stating that this should be undertaken, but that it should be done in conjunction with other towns throughout the borough. In particular that Workington should have a complementary role with Whitehaven and Maryport, and should meet the needs of its catchment area. With 37% suggesting that when losing expenditure from one town centre to another there should be initiatives put in place to try and "claw back" that expenditure through further promotion of the retail trade. There were also 43% of respondents who believed that the Council should produce a list showing "Primary Shopping Streets" where non retail uses should be resisted if they begin to adversely affect the retail character of the street. Also 38% of those who participated were of the opinion that residential uses should be encouraged in town centres.

Sport

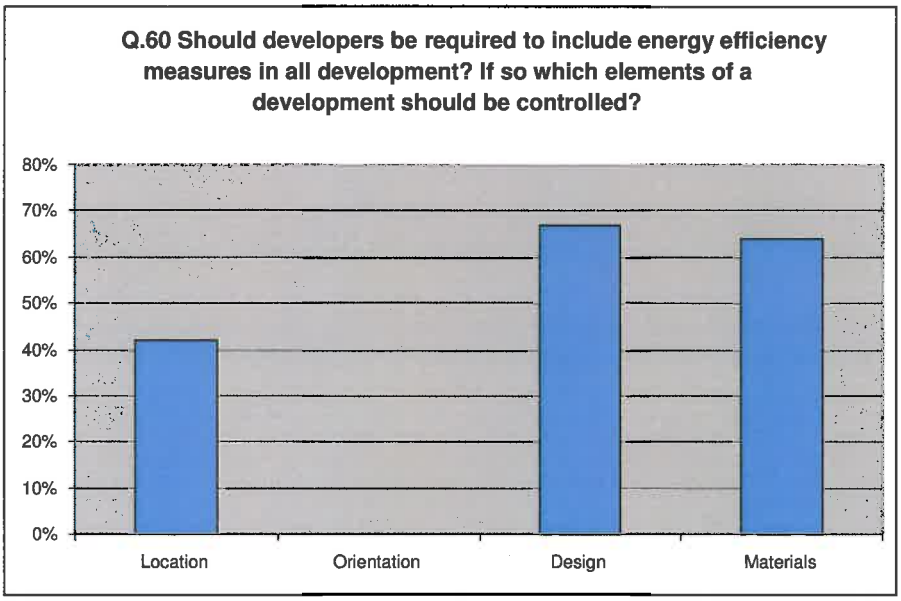
In general there was a strong feeling amongst the participants that there is a lack of sporting centres in the borough with only 20% of respondents stating that the existing leisure facilities are of the right quality and are in the right places. With 37% indicating that there is a shortage of sports and recreational facilities in certain parts of Allerdale it is clearly an issue which requires attention.

Play areas

49% of respondents thought that it is necessary for the Council to be more proactive in improving the provisions of children's play areas throughout the borough. However there are comments from those who undertook the survey stating that implementing play areas within new developments will or may cause disruption to current residents especially at night times when there may be issues with people using the play-area as a meeting place causing disruption through noise nuisance which may result in the existing residents feeling uncomfortable. Although 62% of those who completed the survey felt that housing developers should provide appropriate children's play areas within developments of a certain size.

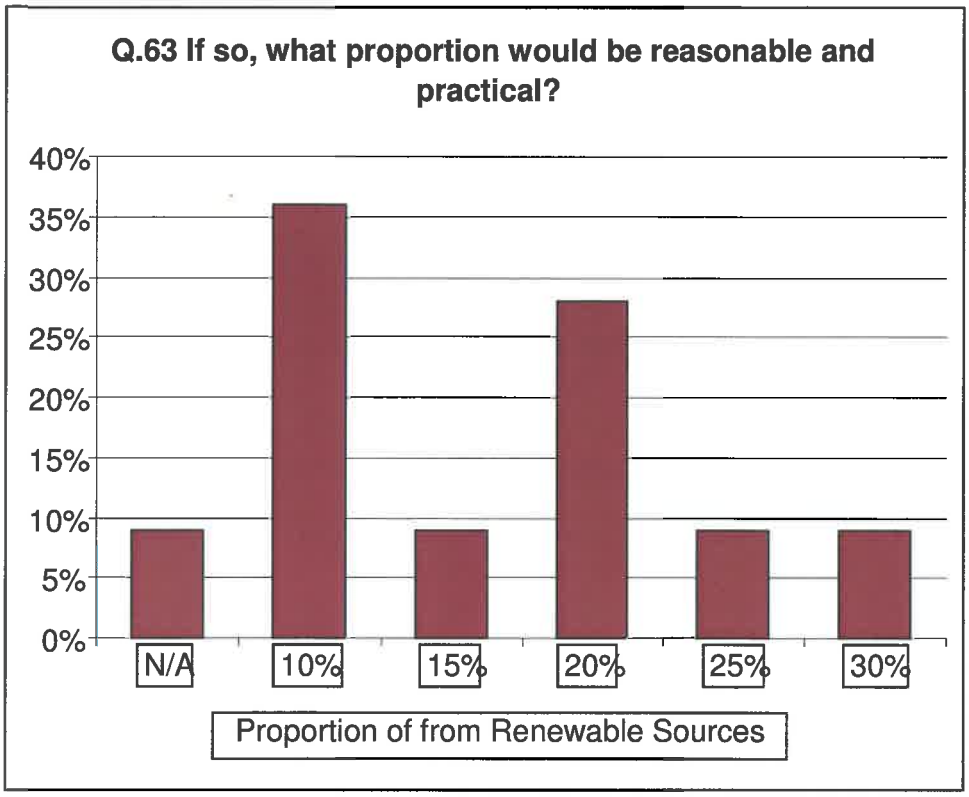
Recycling and energy efficiency

When considering the issue of whether recycling facilities should be included in new developments, 71% of respondents agreed that this would be a positive initiative and 73% believed that the use of recycled materials should be encouraged in all developments. Also 71% of people who returned the survey are of the opinion that planning policy should encourage the use of locally sourced materials in developments. The respondents also commented as to which areas of the development should be required to include energy efficient measures. The graph below shows that the large proportions of people surveyed believe that the design (71%) and materials (69%) are the most important areas in need of control.



Along with this idea of incorporating energy efficient measures into developments 77% of respondents stated that developers should be required to submit energy statements with all planning applications (other than domestic extensions) in order to see what energy efficient methods have been undertaken during construction. 58% of people also felt that new developments should be required to produce a portion of its energy from

renewable sources. The proportions which they felt were reasonable are shown below.



Transport

54% of respondents believe that the majority of future developments should be directed towards areas where the most sustainable methods of transport are available. Such as cycle routes and footpaths. However, this may be an issue with regards to safety and reliability of the various methods, such as the extent of the bus networks and cycle ways within the major towns.

Also when questioned with regards to the car parking standards, 37% of those who took part believed that there is need for more parking in town centres. This was seen to be a particular issue in Maryport. Suggested solutions to this issue were that the Council should stop planned closure of existing car parks, be more expensive in town centres and be more flexible pricing policy, allow more time to park with also having more free short term parking, monitor the use and demand of such services, eliminate traffic wardens and produce some park and ride facilities.

These results show a very sustainable outlook by those who completed the survey with many indicating the need for location of new homes near to public transport methods and the use of local and recycled materials within housing developments as well as producing recycling facilities within developments.
Full details of this survey results are contained in appendix one.

Allerdale Outlook Magazine

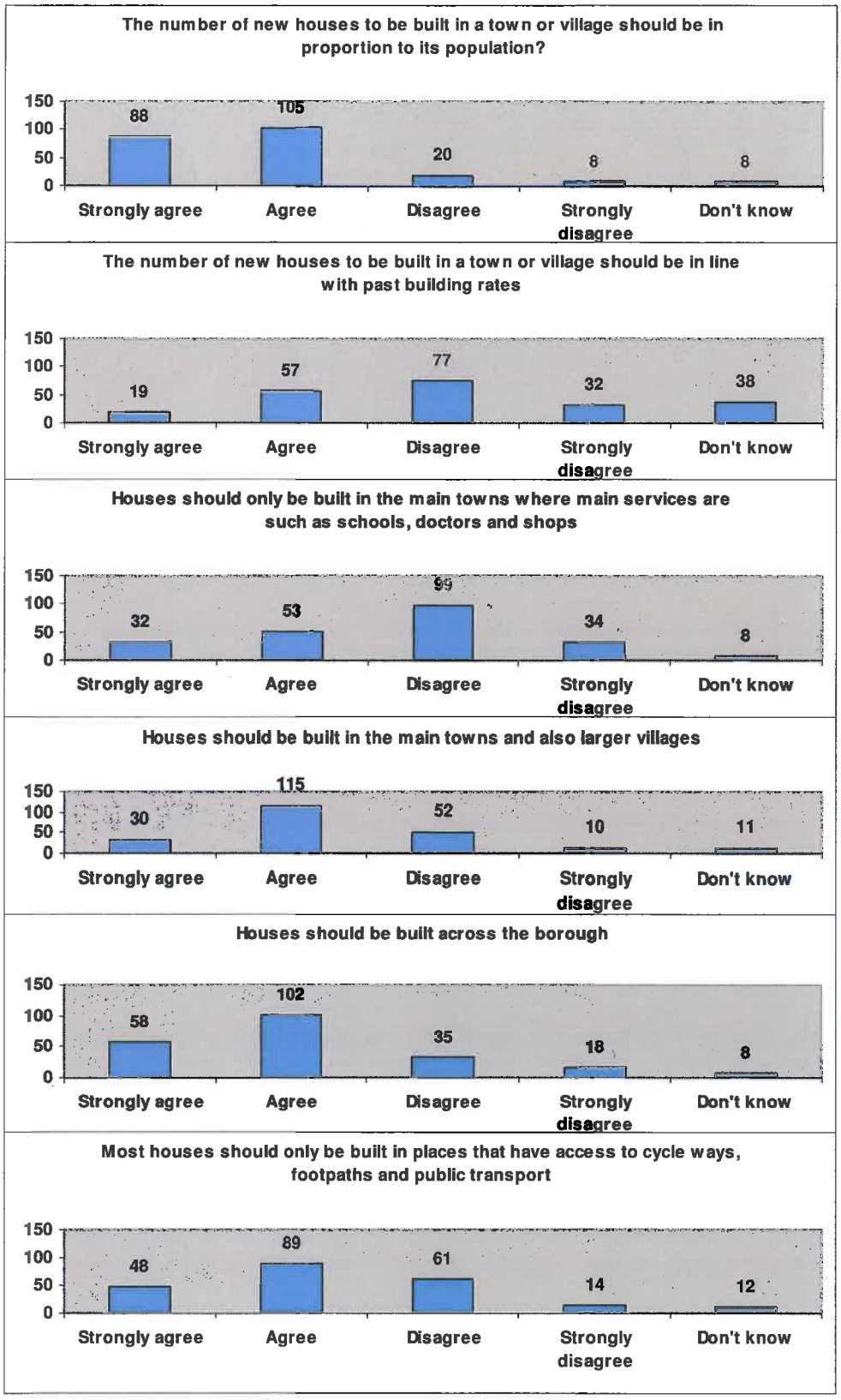
In the 2006 autumn edition of the Allerdale Outlook Magazine a similar questionnaire to that contained within the Core Strategy document was published. This offered the readers the chance to complete the survey giving an incentive of the chance to win a luxury hamper. There was a much higher feedback rate for this version of the survey, with 239 questionnaires being completed and returned.

This questionnaire focused on the issues surrounding housing, in particular affordable housing, services provision, employment, recycling facilities, recreational facilities, children's play areas, areas of green space and areas of historical interest.

The survey opened by asking for views regarding the possible location of 267 new homes per year proposed in the RSS. The majority of respondents held the view that the number of new houses to be built should be in proportion to its population with 84% of the group agreeing or strongly agreeing with this statement. This was followed by 67% of the participants stating that the new homes should be located in the main towns and larger villages. The graphs below show the results of the question in full.

Q.1 The Government dictate that the Council can allow, on average, 267 new houses to be built in Allerdale each year. Where do you think this housing

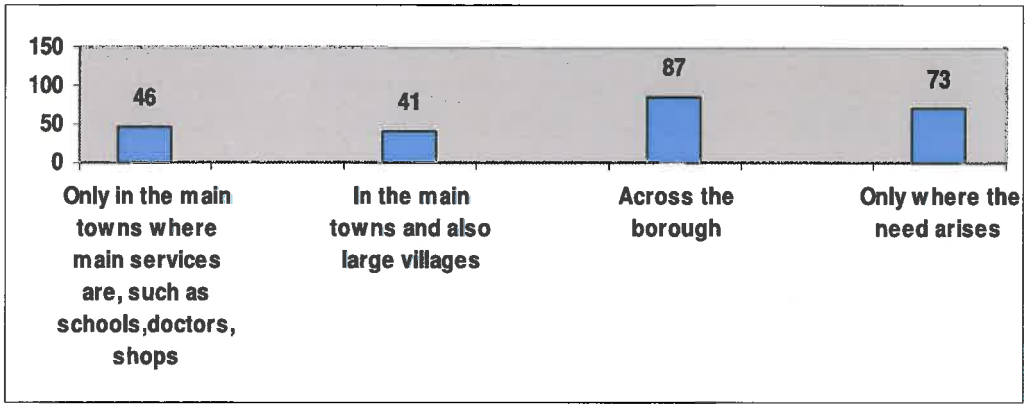
should be built?



Affordable housing

With regards to where affordable housing should be developed, the majority of the respondents (35%) agree that there is a need across the whole borough and developments should occur where the need arises (30%) and not just within the larger towns or villages, as shown in the graph below. The need was stated to be across the whole borough and shouldn't be limited by criteria of services and facilities but assessed on a case by case basis.

Q.2 Where do you think affordable housing should be built?



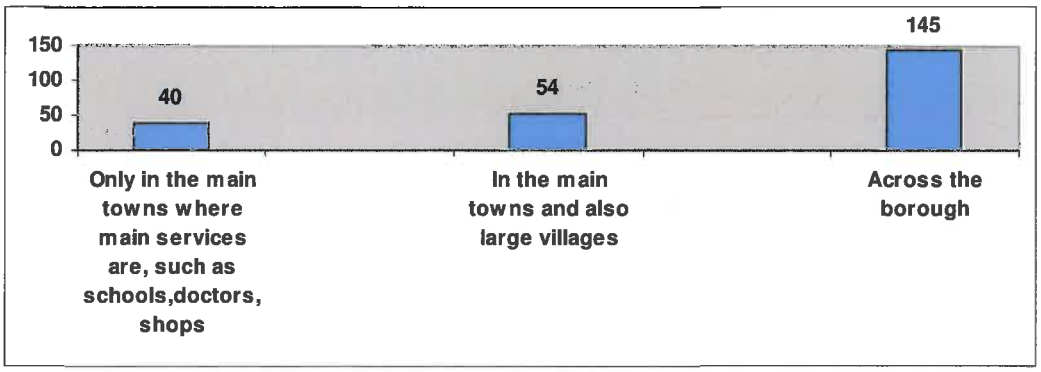
When ranking the importance of public services around the borough the results found that, to the people who had returned the survey, the most important service was the Primary School, followed by Rail/Bus Links, Doctors Surgery, Post Office, Shops, Village Hall, Church and then Public House or Hotels.

Other services mentioned as being important to local villages and towns through this survey were Play Areas, Sports and Leisure facilities, a Police Station, Library, Youth Club, Hospital, Recycling Facilities, Access to Banking, Street Cleaning, Cycle Routes, Community Centres, Fire Station, Phone Box, Public Conveniences (better, open and clean), Post Box, Optician, Better Lighting, Adoption of Roads, Flood Warnings, Tourist Information, Farm Shop/Local Market, Ambulance/Air Ambulance, NHS Dentist, Bowling Green and Job Creation.

Employment Land

The first survey discussed within this report found that 41% of respondents thought any new employment sites should be spread across the borough and not just located in Key Service Centres. This opinion is mirrored within this questionnaire which found that 61% of respondents were of the same belief, as shown below.

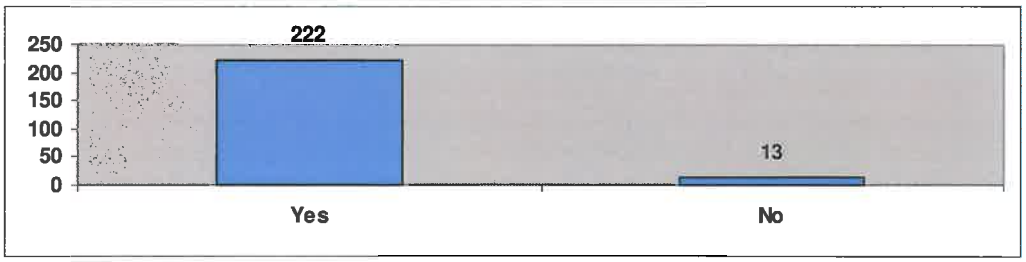
Q.4 Where should employment sites be located?



Recycling

As depicted by the graph below 94% of the respondents from the Outlook survey believe that developers should be made to provide recycling facilities for new developments. This is nearly as strong as the view held by 97% of those surveyed in the first document. Showing that many of those within the community hold a positive attitude towards sustainability and recycling.

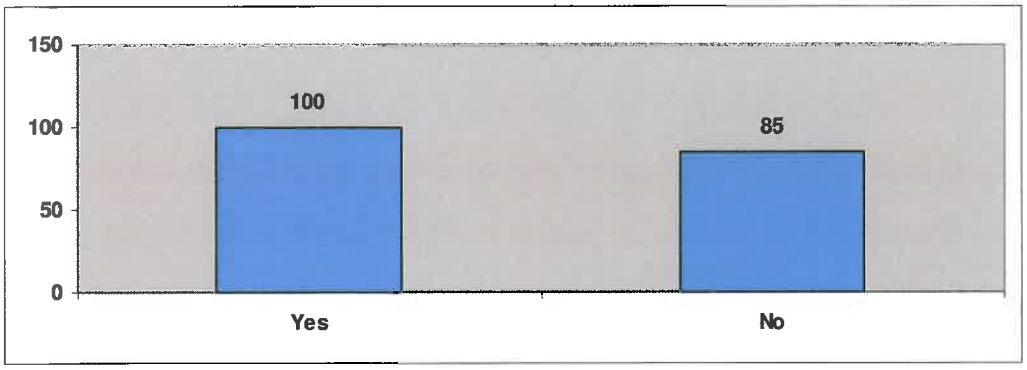
Q.5 Should building developers be made to provide recycling facilities for new developments?



Sports Facilities

As shown below there are a lower number of people declaring a shortage in sports facilities across Allerdale than in the original survey with 54% stating that this is an issue as opposed to the 78% who declared this opinion within the first consultation questionnaire. As shown below.

Q.7 Is there a shortage of sport and recreation facilities in certain parts of Allerdale?



However, with the results of the second survey came a listing of areas where there could be more or better facilities. The table below shows where these locations are and how many of the respondents suggested the particular locations.

Location	Number of Respondents
Wigton	14
Cockermouth	11
Rural Areas	11
Maryport	8
Keswick	7
Workington	6
Aspatria	5
Thursby	3
Abbeytown	3
Little Clifton	2
Silloth	2
Northside	1
Borrowdale	1
Rosley	1
Stainburn	1
High Harrington	1
Dearham	1

Play Areas

With reference to the issues of childrens play areas there was again a response stating there is a need for such facilities, the table below demonstrates the areas where these are required and the number of respondents who brought up each particular location. The comments received about this issue were also very positive with many stating that they are in

favour of play areas being developed along with new developments as it provides residents of all ages with somewhere to socialize. As well as fears of the safety at present for those who do not have access to a play area and so are forced to play on or around the street.

Location	Number of Respondents
Various Areas of Workington	17
Various Areas of Cockermouth	7
Various Areas of Maryport	4
Little Clifton	4
Keswick	4
Wigton	4
Eaglesfield	4
Bruoghton Moor	2
Seaton	2
Bridgefoot	2
Silloth	2
Great Broughton	2
Tallentire	2
Torpenhow	1
Abbeytown	1
Brigham	1
Rosley	1
Westward	1
Woodside	1
Braithwaite	1
Little Broughton	1
Plumbland	1
Tallentire	1
Dearham	1
Caldbeck	1
Lorton	1
Dovenby	1
Camerton	1
Papcastle	1
Aspatria	1
Everywhere With Schools	1

Within this survey it was found that 87% of respondents have an area of green space that is important to them and they think should be preserved. A large number of areas were mentioned including:- Hall Park, Curwen Parks, The Cloffocks, Caldbeck Common, Village Green, Little Clifton; High Harrington, Recreation Field, Abbeytown, Great Broughton Village Green,

Allonby Dunes area, Branthwaite, Harris Park, Town field, Keswick, Sea Brows, Mawbray, Millennium Green Maryport; Jubilee Walk, Wigton; Derwentwater Foreshore, Memorial Gardens, Cockermouth, Blencogo playing field, the fells and coast, Camerton Brickworks, Strawberry Howe, Tarn Close running track, Silloth Green, Millfield, Ellerbeck Wood,Fitz park, Keswick, Tweed Mill Lane, Harrington Nature Reserve, Village Green, Gilcrux, Hayton Village Green Allerby Village Green, Crosscanonby Village Green, St. Mungo's Park, Aspatria, Cockermouth Cemetery, The Greenway from Bellbrigg Lonning to Cockermouth Fire Station, Fitz park, Cockermouth, Kirkbride, The Lees, Oulton, Hope Park, Keswick, round Derwent River,Village Green, Thursby, Crow Park, Keswick, Borrowdale, behind Nelson Thomlinson School, Wigton.

It was also found that 78% of those who returned the survey saw a part of Allerdale's towns and villages as being important to the local area. These were listed as being:- Curwen Hall, Portland Square, Keswick Museum, Moot Hall, Maryport Docks, Listed Buildings in Blennerhasset and Torpenhow, The Cloffocks, Keswick Town Centre, Hall Park, Millfield, Priest's Mill, Caldbeck, The Hawk, Caldbeck. Maryport Maritime and Roman Museum. Pardshaw Crags and Meeting House. Wigton's Georgian and Victorian Heritage. The Kirkstile and St. Oswald's Church, Dean. Curwen Castle. The Quayside/Harbour, Workington, Maryport Harbour Wordsworth House, Silloth Harbour, Grange in Borrowdale, Waterloo Street, Brewery Lane, Cockermouth, Wyndham Row, Calva Hall on the River Marron. Silloth Airfield. Cockermouth Castle and Market Place. Bromfield Church, Wigton Fountain, Roman Fort at Old Carlisle. Main Streets Broughton, Brigham and Keswick. Kirkgate, Main Street, Cockermouth. Hayton Castle, Aspatria Market Hall, Crosscanonby Parish Church. The Battery Museum, Lighthouse and local churches Maryport. St. Philip's Church Yard, Eaglesfield. Dovenby, Embleton, Fleming Square, Maryport Crofton Arch, Isel. Youth Hostel, Cocker and Derwent River area.

Parish Council Meetings

There were two separate Parish Council Meetings held in order to discuss the issues and options for the Core Strategy. The first of which was held at the Greenhill Hotel on the 16th October 2006 and the second at Broughton Craggs Hotel on the 19th October 2006.

In attendance at the first meeting at the Greenhill Hotel, Wigton was, Sue Silvester (clerk to Thursby/Ousters and Allerby Plumbland/Bassenthwaite), John Hine (Vice Chair at Thursby), Donald Graveson (Wigton Town Mayor), Elizabeth Key (clerk to Wigton town Council), M.Abbott (Allhallows Parish Council Chair), W. Wise (Holme St. Cuthbert Parish Council), R. McFarfowl (Clifton Parish Council), M. Pearson (The Old School Willan St Grayton), Carole Watson (Holme St. Cuthbert Parish Council), Linda Housby (Holme St. Cuthbert Parish Council).

The meeting began with a presentation about the new LDF system which was then followed by a more detailed explanation regarding the Core Strategy Issues and Options. The council's representatives were then divided into two groups with one discussing the issues and options surrounding housing and the other discussing those around employment.

The main issues raised by the group discussing the matters of housing were surrounding the prices of properties in the area. It was indicated that the current prices are significantly higher than what local wages can afford. This has resulted in local people being forced to move away from their places of employment to the larger towns where they can afford somewhere to live. This causes knock-on effects such as the age of the population in rural areas being tilted towards older age range.

The options suggested to tackle this problem were related to ensuring that restrictions are put on future developments so that new houses can be affordable for future generations coming onto the property ladder. Also discussed was the issue of buy to let properties which was said to be in need of attention as it is reducing the availability of the housing stock which could be affordable to locals.

The most important facilities were seen by this group to be the school, post office and shop. However, it was believed that the building of additional developments would not necessarily support any existing facilities within a settlement as the view is that the majority of people would purchase the bulk of their goods at main shopping centres in surrounding towns.

The group who were discussing the issues surrounding employment factors and possible options for these felt that any new businesses should have to have a locational need within the community. It was also said that

there should be no new businesses allowed to be created in open countryside. Those existing businesses currently in place should be allowed expansion based upon their individual merits as there is a need to develop local business. It is thought that there is a need to be flexible due to there being a variety of needs and larger units may not be suitable so the use of existing buildings may be better. As there is an issue that outside investors may not stay for the long term, there is a need to develop local businesses. With the loss of major employers in the area there is a great problem facing the work force and skills base.

The location of industries was said to have its own agenda which means the issue of developing a skills base is important and the option of using financial carrots in order to influence decisions on the locations of new businesses. But it was important to ensure that the scale of any new development will be in proportion to the setting that it will be in. It was discussed that small scale tourist developments should be encouraged with the need to extend the main summer season in order to bring in an income over a longer period. With there being a waiting list for the existing caravan sites it can be seen that interest in the area from tourists is high. It was also stated that the conversion of existing buildings should be encouraged along with diversification of properties and land. However it was outlined that the transport and access to local villages and towns will be large factors in limiting the types of businesses that are attracted to different areas. For example Cumbria, especially the Allerdale borough is quite remote from the motorway network.

The second Parish Council Meeting took place at the Broughton Craggs Hotel in the South of the borough on the 19th October 2006. The main topics discussed during this meeting were housing, employment and the location of employment and services.

In attendance at this meeting was Albert Marcs (Allonby Parish Council) William Dougton (Allonby Parish Council), Brian Lancaster (Broughton Parish Council), K. Smart (Broughton Paris Council), R. Dobie (Broughton Parish Council), B. Graham (Broughton Parish Council), JM. Percival (Dearham Parish Council), K. Rogers (Dearham Parish Council), R. Curtis (Little Clifton Parish Council), I. Elliot (Little Clifton Parish Council), E. Auld (Caldbeck Parish Council), Anne Cartmell (Caldbeck Parish Council), Alan Winship (Dean Parish Council), Peter Hillam (Brigham) and Sue Hannah (Cockermouth Partnerhip).

The outcome of issues discussed within this second meeting highlighted many of the same issues raised in the previous meeting. For instance, it was outlined that the location of new house builds should be based upon the needs of the community in order to sustain the villages by providing a mix of housing types to cater for all people in all situations. It was thought that there is too much pressure from having an excess of executive housing and second homes creating pressure on the market. It was again thought that conversions should be allowed and that there should be work with the parishes in order to be able to identify the need and allow

developments where necessary. It was also considered that the use of control tenure such as equity share housing may be a positive step forward in helping people to get onto the property ladder and have the option of buying the home once they are in a position to do so.

The suggestions coming from the second meeting stipulate that there should be encouragement toward the growth of local businesses with the assumption that there will not be sufficient investment coming from outside of the county. There needs to be a flexibility surrounding the location of employment sites in order to ensure that they are not all located in main towns. There was also seen to be a need to promote tourism year round, as although it only pays low wages on a seasonal basis, it does support shops, facilities and promotes the landscape. It was raised that there is a need to attract more long-stay trippers as opposed to those who just come for the day in order to gain a higher spend in the area. Grants and support for existing businesses was also an issue raised as it is more difficult to gain than those given to startups.

It was seen that support needs to be given to local businesses through policy by taking into account the local impacts. It was thought that farm diversification should be allowed across the borough with a flexible policy being provided between new builds and conversions, urban concentration and limited choice for rural businesses. It was said that there is too much retail creep onto employment sites that take the trade away from town centres. There was also a comment made surrounding the issue of providing for the work force and skills base available, which has been a concern since the removal of the major firms in the county. This lack of job opportunities results in a loss of young people in the area, causing an aging population in many settlements.

It was also said that there are a lack of hotels around the borough, but it was commented that in order for more hotels to be built there needs to be a sustained demand. Although it could be argued that there is a demand for more hotels to be built as it was stated that currently local events are not able being supported by the levels of infrastructure and the number of hotels in the area. It was also mentioned that they are being run by volunteers on an ad hoc funding basis. With this is mind it was stated that transport is a major issue and the attraction of inward investment is required in order to improve the current system.

The two meetings hold some similarities with parishes in both the north and south of the borough recognizing some of the same key issues facing the Allerdale area. The issue of affordable housing being needed across the borough in order to keep in the younger section of the population is also something which was raised within the surveys discussed earlier and is clearly a matter of high importance. As was the need to spread the employment sites across the borough and attract a diversified range of employers into the area in order to provide a variety of opportunities to the residents. These were also key issues brought up by many of those who completed both the questionnaires that were undertaken.

CN Focus Group

Allerdale Borough Council asked the company CN Research to carry out a focus group on their behalf in order to consult with members of the public from across the borough on key planning issues. This was conducted on the 8th November 2006 at the Broughton Craggs Hotel near Cockermouth. The aim of this focus group was to explore and gather feedback on key planning issues surrounding future development, local facilities, affordable housing, employment and renewable energy.

The focus group consisted of 11 adults (6 males and 5 females) from a cross-section of postcodes through the Borough. The benefits of conducting focus groups is that you delve deeper than the responses you can gain from written questionnaires and get a grasp of the thoughts, priorities and attitudes of the participants toward various topics.

The group as a whole was firstly asked to express their views on the topics and was then broken down into four smaller groups and given a set of cards listing facilities. They were then asked to rank these facilities in order of which they felt were most important and explain their decisions to the rest of the group.

All groups listed Local Employment and Affordable Housing in their top three most important services, with three out of the four groups seeing them as the top one and two, showing that they are obviously priorities which need to be considered. Where as Public Houses/ Hotels were placed at the bottom of each of the groups lists.

There were also suggestions made by the groups to create multi-functional uses from some of the buildings within settlements. For example, using village halls as a possible site for a doctor's surgery or sporting facilities. The local pubs could be seen as potential community halls, providing 'all sorts of activities'. Churches were also seen as multi-functional, possibly providing cafés and shops.

During discussions it was found that there was a general dissatisfaction with the planning service and planning policy surrounding the issue of affordable housing with a need for affordable housing in all areas being highlighted. This is an issue leading to the loss of the younger section of the population in many areas throughout the borough, resulting in an ageing population.

Also brought up was the lack of a transport infrastructure that would be suitable for industrial uses. The development of IT services and software industries were seen as a possibility in order to better industries. The development of such facilities could also be used as an incentive to attract in new businesses and employment opportunities.

Along with this was the issue of expanding tourism, which has also been mentioned during the use of other research techniques, in order to

attract a year round income. This was suggested to be possible through a project such as the Eden project. This would help in attracting visitors to the area away from attractions such as the Lake District.

With regards to location, it was said that there is development required throughout the borough in both housing and industrial aspects, with a number of businesses closing resulting in the need of investment within the area. Issues were raised that developments should focus on the community not just on individual businesses. Similarly it is seen that affordable housing should be placed in locations where there is a need in order to keep young people in the area.

Facilities which were seen as important by this group were: youth facilities, childrens play areas, facilities and services for the elderly, Village/town halls, Sports facilities/complexes, affordable rural transport, employment, recycling facilities, affordable housing and housing association properties, doctors surgery, shops and post office. With pubs, churches and village halls viewed as multi function facilities.

All those who took part were in favour of renewable energy and energy conservation, both topics of discussion within the questionnaires discussed earlier. However it was noted in this group that there is too much focus being put on the use of wind farms. With no link being made between the wind farms and the local people in terms of where the energy is going. It was cited that tidal energy is the best possible asset that could be utilized by the council when implementing renewable energy systems.

Also brought up during the session was the perceived split between the coastal towns and the inner rural areas of the borough with no connection or communication made between the two. The suggestions made by the members of the group were to therefore invest in roads and transport networks between the two in order to prepare the region for development of industrial and tourism services.

The main priorities highlighted within this focus group were the issues surrounding employment and housing.

Environment Focus Group

This second focus group was conducted on the 7th December 2006. A number of topics were created from the questions found within the Core Strategy report.
During this discussion, those attending were split into two groups. The first of which looked into matters concerning the Strategic Principles contained within the Core Strategy document and consisted of Brian Irving (AONB), Richard Pearse (FOLD), Kate Willshaw (CWT), Dorian Lathan (EA) and Jeremy Parsons (CCC). The second group was to look into matters surrounding Sustainable Design and consisted of Rose Wolfe (AONB) Pauline Goodridge (Carlisle City Council), Jill Perry (FOE), Betty Kent (Civic Trust), Peter Daley (ABC) and Pat Joyce (ABC).

Group one discussed the strategic principles with regard to the location of development, issues surrounding flooding, Brownfield/Greenfield sites and the natural built environment in terms of landscape, biodiversity and areas of green space and the historic environment.

In terms of where the location of developments should be, the group highlighted that the Council should only make decisions following the assessment of the demand and need of the area. The group stated that the Authority needs to look at the local market characteristics and take a shift in emphasis from historical patterns towards a more sustainable pattern of development. Suggestions of how to address this were, for example, to promote locally sourced materials as far as legally possible and to spread developments in order to encourage the use of public transport within the borough.

When considering the issues surrounding flooding and developments within possible flood risk zones the group came to the conclusion that any possible development that has been proposed within a flood risk area should be given a decision relating to the risk and probability of an event. However any decision made should also factor in the issue of climate change. It should also be taken into account whether the land proposed for the development is a Brownfield or Greenfield site.

The RSS has set out a guideline for the Allerdale Borough Council that 80% of housing completions should be carried out on Brownfield sites. The group concluded that when considering the use of Brownfield or Greenfield land for new developments it is necessary to take into account not only the value of the Greenfield land, but any issues of contamination that may arise from the use of Brownfield land, the possible use of rural Brownfield land and the ideas that the use of Greenfield land may be preferable due to its biodiversity and archaeological significance.

The old Local Plan protects landscape outside the Solway Coast Area of Outstanding Natural Beauty with various designations such as Areas of Landscapes of County Importance or Locally Important Landscape Areas. However, recent Government guidance supports a different approach, which is the use of Landscape Character Assessment and criteria based policies. The group discussed whether the Council should still consider the local landscape designations. The suggestions were that the setting is as important as the historical context of a site and that buffer zones should be used around the world heritage site.

In terms of issues surrounding biodiversity in the region it was agreed that the Council should undertake a proactive approach to areas of this nature in protecting and enhancing biodiversity and habitats as part of new developments. However it was stated that there are gaps within the data on such measures, and questions were raised regarding the reliability of developer's reports on such issues.

The final topic that the group considered is the matter of green space within villages and towns in the borough and whether the Council should take measures in protecting these sites. The outcome was that these areas should be protected and that the Council should use Parish plans as guidelines for the data and aspirations that they may have for such areas. It was also indicated that private sites of green spaces should be protected along with village ponds and greens.

The second group looked at the issues surrounding Sustainable Design and how far the Council should insist on sustainable design principles within new developments. It did so under the topics of Recycling, Energy Efficiency, Sustainable Locations, Cycle ways and Footways, Sustainable Urban Drainage Systems (SUDS), Open Spaces and Historic Environments.

In terms of recycling facilities the group agreed that there is a need for small recycling sites close to homes as the production of recycling facilities for individual houses will require larger plot sizes. The promotion of locally sourced materials was again advised to be supported as far as legally possible. Also stated is the possible use of existing materials, especially where the site has existing buildings that cannot be re-used, the materials should be taken from those buildings and used where possible among new developments.

The issue of promoting the use of energy efficiency was largely supported. Especially in conjunction with the need for affordable housing as this will help in reducing bills. It was also agreed that there is a need to implement energy efficient methods through the use of building regulations among new developments. With a suggestion that every new building should be required to use energy efficient means. However there were issues raised with regards to the viability of renewable energy sources, along with questions being raised concerning the noise produced by domestic turbines and the impact that wind turbines have on things such as the migratory patterns of birds. Having a 20% efficiency target for all housing and possibly a higher one for commercial buildings was a suggestion, although this would require the production of energy statements throughout the area in order to be able to achieve this successfully.

In regards to the sustainable locations issues, the members of the group suggested the Council should consider spreading the developments in order to encourage the use and expansion of public transport. However, those matters depend on who is living where and how many have access to private transport. Although there is the problem that public transport methods are not viable in remote rural areas and so this initiative may have to concentrate on main centres such as large towns and villages. Also the use of public transport is a particularly difficult method for people to use when faced with activities such as shopping.

The use of cycle ways and footways holds a number of issues according to the members of the focus group who raised points such as the fear of crime along designated paths with such design issues as lighting

becoming a problem. Along with this is the lack of safe routes surrounding schools and other facilities as well as the lack of storage facilities at destinations. It was also felt that a reduction in parking spaces may encourage the use of alternative means of transport in the area although this could cause problems for residents and car owners traveling long distances.

With regards to SUDS there was the case made that all sites should have them constructed as a starting point unless ground conditions are unsuitable. It was said that SUDS should be promoted where surface water is a problem and also where issues of contaminated land and contaminated surface water arise, especially if there is storage on site. These measures will be able to produce a method of removing surface water from the site through replicating the natural system via inputting of devices such as reed beds. This will have a low environmental impact and be able to be used in a cost effective manner.

Also when considering the historic environment it was understood that a compilation of a local list would be useful and should be compiled involving groups such as local civic trusts with the need to look at post war developments such as Westfield for protection.

Housing Focus Group

This was a workshop undertaken on the 20th November 2006 at St.Micheal's Church for housing agencies. Over the course of the day there were two discussion groups. In group A there was Elsa Brailey (Derwent and Solway), Andy Thompson, Anthony Collier, Helen Lewis (Carlisle City Council), Janet Carruthers (Story Homes) and Judith Derbyshire (Cumbria Rural Housing Group). In discussion group B there was Anne-Marie Willmot (Impact Housing), Diane Gorge, Graham Howarth (Westfield Housing Association), Paul Boustead and Rachel Lightfoot (Story Homes).

The session began with a brief introduction and presentations on an overview of the Local development Framework followed by one on the issues and options that were to be discussed. There was then a break and then the first discussion group was held.

With regards to the RSS's prediction of a requirement of 267 new homes to be built each year the group highlighted that there has been an increase in need for both affordable housing and also to support regeneration throughout the borough. Therefore it was put forward that there needs to be a higher number of new homes built every year than the proposed 267 from the RSS. In relation to the location of these new homes it was stated that there should be a balance of demand against sustainability and that smaller villages need to be included in schemes. It was also discussed that Brownfield and Greenfield sequential tests should be confined to housing market areas. The members also stated that there should be some flexibility to the use of areas at risk to flooding while avoiding using functional flood plains. It was outlined that settlement hierarchies should be influenced by community needs and not just facilities.

It was noted that it could be sustainable to refurbish existing buildings that are of a poor standard, rather than to demolish them, though the association of Registered Social Landlords (RSL) is based upon the use of new housing so at present there is not much planned refurbishment throughout the area.

With reference to affordable housing it was said again that this should be provided where there is a need and that the locations of such developments should be spread across the borough as opposed to being concentrated within any particular area. In order to find out where there is specific need; advertising should be undertaken to parish councils stating what is on offer. It was also stated that the need of such matters should be looked at over a period of time and not just in a particular snapshot of an area. With single affordable homes being for local need only. It was also assumed that there is a need to provide open market housing as it was predicted that affordability will get worse.

On matters surrounding sustainability the group stated that new homes should be built to an EcoHomes standard in order to combat issues of energy efficiency. EcoHomes tackle this issue on a number of fronts, for example, prior to construction it should be required that there is an environmental impact assessment produced with regards to what materials will be used, an ecological value of the site and the buildings footprints. Another standard is that sites should be built close to a public transport network, cycle storage and local amenities. With regards to this any renewable energy sources used have to be reasonable and proportionate to the development.

With reference to recycling the group agreed that facilities should be provided within developments, although there will need to be consideration in respect to the issues surrounding the management of such facilities. It was also said that there needs to be a consistent approach to these matters.

Discussion group B took place in the afternoon of this session, following a presentation on affordable housing and sustainable design.

When considering the scale of development the group again stated that the figures displayed within the RSS do not reflect the needs of Cumbria and are more concentrated on city regions. It was therefore put forward that there is a need for a higher figure of new homes to address the housing market imbalance especially the intermediate housing stock.

When discussing the topic of implementing a clearance strategy it was declared that there is a surplus of one bedroom flats throughout the borough which are not popular and are inflexible and so could be targeted for clearance. It was also stated that it would be more sustainable to refurbish existing housing stocks as opposed to demolishing them. The RSL, however, is based upon a strategy of new build and so not a lot of refurbishment will take place due to the cost of buying out existing owners.

The housing agencies also discussed the ideas of concentrating development in Maryport and Workington in order to support any growth that may occur through regeneration strategies. Making them an attracting place where people would want to come and live and work. This would also encourage investment from businesses into the area creating more job opportunities within the borough.

There was an idea suggested of grouping villages together in rural areas in order to sustain existing services. In this group schools and post offices were seen as the most important. The funding from the RSL is based upon sustainability principles such as access to facilities and public transport. However, there is a greater need to develop criteria in order to include amenities, public transport, housing needs and Brownfield and Greenfield sites. When looking at what may influence allocations of development, facilities were seen as the most important over access to jobs and housing needs. The group also discussed the need for a different approach to the sequential test on Brownfield and Greenfield in urban and rural areas with an emphasis that Brownfield will impact on the rural areas and worsen the housing situation. Also Brownfield land has reclamation costs which have implications for viability of affordable housing.

With regards to development boundaries across the borough it was suggested that there should be clear guidance given right down to the lowest level in order to provide a clearer outline of what is or isn't allowed in specific areas.

In terms of affordability it was said among the group that developments need to be near facilities and close to public transport as people who are elderly or on a low income have a greater need to be near such services as they may not have access to private transport. However, there is the issue of scattered settlements leading to issues of the service availability and the viability of extending current public transport networks. Similarly it was discussed that there should be cycle ways and/or Footpaths provided in larger developments but again there is the issue of viability and a network would have to be created in order for the scheme to be successful. The issues surrounding these types of properties were raised with reference to S106 agreements which were said to be very rigid and difficult to implement as people see a house as an investment and so do not want the resale value or occupancy of their home restricted. It was said that the single affordable case should be based on whether the applicant already lives or works in the community and has an affordable problem.

In terms of putting quotas on the number of affordable houses to be built in new developments, it was stated that the number should reflect the needs of the locality and should therefore be required to be flexible. However, it was believed a clear starting quota would ensure consistency, but should vary between rural and urban areas. During this group the RSL felt the quota should start at 50% while the private house builders suggested a figure of 20%. Although it was stated that another approach could be taken to discount prices on other units on the site with 20% being the minimum quota but

therefore allowing flexibility to provide more or less depending upon the local housing needs.

When talking about the renewable energy issues surrounding new developments there were a number of thoughts surrounding the topic, such as design issues and regulations and the cost of these, conservation area standards, the practicality of the cost of £5,000 for solar panels for each dwelling. This would be reflected in the price of the house and questions its affordability. The RSL have stated that they are already completing new builds to the standard of EcoHomes, however outline that this does demand more land for each dwelling, creating another debate as to the viability of land space against energy efficiency.

Also it was said that new homes and developments need to be near facilities in villages and towns along with being close to public transport networks. However, there is the issue of scattered settlements leading to problems regarding the opportunities available and the viability of extending current networks to meet needs. Although, another point that was raised was the use of development boundaries in order to limit the amount of development that could take place in or around a settlement.

Staff Consultation

This was another workshop which took place on the 28th September 2006. On this day there was a presentation on the LDF and Core Strategy – Issues and Options and then a presentation on the Statement of Community Involvement (SCI). Following the three presentations the participants were split into three groups in order to discuss issues and options surrounding housing, employment and sustainability.

At the consultation meeting was, Richard Evans, Sian Tranter, David Chennells, Robert Ward, Steve Long, Steve Robinson, Ben Brinicombe and Jim Askew (all from the Regeneration department). Diane Gorge, Sharon Owen, Matt Smith, Louise Kelly, Kerry McCartney, Peter Bales, Jill Elliott, Jeff Eaton (all from the Housing department), Julie Ward, Les Sheperd, Debbie Keir, Trevor Gear, Rebecca Wilson, Carla Cox, Joe Broomfield and Alex Roberts (all from the Sustainability department).

In terms of sustainability it was discussed that there needs to be a hierarchy produced of those towns and villages which have a minimum level of facilities. With reference to renewable energy there was the issue raised relating to the potential conflict with historic buildings along with the possibility for noise nuisance to properties and businesses in close proximity to the sites of wind farms, for example. It was stated that all new developments should be required to be designed in order to maximize all energy measures and the usage of locally produce materials should be encouraged, however not made compulsory.

As with the other groups, the issue of providing recycling facilities in new developments was discussed, however questions were raised with regards to problems such as the sites being subject to vandalism, the

generation of trips to deposit materials at the facility and the possibility that people may simply not use them. It was therefore concluded that door step recycling collection would be the most effective method to use.

With the ever growing use of wind farms conflicts can occur, following the development, with the tourism market. For example, in terms of the possible reduction in aesthetic quality that may come from the developments of wind farms along with the issues surrounding the protection of the landscape and the actual level of energy produced and where this is being used. The best location for these proposals was said to be as urban or industrial as possible although these may be unsuitable in terms of wind levels in such areas.

The issue of housing was examined within this group and again the problem of the locations of new developments were discussed and again it was agreed that the developments should occur where there is the greatest need for them and also where there are sufficient facilities to support an increase in the housing stock. It was also outlined that these developments should be concentrated within the main towns and villages throughout the borough. The group had stated that some of the regeneration sites are of poor quality. It was also said that there needs to be an emphasis put on Brownfield sites and also on sustainability issues and transport links. However, when developing contaminated, derelict or Brownfield land there are matters of costs and land value that must be considered. It was also discussed that there is a need for choice of location of development while using areas of focus. Another issue raised is the requirement of the flexibility of the location of affordable housing as the housing markets will change and so plans will need to be able to adapt to fit in where necessary. This could also be dependent upon such factors as local employment opportunities such as Sellafield.

It was also discussed that political priority may lead to the need for a generous supply in the number of locations of employment sites throughout the borough. It was said that the growing migrant workforce will help fill the skills gap in the area and reduce vacancies in some areas of the local economy. Also raised was the need for policies to be used in order to protect existing businesses in the borough, while also promoting tourism in the area.

The topic of the rural economy was examined during the course of this discussion group. It was observed that changes in agriculture leads to a number of redundant buildings. It was also believed that policies should be put in place in order to protect existing businesses. With the options of using work/live units in town centres. Also the promotion of tourism throughout the area with the possibility of supporting the use of caravans and/or chalets was seen as an option which should be encouraged.

When considering the employment sectors within the borough it was said that the knowledge based and IT areas should be given some attention as well as the Council being flexible so that they are able to respond to new or changing initiatives. The members of this discussion group also thought that it would be useful if there was a hierarchy produced that would show which sites

were available and for what uses. Transport was also highlighted as a key issue as connectivity between areas of employment throughout the borough and between rural and urban areas is lacking. Also seen as an issue is retail creep into designated employment sites that take the trade away from town centres. Another issue which was seen as to what should have an influence on policy was the demand or need of specific areas as opposed to have a generic idea for the whole borough.

Summary of Key Issues Raised Throughout

- Affordable Housing

The main issue that was raised throughout all of the consultation processes was the subject of Affordable Housing. It was seen as a major concern as local wages were seen to be significantly lower than what would be required to buy housing in the borough. This was seen to be having knock-on effects throughout the area such as an ageing population in settlements as people are being forced to move to where they can afford to live and are having to leave their place of work behind. Explanations as to how this problem has arisen have been lay at the door of the poor mix of housing in the area with too much executive housing in the area along with pressure put on the local market from tourists buying second homes in the area. This coupled with buy to let is reducing the housing stock available to locals.

In order to combat the issues facing the housing market in the area the different focus groups and council meetings came up with a number of suggestions. For example, it was said that the new builds should be spread across the district and judged regarding the need of an area which is to be judged over a period of time and not simply a snapshot of a particular place. They should also be built near to facilities and public transport to help the sustainability of the development, along with this it was suggested that they be built to the standards of EcoHomes in order to provide a high standard of energy efficiency and therefore reduce cost in bills etc. It was also recommended that the housing supply should include open market as affordability is seen to get worse in the future.

- Employment Land

Another key topic within these focus groups and questionnaires was the issue surrounding employment land. This related to the questions surrounding the location of new developments, the types of employment that will become available and the accessibility to these sites.

The main concerns when looking into this topic were the lack of investment from outside of the county, the loss of major employers throughout the region, the lack of work force and skills base across the district, the lack of transport infrastructure suitable for supporting industries and the issue of retail creep taking up sites that would be appropriate for employment land.

In order to cope with these issues a number of solutions were put forward during the various consultation methods. The suggestions that came from these results were to encourage the growth of local businesses and provide support to the existing firms and companies in the district through

implementing policies to ensure this takes place. With flexible initiatives created to support a range of companies. To promote year round tourism in the area through a project such as the Eden project in order to gain a longer stay clientele which will in turn provide a more sustained income to local businesses. Being flexible when accommodating new businesses was another initiative proposed, this was put forward in conjunction with ensuring any new company had a locational need among the community, Although there should be no new businesses allowed in the open countryside. The development of IT and software industries within the district is seen as a possibility, however among the first questionnaires the respondents were hoping for a diverse range of employment opportunities around the region.

- Recycling and Sustainability

Overall, those who took part throughout these consultations appeared to be very environmentally aware. There were a number of suggestions put forward in each consultation that could be used in order to create more sustainable developments within the district.

The majority of the respondents were very much in favour of the use of renewable energy sources; however it was found that the general feeling among those who took part felt that there has been too much emphasis placed on the use of wind turbines with the locals feeling that they are gaining little benefit. The other possible asset for renewable energy sources would be the use of tidal energy. When conducting new developments it was stated that the use of locally produced materials should be encouraged as far as legally possible along with the use of recycled or recyclable materials. The use of renewable energies among new developments should be proportionate and reasonable to the size. It was stated that the construction of recycling facilities should take place among new developments; however issues were raised as to the possibility of vandalism, the issue of the trips taken to gain access to such facilities and the simple question of whether people will actually use them. It was therefore decided that the use of doorstep collection services would be more beneficial. Also it was suggested that new developments should be placed near to public transport systems to promote the use of such services. However it was stated that there will need to be significant improvement in the current public transport system along with the cycle ways and foot paths in order to make them safe and effective.

- Transport and Communication Infrastructure

This was seen as a major issue amongst the groups, especially when attracting inward investment with a need for investment in roads and transport to develop areas for use by industries and tourism. The main problem is the scattered nature of the settlements in the district, which causes problems when trying to set up new public transport systems as it may not be viable to have bus systems going around such settlements. It may also prove a problem for the residents of villages and towns around the district particularly when shopping as this is difficult when using a bus or rail service. This lack of public transport has resulted in there becoming a perceived split between the coastal towns and those in the inner rural areas; also the lack of

accessibility of the Motorway system causes a remote feeling from the rest of the country.

The suggestions raised on this particular issue were to invest in cycle ways and foot paths, especially in larger developments in order to set up a network of such transport modes. Another idea was to reduce parking spaces in order to encourage the use of alternative means of transport; however this may cause a problem for local residents. Investment and development in the transport infrastructure will be essential in attracting in new businesses into the area enabling a range of employment opportunities for the locals.

- Promotion of Tourism

Throughout the consultation period there was a large emphasis placed on the expansion of the tourist services. It was hoped that in supporting methods to achieve this that it would be able to attract in a year round income for the shops and other local services available as opposed to a short seasonal income. It would be hoped that this could be accomplished by promoting a similar initiative to the Eden project in order to pull in tourists from areas such as the Lake District. This would also be attained through developing the main towns such as Maryport, Derwent Forest and Corus, all of which were cited in the consultations. In order to a longer tourism season initiatives such as allowing diversifications and conversions of existing buildings such as farm buildings should be considered.

- Environment

The main concerns raised when discussing environmental issues around the borough were on matters such as the possibility of renewable energy sources conflicting with historic buildings in the area. Along with wind farms causing problems with tourism and landscape protection as well as the concern regarding the amount of energy being produced. Also with gaps in the data on such matters the issue around site allocation was brought up during consultation.

In order to combat these problems a number of suggestions were made by the participants of the groups, such as making the location of wind farms as urban or industrial as possible in order to reduce the impact on the landscape and aesthetics in the area. Also suggested in line with this was the production of a local list in order to protect historic buildings and sites when new developments arise. The use of buffer sites was also mentioned in order to clearly show where different types of development will be allowed and on what scale so that minimum impacts on the landscape can be achieved. It was said that development on flood plains should be avoided in areas of high risk which should take into consideration the matter of climate change and should remain flexible when considering possible locations It was also stated that a proactive approach needs to be taken to preserve biodiversity around the borough.

The topic of preserving the environmental quality was discussed in a number of the consultations. In particular the use of Sustainable Urban

Drainage Systems (SUDS) was discussed. This approach was considered to provide a cost effective method of removing any unwanted surface water in a manner that would have a low environmental impact on the site, which was stated should be applied to all sites unless the ground conditions are unsuitable. Along with this was the use of different design methods to reduce costs of buildings and conserve areas, this is where the suggestion of developing new buildings to an EcoHomes standard would come into play as they are constructed following environmental impact assessments of materials and recycling facilities, are situated close to public transport systems and are constructed following ecological valuations of the sites and building footprints. However these do require more land to build.

- Services and Leisure Facilities

During the questionnaires undertaken as the first steps of the consultation process the issue was raised by a number of respondents that there is a lack of leisure facilities along with a poor accessibility to public transport and employment sites with the concentration of employment at Lillyhall being highlighted by 24% of the respondents to the original questionnaire. The lack of access to affordable housing was also discussed with house prices being too steep for those on local wage.

The main priorities were discussed as being employment sites and affordable housing numbers throughout the consultation groups, with the suggested production of a hierarchy of those towns and villages with minimal level of facilities in order to paint an accurate picture of what is needed and where. However it was determined that additional development of services such as shops would be unnecessary as most people will still travel to main service centres in order to purchase their goods. It was also stated that locations such as pubs, churches and village halls could be used as multi-functional buildings. It was also declared that a flexible system with regards to schools

Appendix one

Core Strategy Public Consultation results

The following results are based on a return of 35 full questionnaires and 17 summary questionnaires, a total of 52 questionnaires. The percentages are calculated on the amount of response to a particular question.
Answers from full questionnaires are marked (F) and those from full and summary questionnaires are marked (FS).

Q.1 Do you agree with the vision? (FS)

Answer – Yes **77%** No – **4%** No Comment – **19%**

Q.2 is the vision a fair reflection of the needs and aspirations of the community? (F)

Answer – Yes **57%** No – **11%** No Comment – **31%**
Comments

- Need to ensure landscape protection
- Causes impact on climate change and biodiversity
- Need more private housing
- Sustainability must be the main goal

Q.3 Are these objectives comprehensive? (F)

Answer – Yes **57%** No – **23%** No Comment – **20%**

Q.4 Are the objectives appropriate? (F)

Answer – Yes **60%** No - **15%** No Comment – **25%**
Comments

- Encourage better public transport
- Include accessibility
- Greater emphasis on employment

Q.5 Do they provide long term aims? (F)

Answer – Yes **57%** No – **9%** No Comment – **34%**
Comments

- Need recognition of "Port of Silloth"
- New developments must be accessible to a range of transport needs
- Limit traffic growth through sustainable transport

Q.6 Is the RSS requirement for 267 dwellings per year in Allerdale sufficient to meet the needs of the community? (FS)

Answer – Yes **34%** No – **34%** No Comment – **31%**

Q.7 Should Allerdale seek a higher figure in to boost the local economy and underpin regeneration in West Cumbria? (FS)

Answer – Yes **36%** No – **33%** No Comment – **31%**

Q.8 Should the Council; consider implementing a programme of housing clearance, as part of its housing strategy? (F)

Answer – Yes **31%** No – **29%** No Comment – **40%**

Q.9 If so, where and to what scale? (F)

Answer – **27% responded**
Comments

- Only dwellings in poor condition
- Only property which is past saving
- Depends on the circumstances
- Limit the scale
- Only older properties too expensive to repair

Q.10 on what basis should the Council decide the approximate proportion of new development (mainly housing) to be apportioned to KSC's, LSC's etc? (FS)

A. Should it reflect existing population figures? – **17%**
B. Should it reflect past building rates? - **12%**
C. Should the Council take a more deliberately sustainable approach and promote a more concentrated distribution of development? – **13%**
D. Should the distribution be based upon local circumstances? - **31%**
No Comment - **27%**

Q.11 on what geographical basis should the Council seek to implement a sequential approach to the development of Brownfield and Greenfield land, i.e. how widely should the area within which sites will be compared will be drawn? Should it be? (F)

a) Within the whole Borough – **23%**
b) Within Housing Market areas as defined by the Housing Strategy? – **9%**
c) Within the same settlement? – **17%**
d) Within the same settlement but potentially including closely related settlements if circumstances justify it? – **11%**

No comment – **40%**

Q.12 is there any compelling evidence to suggest that any of the principles for services and facilities should not be followed in Allerdale Borough? (F)

Answer – Yes **51%** No – **9%** No Comment – **40%**

Q.13 Should the core Strategy include a list of villages (LSC's) where development of an appropriate scale could be located or should it merely include the criteria by which LSC's will be defined at a later stage? (FS)

Answer – List Villages **25%** List Criteria **35%** No Comment **40%**

Q.14. which local services are most important? (FS)

Primary School	267
Rail/Bus Link	239
Shops	205
Post Office	194
Village Hall	160
Doctors Surgery	128
Public House/Hotel	109
Church	74
Other (Specify and rank) Green space Employment Recycling	 7 7 1

Q.15 Should the LDF; include a hierarchy of villages within the LSC designation, similar to that within the local plan? (FS)

Answer – Yes **60%** No- **15%** No Comment – **25%**

Q.16 which facilities should, as a minimum, be present for a village to be designated a LSC?

Comments

- There should be no minimum
- Rail/bus
- School
- Shops
- At least 5 of the 8 mentioned in Q14
- Doctors surgery

Q.17 Should the LDF take a more restrictive policy stance than the Local Plan by reducing the number of villages where development (i.e. principally housing) will be allowed? (FS)

Answer – Yes **21%** No – **54%** No Comment – **25%**

Q.18 Should the LDF follow a similar policy to the IHP? Or perhaps; a slightly more, flexible version of it? (F)

Answer – Yes **17%** No – **46%** No Comment - **37%**

Q.19 Should the LDF draw development boundaries around KSC's and LSC's or rely on a criteria based policy to control the location of development? (FS)

Answer

- Development Boundaries – **35%**
- Criteria – **30%**
- No Comment – **35%**

Q.20 should the choice of LSC's also take into account a geographical criterion if we are to seek a generally even spread of LSC's? (FS)

Answer – Yes **31%** No – **37%** No Comment – **32%**

Q.21 or would such a policy be essentially unsustainable, if the chosen settlements, lacked a good range of facilities?

No responses

Q.22 should housing land allocations be concentrated solely in the Key Service Centres? (F)

Answer – **20%**
OR

A. Dispersed more widely to include the largest LSC's with a good range of facilities? – **26%**
B. Be dispersed more widely still to include smaller settlements with a limited range of facilities? – **23%**

No Comment – **31%**

Should rural allocation concentrate on providing housing for local needs or to fill an identified gap in the market e.g. for the elderly?

Answer – Yes **28%** No – **26%** No Comment – **46%**

Q.23 should the policy for the conversion of existing buildings to residential use be: (F)

A. As for new build houses: i.e. only acceptable within KSC's and LSC's? – **6%**
B. In line with current policy in the Local Plan which allows conversion anywhere except with isolated buildings, and, outside KSC's and LSC's only after a commercial use has been shown to be impractical/unviable? – **31%**
C. As an alternative; as per new build but also to allow unrestricted conversions in smaller villages which may not be LSC's but have a limited range of facilities? – **14%**

No Comment – **49%**

Q.24 where should affordable housing be located? (FS)

A. Only in Key Service Centres – **6%**
B. Only in Key Service Centres and Local Service Centres – **6%**
C. In KSC's, LSC's and in smaller villages which may not be designated LSC's – **6%**
D. Anywhere the need arises – **56%**

No Comment – **49%**

Q.25 should single affordable dwellings continue to be acceptable under the "exceptions site" rule? If so, where should they be acceptable? (F)

Answer – Yes **43%** No – **6%** No Comment – **51%**

Q.26 In order to bring forward more affordable housing on "quota" sites, should a fixed quota be imposed on all housing sites? Or, should quotas be flexible to reflect an identified local need? (FS)

Answer – Yes **15%** No – **58%** No Comment – **27%**

Q.27 it is sometimes said that imposing big quotas of affordable housing on market sites can render the development unviable. If a quota policy is adopted what should the maximum quota be set at? (FS)

A. 20% of the dwellings – **30%**
B. 25% of the dwellings – **6%**
C. 40% of the dwellings – **0%**
D. 50%of the dwellings – **6%**
E. Other – 10% of dwellings – **3%**, 45% of dwellings – **3%**

Q.28 on what size of development should a quota be imposed? (FS)

A. Minimum of 5 dwellings – **14%**

B. Minimum of 10 dwellings – **18%**
C. Minimum of 15 dwellings – **4%**
D. Minimum of 20 dwellings – **20%**
E. Other

Should the threshold for quotas be smaller in rural areas? (FS)

Answer – Yes **38%** No – **17%** No Comment – **44%**

Q.29 if a need for a transit site is shown, how should the travelling community be provided with accommodation?

A. Should there be more than one site? (F) Yes – **6%** No – **6%** No Comment – **88%**

B. Should the site(s) be located only in the largest urban area? (FS) – **29%**
C. Only where there is the greatest need? (FS) – **71%**
D. No Comment – **38%**

Q.30 Notwithstanding guidance in PPS 7 should the Council:

A. Continue to define local landscape designations? - **42%**
B. Not identify any local landscape designations and rely on general criteria based policies to protect landscapes outside the nationally designated landscapes, i.e. Solway Coast AONB? – **25%**
C. No Comment – **32%**

Q.31 Should the Council continue to protect important urban (including village) green space from damaging development? If so, should the Council: (F)

A. Not identify any such areas, but use general criteria based policies to protect them? – **11%**
B. Continue to identify some such areas for protection but also use criteria based policy to protect unidentified areas? – **23%**
C. Attempt to identify as many such areas as possible: in this option it is almost certain that the Council would still need to cover the possibility of seeking to protect an unidentified space as in (B) above. – **29%**
D. No Comment – **37%**

Q.32 should private land be protected as green space? (F)

Answer Yes – **54%** No – **6%** No Comment – **40%**

Q.33 should there be more pro-active approach to protecting and enhancing bio-diversity and enhancing bio-diversity/habitats as part of new development? (F)

Answer – Yes **57%** No **– 6%** No Comment – **37%**

Q.34 Should the Council be more active in acquiring, designating and managing more Local Nature Reserves? (F)

Answer Yes **51%** No – **3%** No Comment – **46%**

Q35 Are there undesignated areas of the Borough worthy of protection and enhancement? (FS)

Answers

- Curwen Hall
- Mill Field
- Harrington Marina
- Beaches and Sand dunes
- Village back lanes
- Penneygill
- Church Lonning
- Village greens
- Area between Kirkbampton and Thurstonfield
- Small clusters of woodland
- Wedges of land that penetrate and surround Cockermouth
- All of it

Q.36 what development should be allowed in high flood risk areas? (FS)

A. No development (both river and coastal) – **40%**
B. Only essential development, e.g. infrastructure – **10%**
C. Development for which there is no preferable, sustainable, alternative site? – **10%**
D. Allow development with mitigation/protection measures even in high risk areas? – **13%**

No Comment – **27%**

Q.37 Are there any historic areas of Allerdales towns and villages which justify designation as new Conservation areas? If so, where? (FS)

Comments

- Workington's Old market
- Clifton Hall
- Curwen Hall
- Castles and old buildings
- Maryport Harbour
- Aspatria
- Centre of Broughton

- Wigton
- Harbours, Coastlines
- Allerdale Market Towns

Q.38 Should the Council be more pro-active in seeking the repair and enhancement of Listed Buildings "at risk"? Should the Council compile a survey of Grade 11 listed buildings to gain amore accurate picture of the state of all the Listed Buildings in the area? (FS)

Answer – Seek repair – Yes **67%** No – **2%** No Comment – **31%**
Compile a survey – Yes **46%** No – **6%** No Comment – **48%**

Q.39 Should the Council compile a "Local list" of buildings meriting preservation? (FS)

Answer – Yes **65%** no – **6%** No Comment - **29%**

Q.40 Should Allerdale continue to retain a generous supply of allocated and committed employment land in the LDF?

No responses

Q.41 should land be allocated? (FS)

A. To retain a generous supply of employment land? – **25%**
B. In line with RSS requirements? – **29%**
Or
C. In line with past building trends? – **17%**
No Comment – **29%**

Q.42 should employment policy focus on:- (FS)

A. Specific business needs e.g. high tech, knowledge based, or manufacturing sectors? – yes - **12%** No – **60%** No Comment – **29%**
B. Should it be more flexible and open to a wide range of employment uses for each site? – **55%**

Q.43 where should allocated employment sites be located? (FS)

A. In the Key Service Centres only? (Particularly large sites) – **2%**
B. In key and Local Service Centres, at an appropriate scale? – **31%**
C. Throughout the Borough? – **40%**
D. No Comment – **27%**

Q44 is too much employment land concentrated at Lillyhall? (F)

Answer - Yes **23%** No – **29%** No Comment – **49%**

Q.45 what should policy towards employment development in Rural Areas and Countryside be? (F)

A. Continue to allow new businesses within designated villages and, in open countryside, to allow the development of existing businesses, farm diversification and conversions of appropriate buildings – **9%**
B. As (A) above but also to allow new businesses in open countryside where there would be no adverse environmental impact? – **40%**
C. To allow employment development only in Local Service Centres, plus farm diversification and conversions of existing appropriate buildings? – **46%**

Q.46 what should be the policy towards conversions of buildings in the countryside? (FS)

A. Continue to resist the conversion isolated or remote buildings? – **10%**
B. Be more restrictive and only allow conversions as part of farm diversification or the expansion of existing businesses? – **17%**
C. Allow conversions even in isolated and remote areas? – **37%**
D. No Comment – **37%**

Q.47 what should be the policy approach towards new proposals for tourism purposes? (F)

A. Continue to allow new tourism proposals, and extensions to existing facilities, in the open countryside, with protection given to the AONB. – **43%**
B. Only allow conversions of existing buildings and/or extensions to existing facilities in open countryside, with new businesses being directed to Key or Local Service Centres – **9%**
C. Allow only small scale tourism proposals in open countryside, including conversions – **9%**
D. No Comment – **37%**

Q.48 should proposals for new-build holiday cottages be treated as tourism or housing proposals? In other words should they be subject to the same sustainable principles as other housing proposals? (F)

Tourism – **20%**
Housing – **34%**
No Comment **- 46%**

Q.49 Should Allerdale continue to promote Workington Town Centre as the main comparison retailing location in West Cumbria? (FS)

Answer – Yes **56%** No **– 10%** No Comment **– 33%**

Q.50 where there is evidence that a town centre is "loosing" expenditure to another town centre, should the Council actively seek to "claw back" that expenditure by promoting further retail development to improve the retail "offer" of the town? (F)

Answer – Yes **37%** No – **20%** No Comment – **43%**

Q.51 Should the Council identify "Primary Shopping Streets" where non retail uses should be resisted if they begin to adversely affect the retail character of the street? (F)

Answer – Yes **43%** No – **9%** No Comment – **49%**

Q.52 should residential use be encouraged in town centres? (F)

Answer – Yes **38%** No – **3%** No Comment - **40%**

Q.53 Are existing leisure facilities (including sports centres) of the right quality and in the right place? (F)

Answer – Yes **20%** No – **20%** No Comment – **60%**

Q.54 is there a shortage of sports and recreation facilities in certain parts of Allerdale? (FS)

Answer – Yes **37%** No – **6%** No Comment – **58%**

Q.55 Should the Council be more pro-active in improving the provision of children's play space across the Borough? (F)

Answer – Yes **49%** No – **0%** No Comment – **51%**

Q.56 Should the Council continue to require housing developers to provide appropriate children's play areas within their developments of a certain size? (FS)

Answer - Yes **62%** **No – 4%** **No Comment – 33%**

Q.57 should new development make a positive contribution to re-cycling by including recycling facilities? Should there be a size threshold which triggers such a requirement? (FS)

Answer – Yes **71%** No – **0%** No Comment – **29%**

Q.58 should planning policy encourage the use of locally sourced materials in developments? (F)

Answer- Yes **71%** No – **0%** No Comment – **29%**

Q.59 should the use of re-cycled materials be encouraged in all developments? (FS)

Answer – Yes **73%** No – **0%** No Comment – **27%**

Q.60 should developers be required to include energy efficiency measures in all development? If so which elements of a development should be controlled? (F)

A. Location? - Yes **51%** No **20%** No Comment **29%**
B. Orientation? –Yes **51%** No **17%** No Comment **31%**
C. Design? – Yes **71%** No **3%** No Comment **26%**
D. Materials? – Yes **69%** No **3%** No Comment **29%**

Q.61 should developers be required to submit energy statements with all planning applications (other than domestic extensions) to show how they have incorporated energy efficiency measures in the proposed building? (FS)

Answer – Yes **77%** No – **0%** No Comment – **23%**

Q.62 should new development be required to generate a stated proportion of its energy requirements from renewable resources? (FS)

Answer – Yes **58%** No – **17%** No Comment – **21%**

Q.63 If so, what proportion would be reasonable and practical? (F)

A. N/A - **23%**
B. 10% - **19%**
C. 15% - **4%**
D. 20% - **12%**
E. 25% - **4%**
F. 30% - **4%**
G. No Comment – **34%**

Q.64 should developers be required to submit energy statements with appropriate planning applications, showing how the proposal contributes to meeting renewable energy targets? (F)

Answer – Yes **57%** No – **9%** No Comment – **34%**

Q.65 should the majority of future development be directed towards locations where the most sustainable patterns of transport can be achieved, and where a greater choice of transport mode is available? E.g. public transport, cycleways and footpaths? (FS)

Answer – Yes **54%** No – **25%** No Comment – **21%**

Q.66 should major development incorporate measures to encourage more sustainable patterns of transport, e.g. cycleways, footpaths? Should developers have the option to pay a commuted sum as a contribution to transport infrastructure? What threshold should trigger such requirements for residential and commercial development? (F)

Answer – Yes **63%** No – **11%** No Comment – **26%**

Q.67 should more public car parking be provided in town centres? If so, which towns have a problem? (F)

Answer – Yes **37%** No – **26%** No Comment – **37%**

Comments

- Maryport
- Workington
- Cockermouth
- At railway stations

Q.68 In what ways should the Council use the management of car parks to promote sustainable patterns of movement?

Comments

- Stop planned closure of existing car parks
- More expensive in town centres
- More flexible pricing policy
- More time allowed to park
- More free short term parking
- Monitor usage and demand
- Eliminate traffic wardens
- Park and ride facilities

and post offices is required due to the possibility of closures.

Appendix 35

Summons to Meeting

27 June 2006

Development Panel

Will meet on

Thursday, 6 July 2006

at

2.00 p.m.

in

Oval Centre, Salterbeck, Workington

Membership:

Councillor Gerry Sewell (Chairman)

Councillor John (Binky) Armstrong	Councillor Lillian Baldry
Councillor Peter Bales	Councillor Michael Davidson
Councillor Ian Francis	Councillor Ivor Humes
Councillor John Hunter	Councillor Margaret Jackson
Councillor Richard Jones	Councillor Jean Macleod
Councillor Pat McCracken	Councillor Kenneth McDonald
Councillor Joan Minto	Councillor Jacqueline Mounsey
Councillor Ron Munby	Councillor George Scott
Councillor Margaret Snaith	Councillor Derek Thompson
Councillor Martin Wood	

Members of the public are welcome to attend the meeting. If you have any questions or queries simply contact Paula McKenzie on 01900 702557.

Site Visits

Please be advised there will be **THREE** site visits on **THURSDAY 6TH JULY 2006.**

2/2005/1300 – Residential Development, Land at Mason Street, Workington. **(Ward and Parish Reps please be on site by 10.35am)**

2/2006/0221 – Erection of 1.4m high fence, 1 The Barn, Brierydale Lane, Stainburn, Workington. **(Ward and Parish Reps please be on site by 10.55am)**

2/2006/0333 – Outline application for the erection of 29 apartments & 5 No. new houses, vacant site, Woods Harbour, Strand Street, Maryport. **(Ward and Parish Reps please be on site by 11.20am)**

Members of the Development Panel will be picked up from Allerdale House, Workington and the bus will leave at 10.30am prompt.

Lunch will be provided in the Lonsdale room, G36, Allerdale House for Members of the Development Panel.

AGENDA

1. **Minutes**

   To sign as a correct record the minutes of the meeting held on Thursday 6th April and Thursday 4th May 2006.

2. **Apologies for absence**

3. **Declaration of Interest**

   Councillors/Staff to give notice of any personal or prejudicial interest and the nature of that interest relating to any item on the agenda, in accordance with the adopted Code of Conduct.

4. **Questions**

   To answer questions from members of the public – 2 days notice of which must have been given in writing or by electronic mail.

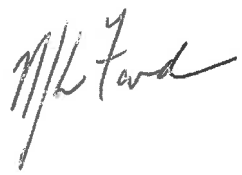
5. **Planning Applications (Pages 1 - 44)**

6. **Interim Housing Policy: Monitoring and Review (Pages 45 - 48)**

   That the Interim Housing Policy be retained unchanged. That the impact of the policy continues to be monitored. ***(Wards Affected: All Wards)***

7. **Allerdale Local Development Framework: Core Strategy: Issues and Options (Pages 49 - 92)**

   That the "Core Strategy, - Issues and Options" Report be approved for consultation purposes. ***(Wards Affected: All Wards)***



Borough Solicitor

DATE OF NEXT MEETING
Thursday, 3 August 2006 at 2.00 p.m.
Oval Centre, Salterbeck, Workington

ALLERDALE BOROUGH COUNCIL

DEVELOPMENT PANEL – 6 JULY 2006

ALLERDALE LOCAL DEVELOPMENT FRAMEWORK:

CORE STRATEGY : ISSUES AND OPTIONS

Purpose of Report	**To inform Panel of the first stage in the preparation of the new Local Development Framework (LDF) which will eventually replace the Local Plan. To seek approval, for consultation purposes, of the 'Core Strategy, - Issues and Options' Report.**
Recommendation	**That the "Core Strategy, - Issues and Options" Report be approved for consultation purposes.**
Environmental Implications	**The LDF will play a central role in protecting the environment and ensuring that future development will be generally sustainable.**
Community Safety Implications	**None direct.**
Financial/Resource Implications	**It is difficult to put figures to this but the preparation of the LDF will require substantial financial and staff resources over the next 3 years or so. Substantial funds are in place, mainly sourced from the Planning Delivery Grant.**
Human Rights Implications	**No direct implications.**
Employment Implications	**No direct implications.**
Health & Safety & Risk Management Implications	**None direct.**
Wards Affected	**All outside Lake District National Park**
The Contribution this Decision would make to the Council's Key Aims	**The LDF will form part of the Statutory Development Plan for Allerdale, so it will be a crucial element in enabling Allerdale to meet our aspirations and deliver relevant strategies.**
Is this a Key Decision	**No**
Portfolio Holder	**Cllr Carni McCarron Holmes**

Lead Member of Staff

Richard Evans
Principal Planner (Policy & Conservation)
01900 702765
richard.evans@allerdale.gov.uk

(A detailed list of implications is appended to the report)

Officers will give a short explanation of the role the Development Panel will have in the preparation of the LDF.

1.0 Introduction

1.1 Panel Members will be aware that a new development planning system has been implemented by the Planning and Compulsory Purchase Act 2004. Local Plans are to be replaced by "Local Development Frameworks". Officers have been completing certain preliminary steps, these are

(a) A "Local Development Scheme" (LDS) which sets down a programme for the preparation of the LDF and other Local Development Documents over the next 2/3 years.

(b) A "Statement of Community Involvement" (SCI) which sets out how the Council will involve the community in the preparation of planning policy documents, principally the LDF.

1.2 This is all part of the government's proposals to involve the community in plan making much more than in the past, especially early in the process. Allerdale's Draft SCI was recently out for consultation and amendments will be put to Committee (ie. Panel, Executive and Council) before it is submitted formally to the Secretary of State and the Planning Inspectorate for "examination", later this year.

1.3 An LDF consists of the following sections or "Development Plan Documents":

(i) Core Strategy
(ii) General Development Control Policies
(iii) Site Specific Allocations
(iv) Proposals Map

It is intended to prepare the Core Strategy first, a little in advance of the rest of the LDF, this is good planning practice. Each of the above sections must go through an "Issues and Options" stage, a "Preferred Options" stage, submission to the Secretary of State and Examination, before adoption. Our LDS shows that the first step is the "Core Strategy Issues and Options" to be prepared over the next year. The "Core Strategy Preferred Options" will be prepared and published at the same time as the "Issues and Options" stage of the rest of the LDF. The full programme for Local Development Documents is attached as Appendix 1.

1.4 This Report concerns the "Core Strategy : Issues and Options" and is a very preliminary document which raises issues and asks questions about the options for the strategy the LDF will follow. It does not include policy wording or site-specific land allocations or even suggestions for such.

2. The Core Strategy : Issues and Options

2.1 Attached is the draft Issues and Options report put to Members for consideration. It is structured as follows:

- Introduction
- A Portrait of Allerdale
- A Spatial Vision for Allerdale
- Spatial Objectives
- Core Strategy; Basic Principles
- Issues and Options for Policy Approaches:
  - General Location of Development
  - Housing (including Affordable Housing)
  - Environment
  - Built Environment
  - Renewable Energy
  - Flooding
  - Employment
  - Rural Development
  - Tourism
  - Town Centres
  - Leisure
  - Transport
- Implementation and Monitoring Framework

2.2 Panel will know better than most that many of the strategic principles by which planning decisions are made are fixed at national and regional levels and that the Council's discretion to vary such is very limited. To name just a few of the strategies/plans which the LDF, and particularly the Core Strategy, will have to have regard to: Regional Spatial Strategy, Regional Economic Strategy, West Cumbria Strategic Forum Masterplan, Local Area Agreement, "Sustainable Cumbria", Nuclear Decommissioning Agenda, etc. Within this constraint, at the local level, Local Planning Authorities do have a wider choice of options and it is upon these that the report concentrates under a number of themed headings. Questions that Panel may wish to concentrate on are:

(i) Are the identified issues and options comprehensive?
(ii) Are there any gaps?
(iii) The general distribution and location of development
(iv) The distribution and location of housing
(v) The location of affordable housing
(vi) Flooding implications
(vii) Location and scale of rural development.

3. Conclusion and Recommendation

3.1 This is a very early stage of LDF preparation and so it is not crucial that absolutely every theme or detail is discussed. Part of this process is to identify priorities and any gaps. Consultation will be over a long period from now until the autumn and will include the distribution of documents, meetings, stakeholder consultation, Allerdale Outlook, LSP Community Gateway etc.

3.2 The Report is commended to Members and it is recommended that:

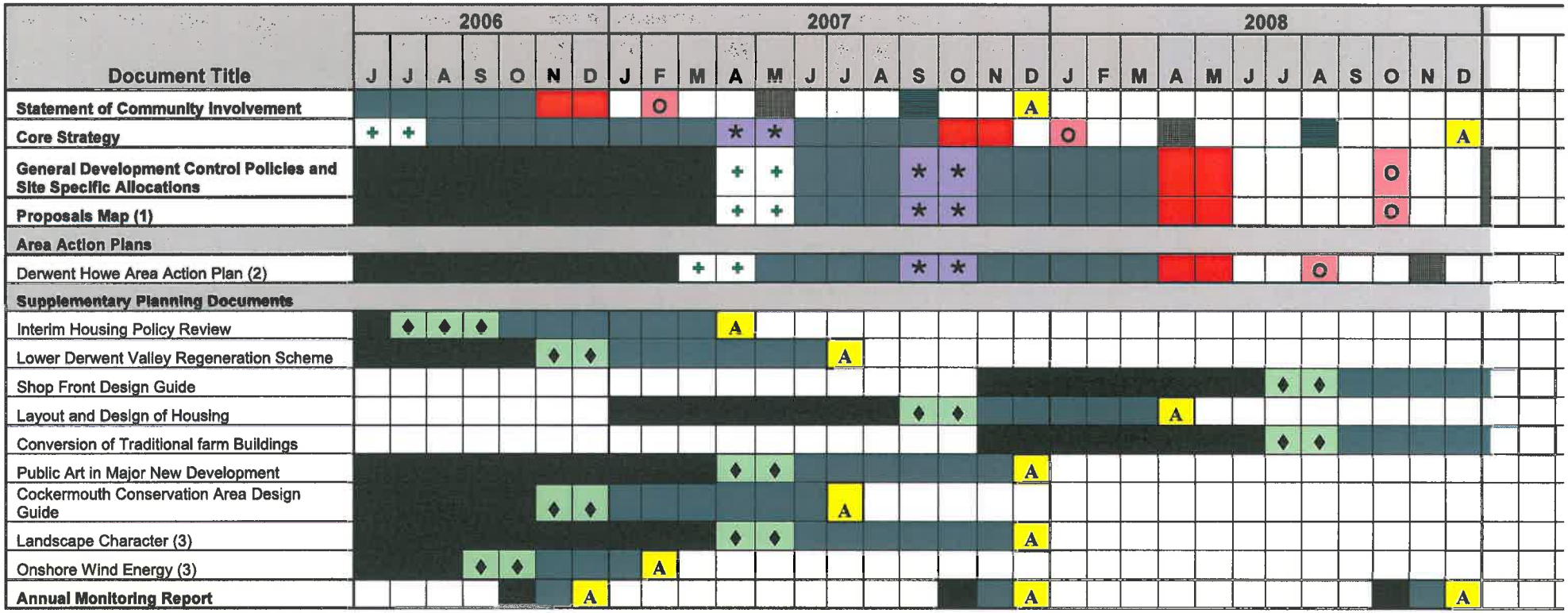
The Core Strategy: Issues and Options Paper be approved for consultation purposes.

DAVID MARTIN
HEAD OF REGENERATION

LYNN PARVIN
REGENERATION STRATEGY MANAGER

RE/rs/26/6
June 2006
REPORTS/re.devpanel.corestrategy.issues.options

Allerdale Local Development Scheme Overall Programme



Key:

- **Pre Production and Document Preparation** (inc background studies)
- **Public Consultation**
- **Consideration and Review**
- **Issues & Options** (Prep & Consultation)
- **Preferred Options** (Prep & Consultation)
- **Submission to SoS**
- **Pre-examination meeting**

Notes: **(1) To be completed in parallel with the GDCP/SSLs, with constant ammending and updating as new documents are adopted**

(2) To be confirmed during the process of the LDS Production

(3) Supplementary Planning Document to be prepared by County Council

Report Implications

Please delete where applicable.

Community Safety	N	Sport	Y
Financial	Y	Leisure	Y
Legal	N	Tourism	Y
Social Inclusion	N	E-Government	N
Human Rights	N	North West Regional	Y
Youth Issues	N	European	N
Ethnic Minority Issues	N	National	N
Older People Issues	N	Partnership	N
Disability Issues	N	Heritage/Culture	Y
Employment (external to the Council)	Y	Planning Policy	Y
Employment (internal)	N	Enforcement	N
Environmental/sustainability	Y	Transport	Y
Environmental/visual	Y	Asset Management	N
Health	N	Health & Safety	N

Is this a statutory recommendation?	N
Is this a key decision?	N
If this is a key decision, has it been approved by CMT	N
Has a risk assessment been undertaken?	N

Wards affected:

- All outside National Park

Background papers:

- Allerdale Local Plan
- Regional Spatial Strategy
- Cumbria and Lake District Joint Structure Plan