



# *Dalston Parish*

NEIGHBOURHOOD

PLAN

## 2015-2030



**Your plan – Your future**

# Dalston Parish Neighbourhood Plan

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## Introduction

Dalston Parish is a very special place. It lies south and west of the City of Carlisle, with the market towns of Wigton and Penrith within easy reach and the M6 only five miles away. Historically the Parish developed through easy communication, fertile land and most importantly the River Caldew, into an agricultural and industrial Parish. Locally important landowners endowed the area with considerable areas of parkland.

In 2017, it largely retains its agricultural character and swathes of parkland particularly in the wider Parish, while Dalston Village is a thriving hub of services and facilities and an eclectic mix of farms, residential areas and light industry. The Nestlé factory in Dalston village is the largest Nestlé processing plant in Europe and has developed directly from its position in this dairy farming area.

The Parish is also architecturally mixed. There are agricultural buildings from all periods, some simple, others grander in style. There are cottages and mills from the period of the industrial revolution, now much “modernised” and they rub shoulders with such buildings as a Georgian Manor House and a patchwork of structures from all ages. Many buildings are of red sandstone, many rendered, some with sandstone quoins. Brick has been used in more recent times and a recurring element throughout is the use of cobbles from the River Caldew, used most frequently for walls, but sometimes for whole buildings.

Dalston Parish has grown organically over the centuries and after considerable and thorough consultation, its residents, while supporting growth and change are adamant that it should retain its rural character and protect its very special identity. It is a thriving, active place and has never, nor should be, inactive nor dormitory.

Local residents appreciate the environmental

qualities of the Parish, and consider they have a duty to protect them for future generations who choose to live in, work in and visit the area. They want to keep and, if possible, improve the range of community facilities and recognise that local businesses are important to the Parish economy. They want to support existing businesses whilst attracting new enterprises, providing they are in keeping with the special local character and distinctiveness of the area. Importantly, people see the need for modest growth in housing, provided it is controlled, designs are in keeping with the local character of existing buildings and the sustainability of the Parish is enhanced.

In particular, additional housing should meet the needs of people who wish to live in the area. Affordability, especially for young people looking to establish homes and send their children to the local schools, presents a big challenge. At the other end of the age spectrum, older people who currently live in the Parish and who wish to down-size without leaving the area are looking for housing which will meet their needs.

The Neighbourhood Plan (hereinafter called The Plan) aims to reflect all of these issues and many others highlighted by those who chose to contribute to it. The consultation effort in preparing the Plan has been considerable and is detailed in the document entitled “*Statement of Consultation*”, part of the “*Dalston Neighbourhood Plan Evidence Base*”. Whilst the Plan is in general conformity with the principles of the “*Carlisle District Local Plan 2015*”, it sets out to ensure that from the date of the Plan being adopted, the views of people living in Dalston Parish have a legal status in the planning process, as intended by the Localism Act 2011.

# Dalston Parish—Neighbourhood Plan Designated Area, Map 1



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## Overview of Dalston Parish

Dalston Parish covers a geographical area of about 11,900 acres (4,822 hectares).

It consists of the following settlements :

**Dalston Village** is where there are most of the community facilities, residential estates and primary and secondary schools. There is a railway station and a bus route to Carlisle and a small industrial estate at Barras Lane. At the centre of Dalston is the historic Square, with St. Michael's Church, The Manor House, an interesting variety of historic buildings, a pub, tea room, shops and offices. The oldest houses in The Square are one storey and medieval in origin. Part of the charm of The Square is its mix of domestic and commercial use of buildings. The Square also provides car parking space. Dalston is the hub for the smaller outlying hamlets, the major of which are:

**Gaitsgill:** a very compact small community, with four farmsteads, the Primrose Hall sometimes used for religious services and a variety of small dwellings.

**Raughton Head:** at the centre is a Church of England church, a school and a cluster of larger than average houses from different historical periods. There are two farms near the centre and other farms and dwellings in scattered locations nearby, some of them barn conversions. In total some 70 dwellings.

**Stockdalewath:** a settlement beside the River Roe, which has grown quite considerably in the last 25 years, with some of the new houses having a suburban character. Flooding has become more frequent in recent years. The Stockdalewath Free Church meets in The Primrose Hall, Gaitsgill.

**Lingey:** became a recognisable separate residential area between the world wars, with the building of Land Settlement houses, initially for the unemployed, all with a similar acreage. With the dissolution of the Land Settlement Agency in 1982, houses were sold, most being altered or extended. Some properties now have commercial use.

**Unthank:** a small, linear development with generous space between the dwellings, mostly stone-built. It is a rural farming settlement and includes two farms.

**Cumdivock, Cardew and Lakerigg:** could loosely be described as rural ribbon developments, with farms and dwellings, some close to others, but most standing apart. Cumdivock has St John's Anglican Church, and a small timber Women's Institute building used for community purposes.

**Low Mill:** is at the end of a cul-de-sac created by the railway and the River Caldew. Former industrial buildings have been converted to residential use and there are two relatively new single storey homes.

**Cardewlees and Orton Grange:** is bordered by the A595 to the north-west. At **Cardewlees** there are detached dwellings, farms and Brown's haulage depot, which now has other industrial units. There is a working quarry where lakes have been formed and after environmental landscaping, it is expected that there will be public access for leisure purposes. At **Orton Grange** there are scattered detached dwellings, a residential caravan park, Dobbie's Garden Centre, and a large acreage of commercial greenhouses, horticultural businesses and small business units.

**Bridge End, Buckabank and Hawksdale.** **Bridge End** is part of Dalston village and has a variety of houses from old cottages, Forge Green the former workhouse and currently Dalston Parish Council offices, substantial houses in parkland and small twentieth century developments of detached houses. There is a small factory conversion and a small estate of previously social housing, now mainly owner-occupied, a car sales firm with repair garage and a public house/restaurant. **Buckabank** is an extension of mixed private housing from Bridge End along the B5299. **Hawksdale** is a widespread rural area of open parkland, which includes ribbon development of houses of mixed age and design. It contains a few substantial houses, a private school and farms. The Cumbrian way passes through, and the River Caldew, with its weir is a significant feature.

Dalston Parish, which is close to the Lake District National Park, has a Conservation Area within Dalston Village and the river Caldew designated as a nationally important “Site of Special Scientific Interest” (SSSI) and a Special Area of Conservation (SAC). Some areas of the village have important habitats for endangered species such as bats and slow worms. All these areas should be considered in any planning decision.

Dalston Parish has a number of Tree Preservation Orders (TPO) and a current list of these can be seen in the “*Dalston Neighbourhood Plan Evidence Base*” in the “*Tree Preservation Order Register*”.

Dalston Parish, with the Cumbrian Way passing through it, is used by walkers and general tourists alike all year-round.

Within the Parish there are 96 listed buildings on the National List, including one grade I: Rose Castle, and four grade II\*: Dalston Hall, St Michael’s Church, Hawksdale Hall, and Rose Castle Dovecote. See “*Dalston Design Statement 2005 - 2015, Listed Buildings*” within “*Dalston Neighbourhood Plan Evidence Base*”.

In addition to the above, to the north, but within the curtilage of Dalston Village, is Bishop’s Dyke, a Scheduled Ancient Monument of National Importance site.

### Population Demographic

Dalston Parish	2001	2011	Change
Residents	2643	2590	-53 (-2%)
Dwellings	1102	1138	+36 (+3%)

### Comparison between the 2001 and 2011 Census information reveals the following information

These figures indicate a lower occupancy rate of dwellings over the last 10 years and point to the demographic change of older residents staying in the family home.

According to the 2011 census, in the region of 78% of properties were owner-occupied with the remainder being privately or affordably rented. In the past thirty years there have been some large and medium housing developments on the fringe of Dalston Village, initially to meet a post-war bulge in demand and culminating recently with a development of 121 houses granted permission in 2014, with building work in progress until 2016/17.

This is indicative of the growth in popularity of Dalston Village and the tension which arises between controlled development, which would preserve the integrity of the village, and a “free for all”.

Consideration must also be given to the number of “windfall” and infill sites, which when accrued present a considerable number.

With the benefit of hindsight, the general view of the residents of Dalston Village, is that some of the houses built since the 1960s are not of designs sympathetic to local character and distinctiveness. This Plan recognises this fact and affords an opportunity to control future building to ensure this important factor is considered during the planning application process.



## **Vision for Dalston Parish**

**This Plan aims to protect the rural environment and unique character of the Parish; to enhance the strong community spirit while encouraging the area to have a thriving and sustainable future. To do this, the Plan seeks to manage housing development, protect and promote businesses, support the farming community and to encourage tourism. It highlights the importance of the Parish's heritage and identity and the need to ensure that the village of Dalston retains its services and that the other settlements in the Parish remain as sustainable as possible.**

To achieve this vision, Dalston Parish Council will work with Carlisle City Council, Cumbria County Council and other key stakeholders. It will operate within National Planning Policy Framework (NPPF) and under the Government's Localism Bill [2015]. The Strategic Objectives set out below are intended to provide clarity to the vision and underpin the approach adopted by the various partners in delivering their services in the Parish.

### **Strategic Objectives**

- 1. To ensure that development is of an appropriate scale for its location, is designed to a high quality, is genuinely sustainable and reflects local character and distinctiveness.**
- 2. To ensure new housing development in Dalston Village is built within the Defined Development Boundary (DDB) and is both proportionate and appropriate for the village.**
- 3. In settlements other than Dalston, outside the DDB, any new housing development should be appropriate in scale, form, function and character.**
- 4. To meet the diverse housing needs for all by meeting the changing demographic and social requirements.**
- 5. To preserve the sustainability of the area by retaining and where possible, enhancing local services and facilities.**
- 6. To protect and enhance the natural and built environment of the Parish, including its landscape, geological assets [Cardewlees Quarry], built heritage, archaeological sites and wild-life habitats.**
- 7. To support the local economy through its existing businesses, by encouraging new enterprises and facilities which enhance commercial effectiveness and employment opportunities.**
- 8. To reduce the vulnerability of the Plan area to climate change, particularly flooding.**

## Strategic Policies

### Policy: DNP-SP 1 - Sustainable Development

#### Development Principles

ALL DEVELOPMENT APPLICATIONS MUST CONFORM TO THE FOLLOWING  
DEVELOPMENT PRINCIPLES

1. Development should reflect the unique distinctiveness of Dalston Village or the particular settlement or location within the Parish.
2. Development proposals that, as viewed from publically accessible locations, will visually significantly diminish the openness of the rural gap between Carlisle and Dalston, north of the railway line, will not be supported unless they:
  - Have been identified through masterplanning as necessary for the implementation of St Cuthbert's Garden Village; or
  - Propose employment premises within or adjacent to groups of buildings without adverse impact on the rural landscape and where there would be no significant adverse residential or visual amenity impacts;
  - Relate to essential utility infrastructure that cannot be located elsewhere.
3. All new building and conversions must be constructed to a quality of design and of materials which are sympathetic to the character of the surrounding environment.
4. This Plan supports the conversion of redundant buildings to a range of appropriate uses, including housing (where this would lead to an enhancement to the immediate setting), visitor accommodation, visitor attraction, community and business use.
5. Development proposals will not be supported where the Health and Safety Executive advise the development may increase the risk of consequences of a major accident. (At the time of preparation of the Neighbourhood Plan consultation zones have been defined in respect of HSE Ref: H3911 - Petrolneos Fuels Assets, Barras Lane Dalston, CA5 7LX, and Gas Networks MAHP - HSE Ref 7890 - Cummersdale/Bothel CW01).

## Justification

The Sustainable Development Policy has been written to address the key issues raised by the evidence base that underpins this Plan. It goes on to set out the over-arching and re-occurring principles that all planning applications must adhere to and gives strategic direction to the more detailed policies that follow.

The key issue to emerge from the evidence base is the overwhelming desire for the Neighbourhood Plan area to retain its rural character, and more specifically for Dalston Village to retain its identity as a distinct rural settlement. To address this issue, it is a key strategic principle of this plan that no new greenfield residential development takes place in the area of farm and woodland to the north of Dalston Village, from the railway line to Carlisle's urban fringe to the extent that it is within the Neighbourhood Plan boundary. It is this area that provides the Village with a vital bucolic backdrop that is intrinsic to its rural identity. A development boundary has been drawn to manage new residential development in Dalston Village, so it is directed to where it does not conflict with this key strategic principle.

This Neighborhood Plan supports Carlisle District's Local Plan (2015 – 2030), however it is paramount that the master planning exercise due to be carried out in support of the Local Plan Policy SP3 respects the key strategic principle of this Plan, unless it is demonstrated that vital infrastructure development in this area is necessary.

It is a strategic principle of this Plan to encourage sustainable development that allows for new appropriately scaled development that will help to maintain the vitality and support service provision within the settlements and allow for the reuse of redundant buildings. Development must respect the local characteristics of the built environment, add to the sense of place and harmonize with the natural landscape. Thoughtful, high quality design and materials, siting, boundary treatments and landscaping are key to achieving this.

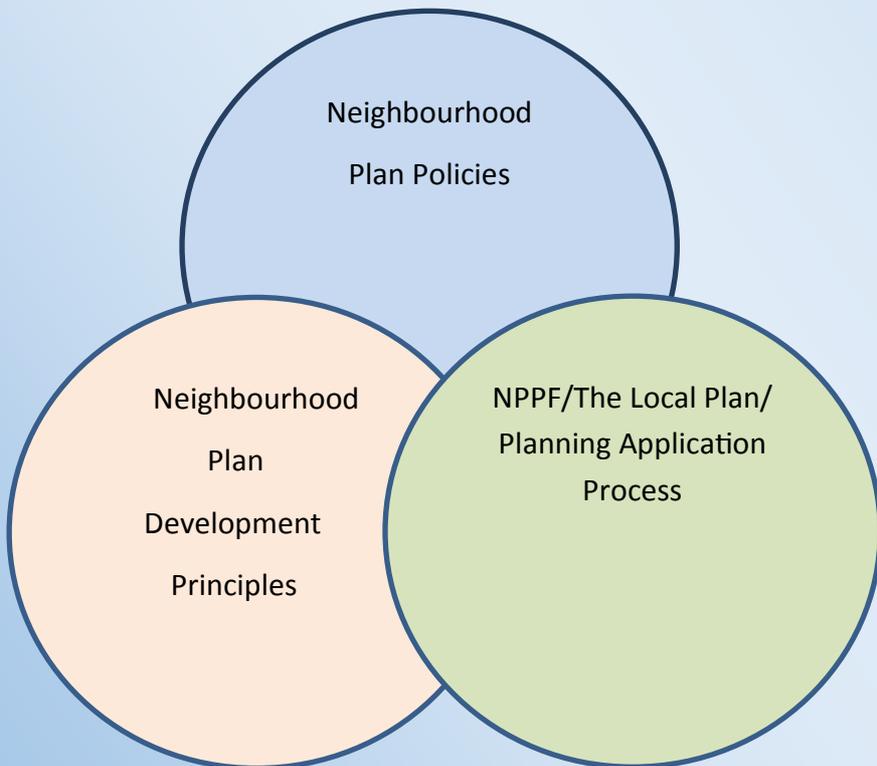


Development must not compromise areas of important natural habitats. The River Caldew runs through the Neighbourhood Plan area. The river is an important natural asset and provides important areas for wildlife and recreation, the river corridor is a key view throughout the plan area and should be protected from development.



### Delivering the Development Principles

The Development Objectives will be achieved by the control exercised by the inter-relationship between the following key factors;





## **Policies**

**Policies are listed in the same order as the sections of the Dalston Visions Survey.**

### **1. Housing:**

Based on previous developments and perceptions of them, the importance of ensuring any future developments are of an appropriate size and scale is a key local issue that the Neighbourhood Plan needs to address. Further key issues include ensuring new housing is genuinely responsive to local needs and that it can be accommodated without placing undue pressure on local infrastructure.

This single issue has prompted a strong response from parishioners to manage the way house-building is considered for the future

#### **Housing Objectives**

To ensure new development is:

1. Of an appropriate scale;
2. In sustainable locations within the Parish;
3. Of a high quality design and of a density which is in keeping with the local setting and character;
4. Which seeks to preserve and enhance local distinctiveness.

## **Policy DNP-H 1: Dalston Village Defined Development Boundary**

**Within Dalston Village, new housing will be supported within the proposed *Defined Development Boundary* (DDB) as shown on the *Dalston Village Policies, Map 3. in Appendix 1: Maps.***

**Housing development outside, but very close to, or adjacent to, the DDB which would constitute an expansion to Dalston village, will only be supported if a projected District wide shortfall of the five-year land supply is demonstrated.**

**In such circumstances development should be focused towards the west of the village. The scale of any new development must:**

- 1. Be demonstrated to be socially, economically, and environmentally sustainable in terms of its size, form, function and character; and**
- 2. Be capable of being accommodated by existing or proposed infrastructure.**

**Rural exception housing sites where they are proven to meet identified local needs, will be supported very close to, adjacent to, or within the DDB, or in locations that have good public transport links to a larger settlement with a wide range of services and facilities.**

### **Justification**

As Dalston Village is the service centre and hub of the Parish, there will always be pressure to build houses there, but two points were clear from the results of the survey:

1. There is concern regarding the scale and rate of recent development within Dalston Village;
2. Dalston Village must remain in the countryside, well separated from Carlisle City, in order to preserve its rural identity.

The DDB will help to guide and manage the limits of development for Dalston Village and prevent building sprawl at the extremities of the village boundaries. In turn this would minimise the need for car journeys and encourage use of public transport, both buses and trains. It would help to ensure building is to a scale that is in keeping with the existing village tenure. Each application must satisfy planning requirements, however, cases could include small scale extensions to existing homes and the conversion of redundant buildings into beneficial use.

The DDB still provides flexible opportunities for small scale, in-fill development.

The natural boundary to the north follows the line of the railway and provides an open rural aspect to preserve Dalston as a distinct settlement from Carlisle City.

To the East, the natural boundary is the River Caldew and its banks. This is an SSSI and SAC site and presents a considerable natural flood plain.

To the West of the DDB is a substantial area of housing and industrial development, which is currently reasonably contained.

The recent, major approval for 121 new homes within Dalston Village (ref.12/0878) reduces the pressure to find further major development opportunities within the village.

This is reflected in the Carlisle District Local Plan 2015-2030 which has not sought to allocate a housing site within Dalston Village. It is important to note however, that should the City Council be unable in the future to demonstrate a five-year housing land supply then additional sites may be considered in Dalston as part of a district-wide search.

Should this be required, it is likely that only land to the west of the village would be suitable for these purposes. Further investigation would be required to ensure any sites that come forward for consideration are suitable, available and achievable within a five-year period.

South of the village centre there is the River Caldew with ribbon development along the western side of B5299. There is room here for some “infill”

The aim is to provide the village with incremental growth while retaining its rural character and ensuring sustainability.

## **Policy DNP-H 2: Windfall Housing Development**

**New housing will be supported where the scale, design, and location of the proposal respects the form, function and character of the settlement, and does not have a significant adverse landscape impact, in the following hamlets:**

- 1. Raughton Head**
- 2. Gaitsgill**

**Beyond the above hamlets and, in open countryside, new housing will only be supported where there are special circumstances for an isolated home such as: the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets; or where the development would re-use redundant buildings and lead to an enhancement to the immediate setting; or the design of the dwelling is of exceptional quality or innovative nature.**

### **Justification**

While some housing in the hamlets would be acceptable, the integrity of these settlements must be protected and their essential character in the landscape maintained.

Development in Raughton Head is supported in the Rural Masterplan evidence base with restrictions outlined in the Carlisle District Local Plan Policies G1 and HO2. There is a school and a church and evidence from residents that there is a need for low cost housing for young families.

In the more isolated rural areas of the Parish, there are limited future housing development opportunities that are sustainable and sympathetic to the environment.

Conversions of redundant buildings can provide opportunities for new accommodation and/or commercial ventures. Proposed conversions will be supported, provided they are located within sustainable locations that would not require excessive new access works or extensive reconstruction.

It is important that any site has sufficient curtilage for garden, car parking and refuse disposal storage and is fenced or bounded in a way which is sympathetic to the landscape and in keeping with local character.

### **Policy DNP-H 3 - Affordable Homes for Local People**

**To be supported, proposals for new homes must demonstrate they provide dwelling types and tenures that reflect the latest housing needs survey findings for the Parish.**

**All affordable housing must be legally bound through a Section 106 Agreement to offer affordable housing to people with a strong local connection to the Neighbourhood Plan area for a period of not less than one calendar month from the date at which it becomes available for occupation, before extending the offer to people from outside the Plan area. When affordable housing becomes available the registered provider must inform the Dalston Parish Council so that it can be advertised locally.**

#### **Justification**

The policy has been designed to ensure people with a genuine local connection, are given priority for affordable housing within the Plan area. Prospective occupiers must satisfy at least two of the following criteria for at least one of the adult members of the household to be considered to have a strong local connection:

1. The applicant was born in the Parish.
2. They are currently resident in the Parish and have lived there for at least the previous 3 years.
3. They don't currently live in the Parish but have previously lived there at some point for 5 continuous years as an adult.
4. They are currently employed or routinely carry out self-employed work within the Parish.
5. They have a confirmed written offer of permanent work within the Parish.
6. They can demonstrate active community involvement in the Parish sustained for at least the previous 2 years.
7. Their parents currently live in the Parish.
8. A close family member, as defined in the Housing Act (1985), or any successor, providing or needing support currently lives in the Parish.

The Dalston Visions Survey reported that 76% of respondents wished affordable housing to be solely available to people with a strong local connection. (see *Dalston Visions Survey 2015* in the *Dalston Neighbourhood Plan – Evidence Base*).

The “Dalston Housing Needs Survey 2013” indicated a need for smaller, affordable properties for rent, purchase or shared ownership. It also revealed that in the private sector, opportunities for the elderly to downsize are a high priority.

For details see the *Housing Needs Survey Report September 2013, Dalston Parish*, in the *Dalston Neighbourhood Plan – Evidence Base*.

## **Policy DNP-H 4 - Design of New Housing**

**To be supported new development proposals must be of a high-quality design, and preserve or enhance local distinctiveness . Proposals should:**

- **Demonstrate any loss or reduction of spaces between buildings will not have a significant adverse effect on streetscape or the character of the the settlement as a whole;**
- **Demonstrate views towards the fells are not significantly adversely affected;**
- **Reflect the height, scale, massing and density of surrounding buildings; and**
- **Not result in light spillage beyond the site boundaries.**

### **Justification**

This policy is intended to protect and enhance local distinctiveness in-keeping with the Plan's Vision and Objectives which responds to the concerns of the community. (Demonstrated in the *Dalston Visions Survey 2015* in the *Dalston Neighbourhood Plan – Evidence Base* ).

Frontages on kerb sides need to reflect the character of the settlement within Dalston Parish through coherent use of local materials.

Details of cherished views and landscapes, particularly those looking towards the fells, are included in *Important Views and Landscapes in Dalston Parish* which can be found in the *Dalston Neighbourhood Plan – Evidence Base*.

Major new housing developments must, as part of a *Design and Access Statement*, give consideration to landscape impact and, where possible, seek to enhance landscape features and minimise any adverse effects on the landscape.

Boundaries are particularly important. The recent proliferation of fencing is not always appropriate. Native hardwood hedges and cobblestone walls are what gives Dalston Parish its unique identity.

Details of the unique design features in the different parts of the Parish can be found in the *Dalston Design Statement 2005-2015* and the *Dalston Conservation Area Review 2008* (see the *Dalston Neighbourhood Plan – Evidence Base*)

## **2. Jobs and the Local Economy**

Because of the importance of the River Caldew, in the Industrial Revolution Dalston Village became an industrial hub for the Parish. At one time, there were seven mills.

Eller's Mill, the only remaining mill, has evolved from cotton wool production (locally known as "The Cotton Wool Factory") to the manufacture of synthetic wadding and "booms" to limit the spread of oil slicks.

Interestingly, the mills created the network of footpaths for villagers to get to work.

In the rest of the Parish, farming was the predominant activity, as it is still today. Much of the farmland is in mixed ownership – some owned by The Church Commissioners.

Dalston has retained a number of working farms.

Many local businesses, such as haulage, small foundries, fabricators, mechanical work, a horticultural nursery and transport, have developed directly from the farming industry, as has the Nestlé factory on the edge of Dalston village which processes milk.

The railway brought a more "industrial" side to the north-west of the village, with a petrol storage and distribution business alongside. Nearby, on Barras Lane, is a small industrial estate built in 1985/6 and accommodating, among others, storage units, a cement distributor, a national aggregate distributors and various office units.

This industrial estate is accessed from the M6 Junction 42 through the village by narrow roads and two extremely tortuous bends which negotiate a railway bridge. A weight limit is in place which does not apply to HGVs with business in the village. Access is also from the A595 from West Cumbria and the Carlisle Northern Development Route. From the M6 via the A595, access is from Junction 41 via the B5925, which entails negotiating "Doctor's Brow" at Sebergham, a notoriously steep section.

Barras Lane is owned by the County Council and currently has some vacant units, (4 in 2016) 3 of which are currently being marketed. The estate has a natural "ebb and flow" of businesses. Currently, there is no significant pressure to expand the estate, which is surrounded by greenfield land and the oil depot.

The four schools in the Parish, the businesses in The Square and a range of small businesses scattered around the Parish provide employment opportunities and are a good source of services.

The Parish is bordered on the north-west at Cardewlees by the A595 trunk road, which links Carlisle and the North to West Cumbria. This gives access to diverse businesses such as Cardewmires Quarry, a Haulage & Storage Company, horticultural industries and a garden centre.

Dalston Village has become increasingly residential and the community considers that it is important to balance the needs of residents, the need for existing local businesses to prosper, and opportunities for the creation of new businesses and services.

The rural nature of the roads throughout the Parish presents challenges and the success of the “Carlisle Northern Development Route (A689)” (opened 2012), and developments to the south and west of Carlisle have meant an increase in Heavy Goods Vehicles (HGVs) passing through Dalston Village and the north west of the Parish to access the M6 at Junction 42 and vice versa.

A scheme for a southern link road for Carlisle is currently gathering evidence to justify its construction and, although this would be some years into the period of the Plan, it would alleviate many of these problems.

Historically this has always been a working Parish, with a recent, gradual increase in tourism.

Tourism is an important industry throughout Cumbria and this Parish has much to offer by way of beautiful pastoral scenery: the River Caldew and its pathways, the Cumbrian Way and cycle routes to Carlisle and the south. Carlisle is of major historical interest. There is easy access to the more famous areas, such as The Lake District, Hadrian’s Wall, the Eden Valley, South West Scotland, the Pennines and the Yorkshire Dales. There are two small campsites, some holiday cottages, Dalston Hall Hotel, but a great dearth of Bed and Breakfast accommodation which is much sought after.

The business survey elicited a 73% response and from this the following was revealed:

Dalston has a wide-ranging business sector, somewhat dominated by food retailers, industrial and building services. Most supply the UK market and the majority of these supply the local/regional market.

Most businesses are small, with 50% employing a maximum of five employees, most of whom travel in from Carlisle, however 60% said that 1-5 employees live in the Parish or adjacent parishes. There is significant part-time employment.

The majority own their premises and have been established for more than ten years. In the short term, employee numbers are expected to stay the same, although a small number expressed a need for increased work space. Half expected their numbers to increase over the long term.

## **Objectives**

In order to support and maintain the prosperity of business in the Parish, while preserving its character and integrity, this Plan will:

1. Support and help retain and/or extend existing businesses.
2. Encourage new business growth in the Parish, with particular emphasis on that which would improve and enhance local facilities, tourism and rural industry/commerce, provided it conforms to the Development Objectives of this plan.
3. Encourage opportunities for local employment within the Development Objectives of this Plan.
4. Support improved infrastructure and access for all business premises of the Parish.
5. Do all that is reasonably possible to support the construction of a “Southern Link Road” to link the M6 with the A595 west and north.

### **Policy DNP-JE 1: Employment Development**

**Proposals for the conversion of the existing buildings or well-designed new buildings for the sustainable growth and expansion of all types of business and enterprise, including diversification of agriculture and other land-based rural businesses; sustainable rural tourism and leisure development which respect the character of the countryside; and local services and community facilities, will be supported:**

- **Within settlements, or adjacent to groups of buildings where there would be no significant adverse impact on the rural landscape; and**
- **Where they are compatible with surrounding uses and where there are no significant adverse residential or visual amenity impacts.**

#### **Justification**

The Plan promotes new employment growth in line with the NPPF. Some employment areas are under-developed and offer significant opportunities for further development to help support both new and existing local businesses. This policy aims to promote new investment into employment development whilst protecting the Plan's Greenfield areas. The policy will maintain the vitality of local businesses and help to maintain services.

### **Policy DNP-JE 2: Loss of Employment Land**

**Proposals that would result in the loss of the employment land or buildings within the Primary Employment Areas identified on the Policies Map will only be supported where it is demonstrated the existing use is no longer viable, and the site has been marketed at a market rate for at least 12 months without an appropriate offer being received.**

#### **Justification**

This policy aims to safe-guard primary employment sites from inappropriate residential development, to ensure, where possible, that land is retained for employment purposes only and to help support local businesses. *(Ref. Carlisle District Local Plan 2015-2030: EC 2)*

### **Policy DNP-JE 3: Residential Development within Employment Areas**

**In order to be supported, proposals for residential development or residential use within the Primary Employment Areas identified on the Policies Map must demonstrate evidence of business operational requirements that cannot be satisfied in any other way. Any permission granted in this respect will be subject to occupancy restrictions limiting the residential use to staff of the business.**

#### **Justification**

This policy aims to prevent commercial land from being used for residential purposes unless it is essential for workers to live on the site. *(Ref. Carlisle District Local Plan 2015-2030: EC 2)*

## **Policy DNP-JE 4: Conversions from Employment Use and Agricultural Development**

**Outside the Primary Employment Areas identified on Map 2 (pg 24) conversion of buildings from employment use, or from uses offering community services or facilities, to other uses will only be supported where the existing building is capable of being converted without extensive rebuilding; any valued community services or facilities lost are demonstrated to not be required or viable; and the proposed use does not have significant adverse impact on the amenity of adjacent land uses.**

**Proposals for new agricultural or other land based rural business buildings will be supported where an operational requirement is demonstrated, and they are designed, sited, and screened using native species so that they do not have significant adverse impact on adjacent land uses, or their landscape setting.**

### **Justification**

This policy aims to allow the conversion of commercial premises within the Neighbourhood Plan area only where it is capable of conversion without extensive rebuilding. For example, steel portal sheds would not be permitted under this policy. This policy would allow the re use of buildings to help ensure they do not fall into dereliction.

The Neighbourhood Plan recognises that agriculture and farming play a vital role in the local economy. Modern farming practices can necessitate large steel portal buildings. This policy allows for such development, whilst being mindful that they can have a significant impact on the wider landscape and neighbours. Buildings should be located where they cause the least intrusion and designed to be as low as possible. Planting native trees to screen these buildings and using natural colours will, in the medium to long term, help lessen their impact.

## **Policy DNP-JE 5: Transport and New Development**

**Any application for business development must satisfactorily demonstrate that levels of traffic increase would not have a severe detrimental impact on the free and safe flow of vehicles on the local road network.**

**New businesses must demonstrate that all practical and viable measures have been taken to avoid regular HGV movements through residential areas. Developments that generate significant amounts of movement will be required to contribute towards off site highway improvements to make proposals acceptable as evidenced by any transport statement or assessment.**

### **Justification**

Traffic and parking concerns evoked the biggest response in the Community and Wellbeing section of The Dalston Visions Survey. (61% found “Road Safety” and 47% found “parking” to be a high priority. Out of 6650 comments 6.2% (409) comments were made concerning traffic, parking and general transport issues.)

As previously explained, road systems throughout the Parish are restricted. There is only one major trunk road, the A595, which provides the western boundary of the Parish. Junction 42 of the M6 lies to the north east. Most roads are rural lanes, many of them narrow, and most traffic crossing the Parish needs to go through Dalston Village, with considerable effect on the environment of the Village. This has already been exacerbated by development in the south and south west of Carlisle.

A “Southern Link Road” is necessary to alleviate these problems but as mentioned in the introduction of this section, its construction is many years in the future and possibly outside the life of the Plan. (*ref. Carlisle District Local Plan 2015-2030: Policy IP2 para1*).

Viability is important but not at the expense of necessary infrastructure requirements.



### **Policy DNP-JE 6: Broadband Internet**

**On all new developments, all new properties where possible must be served by a superfast broadband connection which must be installed on an open access basis. This will need to be directly accessible from the nearest British Telecom exchange and provided in such a way as to enable future repair, replacement or upgrading. If superfast broadband is not available at the time of construction, then the necessary infra-structure must be installed to ensure that superfast broadband can be accessed when it is ready. It is expected that all properties will have access to this standard of connection when available, unless it can be demonstrated, through consultation with British Telecom, that this would not be possible, practical or economically viable. In which case, the District or Parish Council may utilise Community Infra-structure Levy (CIL) monies or seek an equivalent developer contribution toward off-site works that would enable those properties access to super-fast broadband, either via fibre-optic cable or wireless technology in the future.**

#### **Justification**

44% of respondents to the Business Survey said their businesses would be considerably improved by better broadband performance.

Improved broadband services are essential for businesses to be established and to function efficiently in the more remote rural areas.

### **Policy DNP-JE 7: Dalston Village Square**

**Proposals for development fronting Dalston Square (defined in “Dalston Square Policies Map 4, Appendix 1: Maps) will be supported if they preserve and/or enhance the distinctive local character and identity of the surrounding properties. Conversions of residential buildings into retail units will only be supported if:**

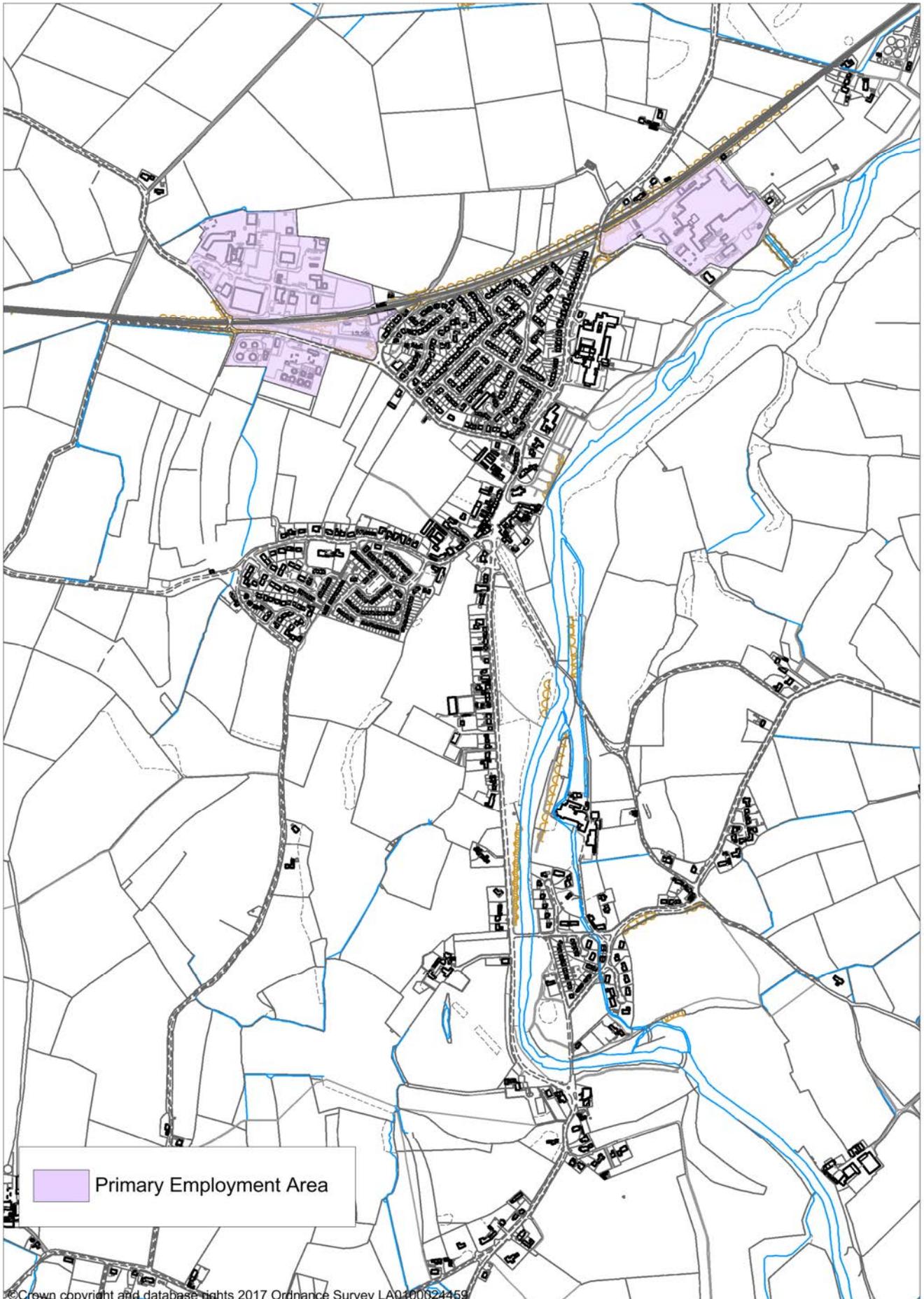
- 1. New shop frontages are traditional in design.**
- 2. The use of the building does not have a detrimental impact on residential properties and residential amenity in the immediate locality.**

**All applications for signage and lighting should respect the character of the Square in nature and not be overly dominant.**

#### **Justification**

The Square forms the historic core of Dalston, any new development in this area should be of a high standard and complement the existing buildings. New development that facilitates the preservation of historic buildings will be supported as long as it complies with the other conditions of this policy. The Square is defined on Map 4 in Appendix 1 (and on the Policies Map).

## Primary Employment Areas in Dalston Parish, Map 2





### **3. Protecting our Environment**

Dalston Parish largely consists of farmland and rolling parkland, historic and modern buildings and at its heart the rivers. Most important is the River Caldey, but its tributaries, the Roe and Pow Beck are focal points for the settlements through which they run. The wildlife habitats provided by these rivers make the Parish a special place.

Details of cherished views and landscapes can be found in the *Dalston Parish Local Green Spaces Map and also in the Green Spaces Photo Gazetteer* in the *Dalston Neighbourhood Plan Evidence Base*.

The results of the Survey demonstrate clearly that where in some sections, there are differing opinions, in this section, respondents are united and consistent in their concern to protect the environment of the Parish.

#### **Objectives**

To ensure that the impact of any new development preserves or enhances the surrounding countryside, landscape, wildlife habitats, built environment and rural character of the Parish.



### **Policy DNP-E 1: Landscape, Habitats & Rural Character**

**In order to be supported, development proposals must demonstrate they will not significantly detrimentally affect the Parish's landscape, wildlife habitats, rural character, green spaces, footpaths, cycleways, bridleways, built heritage, archaeological sites and ecosystems.**

#### **Justification**

The River Caldew is an SSSI site and is central to the Conservation Area in Dalston Village. It is also designated as part of the River Eden Special Area of Conservation (SAC) which means it is of European importance for biodiversity. In the case of Conservation Areas, the Local Plan clearly sets out the duties of Councils for designated areas, with powers granted under the Civic Amenities Act 1967.

The River Caldew and its tributaries are seen by 70 % of Dalston Visions questionnaire respondents as the Parish's most important environmental quality and asset. 23% appreciate its specific role for wildlife; plants, birds and animals are all valued, red squirrels, otters, badgers, slow worms, hedgehogs and barn owls were particularly mentioned along with fish, newts, frogs , ducks, kingfishers, yellowhammers, herons, gold crests, gold finches, sand pipers, mistle thrushes, oyster catchers, red kites, woodpeckers and many more in the Caldew. Also mentioned are snowdrops, blue bells, martagon lilies, wild orchids, sloes and other wild flowers along with associated woodlands

In Dalston Village the River Caldew is an important recreation area not only for residents, but also for visitors from far and wide. It is therefore important to preserve the river bank areas, but also to protect the wider landscape along the river's course.

Entering the Parish from the north is largely open countryside, which serves to enhance its rural nature and coming into the Village, the view towards High Pike and Carrock Fell is spectacular. With fields in the foreground, it presents an archetypal Cumbrian aspect: the settlement, then fields with a backdrop of fells.

Looking west from Rose Bridge, can be seen a perfect example of Dalston Parish landscape: on all sides rolling fields rising gently from the River Caldew to Rose Castle, a beautiful red sandstone building, the former residence of the Bishops of Carlisle and Grade One listed. Tucked in to right and left are farms and farm buildings, some in red sandstone, some cement rendered, with sandstone quoins. Rose Castle stands in open, rolling countryside, in an eminent position overlooking the River Caldew. Its future is uncertain, but its integrity must be protected at all costs.

Woodland is another environmental asset of the parish, specifically appreciated by 66% of questionnaire respondents and it is important that any building development minimises damage to existing woodland and includes specific proposals for future woodland planting wherever possible. There is strong evidence from the Survey that respondents are united in their support for this.

Footpaths, bridleways, cycle ways and other rights of way are also a very important environmental and recreational parish asset according to 69% of respondents. Development proposals that would affect existing rights of way will not be permitted unless an alternative route is available, or can be made available, which is safe, attractive, and does not compromise the rural character of the Parish. Development proposals may sometimes present opportunities to provide new rights of way or improve existing ones in order to bring them to a standard suitable for use by all. Development at Cardewmires Quarry might, in the future, provide such an opportunity. These will be given favourable consideration. See *The Carlisle District Local Plan 2015-2030; Policy GI 5 – Public Rights of Way*.

Details of footpaths, bridleways and cycleways in Dalston Parish can be found in *Dalston Parish Footpaths, Bridleways and Cycleways, Map 6*, in Appendix 1.

A detailed examination of the special environment of Dalston Parish is contained in the *Environment and Open Spaces Report* in the *Dalston Neighbourhood Plan – Evidence Base*.

Details of cherished views and landscapes can be found in the *Dalston Parish Local Green Spaces Map and also in the Green Spaces Photo Gazetteer* in the *Dalston Neighbourhood Plan Evidence Base*.

## **Policy DNP-E 2: Renewable Development**

**Development proposals that include renewable energy capability will be supported where there are no significant adverse landscape or visual impacts, and there is no other significant harm to amenity in the locality.**

### **Justification**

There is strong support from the respondents of the “Dalston Visions” questionnaire, for renewable energy particularly for hydro power from streams and rivers, and with the use of farm slurry to generate energy.

*(See Carlisle District Local Plan 2015-2030, Policy CC3*

## **Policy DNP-E 3: Historic Boundary Walls**

**Any development proposals should preserve any historic boundary walls on the site. Development which would undermine, harm or remove these features will only be supported where there is clear evidence to demonstrate that the overall benefit would clearly outweigh any harm.**

**If demolition of a boundary wall for works access is necessary, the affected wall must be rebuilt or made good using the same form and materials.**

**If permanent demolition of part of a boundary wall for access is necessary, the remaining parts must be finished using the same form and materials.**

**To be supported all development proposals should use boundary treatments of cobblestone walls unless it is demonstrated these are not appropriate, in which case, native hardwood hedges should be proposed. Alternative boundary treatments will only be supported where it is demonstrated both cobblestone walls or native hardwood hedges are not appropriate.**

### **Justification**

Some of the natural stonework to buildings and boundary walls throughout the Parish are of a distinctive form of construction using a mix of locally sourced materials. These in the main are of rough dressed sandstone and large river cobbles set in lime mortar. Most are built of boulders taken from the River Caldew and other rivers, when Parishioners had the right to dredge stones from the rivers. This policy is to protect this unique characteristic throughout the Parish.

## **Policy DNP-E 4: Local Green Spaces**

The areas of land identified on Maps LGS 05, LGS 47, LGS 55, LGS 56, and LGS59 are designated as Local Green Spaces where new development is ruled out other than in very special circumstances.

### **Justification**

There was a positive response in “The Dalston Visions Survey” for the protection of green spaces and a large number of areas identified as in need of such protection.

These spaces have been identified by this policy as “Local Green Spaces”. Paragraph 77 of the “National Planning Policy Framework” (NPPF) has provided the opportunity for these spaces to be designated and protected from inappropriate development by policy commensurate with that of Greenbelt. For these spaces to be designated they need to meet a series of tests which are set out in paragraph 77. All of these proposed spaces meet these criteria and a full assessment of these against the criteria is set out in : *Appendix 3 Significance / Rationale for proposed designation of Local Green Spaces (Policy DNP-E4) against NPPF paragraph 77 and Dalston Parish-Footpaths, Bridleways and Cycleways, Map 6, in Appendix 1.*



## **4. Health and Well-being**

This section of the survey elicited a strong response. The residents of the Parish are proud of their strong sense of community spirit and wish to preserve it (89.26%). They want to remain a rural community (78%), but appreciate and use the services provided.

77% of respondents would like to see Dalston Square become an attractive focal point of the Village.

The main concerns were:

1. The rate of growth of the population.
2. The density and speed of traffic, particularly the numbers of HGVs.
3. Parking problems.
4. Matters of disabled access.
5. Facilities and opportunities for young people.

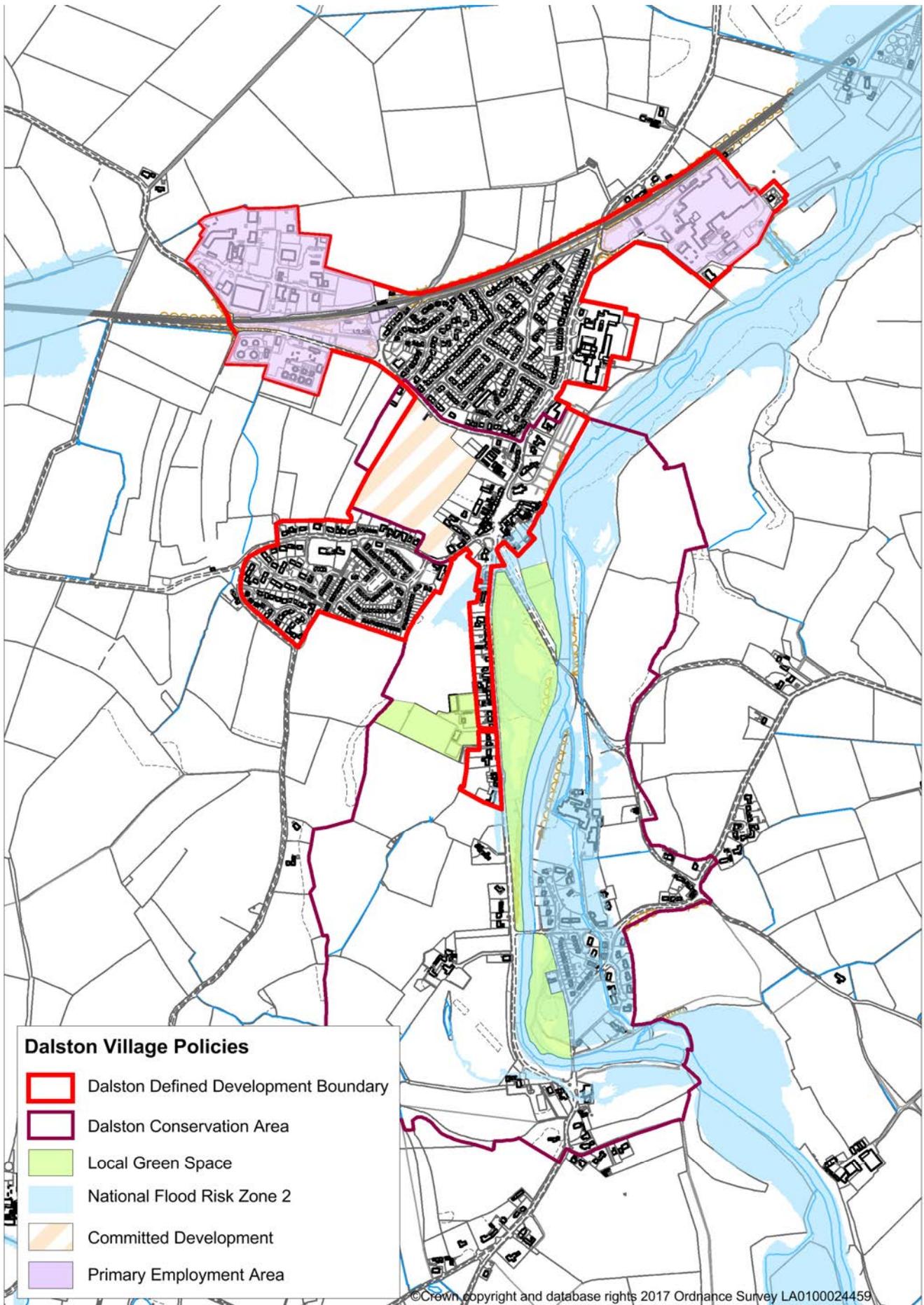
### **Policies**

Whilst the response to this section in the “Dalston Visions Survey was high, most of the issues covered did not have a relevance to “land use” or were covered within the other sections of the Plan. However they were useful to Dalston Parish Council as a “snap shot” of life in the Parish and a guide to the number of residents who identified these issues.

Therefore, responses to issues concerning “maintenance of the Parish, keeping its rural character” and Dalston Square being the “attractive focal point” of the Parish are used as justification in: Housing, Local Jobs and Economy and Protecting our Environment policies.

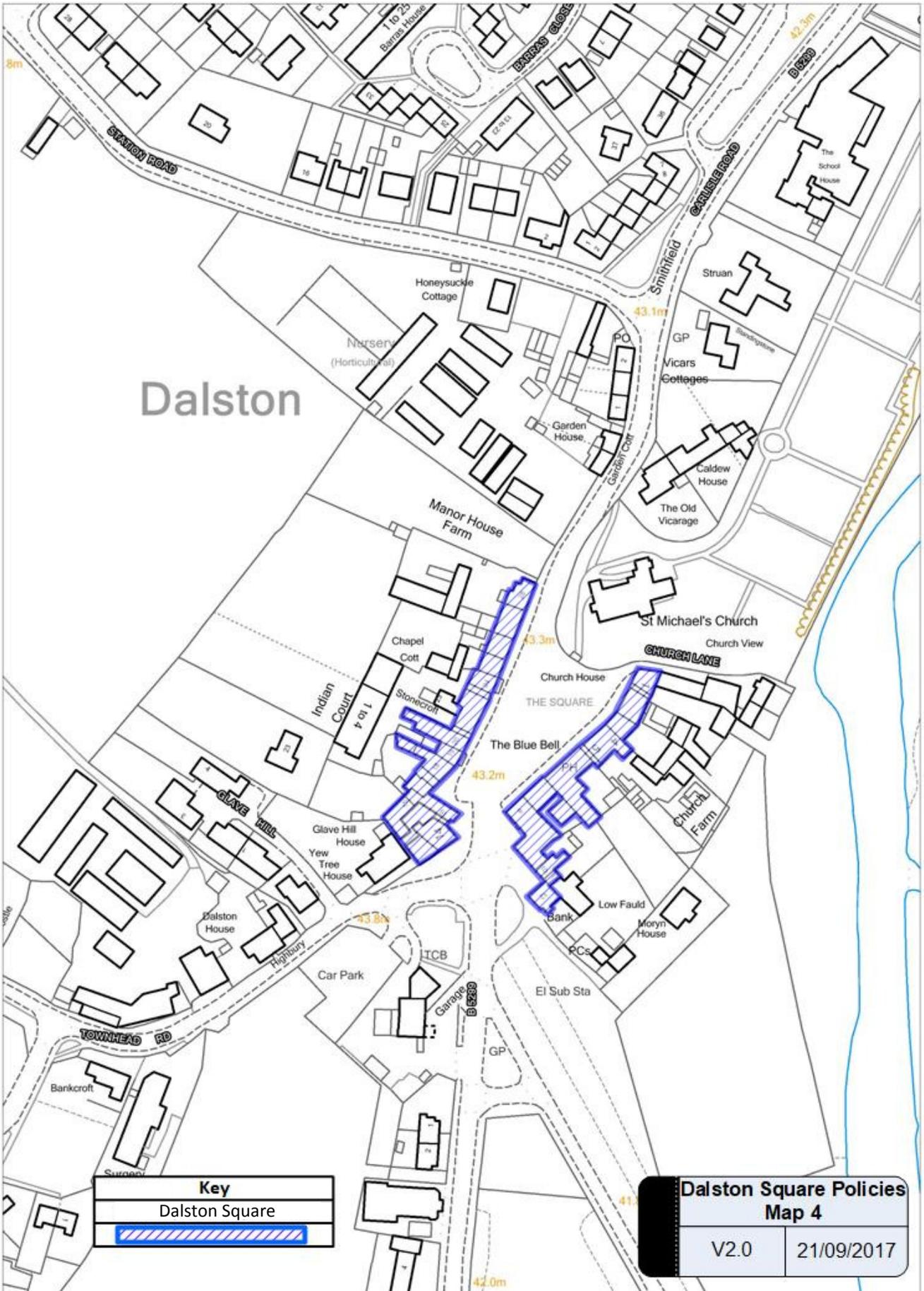
# Appendix 1 : Maps

## Dalston Village Policies, Map 3



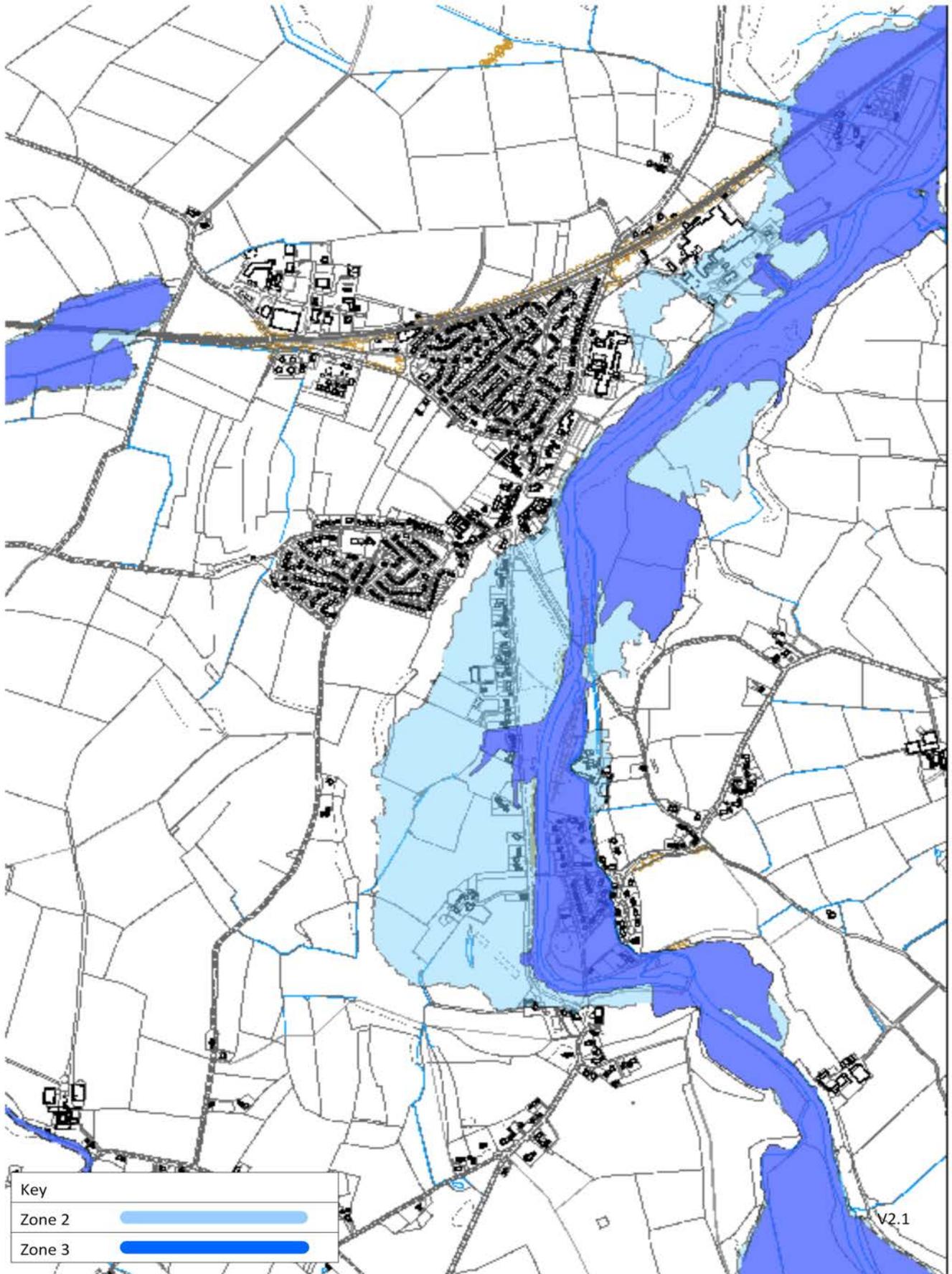
# Dalston Square Policies

## Map 4

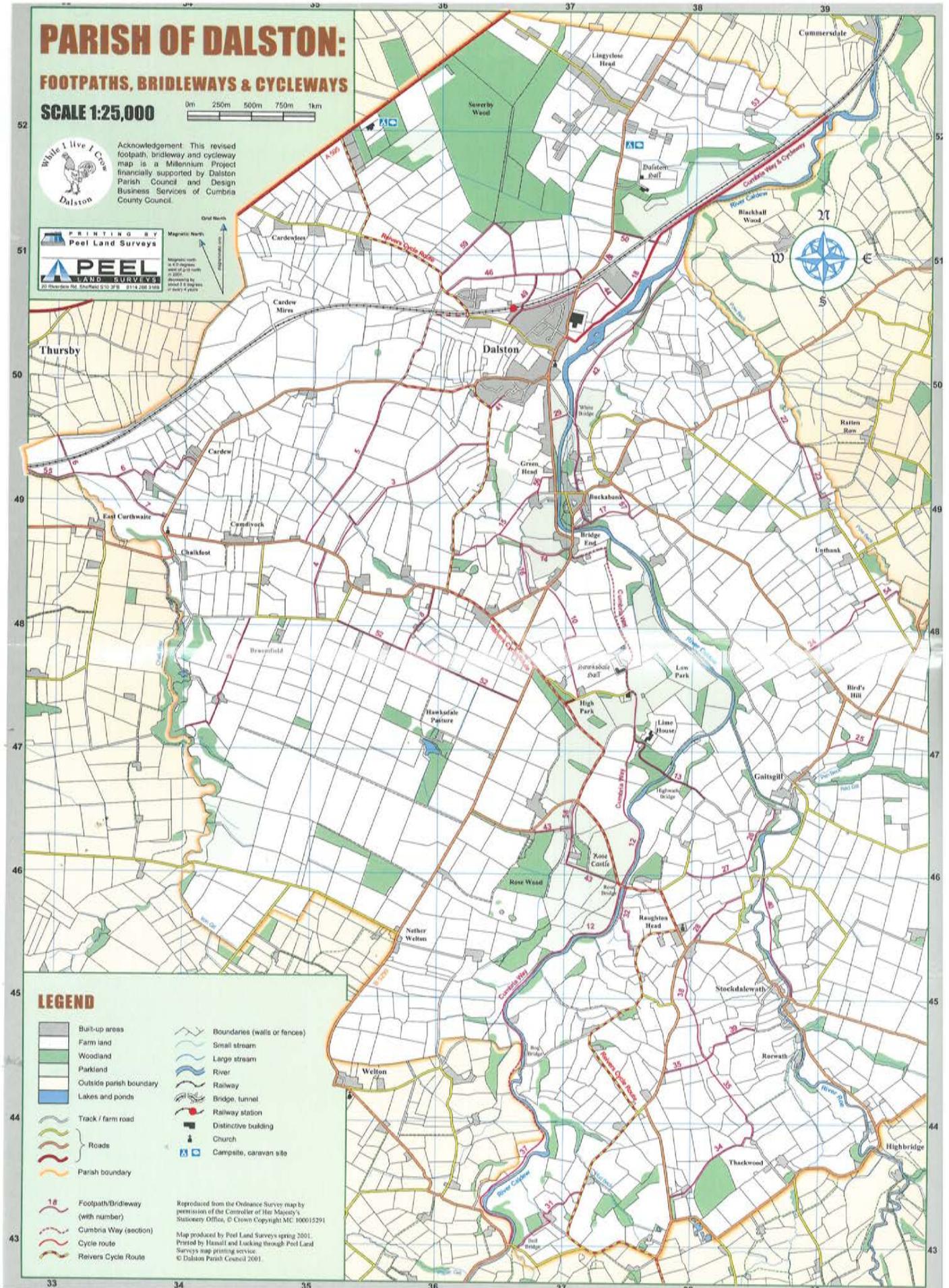


# Dalston Village Flood Plain

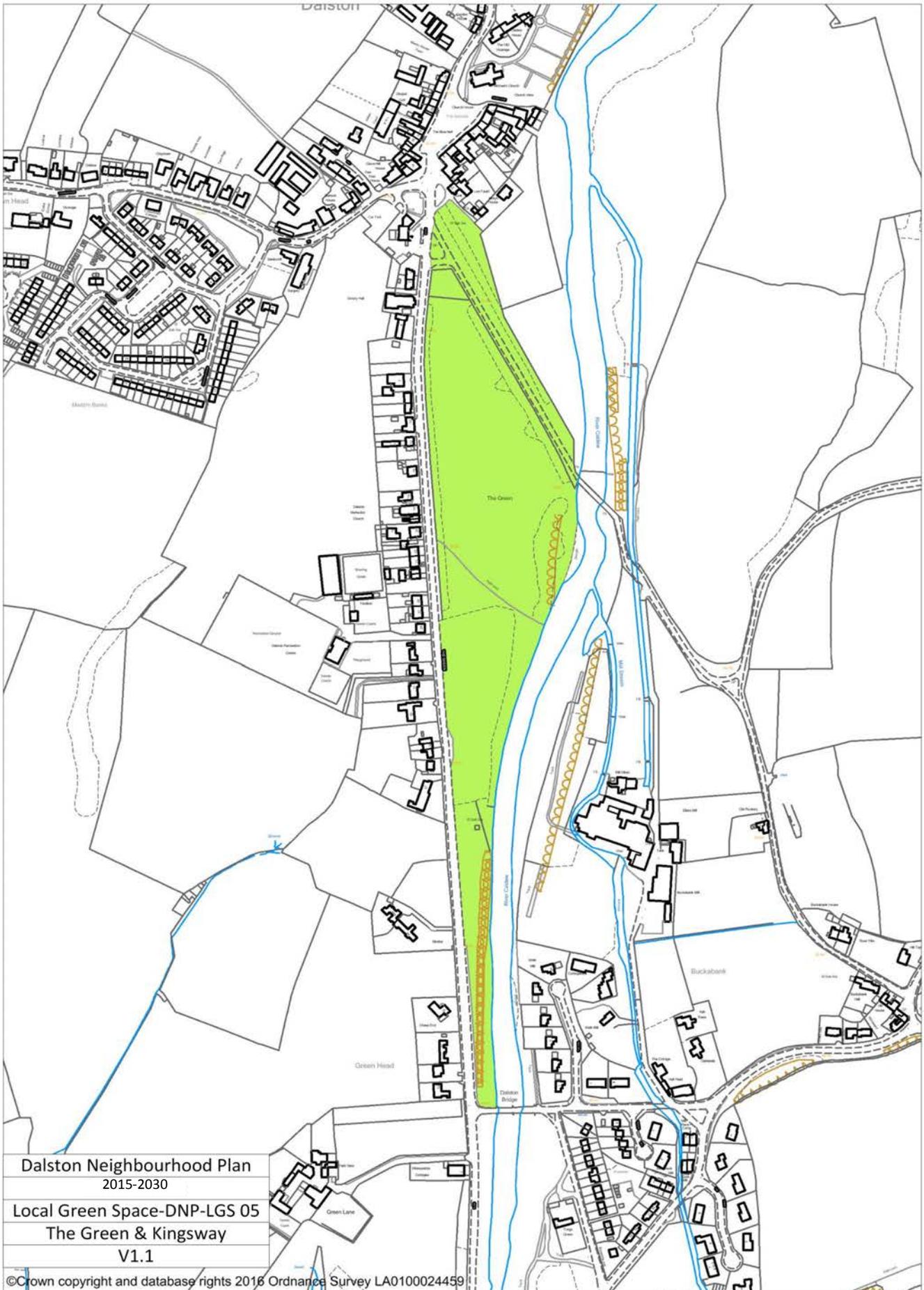
## Map 5



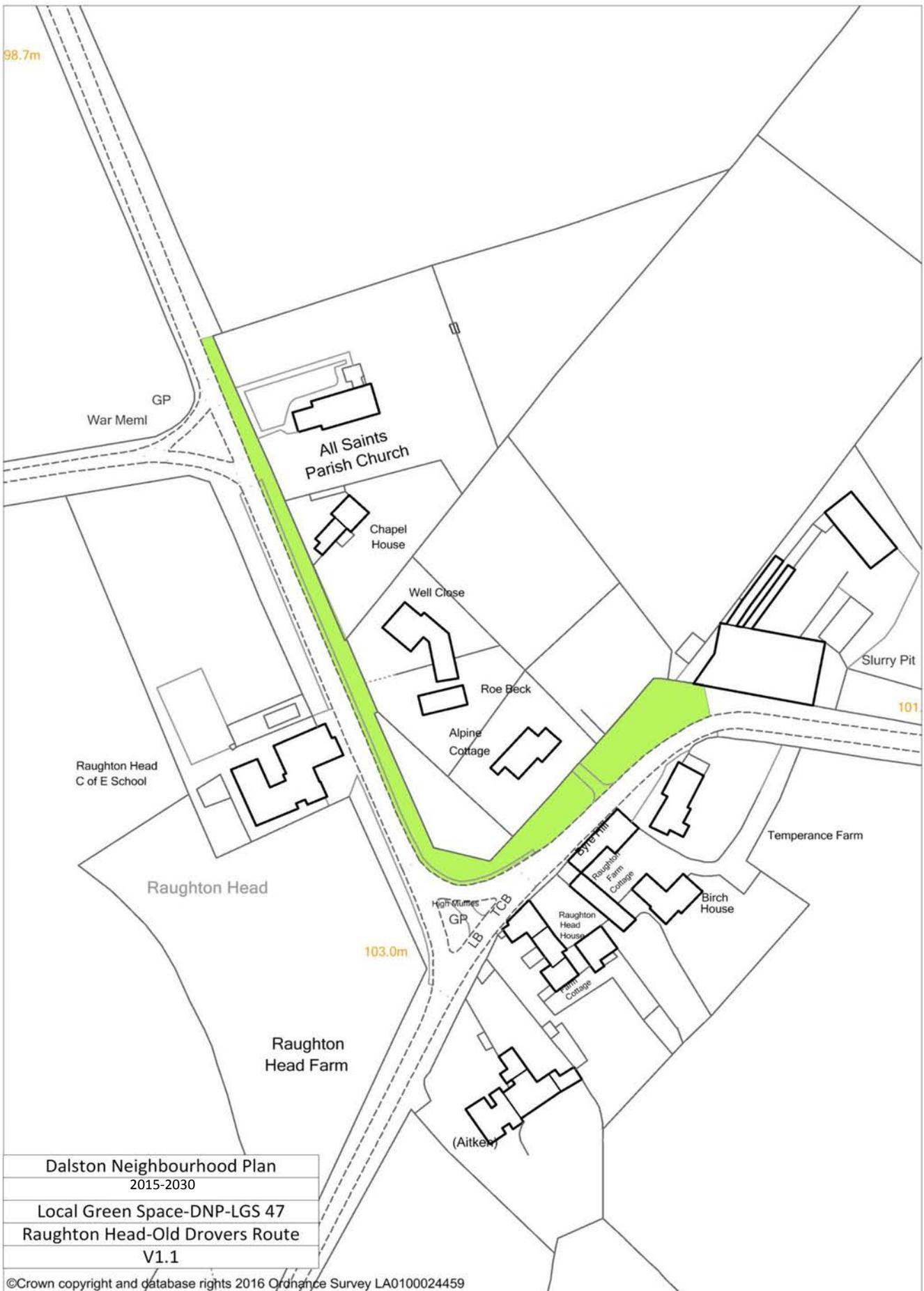
# Dalston Parish-Footpaths, Bridleways and Cycleways, Map 6



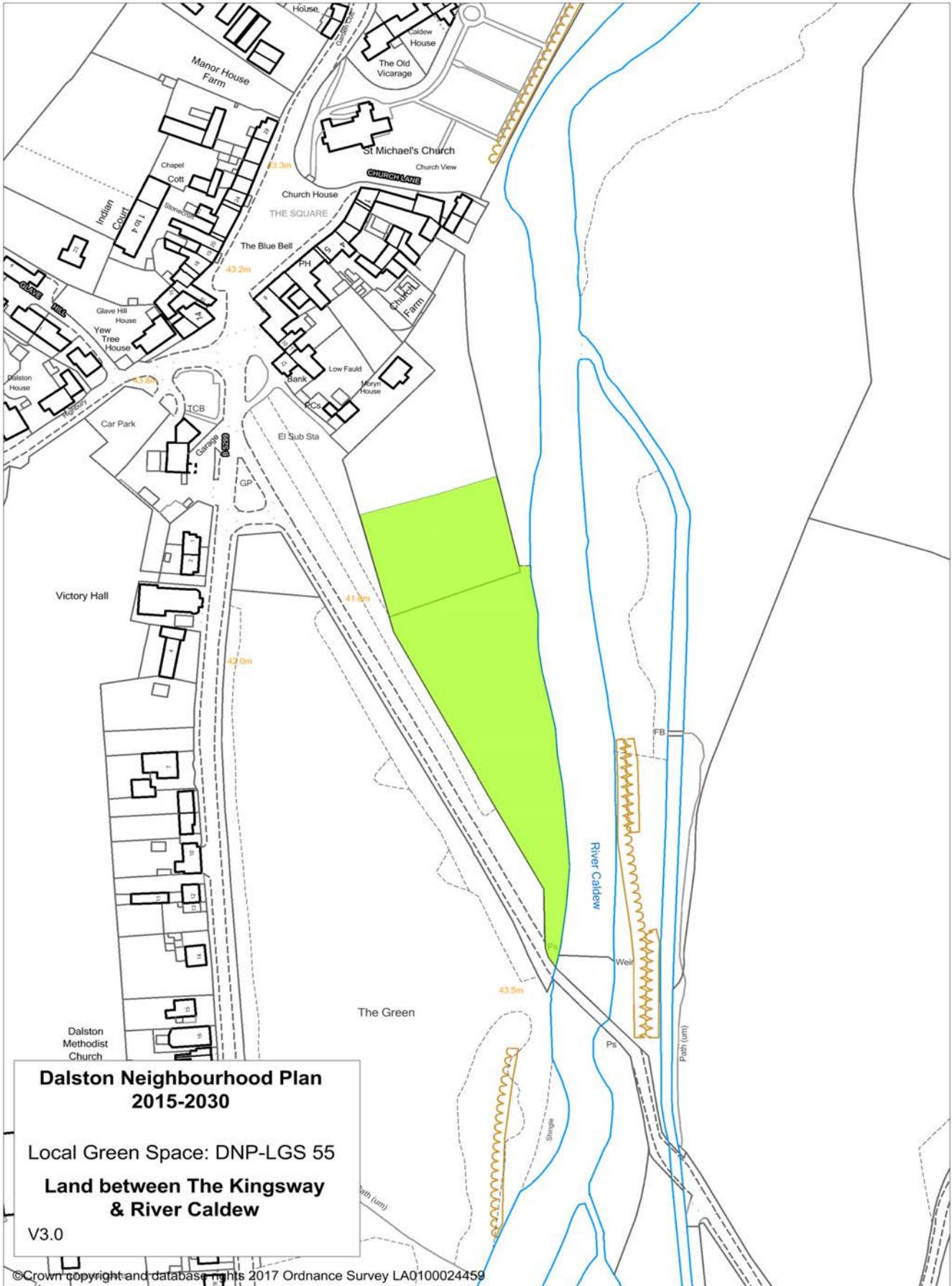
# Appendix 2 : Proposed Local Green Space Maps



# Appendix 2 : Proposed Local Green Space Maps



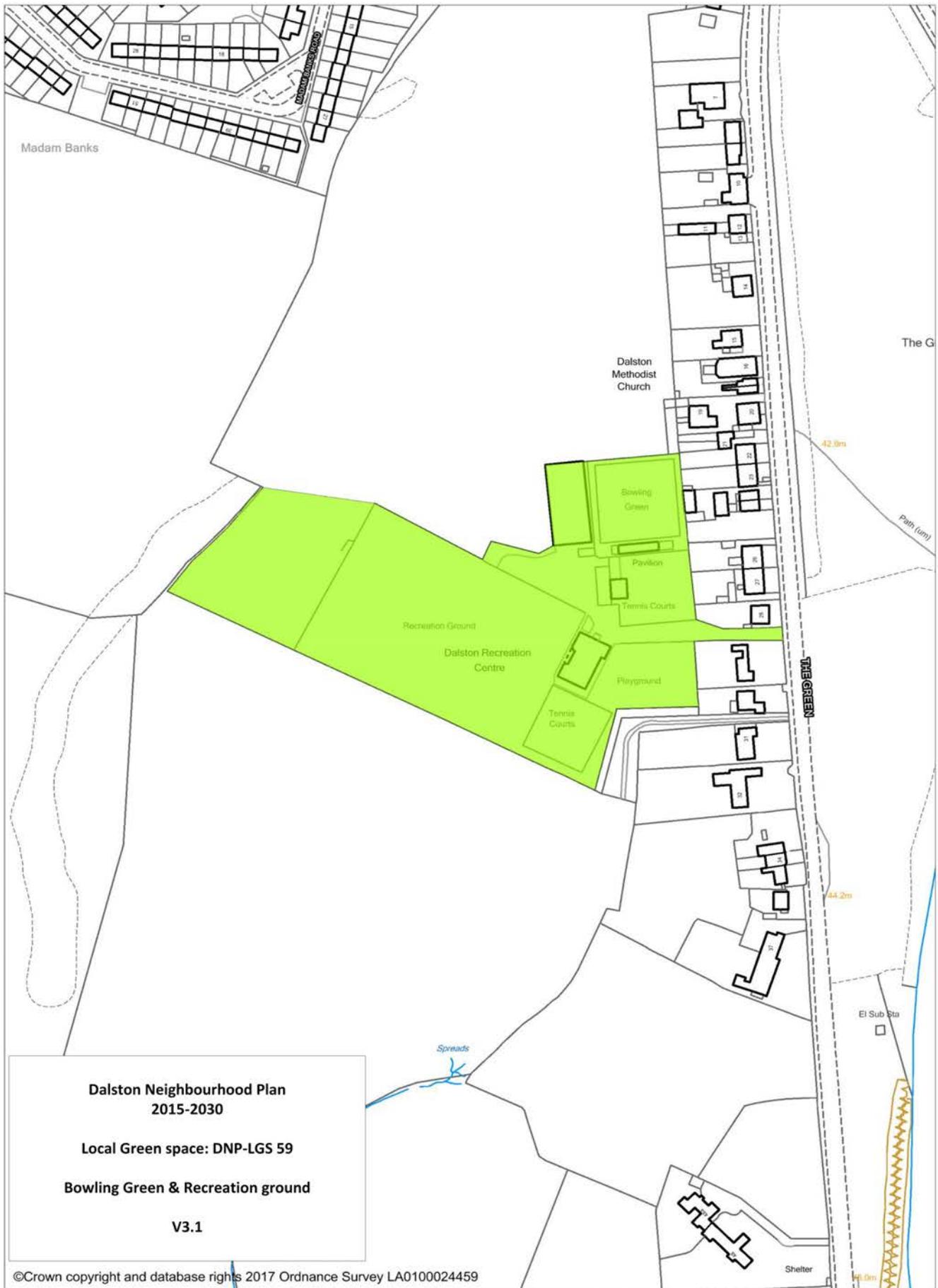
# Appendix 2 : Proposed Local Green Space Maps



# Appendix 2 : Proposed Local Green Space Maps



# Appendix 2 : Proposed Local Green Space Maps



## Appendix 3:

### Significance/Rationale for proposed designation of Local Green Spaces (Policy DNP-E4) against NPPF paragraph 77.

<b>LGS Ref.</b>	<b>Name / Location of LGS</b>	<b>Proximity to community (Criteria 1*)</b>	<b>Local/Community Value (Criteria 2*)</b>	<b>Landscape, Historical, Recreational &amp; Wildlife Value (Criteria 2*)</b>	<b>Size Ha (Criteria 3*)</b>
LGS 05	The Green / Kingsway	South of Dalston Village Square within a short walking distance. (less than 50m)	The LGS provides significant local/ community value as a public open space generally used for grazing, dog walking and special community events such bonfire night, festival week events and car parking for Dalston Show. This site is owned by Dalston Parish Council.	Provides open pastoral landscape from the centre of the village. Along with the Kingsway, a closed to traffic highway, The Green and the River Caldeu provide recreational and wildlife value for residents and visitors from near and far. Located in The Dalston Conservation Area.	6.56
LGS 47	Raughton Head, Old Drovers' Route	In the centre of Raughton Head one minute's walk from the church.	This LGS provides significant local/ community value particularly in terms of recreation, dog walking and a place of tranquil leisure.	Landscape and historic value related to ancient drovers' routes which were the historic pathways crossing the Parish.	0.22

## Appendix 3:

### Significance/Rationale for proposed designation of Local Green Spaces (Policy DNP-E4) against NPPF paragraph 77.

LGS Ref.	Name / Location of LGS	Proximity to community (Criteria 1*)	Local/Community Value (Criteria 2*)	Landscape, Historical, Recreational & Wildlife Value (Criteria 2*)	Size Ha (Criteria 3*)
LGS 55	Land between The Kingsway and The River Caldew	South east of Dalston Village Square. (2 minutes' walk)	<i>This is a privately owned piece of land used for grazing. Close to the village centre, it provides significant local/community value as a backdrop to the recreational use of The Kingsway being between the well-used Cumbria Way and the River Caldew (SSSI &amp; SAC). Located in The Dalston Conservation Area and in the river flood plain.</i>	<i>Provides significant landscape value as is immediately adjacent to a well-used recreational asset (The Kingsway) and the River Caldew and its paths. It is part of the wildlife corridor adjacent to The River Caldew and adds to the tranquillity and beauty of the approach to the river.</i>	1.39
LGS 56	The land between Riverside and The river Caldew	South of Dalston Village Square. (10 minutes' walk)	This Parish-owned land provides significant local/community value in terms of recreation and leisure, dog walking, access to the river Caldew riverbank for observing wildlife and a generally peaceful place. There is also a wild flower meadow set aside for flora and fauna associated with this type of land. Located in The Dalston Conservation Area.	Provides significant recreational value as immediately adjacent to the River Caldew and provides woodland and wild meadow habitat for encouraging flora and fauna.	2.00
LGS 59	The Bowling Green & Recreation Ground	South of Dalston Village Square within a short walking distance. (less than 150m)	The LGS has significant local/community value in terms of recreation, providing well-used recreational facilities. There is a play park, an indoor centre and football field. The indoor centre serves as a nursery. A Tennis Club and Bowling Club are also located here.	Of significant recreational value for the whole Parish. Located in The Dalston Conservation Area.	1.84

## **Appendix 4:**

### **References**

#### **The Dalston Neighbourhood Plan Evidence Base**

These are the primary evidence documents referred to in the production of the Plan. Please refer to the Evidence Base for further information.

#### **Maps:**

Dalston Parish Local Green Spaces Map

#### **Information:**

Green Spaces Photo Gazetteer

Carlisle District Local Plan 2015

Tree Preservation Orders (Dalston Village)

Dalston Design Statement 2005 - 2015, Listed Buildings

Dalston Conservation Area Review 2008

Parish Profile Demographics

Dalston Traffic surveys - 2013 and 2014

#### **Environment:**

Built Environment Report - May 2016

Open Spaces Report - May 2016

Health and Well-being Report - December 2014

## **Appendix 4:**

### **References**

#### **The Dalston Neighbourhood Plan Evidence Base**

These are the main evidence documents referred to in the production of the Plan. Please refer to the Evidence Base for further information.

#### **Consultation**

Launch Survey - Compilation

Plan Policy Areas - Goals and Objectives

Housing Needs Survey Report, September 2013, Dalston Parish

Dalston Visions Residents Survey - Summary Report 2016

Dalston Visions Residents Survey - Comment Bank.

Farming and Land Ownership Survey - Report May 2016

Farming and Land Ownership Survey - Comments Summary

Business Survey - Report May 2016

Business Survey - Comments Summary

Young Peoples' Survey - Report July 2016



The Dalston Neighbourhood Plan 2015 – 2030 is a Neighbourhood Plan as defined in the Localism Act 2011. The plan deals with planning issues which specifically relate to the use and development of land. The Dalston Neighbourhood Plan 2015 – 2030 has been submitted by Dalston Parish Council, which is a qualifying body as defined in the Localism Act 2011. The Dalston Neighbourhood Plan will have effect until May 2030. The Dalston Neighbourhood Plan does not contain policies that relate to “excluded development”.

**Produced on behalf of Dalston Parish Council**

**by the Dalston Neighbourhood Plan Steering Group**



# **Your plan – Your future**

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