



LOCAL DEVELOPMENT FRAMEWORK

Lake District National Park

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28 May 2010

Dear Consultee

Significant Changes Suggested to the Lake District National Park Authority Submitted Core Strategy

Planning & Compulsory Purchase Act 2004

A series of public hearings took place between 05 and 14 May 2010. During these hearings and subsequent to discussions between the Authority, participants and the Inspector, the Authority is suggesting a number of changes to the following policies and supporting text:

- Policy CS08 – Windermere Waterfront Programme – see annex 1
- Policy CS18 – Housing Provision – see annex 2
- Policy CS22 – Employment – see annex 3

In addition, the Authority proposes to introduce a new policy, 'Policy CS22a: Reuse of buildings for holiday letting accommodation'. This issue was previously identified within Policy CS18 in the submitted Core Strategy. The changes appear in annex 3 of this consultation.

The annexes in this document give full details of the suggested wording of these revised sections of the Core Strategy, incorporating all changes to the policies and explanatory text. The original wording appears within the submitted Core Strategy, which is available to view at:

www.lakedistrict.gov.uk/index/planning/planning_policies/ldf/ldf-corestrategy.htm

Due to the nature and extent of the suggested changes to these policies, public consultation is necessary to enable the Inspector to accept these changes, if they are considered to be necessary for the Core Strategy to be 'sound'.

Consultation on these suggested changes should be sent directly to the Programme Officer by email or in writing, **by no later than 12 July**.

Please email your comments to kerry.trueman@lakedistrict.gov.uk or write to Kerry Trueman, Programme Officer at the address at the top of this letter.


Late responses will not be accepted.

In addition to the above suggested changes, a number of minor changes to the Core Strategy have also been suggested by the Authority. The Examining Inspector has advised that these are sufficiently minor in nature to not require further public consultation.

If you wish to view these further minor changes, they are available at:
http://www.lakedistrict.gov.uk/index/planning/planning_policies/ldf/ldf-corestrategy/ldf-corestrategy-examination.htm

The schedule of post-submission proposed minor changes is document CD802 in the Core Document library.

Yours faithfully

A handwritten signature in black ink, appearing to be 'Chris Warren', written over a faint horizontal line.

Chris Warren
Team Leader – Spatial Planning and Communities

Policy CS08: Windermere Waterfront Programme

What do we want to achieve by 2025?

- 3.22.1 The Windermere Waterfront Programme will help us to deliver the Vision for the Lake District National Park which seeks to provide a World Class visitor experience. The Programme will enable us to ensure the delivery of strategic objectives SO9-12 in an area which is a particular focus of tourist accommodation and facilities. This programme will ensure that the lake, Windermere, is at the heart of a cohesive destination providing a sustainable, world class visitor experience. It builds on evidence including the RSS, Lake District Economic Futures Policy Statement (NWDA, 2005) and Cumbria Serviced Accommodation Study (Locum Consulting 2008).
- 3.22.2 We will enhance key sites around the lake, especially the public realm. We will link these sites via the lake and other sustainable transport options, including the national rail network at Windermere. The result will be managed visitor pressures and better transport connectivity. Where new development is part of the programme, it will deliver outstanding sustainable design quality taking inspiration from its surroundings.
- 3.22.3 Within the Windermere Waterfront Programme, we consider Bowness Bay and the Glebe to be particularly important. We have identified it through a Strategic Appraisal as the best place in the Lake District to deliver a world class visitor experience. It is a significant destination point for visitors to the lake and for many, provides their main outdoor experience of the Lake District. As the point where the settlements of Bowness and Windermere meet the lake and for its role as a hub of lake transport, it is a lynchpin destination in terms of tourism. But it has suffered from underinvestment with the result that its public realm and built environment has become degraded. To ensure the long term sustainability of Bowness Bay and the Glebe as a world class destination we have therefore identified it as a strategically important key site within the Windermere Waterfront Programme. We will define land in this area as a strategic regeneration location in the Allocation of Land Development Plan Document. We will bring forward planning policies to help deliver its enhancement, particularly of its public realm and bring forward the infrastructure and necessary leverage to secure public and private investment to achieve this. If necessary, we will produce a Supplementary Planning Document.
- 3.22.4 Together, the enhancement and improvement of the key sites around and related to the lake provide a critical mass of attractions and facilities which have the potential to be a world class destination. Our aspirations for the key sites are:

Waterhead, Ambleside: There will be physical regeneration including high quality public realm to support its role as a gateway to Ambleside and the north shore of Windermere.

Low Wood Hotel: A new design for a conference centre catering for up to 600 participants will be developed. There is also an extant planning permission on this site.

Lake District Visitor Centre at Brockhole: We will redevelop the site as an exemplary National Park Visitor Centre, establishing a gateway to the National Park and a taster for experiences that the National Park offers.

Windermere Steam Boat Museum: The site will be redeveloped to provide a high quality attraction, including housing an internationally important collection of historic vessels.

Bowness Bay and The Glebe: We have identified the site as a strategic location for a long term development opportunity. An exemplar regeneration project could enable comprehensive redevelopment of the lake frontage, together with improved traffic management, improved public access to the lakeshore and strengthening the role of the Glebe open space.

Southern Node of the Windermere Waterfront Programme: We will enhance this area's role as a visitor destination. It also has the potential to provide a southern entry point, via the High and Low Newton by-pass, to Lake Windermere, its attractions and the National Park. This will potentially include sustainable transport connections to Grizedale Forest Visitor Centre. The area includes:

Lakeside: Opportunities for improvements to the Windermere Lake Cruises terminus and surrounding public realm. Improvements are planned for the Lakeside Hotel.

Fell Foot Park: Improvement and enhancement of the existing pleasure gardens and their facilities, with improved connections to Lakeside and other destinations.

Backbarrow Motor Museum: The new home of the Lakeland Motor Museum will become an important visitor destination. Improved transport links via a new rail halt will consolidate its role and link it into a more sustainable transport network.

Haverthwaite Railway Terminal: The Lakeside and Haverthwaite Railway is an important visitor destination in its own right and could be further developed.

Windermere Green Infrastructure: Sensitive improvements to the quality of the experience at sites along the western shore will enhance opportunities for enjoying the spectacular surroundings. Any improvements must retain and enhance the character and value of the more tranquil lakeshores. Opportunities include developing a round Windermere cycle route and restoring and interpreting existing cultural resources.

Links to other sites: There is scope for connectivity to sites outside of the Windermere Waterfront Programme, including the Wordsworth Trust in Grasmere and Hill Top, near Hawkshead. These sites could be part of the overall destination if we can improve sustainable transport connections.

The sites making up Windermere Waterfront Programme are illustrated in Figure 7.

Policy CS08: Windermere Waterfront Programme

We will support proposals for sustainable tourism development to deliver a cohesive world class visitor destination at the key sites comprising the Windermere Waterfront Programme where it would:

- **incorporate the highest quality of sustainable, locally distinctive design appropriate to the character of the area, and**
- **incorporate measures to celebrate proximity to water and to protect and enhance water quality where appropriate, and**
- **incorporate improvements to the public realm, where appropriate, and**
- **incorporate improvements to accessibility by sustainable forms of transport.**

Where appropriate, we will seek developer contributions and management agreements to meet transport and infrastructure requirements, including investment in the public realm.

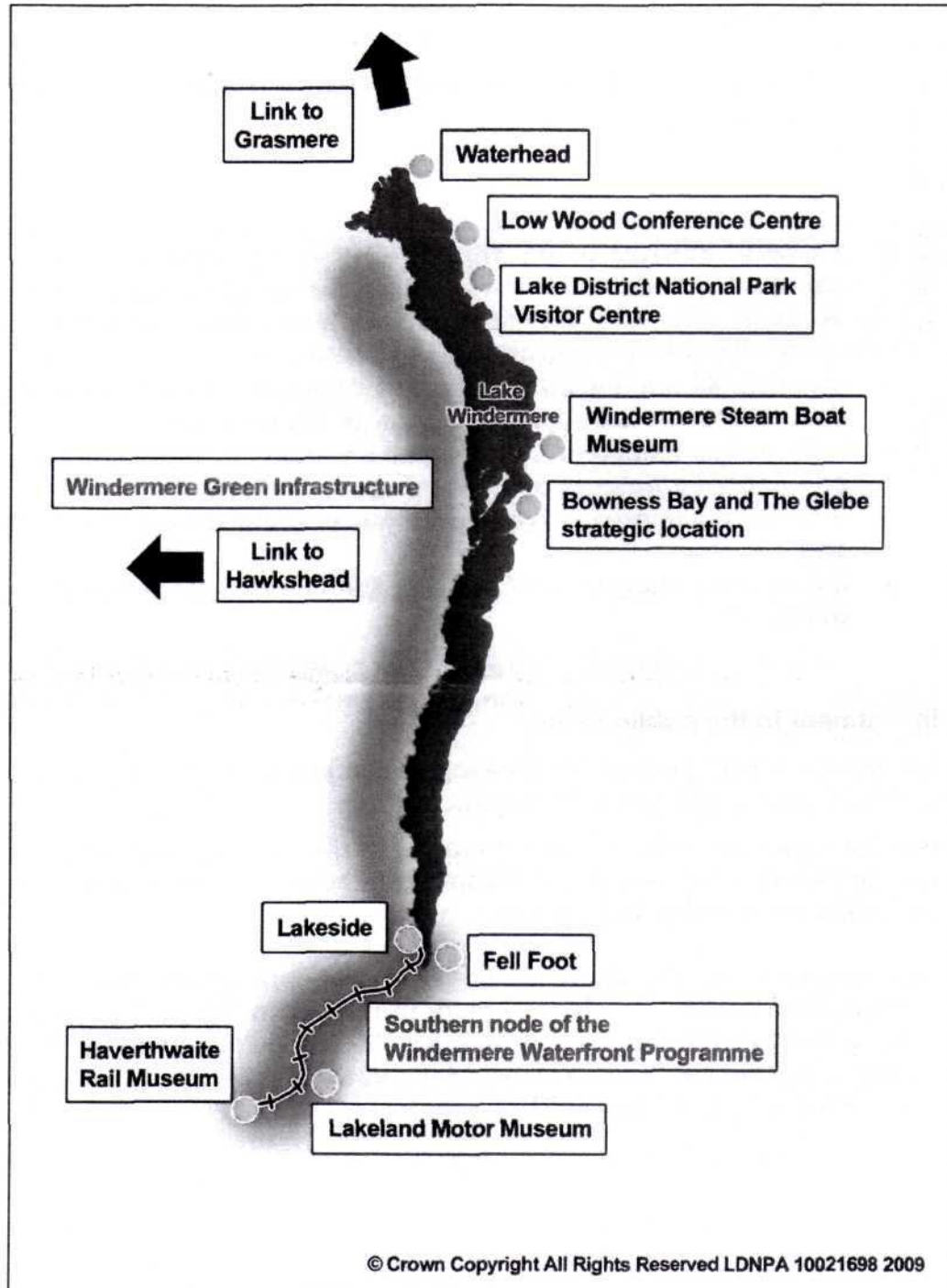
We will work with partners to develop and improve sustainable transport connections on and around the lake.

We will retain and enhance the character of the more tranquil areas around the lake while strengthening the opportunities for passive enjoyment, including for walking and cycling.

Bowness Bay and The Glebe, Bowness on Windermere is a strategic regeneration location for development to transform the visitor experience, in accordance with the above principles. We will define the extent of the location, together with more detail of the scale and nature of development, in the Allocations of Land DPD.

Figure 7:

Windermere Waterfront Programme - Key Sites



Policy CS18: Housing provision

4.28 Purpose

- 4.28.1 This policy sets out the role of future housing development and how we aim to deliver our housing provision target.

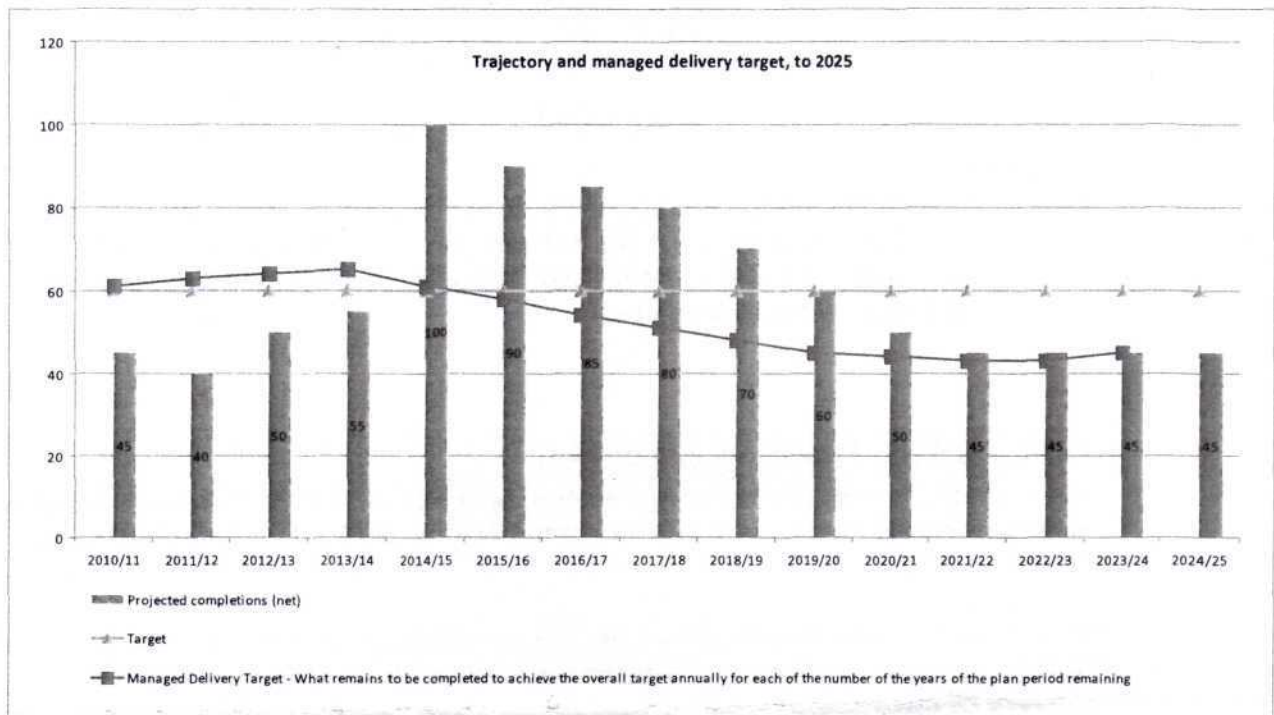
4.29 Context

- 4.29.1 There is immense pressure on the existing housing stock in many areas of the National Park. This issue is due in part to the continuing trends of people moving from urban to rural areas for a better lifestyle, and of those buying second homes or homes to be used for holiday letting purposes. Earnings in many of our rural areas are lower than in neighbouring urban areas, due to the reliance on the tourism industry. This makes it difficult for people relying on local wages to compete for housing in an open market. At the same time, some stock of social housing has been bought through the Right to Buy Scheme and there has been limited new provision.
- 4.29.2 These factors have led to a significant increase in the ratio between earnings and house prices across the area. The government recommends that the ideal ratio for income to house price is between 2.9:1 and 3.5:1, depending on whether it is a single income or dual income. In the Central Lakes Housing Market Area this ratio is 13.6:1. As a result, young people and newly formed households cannot afford to buy on the local housing market, and they leave the National Park. In some places this is negatively affecting the vibrancy of our local communities.
- 4.29.3 Planning Policy Statement 3 (PPS3) requires Local Planning Authorities to undertake a Strategic Housing Market Area Assessment (SHMAA). We are currently undertaking this work with CCC and our neighbouring District Authorities. The SHMAA builds on the Housing Market Area Assessments completed in 2007, which uses information from the District-wide housing need surveys. We have used initial findings to improve our understanding of the housing market and to inform development of this policy. Four Housing Market Areas cover the National Park, and we have identified a need for approximately 2331 affordable housing units until 2011.
- 4.29.4 Because of the methodology used, District wide housing need surveys can identify a need figure which is too high. RSS recognises "in some circumstances, especially in rural areas, it may be necessary to undertake further more detailed local survey work to assess particular needs".
- 4.29.5 We work closely with Cumbria Rural Housing Trust, who host the Rural Housing Enabler for the area. Since 2007 we have funded the Parish Wide Housing Need Surveys, which complement the existing arrangements with neighbouring authorities. Using this information,

approximately 691 units of affordable housing are needed by 2014 throughout the National Park.

- 4.29.6 Policy L4 of RSS establishes a minimum target of 60 houses per annum (1080 houses until 2021) for the National Park. Any housing developed must be of an appropriate scale and type to fulfil our strict requirements for meeting the identified local, and local affordable, needs.
- 4.29.7 Recommendations in the report Housing: An Effective Way to Sustain our Rural Communities state that 'the percentage of second homes should not be more than 20 percent as this appears to affect the sustainability of any village.' The Cumbria Housing Strategy 2006/2011 goes a step further through its 'Balanced Indicators', suggesting the percentage should not be more than 10 percent. In many of our rural service centres this threshold has been significantly exceeded, and has resulted in disproportionately large affordable housing needs. We list the Parishes affected in Technical Paper 2.
- 4.29.8 Planning permission is not needed to change a permanent residence into a second home. While second homes and holiday homes may bring benefits to the National Park, we have stated our desire to introduce controls over second home ownership where community viability is affected. However, in its response to the Matthew Taylor Review, the Government does not agree that it is appropriate or desirable to limit second home ownership or occupation. We have reluctantly accepted this position, although we will consider being a pilot if and when the Government changes its stance. Second home ownership remains a critical issue for us because any further increases in the second home market will have serious implications for local community viability. We will continue to ensure that homeowners adhere to local occupancy conditions on new housing approvals.
- 4.29.9 Regional housing policy requires us to consider the needs of the wider population. By 2025, approximately 30 percent of Cumbria's population will be age 65 or over. New housing will need to promote the use of Lifetime Homes standards as established in RSS.
- 4.29.10 We are required to maintain a minimum five year supply of deliverable housing land. This will be challenging due to the sensitive nature of our landscape. The Lake District Strategic Housing Land Availability Assessment (SHLAA) (2008) identifies a number of sites which have the potential to deliver the RSS housing target. The report concludes that during the 5-15 year period the potential land supply will allow us to meet our housing target, but during the first 5 years there is likely to be a shortfall. The SHLAA concludes there is a case for including windfall allowance in the forward land supply. It is considered necessary and appropriate to include windfalls in the first 5 years supply. This is because unlike nearly all other Local Planning Authorities, the Lake District National Park has never previously had a minimum housing provision requirement until the Regional Spatial Strategy was adopted in September 2008. Our starting point is therefore one of no identified land supply as there have never been any allocations for housing. Unlike

other Local Planning Authorities, we have historically and entirely legitimately relied upon windfalls. In the short term, the only viable means of maintaining supply is through windfalls. Thereafter, the Allocations of Land DPD will address supply issues.



4.29.11 Trend data shows we have maintained a high percentage of development on previously developed land (PDL) over the last five years. However, we are a sparse rural area with an increasingly limited supply of vacant and derelict sites and buildings which are considered suitable for redevelopment. Development brought forward as windfall sites is largely focused on the re-use of redundant farm buildings and a significant number of exception sites to meet affordable housing need, which are currently classified as Greenfield sites. Until we have concluded our work on the Allocations of Land DPD it is not possible to include a trajectory on the contribution made from the different categories of land, both previously developed and Greenfield. Whilst the RSS target (which states that at least 50% of development should be on previously developed land) may be increasingly challenging, we will endeavour to meet it and continue to monitor progress. Trend data on housing completions since 2001 indicates that the previously developed land target of 'at least 50%' is achievable. However, since we intend to allocate sites for the provision of local affordable housing, which in the majority of cases will be Greenfield sites, it is likely that meeting the 50% target will become much more challenging. As we have not yet identified the land to be allocated no figures are currently available. We will include a previously development land trajectory in the Allocations of Land Development Plan Document in line with the requirements of PPS3

Monitoring year	PDL %
2003 – 04	77
2004 – 05	72
2005 – 06	70
2006 – 07	76
2007 – 08	64
2008 – 09	80

4.29.12 PPS 3 encourages the use of an exception site policy for the provision of affordable housing only. We will consider sites throughout the National Park which provide for affordable housing on land where we would not normally permit development.

Policy CS18: Housing provision

In accordance with the housing requirement set out in the Regional Spatial Strategy we will make provision for a minimum of 900 dwellings between 2010 and 2025.

We will permit new dwellings where they contribute towards meeting an identified local need or local affordable need with priority given to the delivery of affordable housing, and where they:

- help to redress the imbalances in the local housing market, and
- are secured in perpetuity for the purpose it was originally intended through the use of appropriate planning controls.

We will achieve this by:

- allocating sites for 100% affordable housing with the exception of sites in the West Distinctive Area (Policy CS06) where an appropriate mix of local need and local affordable need housing is acceptable,
- using exception sites for affordable housing, and
- maximising the potential from individual development opportunities

Development proposals on windfall sites for four or more houses must reflect the local affordable need. In these cases a maximum of 3 houses for local need will be allowed.

Proposals for the provision of permanent and transit accommodation to meet the needs of gypsy and travelling communities and travelling show people will be supported where they meet an established need identified by the Gypsy and Traveller Accommodation Assessments and shortfall specified in the Regional Spatial Strategy. Planning permission for sites will be granted where it can be demonstrated that there are no negative impacts on the special qualities of the National Park.

4.30 Explanatory text

- 4.30.1 All housing in the National Park will contribute towards meeting the RSS housing provision target, and must also meet the identified local and local affordable needs of the locality. We may exceed the annual target of 60 houses, where justified by evidence of need, demand, affordability and sustainability issues. Priority will be given to the delivery of local affordable housing as evidenced by parish-wide housing need surveys. The identified housing need is currently 906 (April 2010). We have not specified the % proportion for the delivery of affordable housing because we will not permit any open market housing. We will allocate sites for 100% affordable housing in the Rural Service Centres and were appropriate use exception sites which will also be used to provide 100% affordable housing. We will not permit any open market housing. Housing development includes dwellings from new build, subdivision of dwellings, conversion and/or change of use of buildings.
- 4.30.2 Policy CS18 should be read alongside our Supplementary Planning Document 'Housing Provision'. This explains what we mean by 'local need' and 'local affordable need', and provides details on the approach we will apply to facilitate the delivery of affordable housing. It also establishes the thresholds we will apply when considering proposals for local need housing.
- 4.30.3 Evidence of the local need and the local affordable need in the area should inform the scale of housing provision and the type and tenure required on each site. Strategic Housing Market Area Assessments have been produced for the Housing Market Areas throughout Cumbria, which give a broad indication of housing need. We may require further local survey work to give a more accurate picture of actual need, especially on smaller sites and in villages. We will continue to use parish-wide housing need surveys to identify local affordable housing need. As well as identifying the actual number of new houses required these surveys also establish the housing type, size and tenure splits required. We will refer to these surveys when assessing planning applications to ensure the proposal reflects all the aspects of need identified. We will continue to refer to Community Plans and we will also work closely with the District Housing Authorities and Parish Councils to establish evidence of local housing need.
- 4.30.4 The RSS states 'at least 50 percent' of new housing approvals should use brownfield land and buildings. To help meet this challenging target, we will allocate sites in the rural service centres, and we will also consider allocating sites in villages where the locality has an extremely high identified need. The effective use of land is a key issue for us because of the finite land resource. Many of our development opportunities are through conversions, or on small sites and in rural settlements, making it difficult to apply a density policy consistently. We will use the national indicative minimum of 30 dwellings per hectare in the assessment of planning applications. However, the character and appearance of the locality will be given careful consideration. Windfall sites will also continue to assist with meeting housing need. On allocated sites all housing must be to meet local affordable need, but in the case

of windfall sites, if 3 or less units are proposed these will be required to meet local need. Any further units will be required to contribute to meeting local affordable need.

- 4.30.5 In some parts of the National Park, a large percentage of existing housing is taken up by second home ownership or is used for holiday letting purposes. This has created an imbalance in the housing market and affects the vibrancy of those communities. New development should help to redress this imbalance. This may be difficult to achieve in some locations, but we will still make the best use of the development opportunities available to benefit local communities.
- 4.30.6 New development must serve the needs of the local community and not be lost in the future to the open market or for holiday letting purposes. We will use a range of planning controls, such as local occupancy conditions and legal agreements, to ensure the use of these houses is secured in perpetuity for local housing. We will explain the types of planning controls we will use in the accompanying Supplementary Planning Document.
- 4.30.7 Proposals for the reuse of buildings for holiday letting accommodation will be assessed under Policy CS22a in the 'Prosperous Economy' section.
- 4.30.8 The Government is affording high priority to the provision of accommodation for gypsies and travellers, and national guidance requires Core Strategies to set out criteria for the location of gypsy and traveller sites which will be used to guide the allocation of sites.
- 4.30.9 In 2007 the North West Regional Assembly commissioned a Gypsy and Traveller Accommodation and Related Services Assessment which identified the need for a minimum of 75 new residential pitches in the Cumbria sub-region until 2016. The Cumbria sub-region jointly commissioned a Cumbria Gypsy and Traveller Accommodation Needs Assessment in 2008 which identifies a requirement within Cumbria for 58 extra residential pitches (2007-2012) and a further 14 residential pitches until 2016. Neither study identifies a need for residential pitches within the Lake District National Park. The Cumbria sub-regional assessment does however identify a requirement for 35 transit pitches across the study area. Discussions are taking place between the partner authorities on how this will be delivered.
- 4.30.10 National guidance recognises that within National Parks, as with any other form of development, planning permission for gypsy and traveller sites should only be granted where it can be demonstrated that the objectives of the designation will not be compromised by the development.
- 4.30.11 We will have regard to Circulars 01/2006 and 04/2007 when considering applications relating to the housing need of Gypsy and Travellers and Travelling Showpeople.

Policy CS22: Employment

4.41 Purpose

4.41.1 This policy seeks to sustain and diversify the economy in the National Park.

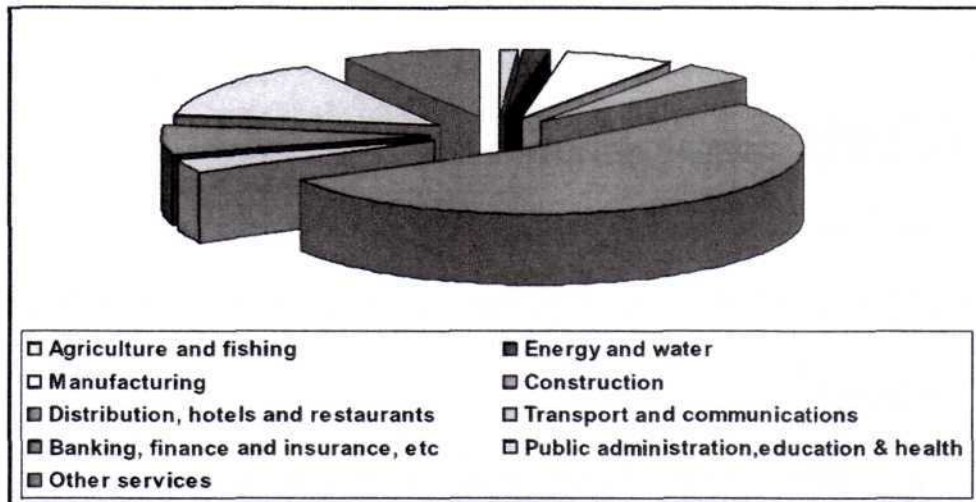
4.42 Context

4.42.1 The number of people in employment in the National Park is approximately 21,900 and this figure has grown by 0.8 percent per annum since 1998. This is below regional and national rates. The labour market is very tight, with an ageing population. The surrounding towns of Kendal, Penrith, Whitehaven, Cockermouth and Ulverston have much larger populations and economic bases. There is a clear two tier economy, with heavy dependence upon a low wage economy and incommuting is greater than out-commuting.

4.42.2 The National Park has an over dependence on the 'Distribution, hotels and restaurants' sector for employment. Almost 50 percent or more of all economic activity in the National Park area is directly or indirectly linked to tourism. Agriculture remains a significant source of employment (8 percent), but a much less important source of income. Agriculture and tourism are important industries, but we need to diversify into other areas to balance the economy. RSS Policy RDF2 also recognises the need to diversify the rural economy.

4.42.3 There is a high level of entrepreneurship and home working, creating the potential to grow high technology and high skill businesses. We will encourage additional growth in high value economic sectors such as information and communication technology (ICT), and financial services in order to increase the range of employment opportunities available and improve per capita incomes. Future growth is likely to come from the 'Other services' and 'Banking, finance and insurance' sectors. Technical Report No. 3 provides further information on employment in the National Park.

Figure 9: Lake District National Park Employment by Broad Sector, 2005
Source: Annual Business Enquiry, NOMIS, 1998/05



4.42.4 The table below summarises the required provision and supply of employment land over the plan period. The required provision of 9.2 Ha is derived from the identified required provision within the Lake District National Park Employment Sites and Premises Study (2007) which identified a potential requirement of 8.6 Ha for the period January 2008 to December 2021; this equates to 9.2 Ha over the Core Strategy's plan period.

Table showing required provision of employment land in the Lake District National Park, 2010 -2025

Required provision to 2025	Minimum rolling 5 year supply	Annualised target completions
9.2 Ha	3.1 Ha	0.62 Ha

4.42.5 We intend to maintain a continuous 5 year supply of readily available employment land. The Allocations of Land DPD will play a key role in identifying and allocating sites in order to maintain this rolling supply of 3.1 Ha over the plan period, by allocating sites in and well related to Rural Service Centres, having regard to the relative proportions of development envisaged in the Distinctive Areas. We will also protect existing employment sites from other uses, to facilitate future economic growth.

4.42.6 The intention is to facilitate employment provision through development of small scale local employment sites across the National Park in order to promote equitable access to employment opportunities. It would not be appropriate to meet the required provision through the development of a small number of large sites, as these would benefit a restricted number of communities, it would be difficult to assimilate large sites into the spectacular landscape, and it would be contrary to the aim of reducing the need to travel. We will work closely with the economic development sections of Allerdale, Copeland, Eden and South Lakeland Districts to identify suitable sites.

- 4.42.7 Throughout the National Park high quality accommodation for smaller businesses within growth sectors, such as knowledge based industries, is recommended as a priority, together with the reuse of farm buildings and work/live units.

Policy CS22: Employment

We will support business and employment opportunities (B1, B2 or B8 uses) that will diversify and strengthen the economy of the Lake District National Park.

The required provision of employment land in the Lake District National Park to 2025 is 9.2 hectares. We will also maintain a minimum rolling five year supply of employment land:

Required provision to 2025	Minimum rolling 5 year supply	Annualised target completions
9.2 Ha	3.1 Ha	0.62 Ha

We will allocate new employment sites, where demand cannot be met on existing or permitted sites, within or well related to our rural service centres.

In addition, within or well related to our rural service centres and villages, we will support the following developments:

- redevelopment/expansion of existing businesses
- reuse, redevelopment or extension of existing buildings for employment uses
- new, small scale, employment developments
- work/live units
- home based proposals

Elsewhere we recognise that some small scale development to meet local community needs may be acceptable and we will support small scale employment opportunities for:

- home based proposals
- small scale expansion of existing businesses and business sites
- reuse, redevelopment or extension of existing buildings
- farm diversification schemes

We will only consider proposals for new B8 uses on those specific allocated employment sites identified.

We will retain existing employment land and buildings (B1,B2 and B8), including allocated sites, for employment uses unless it can be demonstrated that they are unsuitable for employment purposes or, exceptionally, viable alternatives are readily available in the locality.

4.43 Explanatory text

- 4.43.1 Employment development should generally take place within, or well related to, rural service centres or villages. We will also support some additional small scale developments (listed in the policy) elsewhere in the National Park, where they are suitably located and designed and where they are necessary to facilitate the economic and social well-being of the National Park and its communities. Development should be consistent with a rural location.
- 4.43.2 Work/live units provide the opportunity to provide homes and employment space on the same site. However, the work element must be the driving force behind the scheme and must continue to be maintained. We will enforce this through Section 106 agreements. We will use Policy CS18 to assess the residential aspect of work/live units.
- 4.43.3 Within the National Park, there are traditional and non-traditional buildings which are no longer required for their original purpose and which may be suitable for re-use for employment purposes. However, outside our rural service centres and villages, retaining and reusing such buildings could have an adverse impact on the landscape and its character. We will only support such proposals where they would positively contribute to the surrounding landscape character. The preferred use for such buildings will be either B1 or B2, unless the proposed B8 use is ancillary to an existing business.
- 4.43.4 Elsewhere, we will only support new proposals for B8 employment uses on certain allocated employment sites. We will identify these in the Site Allocations DPD. We will support proposals for expanding of existing B8 businesses, where the cumulative activity levels do not adversely affect residential amenity or highway safety.
- 4.43.5 Given the finite supply of employment land within the National Park, there is a particular need to protect existing business sites and buildings, including allocated sites, from being redeveloped for alternative uses. We will de-allocate any existing sites unsuitable for future employment use in our Site Allocations DPD.

Policy CS22a: Reuse of buildings for holiday letting accommodation

We will only consider the reuse of an existing building to provide holiday letting accommodation where it would:

- **not utilise a site that is suitable for meeting a local need or local affordable need, and**
- **use a building which is not viable or suitable for reuse for employment uses under the provisions of Policy CS22**

Explanatory text

- 4.43.6 We will not allow the reuse of buildings for holiday letting accommodation in Rural Service Centres, Villages or Cluster Communities, in order to ensure that no opportunities to meet the local and local affordable housing needs are lost.
- 4.43.7 PPS4 states that it is preferable to re-use buildings in the countryside for economic purposes, and this policy serves to support that aim. If the location and type of building does not lend itself to an employment use or residential use to meet a local need or local affordable need then conversion to holiday accommodation may be appropriate.
- 4.43.8 Holiday letting accommodation does not include the use of such a building as a second home. Appropriate restrictions will be placed on approvals for holiday letting units, to ensure that they contribute to the local economy by providing a regular income which would not occur if used as a second home.
- 4.43.9 Whilst an open countryside location will be acceptable, any proposals determined under this policy must have regard to the requirements of other policies, in particular Policies CS10 and CS11.'