



# Dalston Neighbourhood Plan

## STATEMENT OF BASIC CONDITIONS

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PREPARED ON BEHALF OF DALSTON PARISH COUNCIL

BY

THE DALSTON NEIGHBOURHOOD PLAN STERING GROUP

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## 1. Introduction

### What is the Dalston Neighbourhood Plan?

- 1.1 The Dalston Neighbourhood Plan hereafter the Plan (DNP) has been prepared in accordance with the Town & Country Planning Act 1990, the Planning & Compulsory Purchase Act 2004, the Localism Act 2011, the Neighbourhood Planning (General) Regulations 2012 and Directive 2001/42/EC on Strategic Environmental Assessment. The Plan establishes a vision of the future for the Parish and sets out how that vision will be realised through planning and controlling land use and development change.
- 1.2 The Plan relates to planning matters (the use and development of land) and has been prepared in accordance with the statutory requirements and processes set out in the Town and Country Planning Act 1990 (as amended by the Localism Act 2011) and the Neighbourhood Planning Regulations 2012.

### What is the Basic Conditions Statement?

- 1.3 This Basic Conditions Statement has been prepared to accompany the DNP. Paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990 requires that Neighbourhood Development Plans must meet the following basic conditions:
  - a. Have appropriate regard to national policies and advice contained in the National Planning Policy Framework (NPPF).
  - b. Contribute to the achievement of sustainable development.
  - c. Be in general conformity with the strategic policies contained in the development plan for the area of the local planning authority, in this case The Carlisle District Local Plan 2015 – 2030 (Local Plan).
  - d. Meet the relevant EU obligations.

This document will outline how the DNP meets all the above basic conditions.

## 2. Key Statements

The Plan area covers the Parish of Dalston and Dalston Parish Council is the qualifying body responsible for the preparation of this Neighbourhood Plan. The Plan expresses policies that relate to the development and use of land only within the neighbourhood area.

The neighbourhood area is contiguous with the Parish boundary as shown on the map accompanying the neighbourhood designation application. For clarity, the Plan area is shown at Figure 1.

2.3 The DNP covers the period from 2015 to 2030.

2.4 The DNP proposal does not deal with County matters (mineral extraction and waste development), nationally significant infrastructure or any other matters set out in Section 61K of the Town and Country Planning Act 1990 as 'excluded development'.

2.5 The DNP does not relate to more than one neighbourhood area. It is solely related to the area of Dalston Parish as designated by Carlisle City Council in October 2013.

2.6 There are no other neighbourhood plans in place for the Dalston neighbourhood area.

2.7 The Draft DNP was made available for consultation in accordance with Regulation 14 of the Neighbourhood Plan Regulations from the 3<sup>rd</sup> September until the 15<sup>th</sup> October 2016. Some minor amendments have been made to the document based on the comments received and these are summarised in the document entitled 'Statement of Consultation February 2017'.

**Figure 1: Dalston Neighbourhood Plan Area**



### 3. Having Regard to National Policy

Dalston Neighbourhood Plan is required to have appropriate regard to national planning policy. This is principally provided in the National Planning Policy Framework (NPPF) published in March 2012.

#### 3.1 National Planning Policy Framework (NPPF)

The central theme of the NPPF is the presumption in favour of sustainable development. In this context, sustainable development is broadly defined internationally as meeting the needs of the present without compromising the ability of future generations to meet their own needs.

The NPPF proposes three dimensions to sustainable development: economic, social and environmental. It requires the planning system, and thus the DNP, where appropriate:

- to contribute to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and improve the local supporting infrastructure.
- to support strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations, and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well – being.
- to contribute to protecting and enhancing the natural, built and historic environment, helping to improve biodiversity, making better use of natural resources, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy.

The NPPF establishes 12 core planning principles and 13 sustainability goals to deliver sustainable development. Sections 3.2 and 3.3 show how the DNP meets its obligation to comply with these.

#### 3.2 Fit with the NPPF Core Planning Principles

There are 12 core planning principles put forward in the NPPF (Paragraph 17). Table I, below, lists these core planning principles and maps them against the DNP's Strategic Objectives, Strategic Policies and General Policies.

**Table 1: Map of NPPF Core Planning Principles against DNP Strategic Objectives and General Policies**

NPPF Core Principle	DNP Strategic Objectives & Strategic Policies	General Policies
Plan-Led	All the DNP Strategic Policy SP1, Development Principles, and the Plan’s Strategic Objectives apply.	The Plan provides a vision for Dalston Parish to help deliver the community’s aspirations.
Enhance and Improve Places	<p><b>SO (2):</b> <i>to ensure new development in Dalston Village is built within the Defined Development Boundary (DDB) and is proportionate and appropriate for Dalston.</i></p> <p><b>SO (3):</b> <i>in settlements, other than Dalston, outside the DDB, any development should be appropriate in scale, form, function and character.</i></p> <p><b>DNP SP 1(1):</b> <i>development should reflect the unique distinctiveness of Dalston Village, the settlement or location within the Parish.</i></p>	<p>The Plan includes policies which facilitate appropriate levels of residential development inside and outside the Dalston Defined Development Boundary <b>DNP H 1 and DNP H 2.</b></p> <p><b>DNP H 4:</b> refers to high quality and design and preserves or enhances local distinctiveness.</p> <p><b>Policy DNP JE 7:</b> refers to the historic Dalston Square and that any proposed development must consider this special built environment in any designs.</p> <p><b>Policy DNP E 4:</b> refers to preservation or re-instatement of historic stone buildings and boundary walls using local materials.</p> <p><b>Policy DNP E 3:</b> refers to energy efficiency provision in both construction and maintenance.</p>
Economic Development	<p><b>SO (7):</b> <i>supports the local economy through its existing businesses, by encouraging new enterprises and facilities which enhance commercial effectiveness and employment opportunities.</i></p> <p><b>DNP SP 1(4):</b> <i>supports the conversion of redundant buildings to a range of appropriate uses, including housing, visitor accommodation, visitor attraction, community and business use.</i></p>	<p><b>Policy DNP JE 1:</b> lays the foundation for applications from local businesses to conform to the “Development Objectives” and “Development Principles” in the Plan.</p> <p><b>Policy DNP JE 2:</b> directs future commercial/industrial development in the existing primary employment sites within the Parish.</p> <p><b>Policy DNP JE 3:</b> aims to safeguard the existing primary employment sites from inappropriate residential development.</p> <p><b>Policy DNP JE 4:</b> considers the development of existing business/commercial/industrial</p>

		<p>buildings into dwellings.</p> <p><b>Policy DNP JE 5:</b> considers levels traffic increase due to any new business development.</p> <p><b>Policy DNP JE 6:</b> suggests that any application for a new business development should include Broadband services in any plans.</p> <p><b>Policy DNP JE 7:</b> refers to the historic Dalston Square and that any proposed development must consider this special built environment in any designs.</p> <p><b>Policy DNP E 3:</b> supports applications which, while conforming to the Development Objectives of this Plan, will:</p> <ul style="list-style-type: none"> <li>• provide sources of various forms of renewable energy.</li> <li>• provide maximum energy efficiency, both in construction and maintenance.</li> </ul>
<p>High quality design and standard of amenity</p>	<p><b>SO (1):</b> <i>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.</i></p> <p><b>DNP SP 1(3):</b> <i>all new building and conversions must be constructed to a quality of design and of materials which are sympathetic to the character of the environment. conservation area appraisals and landscape character assessments.</i></p>	<p><b>Policy DNP H 4:</b> refers to high quality and design which preserves or enhances local distinctiveness.</p> <p><b>Policy DNP JE 7:</b> refers to the historic Dalston Square and that any proposed development must consider this special built environment in any designs.</p>

<p>Character</p>	<p><b>SO (1):</b> <i>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.</i></p> <p><b>DNP SP 1(1):</b> <i>development should reflect the unique distinctiveness of Dalston Village, settlement or location within the Parish.</i></p> <p><b>DNP SP 1(2):</b> <i>the green area to the north of Dalston Village as defined “north of the railway line” will be protected. This is to preserve the open rural aspect of the Parish and retain it as a distinct settlement from Carlisle.</i></p> <p><b>DNP SP 1(3):</b> <i>all new building and conversions must be constructed to a quality of design and of materials which are sympathetic to the character of the environment.</i></p>	<p><b>Policy DNP JE7:</b> refers to the historic Dalston Square and that any proposed development must consider this special built environment in any designs.</p> <p><b>Policy DNP E2:</b> is concerned with development which would remove, harm or undermine the significance of a locally listed asset, or its contribution to the character of the area.</p> <p><b>Policy (DNP E4):</b> refers to preservation or re-instatement of historic stone buildings and boundary walls using local materials.</p>
<p>Climate change and flood risk</p>	<p><b>SO (8):</b> <i>to reduce vulnerability to climate change, particularly flooding.</i></p> <p><b>DNP SP 1(7):</b> <i>new building should be designed to minimise surface water run off to reduce flooding risk.</i></p> <p><b>DNP SP 1(6):</b> <i>Flood Risk Zones 2 &amp; 3: inappropriate development will not be supported in these areas.</i></p>	<p><b>Policy DNP SP 1:</b> refers to flood risk zones <b>DNP SP 1(6)</b>, and <b>DNP SP 1(7)</b>: refers to “surface water run off”. The Plan includes policies <b>DNP SP 1(8)</b> and <b>DNP H 1</b>: where new residential development in Dalston Village must be focused inside the DDB, minimising journey length and therefore carbon emissions.</p>
<p>Conserving and enhancing the natural environment</p>	<p><b>SO (6):</b> <i>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.</i></p> <p><b>DNP SP 1(2):</b> <i>the green area to the north of Dalston Parish as defined “north of the railway line” will be protected. This is in order to preserve the open rural aspect of the Parish and retain it as a distinct</i></p>	<p><b>Policy DNP E 1:</b> is concerned with the Parish’s landscape, wildlife habitats, rural character, green spaces, built heritage, archaeological sites and ecosystems. Proposed developments that would detrimentally affect these environmental features will not be supported.</p> <p><b>Policy DNP E 5:</b> is concerned with sports, recreational facilities and significant valued landscapes as identified in Appendix 2, LGS Maps: LGS 05, LGS 07, LGS 47, LGS 55, LGS 56, LGS 59. These will be designated</p>

	<p><i>settlement from Carlisle.</i></p> <p><b>DNP SP 1(3):</b> <i>all new building must be constructed to a quality of design and of materials which are sympathetic to the character of the environment. This character is described in the relevant conservation area appraisals and landscape character assessments.</i></p> <p><b>DNP SP 1(5):</b> <i>the status of the designated area of conservation, the River Caldew SSSI and SAC, its tributaries and other areas adjacent to river banks elsewhere in the Parish will be strictly protected.</i></p>	<p>as “Local Green Spaces” and will be protected from inappropriate built development.</p>
Using brownfield land	<p><b>DNP SP 1(4):</b> <i>supports the conversion of existing and redundant buildings to a range of appropriate uses including housing, visitor accommodation, visitor attraction, community and business use.</i></p>	<p><b>Policy DNP JE 4:</b> considers the development of existing business/commercial/industrial buildings into dwellings. The Plan includes policies which focus new development inside the DDB, and make provision for infill development (<b>DNP H 1 and DNP H 2</b>).</p>
Promoting mixed use	<p><b>SO (4):</b> <i>to aim to satisfy the diverse housing needs for all by meeting the changing demographic and social requirements.</i></p>	<p><b>Policy DNP H 3:</b> new housing developments should provide a mix of dwelling types and tenures which is responsive to the needs of the Parish.</p>
Conserving heritage	<p><b>SO (6):</b> <i>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.</i></p>	<p><b>Policy DNP JE 7:</b> refers to the historic Dalston Square and that any proposed development must consider this special built environment in any designs.</p>

Sustainable transport	<b>SO (5):</b> <i>to preserve the sustainability of the area by retaining and where possible, enhancing local services and facilities.</i>	The DNP contains a policy which ensures most new development is within the DDB minimising the need for car journeys ( <b>Policy DNP H 1</b> ), a policy which encourages good access to public transport facilities.
Health, social and cultural well-being		<p><b>Policy JE 5:</b> considers levels of traffic increase due to any new business development.</p> <p><b>Policy E 5:</b> is concerned with local green spaces, footpaths and other recreational areas within the Parish.</p> <p><b>Policy DNP H 4:</b> is concerned with local distinctiveness and high quality design, especially the preservation of views to the fells, definition of curtilages, appropriate boundary treatments and appropriate densities which all contribute to the well-being of residents.</p>



### 3.3 Fit with the NPPF Sustainability Policies

The following section compares the sustainability policies of the NPPF (**bold numbered headings**) with those of the DNP.

#### 1. Building a strong, competitive economy

**Policies DNP SP 1(4) and DNP JE 1** in the DNP enables the development of new small businesses in the parish as well as the expansion and diversification of existing businesses. **Policy DNP JE 6** seeks to increase business competitiveness by facilitating the provision of fibre broadband.

#### 2. Ensuring the vitality of town centres

In 2011 (Census) Dalston Parish had 1138 households. The village shops and services are in Dalston Square. **Policy DNP H 1** in the Neighbourhood Plan seeks to focus most new development within the Defined Development Boundary (DDB), providing easy access to village shops and services. The provision of public car parking facilities near to the village shops and services encourages their use by people living in the rural areas around the village and helps make them more sustainable.

In addition, **Policy DNP JE 7** supports the conversion of residential buildings to retail units within Dalston Square. This would be if the application considers the historic and traditional nature of the location and does not impose a conflict or nuisance to neighbouring residential properties. Opening hours, signage and lighting must also be considered.

#### 3. Supporting a prosperous rural economy

**Policy DNP JE 1** supports the development of new small businesses and the expansion and diversification of existing businesses in Dalston Parish. **Policy DNP SP 1(4)** encourages the re-use of vacant or redundant historic buildings for employment purposes. **Policy DNP JE 6** promotes the provision of fibre broadband in new employment developments.

#### 4. Promoting sustainable transport

The NPPF says “Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people.”

**Policy DNP H 1** requires new development to be within the DDB. This will ensure that there will be good access to public transport, trains and buses or otherwise reduced car dependency. **Policy DNP E 1** gives the highest protection to footpaths, cycleways and bridleways, as these are part of the open space network in Dalston Parish joining the extremities of the Parish to the village centre and railway station where public transport facilities exist.

#### 5. Supporting high quality communications infrastructure

**Policy DNP JE 6** promotes the inclusion of broadband services in all new developments where possible including housing, business and any business conversion, extension or development.

#### 6. Delivering a wide choice of high quality homes.

The NPPF requires plans to cater for current and future needs, to identify size, type and tenure, and to provide affordable housing where needed, (Paragraph 50).

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 **Local Plan** which has not sought to allocate a housing site within Dalston Village.

Therefore, the DNP does not make any site allocations for new housing development. However, the DNP does contain policies which enable infill development within the DDB (**DNP H 1**) and the development of affordable housing on rural exception sites outside the DDB (**DNP H 2**). **Policy DNP H 3** requires new development to provide a mix of housing types and tenures that suit local housing needs, including housing suitable for older persons.

## 7. Requiring good design.

**Policy DNP H 4** in the Dalston Neighbourhood Plan requires new development must be to a high-quality design and to preserve or enhance local distinctiveness.

## 8. Promoting healthy communities

Health can be considered from different perspectives – physical, mental and social. The Dalston Neighbourhood Plan contains **policies DNP E 1 & DNP E 5**, which seek to protect and maintain open green spaces, footpaths, cycleways and bridleways, thereby encouraging walking and the enjoyment of the Parish's landscape, wildlife habitats and rural character. There are many Local Green Spaces in Dalston Parish which, combined with the footpaths, cycleways and bridleways, Recreation Ground and Show-field contribute to physical, mental and social well-being of the residents.

## 9. Protecting Green Belt land

The Dalston Neighbourhood Plan Area does not include any designated Green Belt. However, **Policy DNP E 5** identifies green spaces within the Parish that residents hold in high regard and designates them as Local Green Spaces.

## 10. Meeting the challenge of climate change, flooding and coastal change

Climate change is addressed in various parts of the Dalston Neighbourhood Plan.

**Policy DNP H 1** focuses most new development within the Defined Development Boundary, thereby minimising pollution due the need for car journeys to access village facilities and services.

**Policy DNP E 1** protects wildlife habitats and footpaths, cycleways and bridleways thereby providing important recreation areas and access to them, thus reducing the use of motor vehicles.

**Policy DNP JE 6** promotes the provision of fibre broadband in all new properties, thereby supporting home working and reducing the need for commuting and the associated pollution.

**Policy DNP SP 1(6)** refers to Flood Risk Zones 2 & 3: inappropriate development will not be supported in these areas.

**Policy DNP SP 1(7)** new building should be designed to minimise surface water run off to reduce flooding risk.

## 11. Conserving and enhancing the natural environment

The NPPF requires the planning system to contribute to and enhance the natural and local environment.

**Policy DNP E 1** protects the rural landscape of the Parish and identifies areas of wildlife habitat and green space in the Parish. This policy also mentions (in the justification) that the River Caldeu which is a Site of Special Scientific Interest (SSSI) and a Special Area of Conservation (SAC) is given the highest level of protection.

**DNP SP 1(5)** adds protection to its tributaries and other areas adjacent to river banks elsewhere in the Parish.

**Policy DNP E 4** focusses on the protection and re-instatement of stone walls and buildings that contribute to the unique natural character of the area.

**Policy DNP E 5** identifies green spaces within the Parish that residents hold in high regard and designates them as Local Green Spaces.

## 12. Conserving and enhancing the historic environment.

The historic settlement of Dalston is a designated Conservation Area and there are some 88 statutorily listed buildings in the parish. In addition, the Village hinterland is an historic rural landscape, with archaeological significance. **Policy DNP E 2**, protects statutorily listed buildings and many other buildings that contribute to the unique local character. **Policy DNP E 4**, protects historic stone buildings and boundary walls which play an important part of the local character. **Policy DNP E 5** protects Local Green Spaces within the Parish as identified on the Maps in Appendix 2 of the Plan.

**Policy DNP JE 7** addresses the conservation and protection of the historic buildings, both commercial and residential in Dalston Square.

## 13. Facilitating the sustainable use of minerals

Mineral extraction is excluded development and is therefore not dealt with in the Dalston Neighbourhood Plan.

## 4. ACHIEVING SUSTAINABLE DEVELOPMENT

### 4.1 Requirement

The DNP must contribute to the achievement of sustainable development (as defined in the NPPF and summarised in section 3.1 of this Basic Conditions Statement). Paragraph 7 of the NPPF says that there are three dimensions to sustainable development:

- to contribute to building a strong, responsive and competitive economy,
- to support strong, vibrant and healthy communities; and
- to contribute to protecting and enhancing the natural, built and historic environment.

This section shows how the DNP delivers sustainable development.

### 4.2 Fit of DNP Strategic Policies with Sustainable Development

<b>NPPF Dimension</b>	<b>DNP Strategic Policies</b>
<b>Economic</b>	<b>Policy DNP SP 1(4):</b> supports the conversion of existing and redundant buildings to a range of appropriate uses including housing, visitor accommodation, visitor attraction, community and business use.
<b>Social</b>	<p><b>Policy DNP SP 1(8):</b> is to ensure that new development in the Dalston Village is located inside the Defined Development Boundary (DDB), keeping the community as a close social group.</p> <p><b>Policy DNP SP 1(1):</b> states that development should reflect the unique distinctiveness of Dalston Village or the particular settlement or location within the Parish.</p> <p><b>Policy DNP SP 1(2):</b> seeks to preserve the open rural aspect of the Parish and retain it as a distinct settlement from Carlisle.</p> <p><b>Policy DNP SP 1(3):</b> all new building must be constructed to a quality of design and of materials which are sympathetic to the character of the environment.</p>
<b>Environmental</b>	<p><b>Policy DNP SP 1(1):</b> development should reflect the unique distinctiveness of Dalston Village or the particular settlement or location within the Parish.</p> <p><b>Policy DNP SP 1(2):</b> to preserve the open rural aspect of the Parish and retain it as a distinct settlement from Carlisle.</p> <p><b>Policy DNP SP 1(3):</b> all new building must be constructed to a quality of design and of materials which are sympathetic to the character of the environment.</p> <p><b>Policy DNP SP 1(6):</b> inappropriate development will not be supported in Flood Risk Zones 2 &amp; 3 to avoid increase the risk of flooding requiring that appropriate mitigation measures are taken.</p> <p><b>Policy DNP SP 1(7):</b> to ensure that new development in Dalston Parish does not increase the risk of flooding.</p> <p><b>Policy DNP SP 1(7):</b> new building should be designed to minimise surface water run off to reduce flooding risk.</p>

### 4.3 DNP: Achieving Sustainable Development

The following table sets out the purpose of each policy in the DNP and its intended outcome about the achievement of sustainable development.

<b>Table 3: Contribution of DNP Policies to Sustainable Development</b>		
<b>Policy</b>	<b>Purpose</b>	<b>Outcome</b>
<b>DNP H 1</b>	<p>To ensure that most new development is located within the Dalston Defined Development Boundary.</p> <p>To allow for future development if there is an exceptional shortfall in the District-wide five-year land supply.</p> <p>Rural exception housing sites where proven to meet identified local needs, will be accepted outside the DDB.</p> <p>The aim is to provide the village with incremental growth while retaining its rural character and ensuring sustainability.</p>	<p>Ensures that Dalston Village remains a compact settlement maintaining its rural characteristics and most new development is within walking distance of villages facilities and services, providing sustainability.</p> <p>Only in exceptional circumstance, where there is a demonstrated local need for new houses would development be allowed.</p> <p>Protects the surrounding countryside and agricultural land.</p>
<b>DNP H 2</b>	<p>To allow limited development outside the Dalston Defined Development Boundary for affordable housing.</p>	<p>Supports the rural economy, ensures individual developments actively contribute towards sustainable development, and requires the re-use of vacant or redundant historic buildings.</p>
<b>DNP H 3</b>	<p>New housing developments should provide a mix of dwelling types and tenures which responds to the needs of the Parish.</p>	<p>To meet the needs shown in the Dalston Housing Needs survey 2015. To provide housing for the elderly to downsize.</p>
<b>DNP H 4</b>	<p>New developments must be to a high-quality design and preserve or enhance local distinctiveness.</p> <p>To ensure that new development protects, complements or enhances the historic rural character of the settlement and its rural hinterland.</p> <p>Trees as identified by an arboricultural assessment must be preserved and new trees planted with any new development.</p>	<p>Preserves and enhances the value, significance and utility of the historic environment.</p> <p>To ensure that new development is designed to be well connected to its surroundings.</p> <p>Seeks to minimise adverse effects on the landscape.</p>

DNP JE 1	Proposals for sustainable growth and expansion of businesses in the Plan area will be supported both through the conversion of existing buildings and well-designed new buildings.	Primary Employment sites have been identified for the Plan area. Some of these sites are under-developed and offer significant opportunities for further development. This policy aims to promote new investment into these Primary Employment sites whilst protecting the Plan's greenfield areas.
DNP JE2	There will be a general presumption against development that would result in the loss of land for commercial premises.	This policy aims to safeguard primary employment sites from inappropriate residential development.
DNP JE 3	Proposals for the use of commercial land or buildings for residential use should demonstrate how they comply with the other aspects of this policy and provide evidence on matters of operational requirements are limited to use of business staff only and acceptable living standards can be achieved for residents of an on-site workers' dwelling.	This policy aims to prevent commercial land from being used for residential purposes unless it is essential for workers to live on site.
DNP JE 4(1)	Outside the Primary Employment Areas, conversion of existing business/commercial/industrial buildings into non-commercial uses will only be permitted if: the existing building is capable of being converted without extensive rebuilding, there would be no loss of any viable services or facilities, any proposed dwellings meet all the criteria described in the Housing Policies section of this Plan and the proposed use does not have an unacceptable impact on the amenity of adjacent land use.	This policy aims to allow conversion of commercial premises within the Neighbourhood Plan area only where it is capable of conversion without extensive rebuilding. This policy would allow the re-use of buildings to help ensure they do not fall into dereliction and help encourage local businesses.
DNP JE 4(2)	New farm buildings will be permitted where: there is a genuine operational requirement, they do not prejudice adjacent land uses, are designed to minimise impact on the landscape and appropriate screening, inclusive of native trees, is proposed, unless suitable screening is already in place.	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 such development whilst being mindful that they can have a significant impact on the wider landscape but encouraging local farming businesses to expand and be sustainable.
DNP JE 5	Any application for business development must satisfactorily demonstrate that levels of traffic increase, particularly heavy goods and agricultural vehicles, would be sustainable under the existing road conditions.	Provides a mechanism to ensure opportunities are taken to mitigate any potential traffic increase due to development.



<p><b>DNP JE 6</b></p>	<p>All new developments, business and residential properties, where possible, must be served by a superfast broadband connection which must be installed on an open access basis.</p>	<p>This policy supports economic sustainability by providing a mechanism to improve broadband connectivity, thereby supporting local businesses and home working, reducing the need to commute to work. Giving access to the internet has social impact which is an essential method of communication in rural social groups.</p>
<p><b>DNP E 1</b></p>	<p>Seeks to preserve The Parish's landscape, wildlife habitats, rural character, green spaces, footpaths, cycleways, bridleways, built heritage, archaeological sites and ecosystems</p>	<p>This Policy requires new development to preserve the footpath and open space network in Dalston, to provide landscaping and boundaries with native species and to incorporate existing native vegetation, hedgerows and trees, to protect existing wildlife and habitats, and to take opportunities to provide new habitats.</p>
<p><b>DNP E 2</b></p>	<p>Development which would remove, harm or undermine the significance of a locally listed asset, or its contribution to the character of the area will not be supported.</p>	<p>This preserves and enhances the value, significance and utility of the historic environment.</p>

DNP E 4	Any development proposals should preserve any historic boundary walls on the site.	This preserves and enhances the value, significance and utility of the historic environment.
DNP E 5	. This policy protects Local Green Spaces within the Parish as identified on the Maps in Appendix 2 of the Plan.	The positive response in the “Dalston Visions” survey for the protection of cherished green spaces requires recognition of their contribution to public well-being and therefore sustainability of the Parish.



## 5. GENERAL CONFORMITY WITH STRATEGIC LOCAL POLICY

The Dalston Neighbourhood Plan must demonstrate that it is in general conformity with the development plan for the local authority area concerned. The development plan currently in force for the Dalston Neighbourhood Area is the Carlisle District Local Plan 2015-2030 (the Local Plan) and the Dalston Neighbourhood Plan 2015 – 2030 (DNP) has been prepared in the light of the policies in this Local Plan.

### 5.1 Fit of the DNP Vision with the Carlisle District Local Plan 2015-2030 (Local Plan)

The vision of the Local Plan is;

***“...shaping how the District, its many settlements and vast rural area will develop between now and 2030. The Plan sets out a long term special vision and strategic objectives to support the development of a thriving District through the identification of land to accommodate new development, and policies to achieve this growth in a positive, managed and sympathetic way, whilst ensuring the timely delivery of the infrastructure necessary to support growth.”***

The vision for the DNP is:

**“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.”**

The visions of the DNP and the Local Plan are closely compatible when considering the rural environment and encouraging a thriving sustainable future.

## 5.2 Fit of the Local Plan Objectives with the DNP Strategic Policies

The Local Plan contains the objectives shown in Table 4 below which correlate to the relevant Strategic Policies in Dalston Neighbourhood Plan.

Table 4: Fit of the Local Plan Objectives and DNP Strategic Policies	
Local Plan Objective	DNP Strategic Policies
<p><b>Spatial Strategy and Strategic Policies:</b> To support strong, vibrant and healthy communities, by meeting the housing needs of present and future generations, in a high-quality environment with accessible local services.</p> <p>To contribute to protecting and enhancing our natural, built and historic environment (including improving biodiversity), using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy.</p>	<p><b>DNP SP 1(8)</b> New residential development in Dalston Village must be focussed inside the Defined Development Boundary allowing easy access to services by foot and encouraging walking within the Village. This strategic policy will help minimise pollution by reducing car journeys.</p> <p><b>DNP SP 1(4)</b> This Plan supports the conversion of existing and redundant buildings to a range of appropriate uses including housing, visitor accommodation, visitor attraction, community and business use.</p> <p><b>DNP SP 1(5)</b> The status of the designated area of conservation, the River Caldew SSSI and SAC, its tributaries and other areas adjacent to river banks elsewhere in the Parish will be strictly protected.</p> <p><b>DNP SP 1(2)</b> The green area to the north of Dalston Village as defined “north of the railway line” will be protected. This is to preserve the open rural aspect of the Parish and retain it as a distinct settlement from Carlisle.</p> <p><b>DNP SP 1(6)</b> Flood Risk Zones 2 &amp; 3: inappropriate development will not be supported in these areas.</p> <p><b>DNP SP 1(7)</b> New building should be designed to minimise surface water run off to reduce flooding risk.</p>

<p><b>Economy:</b> Foster the right conditions to stimulate inward investment through increasing the working age population, strengthening and expanding the skills base available, diversifying the economy and improving enabling physical infrastructure.</p>	<p><b>DNP SP 1(4)</b> This Plan supports the conversion of existing and redundant buildings to a range of appropriate uses including housing, visitor accommodation, visitor attraction, community and business use.</p>
<p><b>Housing:</b> To enable the development of a range of high quality, energy efficient housing, in a variety of appropriate locations to meet the aspirations of the existing residents, including those with a need for affordable housing and those wishing to move to the area.</p>	<p><b>DNP SP 1(3)</b> All new building and conversions must be constructed to a quality of design and of materials which are sympathetic to the character of the environment.</p>
<p><b>Climate Change and Flood Risk:</b> To reduce greenhouse gases, including through securing energy from renewable sources and avoid inappropriate development in areas at risk of flooding in order to ensure that the District is more resilient and less vulnerable to the effects of climate change and can successfully adapt to its effects.</p>	<p><b>DNP SP 1(8)</b> New residential development in Dalston Village must be focussed inside the Defined Development Boundary reducing car journeys to access services and thereby reducing pollution.  <b>DNP SP 1(6)</b> Flood Risk Zones 2 &amp; 3: inappropriate development will not be supported in these areas.  <b>DNP SP 1(7)</b> New building should be designed to minimise surface water run off to reduce flooding risk.</p>
<p><b>Historic Environment:</b> To conserve, enhance and promote Carlisle’s heritage and important historic landscapes whilst ensuring that development proposals respect and enhance Carlisle’s historic assets.</p>	<p><b>DNP SP 1(1)</b> Development should reflect the unique distinctiveness of Dalston Village, settlement or location within the Parish.</p>
<p><b>Green Infrastructure:</b> To protect, enhance and increase the provision of green infrastructure (Local Green Spaces) across the District to create and maintain multifunctional, interconnected and attractive recreational and ecological networks for the benefit of residents, businesses, visitors and the wider natural environment.</p>	<p><b>DNP SP 1(6)</b> The status of the designated area of conservation, the River Caldew SSSI and SAC, its tributaries and other areas adjacent to river banks elsewhere in the Parish will be strictly protected.</p>

### 5.3 Fit of the Policies of the DNP with the Local Plan

Table 5 maps the relevant policies in the Local Plan against the policies in the DNP

<b>Table 5: Local Plan Policies and DNP Policies</b>		
<b>Local Plan Policy</b>	<b>DNP Policy</b>	<b>Comment</b>
<b>HO 5</b> Rural Exception Sites.	<b>DNP H 1</b> Considers development inside the Defined Development Boundary (DDB) for Dalston Village and the exceptions allowing development outside the DDB.	<p>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.</p> <p>The Local Plan has not sought to allocate a housing site within Dalston Village reflecting the recent development of 121 homes which has reduced the pressure for further major development opportunities within the village. It is important to note that should Carlisle City Council be unable in the future to demonstrate a five-year housing land supply than additional sites may be considered in Dalston Parish 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 this purpose. Further investigation would be required to ensure any sites that come forward for consideration are suitable, available and achievable.</p>

		within a five-year period.
<p><b>HO 2</b> Windfall Housing Development</p> <p><b>G 1</b> All landscapes are valued for their intrinsic character and will be protected.</p> <p><b>HO 6</b> Other Housing in the Open Countryside</p>	<p><b>DNP H 2</b> Considers small developments in specified hamlets across Dalston Parish where a need can be demonstrated.</p>	<p>These policies consider some housing in the hamlets where a specific need can be demonstrated but these settlements must be protected from sprawl; the landscape will be protected considering appropriate scale, form, function and character of the existing settlement.</p>
<p><b>SP 6</b> Securing Good Design</p> <p><b>GI 6</b> Trees and Hedgerows</p>	<p><b>DNP H 4</b> New developments must be to a high-quality design and preserve or enhance local distinctiveness.</p>	<p>The Neighbourhood Plan builds on the principles of <b>DNP SP 4</b> to reflect the issues raised by residents of the Parish. Similarly, <b>DNP H 4</b> in the NP builds on the criteria in <b>LP Policy GI 6</b> to provide protection and integration of existing trees.</p>
<p><b>EC 2</b> Primary Employment Areas</p>	<p><b>DNP JE 1</b> Proposals for the sustainable growth and expansion of businesses in the plan area will be supported both through the conversion of existing buildings and well-designed new buildings. Proposals for the development of new commercial and industrial units will be particularly supported on the existing primary employment sites.</p>	<p>This policy will help to maintain the vitality of local businesses and help to maintain services in the Parish, encouraging new employment, providing it is of an appropriate scale and utilises the existing employment sites already designated.</p>
<p><b>EC 2</b> Primary Employment Areas, non-employment related uses within Primary Employment Areas.</p>	<p><b>DNP JE 2</b> Applications for new commercial/industrial premises not on the existing primary employment sites will not be permitted.</p>	<p>The NP policy is taking this issue further than the LP. Primary Employment sites have been identified for the plan area. Some of these sites are under-developed and offer significant opportunities for further</p>

		development to help support both new and existing local businesses. This policy aims to promote new investment into these Primary Employment sites whilst protecting the Plans' Greenfield areas.
<b>EC 2</b> Primary Employment Areas	<b>DNP JE 3</b> Residential development will not be permitted on primary employment sites.	The NP policy is taking this issue further than the LP. As mentioned above, the current Primary Employment Sites are under- developed but there is a gradual change-over of any vacant sites. This policy is to keep these employment assets available for future business use.
<b>EC 2</b> Primary Employment Areas	<b>DNP JE 4(1)</b> Outside of the Primary Employment Areas conversions of existing business/commercial/industrial buildings into non-commercial uses will only be permitted if: 1. The existing building is capable of being converted without extensive rebuilding. 2. There would be no loss of any viable services or facilities. 3. Any proposed dwellings meet all the criteria described in the Housing Policies section of the Plan. 4. The proposed use does not have any unacceptable impact on the amenity of adjacent land use.	This policy would allow the re-use of buildings to help ensure they do not fall into dereliction.
<b>EC 12</b> Proposals for new agricultural buildings.	<b>DNP JE 4(2)</b> New farm buildings will be permitted where: 1. There is a genuine operational requirement. 2. They do not prejudice adjacent land uses. 3. They are designed	This policy recognises that agriculture and farming play a vital role in the local economy. Modern farming practices can necessitate large steel portal buildings.

	to minimise the impact on the landscape. 4. Appropriate screening, inclusive of native trees is proposed, unless suitable screening is already in place.	This policy allows for such development whilst being mindful that they can have a significant impact on the wider landscape and neighbours.
<b>IP 2</b> All new development will be assessed against its impact upon the transport network. Development that will cause significant issues that cannot be mitigated against will be resisted.	<b>DNP JE 5</b> Any application for business development must satisfactorily demonstrate that levels of traffic increase would not have a detrimental impact on the free and safe flow of vehicles on the local road network.	Traffic and parking concerns evoked the biggest response in the Community and Wellbeing section of The Dalston Visions Survey. Comments were made concerning traffic, parking and restricted rural roads within the Parish.
<b>IP 4</b> New development must be able to demonstrate how it will contribute to and be compatible with local fibre or internet connectivity. Applicants will be expected to demonstrate the anticipated connectivity requirements of the development, known nearby data networks and their anticipated speed, and realistic assessments of connection potential (fixed copper, 3G, 4G, fibre, satellite, microwave, etc) or contribution to any such networks.	<b>DNP JE 6</b> 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.	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.

<p><b>HE 7 Conservation Areas</b> Any new development and/or alterations to buildings in conservation areas should preserve or enhance the special character and appearance of the conservation area.</p>	<p><b>DNP JE 7</b> 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 its built environment.</p>	<p>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.</p>
<p><b>GI 1</b> All landscapes are valued for their intrinsic character and will be protected from excessive, harmful or inappropriate development, particularly those areas less able to accommodate significant change. <b>GI 3</b> Biodiversity assets across the District will be protected and, where possible, enhanced. <b>GI 5</b> New development will be expected to ensure that all public footpaths, bridleways, cycleways and other rights of way are retained.</p>	<p><b>DNP E 1</b> Proposed development should respect the Parish’s landscape, wildlife habitats, rural character, green spaces, footpaths, cycleways, bridleways, built heritage, archaeological sites and ecosystems. Proposed developments that would detrimentally affect these environmental features will not be supported.</p>	<p>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.</p>
<p><b>HE 6</b> Throughout Carlisle District there are several buildings and structures of historic and architectural significance that, whilst not statutorily protected, help create the locally distinctive character of the area.</p>	<p><b>DNP E 2</b> Development which would remove, harm or undermine the significance of a locally listed asset, or its contribution to the character of the area will not be supported.</p>	<p>Dalston Parish contains several statutorily protected buildings, but also many buildings, other structures and important spaces which contribute to its essential character. This Plan aims to work closely with Carlisle City Council to draw up a Local Heritage Asset List.</p>

<p><b>CC 3</b> New development should make the fullest contribution to creating environments which enable carbon reduction and are resilient to the effects of climate change.</p>	<p><b>DNP E 3</b> Applications that incorporate various forms of renewable energy and provide maximum energy efficiency, both in construction and maintenance will be supported.</p>	<p>There is strong support from the respondents of the “Dalston Visions” questionnaire, for renewable energy particularly for hydro power from streams and rivers, and the use of farm slurry to generate energy.</p>
<p><b>HE 7</b> Retain individual features of interest e.g. doorways, windows, shopfronts, garden walls, railings, cobbled or flagged forecourts, sandstone kerbs, trees and hedges etc. Where this is not possible or practical any replacement should match the original</p>	<p><b>DNP E 4</b> 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.</p>	<p>Some of the natural stonework in buildings and boundary walls throughout the Parish are of a distinctive form of construction using a mix of locally sourced materials.</p>
<p><b>GI 4</b> Within areas of Public Open Space, proposals that relate to and complement the existing leisure use, or would be ancillary to it (such as changing rooms for sports pitches), and are appropriate in character and scale to the surroundings, will generally be acceptable. Development that would result in a partial or total loss of, an area of Public Open Space to non-sport or recreation uses, or would otherwise detract from the role and function an open space is valued for (be it visual amenity, noise attenuation, or other community use), will not be permitted</p>	<p><b>DNP E 5</b> Sports, recreational facilities and significant valued landscapes as identified in Appendix 2, LGS Maps will be designated as “Local Green Spaces” and will be protected from inappropriate building development. Appropriate development proposals on Local Green Spaces would be considered if they were shown to be compatible with, and enhance the Green Space. (Consistent with NPPF paras 78 and 89</p>	<p>This policy addresses significant valued landscapes further than the Local Plan. Identified in the “Dalston Visions” survey several areas of recreation in the Parish have been identified as Local Green Spaces to reflect how the residents cherish these areas and how they contribute to public well-being.</p>

## 6. COMPATIBILITY WITH EUROPEAN UNION OBLIGATIONS

### 6.1 Environmental Impact and Habitat Regulations

Carlisle District Council has screened the DNP to determine whether Strategic Environmental Assessment (SEA) or Habitat Regulations Assessment (HRA) are required.

Carlisle District Council believes that the DNP would not have significant environmental effect, thus, a Strategic Environmental Assessment of the Plan will not be required.

### 6.2 Human Rights: Equality Impact Assessment

The vision of the DNP is

***“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”.***

The overall purpose of the DNP is to improve the quality of life for people living and working in the parish from an environmental, social and economic point of view. The objectives and policies in the DNP have been formulated in response to local people’s views and in the light of evidence gathered for the Parish, to meet the needs expressed and address the issues identified.

To confirm that the DNP does not have any unintended consequences for particular groups the strategic objectives and the policies in the DNP have been systematically scrutinised to ensure that they do not disadvantage any potentially vulnerable groups.

The Equality Act 2010 places a duty on all public authorities in the exercise of their functions to have regard to the need to eliminate discrimination, to advance equality of opportunity, and to foster good relations between persons who have a “protected characteristic” and those who do not.

**“Protected characteristics” are age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, and sexual orientation.**

This section assesses the Submission Draft of the DNP to ensure that Dalston Parish Council is satisfying its statutory duties in this regard.

An assessment has been made on whether the strategic objectives and the policies in the DNP have a positive, negative or neutral impact on each of the protected characteristics.

The purpose of each of the strategic objectives and the policies in the DNP are provided, and their likely impact on persons with protected characteristics is assessed.

<b>Table 6: Impact of Strategic Objectives of the DNP on Persons with Protected Characteristics</b>	
<b>Strategic Objectives</b>	<b>Outcome for persons with Protected Characteristics</b>
<b>SO 1:</b> 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.	Preserves and enhances the value, significance and utility of the historic environment. Neutral impact on persons with protected characteristics
<b>SO 2:</b> to ensure new development in Dalston Village is built within the Defined Development Boundary (DDB) and is both proportionate and appropriate for the village.	Favours a compact settlement, which shortens journeys for persons with limited mobility or need to access local services. Broadly positive impact for persons with certain protected characteristics.
<b>SO 3:</b> in settlements other than Dalston, outside the DDB, any development should be appropriate in scale, form, function and character.	Preserves and enhances settlements where appropriate, in the smaller hamlets outside the DDB. Neutral impact on persons with protected characteristics.
<b>SO 4:</b> to meet the diverse housing needs for all by meeting the changing demographic and social requirements.	Enables local housing needs to be met and supports the provision of infrastructure which is needed to improve local services. This would potentially benefit older persons needing specially designed accommodation. Broadly positive impact for persons with certain protected characteristics.
<b>SO 5:</b> to preserve the sustainability of the area by retaining and where possible, enhancing local services and facilities.	Supports the provision of important local community facilities, which would benefit persons with limited mobility and those needing to access medical facilities. Broadly positive impact for persons with certain protected characteristics
<b>SO 6:</b> 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.	Enables the protection of the footpath network, which would benefit persons with limited mobility. Broadly positive impact for persons with certain protected characteristics.
<b>SO 7:</b> to support the local economy through its existing businesses, by encouraging new enterprises and facilities which enhance commercial effectiveness and employment opportunities.	Supports the provision of local employment, which would benefit persons with limited mobility. Broadly positive impact for persons with certain protected characteristics.
<b>SO 8:</b> to reduce the vulnerability of the Plan area to climate change, particularly flooding.	Mitigates the risk of flooding. Neutral impact on persons with protected characteristics.

**Table 7: Impact of Policies of the DNP on Persons with Protected Characteristics**

<b>Policy</b>	<b>Purpose</b>	<b>Outcome</b>
<b>DNP H 1</b>	To guide and manage the limits of development in Dalston village.	Ensures that Dalston remains a compact settlement and most new development is within walking distance of village facilities and services. This would benefit persons with limited mobility, women responsible for children, and persons needing to access local medical facilities. Broadly positive impact for persons with certain protected characteristics
<b>DNP H 2</b>	To allow limited development outside the Defined Development Boundary in two of the smaller hamlets provided the integrity of these settlements is protected and their essential character in the landscape is maintained.	Supports the rural economy, ensures individual developments, actively contribute towards sustainable development, and requires the re-use of vacant or redundant historic buildings. This would benefit persons needing affordable housing and support the right for a family life of rural workers. Broadly positive impact for persons with certain protected characteristics.
<b>DNP H 3</b>	New housing developments should provide a mix of dwelling types and tenures which is responsive to the needs of the Parish.	This policy supports the housing needs as described in the “Dalston Housing Needs Survey 2013” and the “Dalston Visions Survey 2015”. Broadly positive impact for persons with certain protected characteristics but does acknowledge the issues raised by the elderly in the “Dalston Visions Survey 2015”.
<b>DNP H 4</b>	New developments must be to a high-quality design and preserve or enhance local distinctiveness.	Neutral impact on persons with protected characteristics.
<b>DNP JE 1</b>	Proposals for the sustainable growth and expansion of businesses in the Plan area will be supported both through the conversion of existing buildings and well-designed new buildings.	This policy promotes employment growth and new investment in the Primary Employment sites. This in turn would provide additional employment opportunities which would have a broadly positive impact for persons with certain protected characteristics.
<b>DNP JE 2</b>	There will be a general presumption against development that would result in the loss of commercial premises or land.	This policy aims to safe-guard primary employment sites from inappropriate residential development. Broadly positive impact for persons with certain protected characteristics when considering its aim is to retain areas of employment within the Parish.
<b>DNP JE 3</b>	Proposals for the use of commercial	Policy aims to prevent commercial

	<p>land or buildings for residential use should demonstrate how they comply with the other aspects of this policy and provide evidence on the following matters:</p> <ol style="list-style-type: none"> <li>1. There is clear-evidenced operational requirement for staff to be located at the commercial premises and there are no existing houses available nearby that could satisfy the requirement.</li> <li>2. Occupancy restrictions can be imposed on the residential development limiting their use to staff of the business.</li> <li>3. Acceptable living standards can be achieved for residents of an on-site workers' dwelling.</li> </ol>	<p>land from being used for residential purposes unless it is essential for workers to live on the site. Broadly positive impact for persons with certain protected characteristics when considering its support to retain areas of employment within the Parish.</p>
<b>DNP-JE 4(1)</b>	<p>Outside the Primary Employment Areas* conversions of existing business/commercial/industrial buildings into non-commercial uses will only be permitted if:</p> <ol style="list-style-type: none"> <li>1. The existing building is capable of being converted without extensive rebuilding.</li> <li>2. There would be no loss of any viable services or facilities.</li> <li>3. Any proposed dwellings meet all the criteria described in the Housing Policies section of this Plan.</li> <li>4. The proposed use does not have an unacceptable impact on the amenity of adjacent land use.</li> </ol>	<p>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. This policy would allow the re use of buildings to help ensure they do not fall into dereliction. Broadly positive impact for persons with certain protected characteristics when considering its support to retain areas of employment within the Parish.</p>
<b>DNP-JE 4(2)</b>	<p>New farm buildings will be permitted where:</p> <ol style="list-style-type: none"> <li>1. There is a genuine operational requirement.</li> <li>2. They do not prejudice adjacent land uses.</li> <li>3. They are designed to minimise the impact on the landscape.</li> <li>4. Appropriate screening, inclusive of native trees is proposed, unless suitable screening is already in place.</li> </ol>	<p>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. Neutral impact on persons with protected characteristics.</p>
<b>DNP-JE 5</b>	<p>Any application for business development must satisfactorily demonstrate that levels of traffic increase would not have a detrimental impact on the free and safe flow of vehicles on the local road network.</p>	<p>This policy ensures that any new business proposed in the Parish provides evidence that traffic levels will not rise due to their operation in the Parish. Neutral impact on persons with protected characteristics.</p>

<b>DNP-JE 6</b>	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.	Supports the provision of local employment and faster broadband connectivity, which would benefit persons with limited mobility and persons who are housebound. Broadly positive impact for persons with certain protected characteristics.
<b>DNP-JE 7</b>	Proposals for development fronting Dalston Square will be supported if they preserve and/or enhance its built environment.	Neutral impact on persons with protected characteristics.
<b>DNP-E 1</b>	Proposed development should respect the Parish's landscape, wildlife habitats, rural character, green spaces, footpaths, cycleways, bridleways, built heritage, archaeological sites and ecosystems.	Enables the protection of wildlife habitat, rural character and encourages improvement of the footpaths, cycleways, bridleways, built heritage, archaeological sites and ecosystems which would benefit persons with limited mobility and the wider community well-being. Broadly positive impact for persons with certain protected characteristics.
<b>DNP-E 2</b>	Development which would remove, harm or undermine the significance of a locally listed asset, or its contribution to the character of the area will not be supported.	Neutral impact on persons with protected characteristics.
<b>DNP-E 3</b>	Applications that incorporate various forms of renewable energy and provide maximum energy efficiency, both in construction and maintenance will be supported.	Neutral impact on persons with protected characteristics.
<b>DNP-E 4</b>	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.	Neutral impact on persons with protected characteristics.
<b>DNP-E 5</b>	Sports, recreational facilities and significant valued landscapes as identified in Appendix 2, will be designated as "Local Green Spaces" and will be protected from inappropriate built development.	This policy protects these "cherished" landscapes and recreational facilities which contribute to the well-being of all residents. Broadly positive impact for persons with certain protected characteristics.

Certain protected characteristics are not affected by the Dalston Neighbourhood Plan, namely gender reassignment, race, religion, or sexual orientation. For persons with these characteristics the Neighbourhood Plan has a neutral effect. Where policies in the Neighbourhood Plan would adversely affect persons with these protected characteristics, they would not be differently affected than persons without these characteristics. For example, if a person with these protected characteristics were disadvantaged by a policy, it would have the same consequence for a person without the protected characteristic who wished to do the same thing. Similarly, if a person with one of these protected characteristics were to benefit from a policy, it would have the same benefit for a person without the protected characteristic in the same circumstances.

