

# Cumberland Local Plan

## Issues and Options Consultation

### Summary Document - September 2025



# What is a Local Plan?

A Local Plan is a document that the Council must produce which sets out the strategy for future development in the area over a 15 year period. As Cumberland is a new authority, the Council needs to prepare a new Local Plan for the area. It will take around three years to complete and will include a number of different stages of consultation with local residents, communities, statutory consultees and businesses as well as other interested parties.

## What will the Local Plan do?

The Local Plan will:

- Include policies which address key local issues and will be used to determine planning applications;
- Allocate sites to meet our development needs and growth ambitions;
- Identify special areas which need additional protection; and
- Identify the necessary infrastructure required to support development.

## Which areas will the Cumberland Local Plan cover?

The Cumberland Local Plan will cover areas of Cumberland that sit outside the Lake District National Park and the St. Cuthbert's Garden Village (Carlisle); both these areas have their own Local Plans.

## How you can get involved

We want your views on what the issues, opportunities and priorities are in Cumberland and what the Local Plan can do to address them. Nobody knows your area better than you and we want your local knowledge on topics such as housing, employment, retail, environment, health, energy, minerals and waste.

This consultation is the first stage of preparing the Local Plan; it lets you share your local knowledge and allows you to influence planning for your area at the earliest opportunity.

We will be holding public drop in sessions in various locations across Cumberland; details of the dates and times can be found on our website

**[www.cumberland.gov.uk/planning-and-buildingcontrol/planning-policy/local-plan](http://www.cumberland.gov.uk/planning-and-buildingcontrol/planning-policy/local-plan)**.





# How to respond to the consultation

This consultation has two parts: the Local Plan Issues and Options consultation and the Sustainability Appraisal Scoping Report

The Issues and Options Main Document is a lengthy document which contains a lot of detailed questions that we would like to hear specific views on. However, we realise that it is a big document and that not everyone will want to respond to this.

Therefore, in order to hear as many people's views as possible, we have created this summary document; it is a shorter version which contains the same topics as the main consultation document but asks more general questions. **You can respond to either or both of the consultation documents and you only have to answer the questions that you want to.** We will consider all responses to both documents equally.

Responses to the consultation can be submitted either online or by post. The consultation form is available on our website at [www.cumberland.gov.uk/planning-and-building-control/planning-policy/local-plan](http://www.cumberland.gov.uk/planning-and-building-control/planning-policy/local-plan) and can be submitted digitally. Postal submissions of the form can be sent to: Chris Hoban, Planning Policy Team, Carlisle Civic Centre, Carlisle, CA3 8QG.

**Comments must be received by Friday 31st October 2025;** submissions received after this deadline will not be considered.

## What are the next steps?

Consultation on the Preferred Options	Spring/Summer 2026
Consultation on the draft Local Plan	Spring 2027
Submission of the draft Local Plan	Autumn 2027
Local Plan Examination	Autumn/Winter 2027
Adoption of the Local Plan	Spring 2028

## Call for Sites

As well as this Issues and Options consultation, the Council is also seeking information on what land is available for development across Cumberland and if there are any sites that need to be identified for protection. For more information, or to suggest a site, please visit <https://consult.cumberland.gov.uk/cumberland-local-plan-call-for-sites>

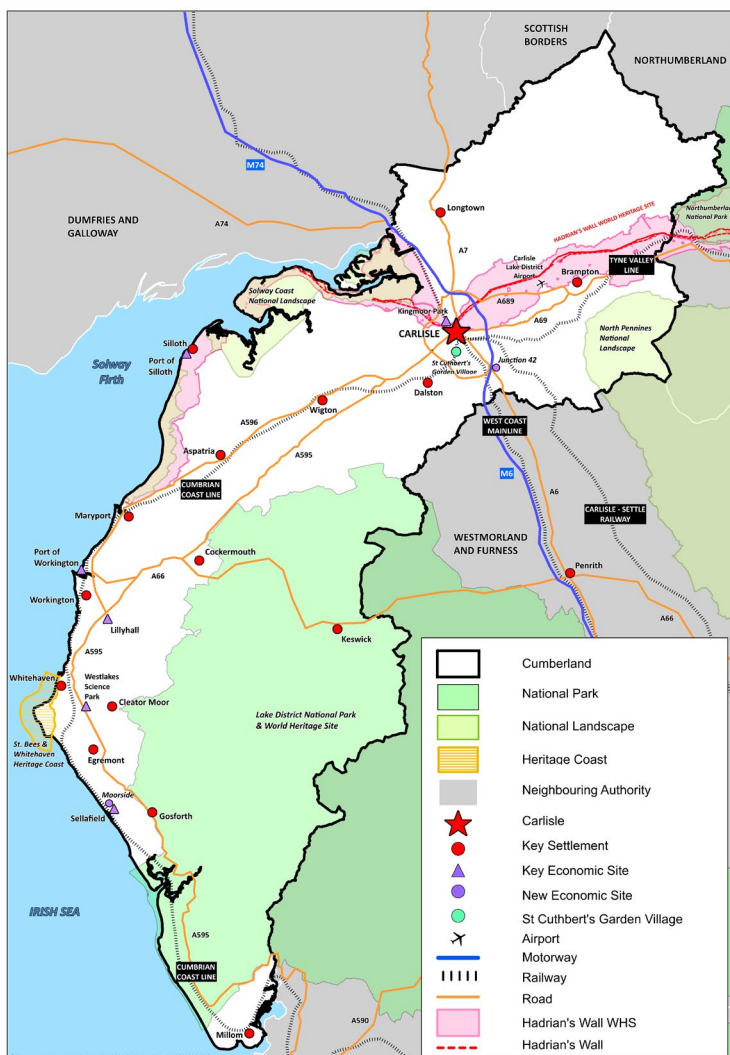
## How to contact the Planning Policy Team

If you have any questions about this consultation, or the new Local Plan, please contact us either via **0300 373 3730** or email [planningpolicy@cumberland.gov.uk](mailto:planningpolicy@cumberland.gov.uk)

To keep up to date with Local Plan progress (and other planning policy news), you can sign up for notifications at <https://public.govdelivery.com/accounts/UKCUMBERLAND/signup/42091>

# About Cumberland

- We have some nationally and globally important landscapes but we have a need for renewal in parts of our city and towns.
- Due to our rural nature, there is a heavy reliance on the use of private vehicles and a need to improve public transport.
- We are one of the least densely populated areas in the country.
- We have a population which is ageing and reducing in number.
- We have lower than national average house prices and higher home ownership levels but a lack of affordable homes.
- Some of our residents can expect to live some of the longest lives in the country, but other parts of Cumberland are below the national average for life expectancy.
- Household earnings in some areas are amongst the highest in the North West, but we have pockets of real deprivation and have more households living in fuel poverty than the national average.
- We have more children and adults who are overweight or obese when compared to the national average.
- 14 community areas in Cumberland fall within the 10% most deprived of areas in England, but 10 are amongst the least deprived.
- We have made significant improvement and investment to improve our digital connectivity but work is still ongoing to enhance rural connectivity.







## Vision

All Local Plans include a Vision which sets out what we would want the area to look like at the end of the Local Plan period.

We have drafted the following Vision:

**In 2045 Cumberland will be healthy and prosperous, with interdependent and sustainable places that safeguard equal opportunities. The health of our people and our environment will be at the centre of everything we do.**

**We will support high quality housing, education and healthcare for all and provide access to nature through our high quality rural and coastal environment. We will mitigate developmental impacts on our soil, water, air and landscapes, with a particular focus on flooding and coastal erosion.**

**We will be proud of our strong and diverse cultural identity, which seeks to respect our heritage whilst championing innovations that look forward to the future.**

**Investment in infrastructure will provide better physical, social and technological connections, creating more empowered and resilient communities which have equal access to services and facilities.**

**We will strive to be self-sufficient and provide diverse education and employment opportunities to retain our working population and to recruit working age people from outside the area to support economic growth.**

**We will utilise our natural capital prudently to ensure we are green economy leaders in renewable technologies to support our energy resilience and address fuel poverty.**

1. Does this draft Vision reflect what you would like Cumberland to look like in 2045? Is there anything you would like to change or add?

# Strategic Objectives

The Local Plan will contain a set of objectives which will be used to underpin its policies and identify its overall goals. These are the draft objectives we have identified:

1. **Designing healthy environments** – to ensure new buildings and open spaces encourage active and healthy lifestyles to support the health and wellbeing of our communities and reduce inequalities.
2. **Tackling the climate emergency** – to ensure all new development aligns with achieving net zero through minimising the carbon-cost of development, and that we mitigate, adapt and improve our resilience to climate change, including flood risk and coastal change.
3. **Designing high quality places** – to protect, enhance and promote Cumberland's varied and high quality built environment, including its rich heritage, public spaces, local character and identity.
4. **Natural environment** – to protect, enhance and promote the Cumberland's varied and outstanding natural environment, landscapes, habitats and biodiversity, and our network of green and blue infrastructure and open space.
5. **Supporting jobs and the economy** – to support business investment and job creation opportunities to sustain a resilient economy to deliver prosperity for the whole community.
6. **Promoting vibrant town and retail centres** – to encourage investment and ensure vitality to meet the needs of our communities and visitors.
7. **Meeting future housing needs** – to provide housing to meet our residents' needs, including affordable housing, which meets a range of needs over people's lifetime.
8. **Promoting sustainable transport** – to promote sustainable modes of travel by locating development sustainably and to enhance travel networks for walking, cycling and public transport in order to provide a range of transport choices.





9. **Infrastructure** – to collaboratively work with partners and stakeholders to secure the necessary infrastructure needed at an appropriate time to support new development.
10. **Minimise environmental impact** – to reduce and mitigate environmental impacts including flood risk, greenhouse gas emissions and air pollution and, where necessary, ensure appropriate mitigation, compensation and enhancement measures.
11. **Protecting and enhancing communities** – to ensure that the appropriate provision of community, social and cultural facilities are protected and enhanced to support a high quality of communal life for residents.
12. **Supply of minerals** – to maintain a steady and adequate supply of minerals to deliver the housing and infrastructure we need. To ensure that the minerals from Cumberland that are required to meet local, regional and national needs are supplied from appropriately located and environmentally acceptable sources.

2. What do you think of these draft objectives? Is there anything you would like to change or add?

3. What is special about the area you live in that the Local Plan should protect and enhance?

4. Is there anything you think that needs to change in your area? If so, please tell us about it.





# Development Strategy

## Location of new development

One of the roles of the Local Plan is to decide where the development that is required to support growth within Cumberland should go. This is for all types of uses including housing, employment, retail, community facilities and waste.

We need to make sure that new development is located in the right places and there are a number of things that can be considered to determine this, including:

- The status of a settlement (e.g. city, town or village).
- The character of an area (e.g. urban or rural).
- The size, role and function of a settlement.
- How many services and facilities a settlement has.
- The provision of public transport and its frequency and usability.

5. What do you think the Council should take into account when deciding where new development should go?

6. What can we do to encourage existing young residents to stay and to encourage younger people and families to move here?



## Settlement Boundaries

The Council can choose to draw boundaries around individual settlements on the Local Plan maps to mark the physical built edges of villages and towns.

They can be used to direct development towards existing settlements (and within the identified boundaries), help protect the countryside and stop settlements merging into each other.

7. Do you think the Council should use settlement boundaries in the Local Plan? Please explain why.

# Housing

Some of the key housing issues within Cumberland include:

- Making sure that there is a sufficient supply to meet all housing needs, including open market and affordable homes, to attract and support a growing workforce in a growing economy.
- Making sure that houses are designed so they are well-built, warm safe and secure.
- Ensuring we have houses which meet the needs of our increasingly ageing population.
- Helping younger people to stay in their local area.
- Making sure that the housing stock is flexible to meet the needs of those who require extra living support.
- Supporting the vitality and viability of rural communities, helping them to retain services and facilities.
- Locating new houses in sustainable locations which encourage walking, cycling and the use of public transport.
- Looking at the potential impact of second homes and holiday lets on the housing market.

8. Are there any other housing issues that you want to tell us about?

9. What do you think the Local Plan could do to address all of the identified housing issues?





# Economy

Some of the key economic issues within Cumberland include:

- Ensuring that the benefits of economic growth support local businesses and develop the skills of the local workforce.
- Ensuring we allocate a range of employment land to meet current and future development needs.
- Maximising the use of brownfield land to meet employment needs.
- Locating new development in sustainable locations which encourage walking, cycling and the use of public transport as much as possible.
- Encouraging tourism whilst making sure that we protect those areas and landscapes that visitors and local people come to see.
- Taking a flexible approach to managing designated employment land to encourage growth.

**10.** Are there any other economic issues that you want to tell us about?

**11.** What do you think the Local Plan could do to address all of the identified economic issues?





# Town Centres

Some of the key town centre issues within Cumberland include:

- Making town centres safe and welcoming for all.
- Promoting a mix of uses within town centres to meet people's day to day needs.
- Having good facilities, services and attractions that encourage people to visit the centres and to make them places where people want to stay and spend time.
- Supporting temporary uses (also known as meanwhile uses) in disused premises, sites or spaces until a more permanent use is found.
- The promotion of a safe, varied and vibrant night time economy.

**12.** Are there any other town centre issues that you want to tell us about?  
What kind of improvements would you like to see in your local town?

**13.** What do you think the Local Plan could do to address all of the identified issues and make town centres more attractive to encourage you to visit them?





# Health and Quality of Life

Some of the key health issues within Cumberland include:

- We need to have homes, services and facilities that support a super ageing population (our population which is aged 65 and over is growing quicker than the population aged below 65).
- We are expecting a rise in the number of people who have disabilities.
- We need to provide attractive and welcoming environments which encourage everyone to be more physically active.
- We need to ensure that new development is designed to have positive health benefits and does not adversely affect soil, air or water quality or generate noise pollution.
- We need to support opportunities for growing our own food locally.
- We need to protect community facilities which provide places for people to meet.

**14.** Are there any other health issues that you want to tell us about?

**15.** What do you think the Local Plan could do to address all of the identified issues and make your area healthier?



# Built Environment

Some of the key built environment issues within Cumberland include:

- Making sure that new development is of the highest standards in terms of design and sustainability.
- Supporting development that reflects the character, history and special features of the local area, but also encouraging appropriate design innovation.
- Designing places so they are healthy, safe and inclusive for all.
- Development should be designed so that it makes the best use of the land and space.
- Development should protect and enhance nearby heritage assets (e.g. listed buildings, conservation areas and World Heritage Sites).
- For development on larger sites, a masterplan or development brief might be required to make sure that all parts of the scheme meet certain requirements (e.g. in terms of number of homes, provision of open space, the type of materials that should be used and the size of buildings).

16. Are there any other built environment issues that you want to tell us about?

17. What do you think the Local Plan could do to address all of the identified built environment issues and make our places look and function better?





# Climate Change

Some of the key climate change issues within Cumberland include:

- Reducing our carbon emissions.
- Making sure that new development includes measures which reduce carbon emissions in the construction phase and its day to day operation.
- Deciding how best to deal with flooding and flood risk.
- Minimising the effect of climate change on our coastline (coastal erosion and sea-based flooding).
- Promoting the use of renewable energy technologies where it is appropriate.
- Providing more green spaces and tree cover.
- Sensitively adapting our historic buildings in light of climate change.

**18.** Are there any other climate change issues that you want to tell us about?

**19.** What do you think the Local Plan could do to address all of the identified issues and make us better prepared to address climate change?





# Environment

Some of the key environment issues within Cumberland include:

- Protecting and enhancing our natural environment.
- Securing net environmental gains from new development.
- Maintaining, protecting and enhancing our green and blue infrastructure networks in a way that encourages people to use them.
- Protecting existing trees, woodlands and hedgerows, and identifying opportunities to plant more.
- Protecting animals and their habitats by integrating wildlife-friendly spaces in new developments (e.g. bird boxes, swift bricks and hedgehog highways).
- Protecting high quality agricultural land for food production.

**20.** Are there any other environment issues that you want to tell us about?

**21.** What do you think the Local Plan could do to address all of the identified environment issues?



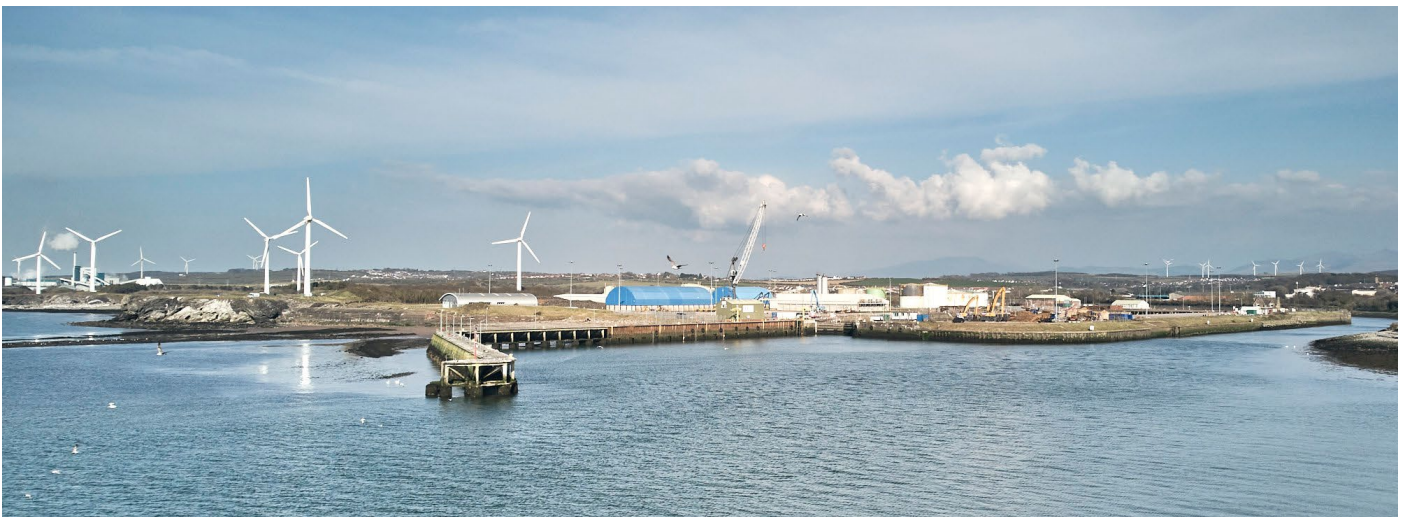
# Energy

Some of the key energy issues within Cumberland include:

- Using our natural resources to provide renewable energy while making sure that any development is in the right place and minimises the effects on the environment and local communities.
- Providing solutions on how to store surplus electricity until it is ready to be used.
- Looking at alternative energy systems to supply heat/power to developments or communities.
- Making sure we have the energy supply to support larger users of energy (e.g. data centres).
- Improving our energy resilience so it is more reliable and we can respond better to disruptions.

**22.** Are there any other energy issues that you want to tell us about?

**23.** What do you think the Local Plan could do to address all of the identified energy issues?





# Connectivity and Infrastructure

Some of the key connectivity and infrastructure issues within Cumberland include:

- Making sure infrastructure and facilities are available to encourage more people to walk, cycle and use public transport while making residents less reliant on private vehicles (e.g. cars).
- Overcoming infrastructure issues associated with our rural areas.
- Making sure we have the right amount of services, facilities and infrastructure in the right place to support the new development needed in the area (e.g. schools, roads, community facilities, cycle paths, pavements and open space).
- Protection of our ports and airport as strategic transport assets.
- Identifying the services, facilities and infrastructure which developers will need to either provide or financially contribute to and balancing this with the varying market conditions across different areas of Cumberland to ensure that it is deliverable.
- Supporting the expansion of electronic communications and mobile networks across Cumberland.

**24.** Are there any other connectivity and infrastructure issues that you want to tell us about? What improvements does your area need?

**25.** What do you think the Local Plan could do to address all of the identified connectivity and infrastructure issues?





# Minerals

Some of the key minerals issues within Cumberland include:

- Making sure we have enough minerals to support future levels of development (including sand and gravel, crushed rock and energy minerals).
- Protecting our nationally important supply of High and Very High specification aggregates which are used to build and maintain roads because of their skid resistance properties.
- Minimising the effect of minerals development on the local area and communities.
- Promoting the use of secondary and recycled aggregates.
- Safeguarding areas which have the minerals resources from other types of development.
- Extracting minerals from sites where other types of development is approved.

**26.** Are there any other minerals issues that you want to tell us about?

**27.** What do you think the Local Plan could do to address all of the identified minerals issues?





# Waste

Some of the key waste issues within Cumberland include:

- Encouraging people to minimise waste by reducing use, reusing items and recycling more.
- Minimising the effect of waste development on the local area and communities.
- Planning to meet the new requirements of managing food waste.
- Working out what new waste management facilities are needed and where they should be located.
- Managing hazardous radioactive wastes (including low level and high level).
- Assessing new waste management technologies and seeing if there is a need for them in Cumberland.
- Safeguarding existing waste management facilities to avoid loss of capacity.

**28.** Are there any other waste issues that you want to tell us about?

**29.** What do you think the Local Plan could do to address all of the identified waste issues?





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