



## **ALLITHWAITE AND CARTMEL – NEIGHBOURHOOD PLAN**

### **REGULATION 14 RESULTS**



December 2021  
MCL

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## **1. INTRODUCTION**

This report analyses the comments made in response to the formal community and statutory organisation consultations carried out on the Allithwaite and Cartmel Neighbourhood Development Plan under Regulation 14 of the Neighbourhood Plan Regulations from 6<sup>th</sup> September to 29<sup>th</sup> October 2021.

It also records the Steering Group responses to those comments and sets out the modifications to the Allithwaite and Cartmel Neighbourhood Development Plan that are proposed to be made in preparing the submission version of the Plan.

Following the closure of the consultation and to comply with the new General Data Protection Guidelines (GDPR), the identity of individuals making comments have been removed.

## **2. SUMMARY OF REPRESENTATIONS**

The response to the draft Allithwaite and Cartmel NDP was generally supportive of its vision, objectives and framework of policies, subject to detailed comments on wording and format. Many believed that the NDP should go further in its approach to protecting the natural and built environment and should more explicitly deal with the issue of climate change.

## **3. SUMMARY OF RESULTS**

The consultation under Regulation 14 was undertaken from 6<sup>th</sup> September 2021 to 29<sup>th</sup> October 2021 with an achieved response rate **14.1%**.

### **3.1 A vision for Allithwaite and Cartmel**

- Most responses were in agreement with the draft vision.
- Comments on community stressed the need for affordable housing to meet local needs, linked to jobs and infrastructure such as broadband.
- For the economy, a balance was needed between business and the environment.
- Protection and enhancement of the environment was sought, with sustainability considered as an over-arching requirement.

### **3.2 Housing**

- The preference was for new housing to be provided as single dwellings, followed by smaller schemes each of several dwellings.
- Most respondents wanted to see new housing provided as 2- or 3-bedroom homes, rather than as larger houses.
- In other comments, there was a recognition that more affordable housing was needed to help meet the needs of those young people and families who wished to stay in the area.

### **3.3 Traffic, transport and access**

- Top priority for improvement was road, hedge, ditch and drain maintenance.
- Road safety for all users was also an area for improvement, with support for schemes to “calm” traffic and reduce speed.
- There was support for further provision for walkers and to a lesser extent for cyclists and horse riders.
- Comments emphasised issues around road maintenance, with many references to potholes.

- There were concerns also over traffic speeds and the use made of the rural roads by heavy goods vehicles, tractors and farm equipment.

### **3.4 Jobs and the local economy**

- Favoured types of employment were agriculture, closely followed by tourism, leisure and crafts, reflecting the nature of the area.
- In providing for jobs, replies supported broadband improvements, home working, live/work premises, extending existing businesses and converting rural buildings.
- Other comments sought to promote the local economy, to provide jobs for young people and to support small businesses

### **3.5 Protecting our environment**

- Almost all wanted to see traffic from new development to be compatible with local roads, to be in keeping with its surroundings and to avoid noise and light pollution.
- The most important ways to protect the local environment were to protect the character of the landscape, followed by protecting local green spaces.
- Many landscape and wildlife features and attributes were identified for protection.
- Solar panels, provision in new buildings and ground/air source heat pumps were favoured as acceptable ways of generating renewable energy.

### **3.6 Community Services**

- Broadband was seen as the most important community service, followed by mobile phone reception and the village halls; the parish churches were the least important.
- Comments on the need for additional leisure and recreational facilities referred to making best and wider use of the village halls, and to other forms of community provision, including the non-worship use of the churches. A requirement for play facilities in various forms was also highlighted.

## **4. HOW WE CONSULTED**

The consultation period was published on the web sites: [www.allithwaiteandcartmel-nplan.co.uk](http://www.allithwaiteandcartmel-nplan.co.uk) and [www.allithwaiteandcartmel.co.uk](http://www.allithwaiteandcartmel.co.uk) and in the local press (Grange Now and Westmorland Gazette) before and during the consultation period.

The Pre-Submission Neighbourhood Plan 2021-2029 was published on the Parish Councils web sites. Leaflets and questionnaires were also available to download, and the questionnaire and response forms were available to complete online. Hard copies were available at Grange Library, the Priory and St Mary's Churches, Cartmel Village Hall and Allithwaite Community Centre, with the Design Guide, could be viewed.

The Parish newsletter and Grange Now had articles on the Neighbourhood Plan. This outlined the purpose of the Neighbourhood Plan and why it is important to contribute to the process.

An A5 booklet 'Allithwaite and Cartmel Neighbourhood Plan 2021-2029' (Appendix A) was designed and published by the Parish Council and sent to all households and businesses.

The booklet summarised how Allithwaite and Cartmel Neighbourhood Plan Steering Group (SG) on behalf of the Parish Council, wrote the NDP and included a map of the neighbourhood plan area and a list of the proposed policies. The booklet also communicated where people could view the plan and provided details where people could obtain more information.

A copy of the booklet can be found at Appendix A. South Lakeland District Council provided the Steering Group with the list of statutory and non- statutory consultees. This is attached as Appendix B. They were consulted by email and given an opportunity to provide comments in writing.

#### **4.1 QUESTIONNAIRES**

A questionnaire was prepared for people to complete at each of the neighbourhood plan consultation venues held in 2016 and 2019 and were also available to download from the website. The questionnaire was also published on the Parish Council's website for people to complete online. A total of 154 questionnaires and response forms were completed. The questionnaire findings are summarised in Appendices C.

#### **4.2 FUNDING AND RESOURCES**

The Neighbourhood Plan was funded by Allithwaite and Cartmel Parish Council and Neighbourhood Planning Grants via. Locality (Groundworks).

### **5. WHO WE CONSULTED?**

#### **5.1 STATUTORY CONSULTEES**

A list of statutory, and non-statutory, consultees supplied by South Lakeland District Council were directly consulted on the Neighbourhood Plan via email on or before 6<sup>th</sup> September 2021 is attached as Appendix B.

This list includes, amongst others, Natural England, the Environment Agency (EA), Historic England and neighbouring local authorities and their parish councils. They were requested to respond by the 29<sup>th</sup> October 2021.

#### **5.2 NON-STATUTORY CONSULTEES**

A list of non-statutory consultees who were directly consulted on the Plan is also set out in Appendix B to this report. This list includes local amenity and business groups such as local schools, health centres etc.

#### **5.3 RESPONDENTS**

We received 7 responses to the online questionnaire, 93 to the postal questionnaire, 61 to the response form and 19 email comments were received in the written representations as can be seen in Figure one.

A copy of the results of the questionnaire is attached at Appendix C. Appendix D is the responses from the Statutory and Non-Statutory Consultees, Appendix E are the responses from residents using e-mail.

South Lakeland District Council and Cumbria County Council both provided detailed comments on the Plan.

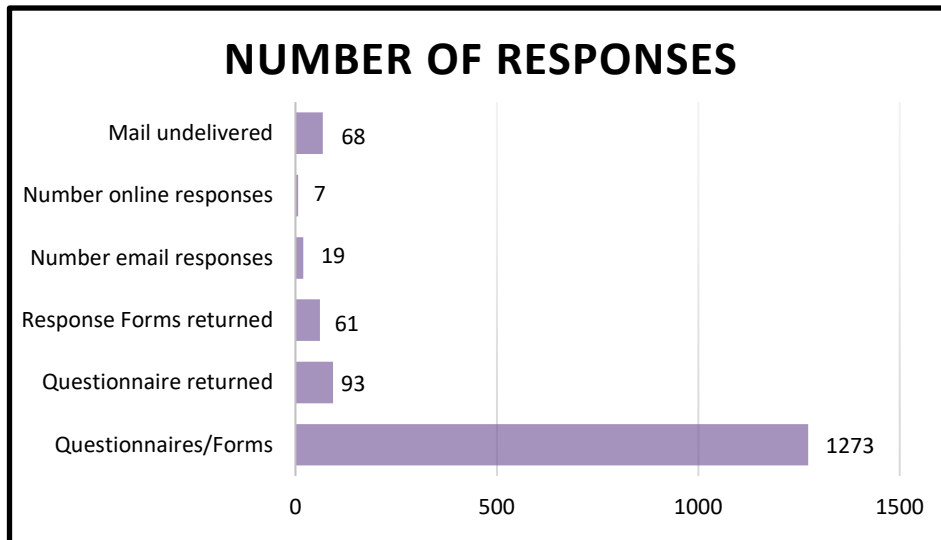


Figure 1 - Number of Responses

## 6. SURVEY METHOD, RESPONSE AND PRESENTATION OF RESULTS

### 6.1 METHOD AND RESPONSE

The Steering Group developed the questionnaire to give a basis for the further preparation of the Plan, taking account of issues raised at the four “drop in” events held in 2016 and 2019. Key themes were identified for the survey around housing, including rural exception housing; traffic, transport and access; jobs and the local economy; the environment; and community services.

The consultation pack included a covering letter, explaining the background to the Neighbourhood Plan process more generally, a map of the Neighbourhood Area, and the questionnaire response form. Completion and return instructions were included as part of the questionnaire which included a pre-paid addressed envelope.

A total of **1,273** consultation letters were mailed to residents in Allithwaite and Cartmel on the 3<sup>rd</sup> September 2021 prior to the start of the consultation, we had **68** undelivered due to Unknown address, no such address and addressee gone away.

All residents aged 16 and over were invited to participate in the survey. Completed questionnaires and/or response forms, could be mailed, delivered by hand or sent by email. Overall, **154** completed questionnaires/response forms were returned, a response rate of **14.1%**.

### 6.2 PRESENTATION OF THE RESULTS

This report analyses the responses to each of the questions. A variety of open and closed questions were used in the questionnaire. For the latter, the responses for each of the option categories are given, with percentages based on the number of completed questionnaires (**93**). This aids comparison of results overall and across questions by utilising a consistent base. Each table confirms the percentage base. Percentages are rounded to two decimal places. Table rows are presented in the same order as in the questions. Note that respondents did not necessarily give answers to all the options which were available to them in the closed questions.

The free-write comments given in response to the open questions have been summarised thematically to identify the key topics raised. Since individual responses may raise more than one topic, the total number of comments made to an open question may exceed the number of respondents to that question. A full set of all the comments made is also available.

### **6.3 A VISION FOR ALLITHWAITE AND CARTMEL**

The draft Neighbourhood Plan is a vision to provide for the future of the area by protecting and enhancing its essential qualities, features and facilities whilst allowing careful and limited change:

- A home for thriving and distinct local communities, where the needs of all ages for housing and other local services are met;
- A location which supports successful farming enterprises and other small businesses, providing local employment; and
- A sustainable rural environment whose landscape, wildlife and historic heritage are protected and enhanced, providing an attractive and peaceful countryside for all to enjoy.

## **7. FINDINGS**

The results of the consultation. This section reviews the results of the consultation, online and paper questionnaires and statutory and non-statutory consultee comments.



## 7.1 ALLLITHWAITE AND CARTMEL – QUESTIONNAIRE RESULTS - 6TH SEPTEMBER - 29TH OCTOBER 2021

Policy No	Policy Name	YES	NO
	I am generally in favour of the plan	90	3
	I would like to see changes to the plan	14	79
<b>AC1</b>	<i>Allithwaite and Cartmel Parish Design Guide</i>	89	4
<b>AC2</b>	<i>Development within Cartmel Conservation Area and its setting.</i>	87	6
<b>AC3</b>	<i>Protecting and Enhancing Landscape Character around Allithwaite and Cartmel</i>	91	2
<b>AC4</b>	<i>Protecting Local Green Space. If possible, please indicate on a map.</i>	91	2
<b>AC5</b>	<i>Protecting and Enhancing Green Infrastructure and Biodiversity</i>	93	0
<b>AC6</b>	<i>Dark Skies</i>	90	3
<b>AC7</b>	<i>Improving pedestrian movement.</i>	92	1
<b>AC8</b>	<i>New Housing in Allithwaite and Cartmel</i>	79	14
<b>AC9</b>	<i>Principal Residence Requirement</i>	87	6
<b>AC10</b>	<i>Caravan and Chalet Parks</i>	84	9
<b>AC11</b>	<i>Maintaining and Enhancing Community facilities and Infrastructure.</i>	87	6
	Number of Questionnaire/Response forms sent out:	<b>1273</b>	
	Number of Questionnaire forms returned:	<b>93</b>	
	Number of Response forms returned	<b>61</b>	
	Number of envelopes not delivered:		
	Unknown address / No such address / Addressee gone away	<b>68</b>	

## 7.2 Online questionnaire results

All residents were sent an information pack which included a questionnaire and Response Form and were asked to complete and return in the pre-paid addressed envelope. The pack also included a A5 Booklet outlining the policies and objectives.

## 7.3 The Vision and Mission for the Allithwaite and Cartmel Neighbourhood Plan

**Vision:** To be one of the most desirable parishes in which to live, learn, work, play and visit.

**Mission:** To create a stimulating, attractive, healthy, safe and sustainable environment through well considered and balanced development that respects the Parish's unique heritage and rural location, while embracing creativity, technology and innovation, for the community to thrive in a sustainable environment.

## 7.4 In favour of the plan.

The draft vision was to provide for the future of the area by protecting and enhancing its essential qualities, features and facilities whilst allowing careful and limited change:

- A home for thriving and distinct local communities, where the needs of all ages for housing and other local services are met:
- A location which supports successful farming enterprises and other small businesses, providing local employment; and
- A sustainable rural environment whose landscape, wildlife and historic heritage are protected and enhanced, providing an attractive and peaceful countryside for all to enjoy.

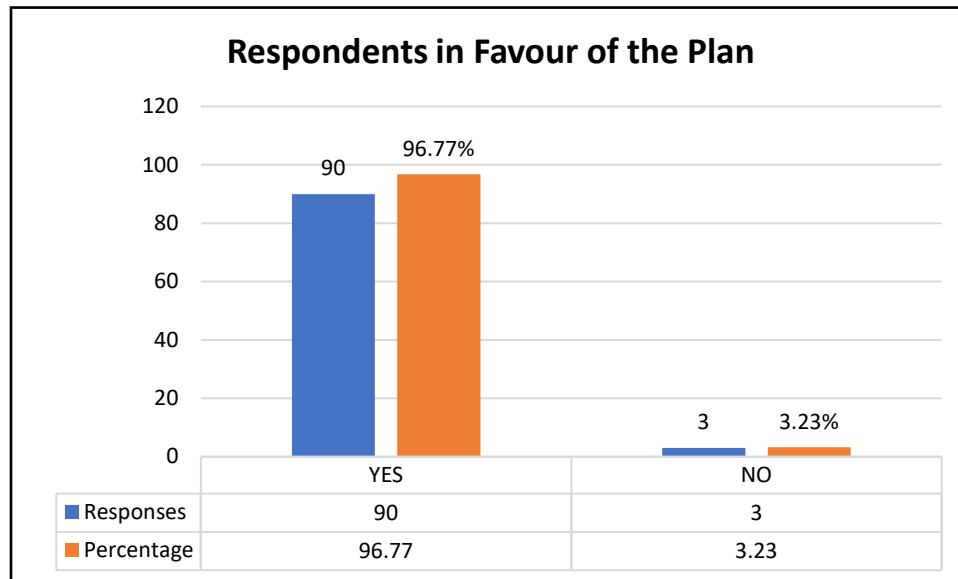


Figure 2 – Respondents in Favour of the Plan

## 7.5 I would like changes to the plan.

- Comments on focused on housing to meet local needs, including for affordable homes, linked to job opportunities: “there needs to be a particular focus on encouraging young people with local employment to be able to live in the area”. Infrastructure of all kinds - broadband, transport, health, local services - should be made available to support new development.

- On economy, several comments suggested there was a conflict between supporting larger scale agribusiness and protecting the environment: “farming and businesses should only be supported if it can be shown to be environmentally sustainable”.
- Comments on the environment supported its overall protection and enhancement, with new development in keeping with local character. There were suggestions that sustainability should form an over-arching separate point, to include reference to balancing competing economic and environmental interests.

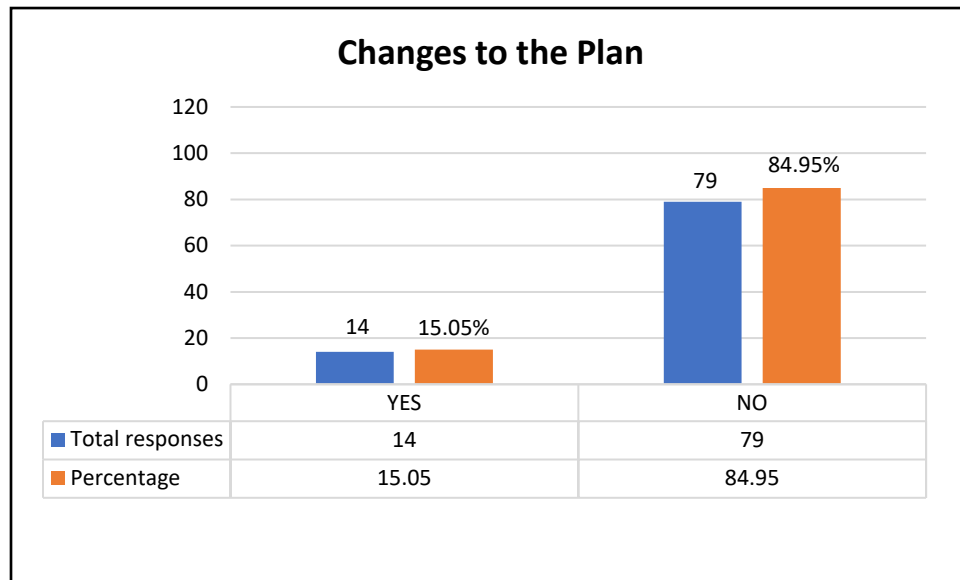


Figure 3 – Changes to the Plan

**7.6 AC1 - Allithwaite and Cartmel Parish Design Guide.**

All new development will be expected to respond positively to the key attributes of the parish and local design features of the villages. Development will not be supported where it has a detrimental impact on the character of the area in which it is located.

The intention of the Parish Design Guide is to ensure new development fits in with its surroundings and is in keeping with local character.

All new development will be supported when it takes into account the Allithwaite and Cartmel Parish Design Code; and makes a positive contribution to local identity, and sense of place.

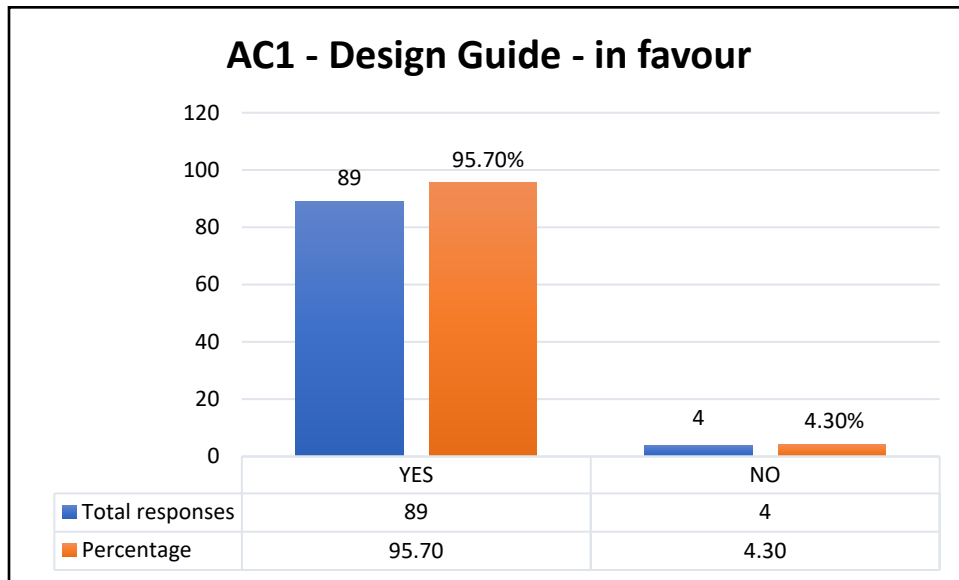


Figure 4 – Design Guide

#### 7.7 AC2 – Development within Cartmel Conservation Area

All new development within the Cartmel Conservation Area (Map 2) or within its setting will be expected to maintain and where possible enhance the character of the Conservation Area and its setting as defined in South Lakeland District Council’s Cartmel Conservation Area Character Appraisal (2009).

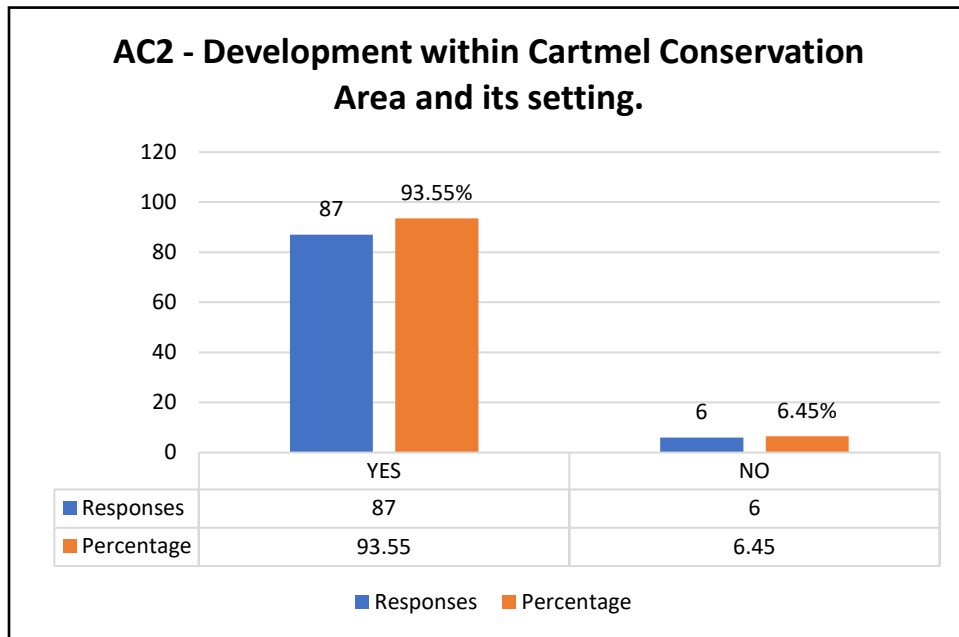


Figure 5 – Development within Cartmel Conservation Area and its Setting.

There are no exceptional circumstances or causes that should permit building on protected areas.

#### 7.8 AC3 - Protecting and Enhancing Landscape Character around Allithwaite and Cartmel

Development proposals should protect and enhance local landscape character by using locally appropriate materials, landscaping schemes and boundary treatments.

Proposals should demonstrate how siting and design have taken into consideration local landscape character.

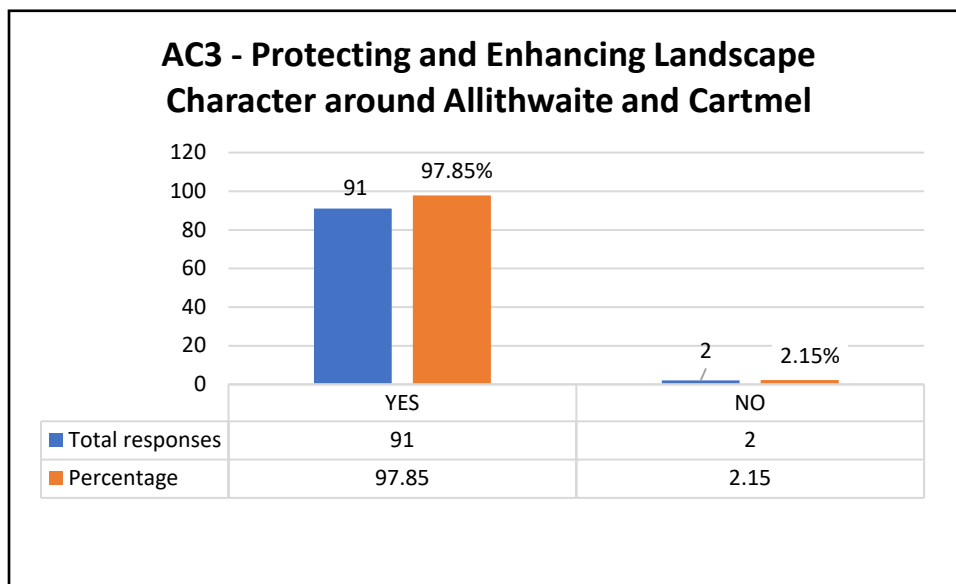


Figure 6 – Protecting and Enhancing Landscape Character around Allithwaite and Cartmel

Outside the village, the Parish’s dispersed settlement pattern should be maintained, and any new rural buildings should be located on sheltered sites below the skyline.

**7.9 AC4 - Protecting Local Green Space.** *If possible, please indicate on a map.*

New development which impacts adversely on the openness of these sites, or any of the special qualities that make these spaces significant will not be permitted, except in very special circumstances.

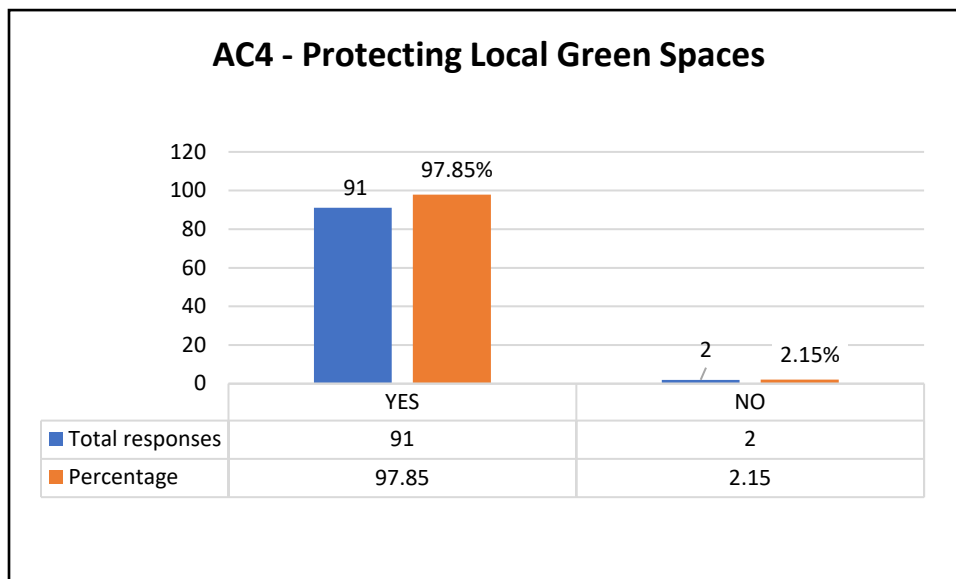


Figure 7 – Protecting Local Green Spaces

Biodiversity was considered to be important. A few responders felt that use of green spaces was unimportant however this was greatly outweighed by those that felt it was very important

**7.10 AC5 - Protecting and Enhancing Green Infrastructure and Biodiversity**

Proposals for new development will be required to demonstrate how the design has taken into account its potential impact on local habitats and species and ensure no adverse impact either directly or indirectly, on international, national, or locally designated sites.

The public open spaces and amenity spaces identified on the policies map will be safeguarded from development and, where possible, managed to enhance their visual, cultural, historic, environmental, informal recreation and biodiversity significance both in themselves and as part of green infrastructure network.

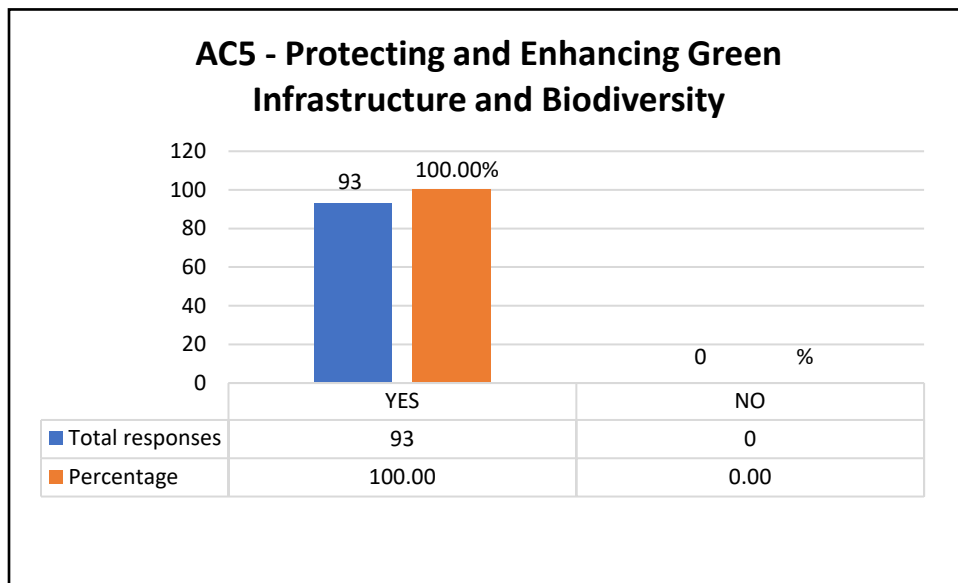


Figure 8 – Protecting and Enhancing Green Infrastructure and Biodiversity.

**7.11 AC6 – Dark Skies**

In a rural community, a sense of tranquillity is provided by relatively low light pollution.

The problem of light pollution is noted in the recent NPPF 2021 (Paragraph 180 c) with reference to tranquillity and dark landscape. Low night light levels are important for nocturnal wildlife as well as for people, and in particular for nocturnal species including bats and their invertebrate prey. In addition, low light levels will reduce carbon emissions.

To minimise light pollution and to maintain the views of our night-time skies, planning proposals that include external lighting and significant openings that would allow internal lighting to be seen externally will have to demonstrate they have undertaken an assessment of the need for lighting and can demonstrate need; and the nature of the proposed lighting is appropriate for its use and location.

The Institution of Lighting Professionals (ILP) has provided guidance on acceptable levels of illumination for specific areas.

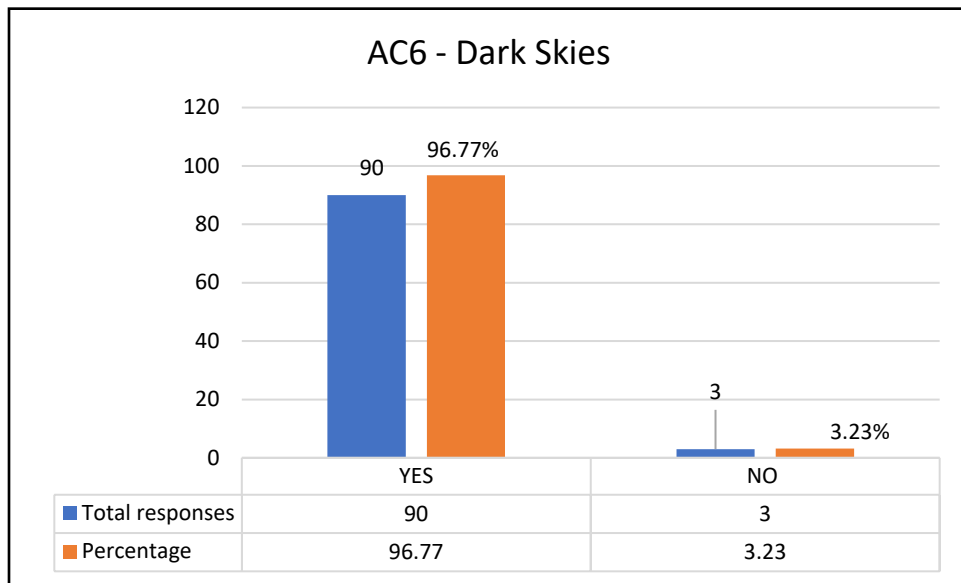


Figure 9 – Dark Skies.

Developers will be required to assess the need for lighting, whether the benefits of the lighting outweigh any harm caused and any alternative measures available. It is recognised that many traditional buildings may have ‘significant openings’ where internal lighting will be a natural consequence.

**7.12 AC7 – Improving Pedestrian Movement**

The Parish Council will work with residents, landowners, and statutory bodies to identify potential new routes for public footpaths.

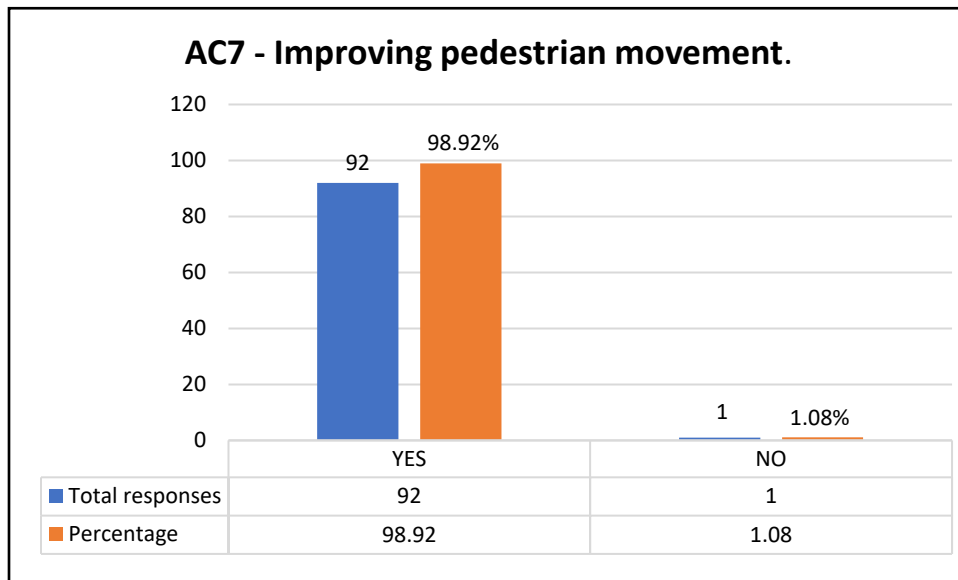


Figure 10 – Improving Pedestrian Movement.

### 7.13 AC8 – New Housing in Allithwaite and Cartmel

Over the Neighbourhood Development Plan period, within the defined settlement boundaries for Allithwaite and Cartmel, as defined on the SLDC Proposals map, proposals for new housing development will be supported where Developers are expected to demonstrate that they can provide the required number of affordable homes in accordance with the relevant district wide Local Plan policy requirements.

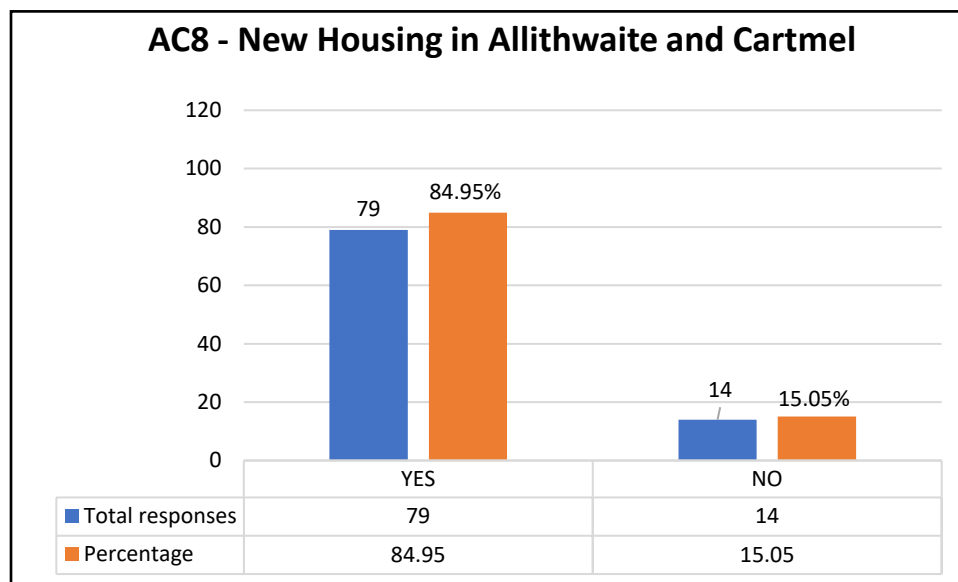


Figure 11 – New Housing in Allithwaite and Cartmel.

Proposals should seek to enhance the villages reflecting the priorities identified in the Design Code.

They should not feature the generic designs associated with suburban developments. They should display the locally distinctive character of the area, typically this should include a variety of style and house types including variations in roof style and building finish to more accurately reflect the diversity and traditional growth found in villages.

### 7.14 AC9 – Principal Resident Requirement

Due to the impact upon the local housing market of the continued uncontrolled growth of dwellings used for holiday accommodation (as second or holiday homes) new open market housing, excluding replacement dwellings, will only be supported where there is a restriction to ensure its occupancy as a Principal Residence.

Sufficient guarantee must be provided of such occupancy restriction through the imposition of a planning condition or legal agreement. New unrestricted second homes will not be supported at any time. Principal Residences are defined as those occupied as the residents’ sole or main residence, where the residents spend the majority of their time when not working away from home.



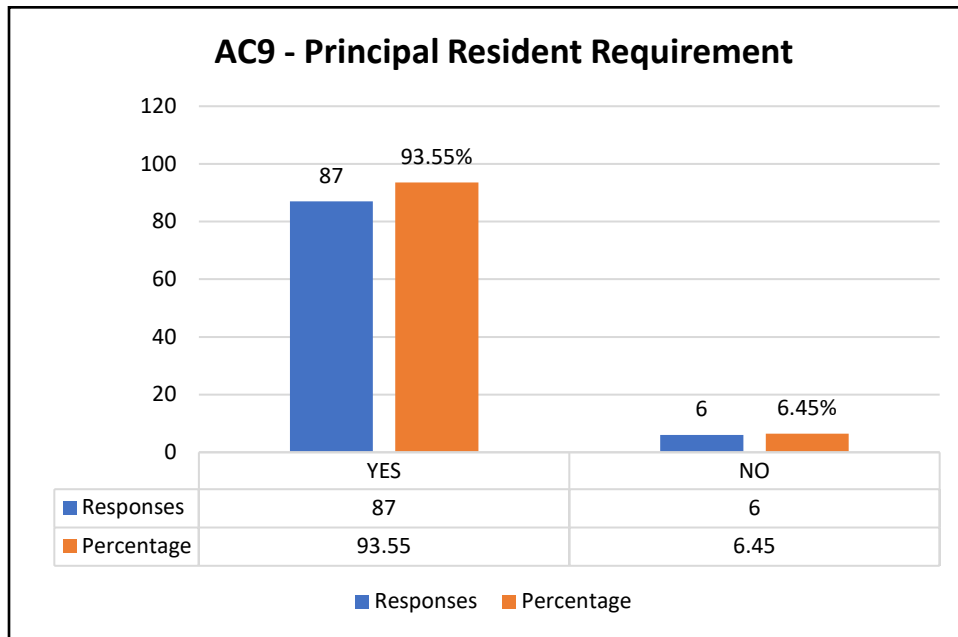


Figure 12 – Principal Resident Requirement.

#### 7.15 AC10 – Caravan and Chalet Parks

The provision of new, or extensions to existing, caravan or chalet parks will only be supported where there would be no harm to the character of the countryside, and they are well contained within the landscape such that they are not visually intrusive both from Immediate views and from surrounding distant.

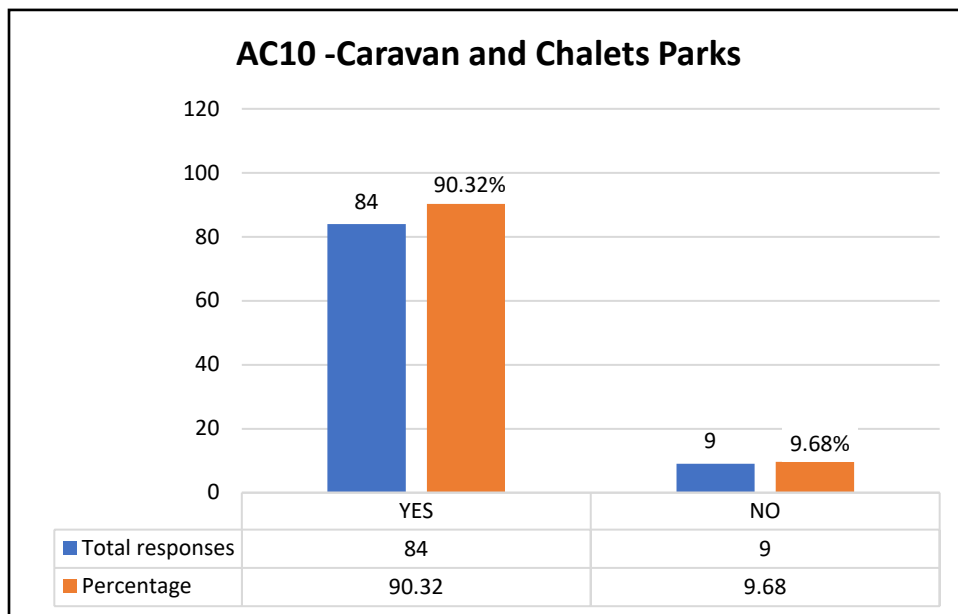


Figure 13 – Caravan and Chalet Parks.

The design, height and colour of future units shall have regards to the surrounding land, form long distance views and landscaping and be within an agreed range of colours.

### 7.16 AC11 - Maintaining and Enhancing Community facilities and Infrastructure.

Developers expected to provide best available broadband and digital communications links to all new properties in order to support start-up businesses and people working from home.

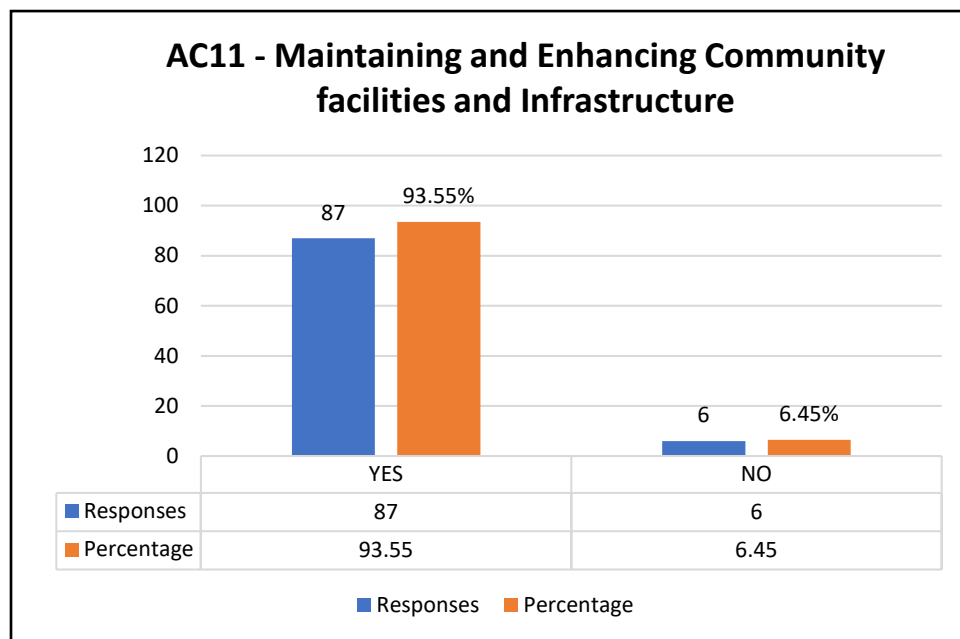


Figure 14 – Maintaining and Enhancing Community Facilities and Infrastructure.

Developers must show that they have considered and acted to ensure that there is no adverse impact on the infrastructure – including Utilities, Highways, Schools and Healthcare.

## 8. ONLINE AND PAPER QUESTIONNAIRE OPEN ENDED QUESTIONS

Comments received on both the online and paper questionnaire were very similar or repeated and so both of the open-ended question responses have been analysed together. There are comments in the open-ended questions that are not relevant to the topic being discussed. Only relevant comments have been summarised in this section.

### 8.1 Vision and Mission

Comments referred to the Parish having a sustainable focus based on transport, travel and commuting, environmental issues such as climate change and biodiversity as well as ensuring that the Parish focuses on social infrastructure needs and the need to be self-sustaining.

### 8.2 AC1 - Design Principles

Comments such as ‘I wish!’ and ‘What an excellent chance to build sustainable green housing that is varied, well designed and uses good materials in keeping with the Parish’ gave exemplary praise of the guide. However, others were more sceptical that the guide was enforceable at planning stage.

Sustainability and the environment were considered important and believed to be the priority by some at the top of this list rather than the last section. Innovation in building design and materials in a way that supports local distinctiveness in a sustainable manner.

Buildings should be designed with the future in mind, eg: Electric car charging points built in, solar energy, heating from geothermal heat pumps, rainwater, harvesting, recycling area, cycle paths, swift bricks.

### **8.3 AC2 - Development within Cartmel Conservation Area and its setting**

Some feel the policy does not address the issue of traffic which simply goes straight through the village rather than to or from it. It is felt that this needs discouraging. Concerns that Traffic along this route will endanger pedestrians and cyclists and could cause long delays at busy times.

Electric vehicle charging points were an option for some. A requirement for an accessible carpark and support and consideration for disabled access and manoeuvrability and disabled parking.

One resident felt that there were no exceptional circumstances or causes that permit building on protected land, also, development should not be intrusive.

### **8.4 AC3 - Protecting and Enhancing Landscape Character around Allithwaite and Cartmel**

Environmental impact of the provision of a scheme should be assessed for its impact on wildlife. Trees also came up in comments, seeking to ensure that hedgerows and trees were retained. Further tree planting and a community orchard were suggested as was a dog walking area. Planting was suggested to be native, and trees protected by covenant or Tree Preservation Order.

Residents felt that it was excellent to see reference to local landscape character, adverse impacts on views and protecting field boundaries, also working more closely and considerately with locals whose lives they upset with access / toilets / traffic and habitats/hedges, etc

The impact of the development in terms of noise and light pollution were cited as an existing problem. With concerns raised over intensifying the use of the site. Concerns were also raised over traffic and resulting noise and air pollution. Parking was considered important particularly for disabled people.

### **8.5 AC4 - Protecting Local Green Spaces**

Overall, it was felt to be incredibly important for health and wellbeing and great to walk traffic free around the Parish, promoting greener activities and active travel. Others siting it is one of the most effective ways to reduce carbon emissions, as well as supporting well-being.

### **8.6 AC5 - Protecting and Enhancing Green Infrastructure and Biodiversity**

Responders commented on the biodiversity conservation techniques mentioned in the policy. The results show that all were considered to be very important. However, the majority felt the retention of existing significant hedgerows and trees was the most significant method.

Some thought the plan did not address the issue of climate change sufficiently and working more closely and considerately with locals with access / toilets / traffic and habitats/hedges, etc

Adverse impact on views, existing field boundaries, dry stone walls and lane banks are important features and should be protected.

### **8.7 AC6 - Dark Skies**

The impact of developments in terms of noise and light pollution were cited as an existing problem. Proposals for development will be supported where it is demonstrated that, if external lighting is required, it protects the night sky from light pollution.

### **8.8 AC7 – Improving Pedestrian Movement**

Really important to improve existing network, especially with off road paths from the villages to Cartmel and Allithwaite schools so pupils can walk/bike to school (healthy living and saving money for CCC, no need for buses).

There is a lack of pavements everywhere making it difficult and dangerous trying to walk a dog or children in the area. Grange have a field where dogs can be exercised why hasn't Allithwaite?

The roads of the Peninsula are not safe for pedestrians and cyclists. More slowdown and be patient signs should be distributed. All lanes should be 20mph and double yellow lines should be painted on Church Road Allithwaite to ensure the safe passage of emergency vehicles.

Double parking and vehicle chicanes are becoming common place in the Peninsula with little if any room for emergency vehicles to pass, should they need to. This is most notable on Grange main street where even the ambulance station is blocked by inconsiderate parking. Church Road, Allithwaite has become, at best, a single-track road and at time impassable and dangerous for pedestrians due to pavement parking and parking at junctions.

### **8.9 AC8 - New Housing in Allithwaite and Cartmel.**

Critical that developers do actually build affordable homes as part of developments as believe they can argue not financially viable to do so. Developers have a knack of promising more and moving the goalposts. This should be legally binding and done first and rest of contract denied if not fulfilled.

Sustainability was mentioned requiring that houses are built on brownfield sites. Others going further requiring that all new development should be built to be eco-friendly, low-carbon, energy and water efficient and climate resilient from sustainable materials.

Affordability came up as a concern for many with some stating that it is important to have more community housing. There was a desire to have a balanced mix of housing types for existing residents plus range to attract new people including families, bungalows for elderly population. Concerns were raised over young people to be able to afford to move onto property ladder and for new professionals bringing business and opportunities into the Parish.

Sufficient parking was cited as a concern with at least 2 cars needed for family housing. Wide tree lines streets with grassed areas were suggested with additional parking areas. Road widths that allow emergency vehicles through were an important standard to maintain. Parked cars on roads blocking passages were difficult and dangerous.

### **8.10 AC9 – Principal Resident Requirement**

Knowing that more houses will probably be built, how can you guarantee that they will be as principal residences. How can a check be made on the continued use of a property? The impact on congestion and environmental degradation will be significant as will the impact on facilities in Allithwaite as the communities will be effectively joined.

Think this should be ringed fenced and not allowing people / landlords to buy up as holiday homes, or for Airbnb either as growing trend or greed. A must, even introduce 2nd home levy, including holiday lets, best part of the plan, essential.

### **8.11 AC10 – Caravan and Chalet Parks**

There are too many already in the Cartmel Peninsula acting as permanent residences, I don't live in my house 51 weeks/year. Fields are being bought up in the area as 'park and stay' sites. I know of 3 fields in Allithwaite that are used as such, how is this new population to be contained within the plan?

It must be demonstrated that the road system can support any additional traffic without compromising safety and that access from caravan and chalet parks is safe. I really think consultation should be done with local businesses about their ability to cope with strain. Know of electricians who cannot get staff and caravans cause strain with residents / cleaning jobs / hospitality strain.

### **8.12 AC11 - Maintaining and Enhancing Community facilities and Infrastructure.**

How can we be sure and ensure that developers will do as stated? Greendales, for example, was originally planned for bungalows we ended up with houses, some of which are three stories. Plus, the pathetic local occupancy flats on the left of the entrance.

Infrastructure proposal is weak. Pedestrian and cycle ways are limited already and non-existent in many places. Increased traffic gives increased risk to pedestrians and cyclists. Add traffic calming measures on straight populated slopes. Mobility and accessibility for those who are isolated is key. Not adequately covered in plan.

Residents think direct consultation with doctors / carers / hospitality and emergency services should be sought and not left to developers to bend to their interpretation. Already strained and breaking with Covid. Add more floods and problems with high development and increased population too fast with too much on all ready flagging system.

## **9. HAVE WE MISSED ANYTHING?**

Respondents took the opportunity to expand on the various issues which had been broached in earlier questions and on their responses to them:

- Encourage young people and families to live in area, with affordable rent or to buy housing, transport, and jobs.
- Rural areas need same level of services as urban, including broadband for private and business use Heavy farm traffic on unsuitable rural roads.
- “Modernisation, adding to our parish’s roots by encompassing it with technology, to create a parish that respects wildlife and tradition but is not afraid of the future”.

- Lack of affordable homes and for local needs; supporting first home buyers, encouraging self-build and live/work units.
- The Parish being exploited by new developments: “the character of our parish is changing rather than being enhanced, the emphasis being on money making rather than on need or environmental sensitivity”. Provide/expand education in tandem with new housing.
- Care in the community needed for older population.
- Affordable housing needs to be approached outside open market.
- Keep the dark skies – no street lighting.
- Look at demographic change in the future and growing areas of need, age care, sheltered accommodation for independent but ageing population.
- Thanks for giving us the chance to voice our opinions and frustrations. I know it won't be easy to meet everyone's.

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**APPENDIX A**

**ALLITHWAITE AND CARTMEL PARISH COUNCIL**

**NEIGHBOURHOOD PLAN**

**2021 – 2029**



**PUBLIC CONSULTATION (REGULATION 14)**

**PRE-SUBMISSION**

**SUMMARY DOCUMENT**





## **INTRODUCTION**

This Booklet is a Summary of the ***DRAFT Allithwaite and Cartmel Neighbourhood Plan*** – a very important document which we encourage you to read and comment on as part of a public consultation open until 12pm on the **29<sup>th</sup> October 2021**. Once further tested and confirmed by a local referendum it will become a statutory planning document that will affect Allithwaite and

Cartmel and influence planning decisions for many years. Neighbourhood Planning is a new concept introduced by the Localism Act 2011 to allow communities, such as Allithwaite and Cartmel, to shape and influence development in their areas through the production of a Neighbourhood Plan.

**This is a community initiative sponsored by Allithwaite and Cartmel Parish Council with additional funding made available by Government. A dozen or so residents volunteered and formed a Neighbourhood Plan Group and under the Chairmanship of Councillor Mike Lamb have worked to develop the *Draft Plan* with the technical support of consultants. As always new volunteers are welcome to join the group to help progress the Plan through its next stages.**

Responses from this consultation for Allithwaite and Cartmel will be used to refine the ***Draft Plan*** which will then be submitted to South Lakeland District Council (SLDC) for a further consultation and an independent examination. Before adoption by SLDC, it is put to a referendum of the local community. If approved by them, the final Plan will govern how development within the Neighbourhood Plan Area is managed. In short, all planning applications within the Parish will have to comply with our Neighbourhood Plan.

The Vision, Objectives and Policies developed in the ***Draft Plan*** are derived from the views and aspirations of our residents and local businesses analysed and gleaned from household surveys and open community events.

At the core lies the question about how the community wishes to see Allithwaite and Cartmel develop to meet the challenges ahead whilst sustaining and enhancing those aspects that we cherish such as our countryside, heritage and tranquility. We ask you all please to scrutinise the ***Draft Plan*** and make your views known to the Neighbourhood Plan Group. The more responses we have to this consultation, the greater will be our confidence that it has the input and support of the whole community.



**How To Respond - The Consultation is open until 12pm on the 29<sup>th</sup> October 2021**

We are delivering a copy of this **Summary Plan Booklet** to every household and business in the Parish. Everyone in a household of whatever age is most welcome to respond either individually or together with others. It also goes to landowners and statutory bodies to comment on.

To give us your views on the **Draft Plan** you can either:

**a) Respond Online**

You can find a questionnaire along with the full **Draft Plan** document which can be completed online at <http://www.allithwaiteandcartmel-nplan.co.uk>; or

**b) Fill in a Paper Copy**

You can complete the paper questionnaire and return it by post **to: Mike Lamb, 6 Hazelgarth, Allithwaite, Cumbria LA11 7RS** in the pre-paid envelope provided.

There are a limited number of printed copies of the full plan and Design Guide available in Allithwaite Community Centre, Cartmel Village Hall, the Priory and St Mary's Churches and Grange Library. If you are unable to go on-line and would like a printed copy, please contact the Parish Clerk: [acpc.clerk@gmail.com](mailto:acpc.clerk@gmail.com).



**You may find it helpful to bear in mind some of these questions when reading through:**

- Does the *Draft Plan* paint a true representation of Allithwaite and Cartmel and its surroundings?
- Have any important features or aspects been overlooked?
- Will the draft policies secure our objectives, or would you like to see additions and or amendments?
- Have you any comments on this and are there any projects you would like to see added?

## **The Vision**

*Through our Neighbourhood Plan we aim to safeguard Allithwaite and Cartmel as a welcoming and inclusive place to live, work, learn and play. Our aim is to preserve and protect the character and tranquility of our rural environment and community assets, whilst ensuring that development is sustainable and that infrastructure, services, business and transport support and promote wellbeing for the benefit of our community.*





The Vision, Objectives and Policies developed in the Plan are derived from the aspirations of our community looking to how they wish to see Allithwaite and Cartmel develop and to sustain and enhance those aspects that we cherish whilst meeting the challenges ahead.

The draft Plan initially sets the context of the framework for developing the Neighbourhood Plan and describes the village and its surroundings.

It then sets out the community engagement and consultation process we followed including a household survey, a housing needs survey and Community Events held in Allithwaite and Cartmel in 2016 and 2019. The responses were collated, analysed and used to identify the issues that shape and support the Plan.

It is clear that residents place great value on the rural nature of our surroundings and the associated tranquillity, green space and wildlife.

On the downside the chief bugbears concerned traffic through the village and on the lanes – heavy vehicles and speeding vehicles – creating danger. Road safety emerges as the highest priority for investment. The lack of public transport is also seen as a drawback to living in Allithwaite and Cartmel.

In order to meet the housing needs of local people, bring greater balance and mixture to the local housing market and create new opportunities for people to live and work here, to strengthen our community and the local economy the Allithwaite and Cartmel NDP supports the provision of full-time principal residence housing. This is new housing which has to be used as the principal residence of the household living in it but does not have the price controls that affordable housing does, or any local connection requirement.





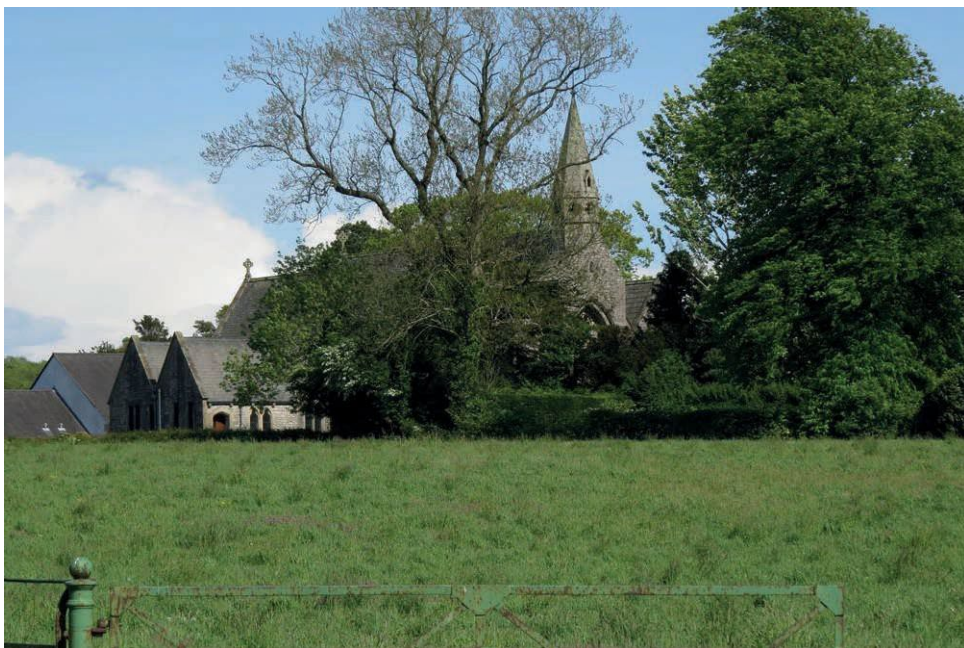
Due to the impact upon the local housing market of the continued uncontrolled growth of dwellings used for holiday accommodation (as second or holiday homes) new open market housing, excluding replacement dwellings, will only be supported where there is a restriction to ensure its occupancy as a Principal Residence.

## Objectives

Several key objectives have been identified reflecting the views of the community as follows:

- 1. To protect the built environment both in the villages and in the wider countryside and raise awareness of Cartmel's Conservation Area.*
- 2. To protect locally significant green spaces and views both within the villages and in the surrounding countryside from inappropriate development.*
- 3. To protect and enhance the locally, nationally, and internationally recognised natural environments.*
- 4. To protect and enhance existing levels of access to the local countryside.*
- 5. To promote safer use of the wider road network, to ensure safer pedestrian and cycle access within the Parish, improve and enhance the cycle network, and improve disabled access to the footpath network.*
- 6. To ensure housing stock meets local affordable needs and enables people of all ages to continue to resident within the local area.*
- 7. To ensure new housing developments are of a scale, design and density that reflects the character of the surrounding area.*
- 8. To ensure the proportion of permanent dwellings to holiday homes remains at a level that supports a sustainable local community.*
- 9. To ensure caravan and chalet parks are well contained in the landscape and remain proportional to the size of the residential villages and hamlets.*

10. *To ensure a range of local businesses thrive and are well supported by broad band connections.*
11. *To ensure the tourist economy grows in a way which supports and enhances the environment and does not adversely impact on traffic and parking issues.*
12. *To ensure community facilities support and enhance the wellbeing of residents of all ages.*



### **Draft Policies**

The Neighbourhood Plan Group, working with its consultants, has drawn all the evidence together and drafted a set of Policies implementing these objectives. They fall into the following categories:

### **Draft Policy AC1 – Design Principles**

All new development will be expected to respond positively to the key attributes of the parish and local design features of the villages. Development will not be supported where it has a detrimental impact on the character of the area in which it is located. All new development will be supported when they have taken into account the Allithwaite and Cartmel Design Code.

### **Draft Policy AC2 – Development within Cartmel Conservation Area and its setting.**

All new development within the Cartmel Conservation Area or within its setting will be expected to maintain and where possible enhance the character of the Conservation Area and its setting as defined in South Lakeland District Council's Cartmel Conservation Area Character Appraisal(2009).

Development should not be intrusive nor harm significant views of Cartmel Conservation Area and its setting.

### **Draft Policy AC3 - Protecting and Enhancing Landscape Character around Allithwaite and Cartmel**

Development proposals should protect and enhance local landscape character by using locally appropriate materials, landscaping schemes and boundary treatments. Proposals should demonstrate how siting and design have taken into consideration local landscape character.

All new development should demonstrate that it takes account of the landscape features and setting of Allithwaite and Cartmel Design Code.

Developments should take into consideration any adverse impacts on these views through landscape appraisals and impact studies. Existing field boundaries such as hedgerows, dry stone walls and lane banks are important local landscape features and should be protected.

## **Draft Policy AC4 - Protecting Local Green Spaces**

The following sites shown on Maps 5 and 6 are designated as Local Green Spaces:

### **Allithwaite**

1. Allithwaite Community Playing Fields
2. King George V Playing Fields
3. Allithwaite Community Orchard
4. Allithwaite Quarry
5. Allithwaite Allotments

### **Cartmel**

6. Cartmel Park / Cricket Ground
7. Cartmel Children's Play Area
8. Cartmel Allotments

New development which impacts adversely on the openness of these sites, or any of the special qualities that make these spaces significant will not be permitted, except in very special circumstances.

## **Draft Policy AC5 - Protecting and Enhancing Green Infrastructure and Biodiversity**

Proposals for new development will be required to demonstrate how the design has taken into account its potential impact on local habitats and species and ensure no adverse impact either directly or indirectly, on international, national, or locally designated sites.

Incorporate existing green infrastructure, Protect, and enhance wildlife corridors by retaining existing hedgerows and dry-stonewalls. Recognises the importance of and protects the existing network of country lanes.

### **Draft Policy AC6 - Dark Skies**

To minimise light pollution and to maintain the views of our night-time skies, planning proposals that include external lighting and significant openings that would allow internal lighting to be seen externally will have to demonstrate that they have undertaken an assessment of the need for lighting and can demonstrate need; and the nature of the proposed lighting is appropriate for its use and location.

### **Draft Policy AC7 – Improving pedestrian movement.**

Proposals for the enhancement and improvement of the existing footpath/cycleway network, and the provision of new links, will be supported.

The Parish council will seek to use the Community Infrastructure levy to improve the experience of all residents in moving around and between villages.

### **Draft Policy AC8 – New Housing in Allithwaite and Cartmel**

Over the Neighbourhood Development Plan period, within the defined settlement boundaries for Allithwaite and Cartmel, (as defined on the SLDC Proposals map), proposals for new housing development will be supported where developers will be expected to demonstrate that they can provide the required number of affordable homes in accordance with the relevant district wide Local Plan policy requirements.

### **Draft Policy AC9 – Principal Residence Requirement**

Due to the impact upon the local housing market of the continued uncontrolled growth of dwellings used for holiday accommodation (as second or holiday homes) new open market housing, excluding replacement dwellings, will only be supported where there is a restriction to ensure its occupancy as a Principal Residence.

### **Draft Policy AC10– Caravan and Chalet Parks**

The provision of new, or extensions to existing, caravan or chalet parks will only be supported where there would be no harm to the character of the countryside, and they are well contained within the landscape such that they are not visually intrusive both from immediate views and from surrounding distant fells.

Effective screening by the planting of local native species must be well established and maintained around the edges of the site where it is not contained within a landscape form. Internal planting must be provided to break up roof massing when viewed from a distant high land.

### **Draft Policy AC11 - Maintaining and Enhancing Community Facilities and Infrastructure.**

Developers expected to provide best available technology link to all new properties in order to support start-up businesses and people working from home.

Developers must show that they have considered and acted to ensure that there is no adverse impact on the infrastructure – including Utilities, Highways and Healthcare.

The Parish Council would like to acknowledge the very significant input from the people of the Parish who have contributed in a number of ways to the formulation of this plan, including those who completed the parish questionnaire, attended events, and provided geographical and historic knowledge, information dissemination and collection; also to those who participated in and contributed to the main Neighbourhood Plan Steering Group and the various sub-groups and teams formed to develop particular elements of this Plan.

As a reminder, the closing date and how to respond to the consultation can be found on Pages 4 and 5.

*The Neighbourhood Planning Group thank you for taking the time to read this booklet and welcome the views and responses you would like to make to the Draft Plan consultation.*



### **WHERE CAN I FIND FURTHER INFORMATION?**

If you have further questions or would like more information, please email either [acpc.clerk@gmail.com](mailto:acpc.clerk@gmail.com) or [mikelamb34th@yahoo.com](mailto:mikelamb34th@yahoo.com)

The Pre-Submission Neighbourhood Plan with the questionnaire and response form is available on the parish website:

[www.allithwaiteandcartmel-nplan.co.uk](http://www.allithwaiteandcartmel-nplan.co.uk).

**ALLITHWAITE AND CARTMEL NEIGHBOURHOOD PLAN – 2021 -2029**

**APPENDIX B**

List of Statutory and Non-statutory  
Consultees

**PRE-SUBMISSION CONSULTATION - NEIGHBOURING PARISHES**

- 1 Cartmel Fell
- 2 Grange-over-Sands
- 3 Levens
- 4 Lindale and Newton-in-Cartmel
- 5 Lower Holker
- 6 Staveley-in-Cartmel
- 7 Witherslack

**PRE-SUBMISSION CONSULTATION – COUNTY/BOROUGH COUNCILS**

- 8 Barrow Borough
- 9 Lancaster City Council
- 10 Copeland Borough
- 11 N Yorkshire County Council
- 12 Lancashire CC
- 13 Eden Borough

**PRE-SUBMISSION CONSULTATION – GP SURGERIES**

- 14 Cartmel Surgery
- 15 Haverthwaite Surgery
- 16 James Cochrane Practice
- 17 Nutwood Medical Practice
- 18 Pensinsula Medical Practice

**PRE-SUBMISSION CONSULTATION – SCHOOLS**

- 19 Allithwaite CE Primary School
- 20 Cartmel CE Primary School
- 21 Cartmel Priory CE School



- 22 Grange CE Primary School
- 23 Heversham Primary School

**PRE-SUBMISSION CONSULTATION – LIBRARIES**

- 24 Grange-over-Sands

**PRE-SUBMISSION CONSULTATION - STATUTORY CONSULTEES**

- 25 British Gas
- 26 Cadent Gas / National Grid
- 27 Civil Aviation Authority
- 28 The Coal Authority
- 29 Cumbria Constabulary / Police and Crime Commissioner
- 30 Cumbria County Council
- 31 Cumbria County Council
- 32 Cumbria County Council
- 33 Cumbria Local Enterprise Partnership
- 34 Electricity North West
- 35 Electricity North West
- 36 Electricity North West Ltd
- 37 Environment Agency
- 38 Health & Safety Executive (HSE)
- 39 Highways England
- 40 Historic England
- 41 Homes and Communities Agency
- 42 Homes England
- 43 Lake District National Park Authority
- 44 Lancashire and South Cumbria Care Foundation Trust
- 45 Marine Management Organisation
- 46 Marine Management Organisation - Consultations
- 47 Morcambe Bay Clinical Commissioning Group - MBCG
- 48 NATS LTD
- 49 NATS plc - Nerl Safeguarding
- 50 National Grid (c/o Avison Young)

- 51 Natural England - Consultations
- 52 Natural England
- 53 NHS England (North West)
- 54 NHS Property Services
- 55 Office of Rail and Road
- 56 Network Rail
- 57 Open Reach (BT)
- 58 South Lakes District Council
- 59 United Utilities Group plc

**PRE-SUBMISSION CONSULTATION - OTHER CONSULTEES**

- 60 Action with Communities in Cumbria
- 61 Age UK South Lakeland
- 62 Arnsdale and Silverdale AONB
- 63 Canal and River Trust
- 64 Cumbria Association of Local Councils
- 65 Cumbria Bridleways Society
- 66 Cumbria County Fire Service
- 67 Cumbria Equalities Group
- 68 Cumbria Geo Conservation
- 69 Cumbria Interfaith Forum
- 70 Cumbria Local Nature Partnership
- 71 Cumbria Rural Housing Trust
- 72 Cumbria Tourism
- 73 Disability Action
- 74 Holker Estate Office
- 75 Inland Waterways Association
- 76 Invest in Cumbria
- 77 Lancaster Canal Trust
- 78 Levens Estate
- 79 Morecambe Bay Partnership
- 80 National Farmers Union
- 81 North West Ambulance Service
- 82 South Lakeland CVS

- 83 South Lakes Housing
- 84 Stagecoach Cumbria and North Lancashire
- 85 Sustrans
- 86 The Woodland Trust
- 87 Tim Farron MP

**PRE-SUBMISSION CONSULTATION - GENERAL CONSULTEES**

- 88 AWAZ
- 89 CAFs
- 90 Cartmel Priory
- 91 Cartmel Village Society
- 92 Cumbria Chamber of Commerce
- 93 Cumbria Housing Supply Group
- 94 Cumbria Rural Housing Trust
- 95 Cumbria Wildlife Trust
- 96 Cumbria Youth Alliance
- 97 Federation of Small Business
- 98 National Trust
- 99 Sport England
- 100 South Lakes Equality and Diversity Partnership
- 101 South Lakes Action on Climate Change
- 102 Theatres Trust

**PRE-SUBMISSION CONSULTATION - MISCELLANEOUS**

- 103 BT Group
- 104 Vodafone & O2
- 105 Friends of the Lake District

**ALLITHWAITE AND CARTMEL - QUESTIONNAIRE RESULTS –  
CONSULTATION PERIOD 6TH SEPTEMBER - 29TH OCTOBER 2021**

**IN FAVOUR OF THE PLAN**

**YES – 96.77%**

**NO – 3.23%**

<b>No</b>	<b>COMMENTS</b>
1	Comprehensive and succinct. Well-crafted with lots of policies for different aspects of the environment.
2	An excellent idea which gives the community a say more on the green agenda
3	Excellent idea. At last, a little say to what happens in our Parish
4	Thanks to the NPG for their work on our behalf. I support the plan with the community on road surfaces and digital enhancement to existing infrastructure (through whatever influence we have on providers/Openreach)
5	I think the plan is very good, however, I would like to see dwelling numbers restricted for the safety on the roads and strain on the services and to protect the land from flooding. I would also like to see the introduction of wild flower meadows and trees incorporated into developers to control the strain on the countryside. I would also like to see speed slowing signs and mirrors/warnings on the road.
6	A good idea, with more bight than at present with good key objectives.
7	A positive document
8	Fits with priorities for protection of villages, landscape and communities
9	Although not part of the plan, it is essential that local roads are regularly maintained, eg: addressing potholes immediately they appear
10	Suggest there is a 30mph speed limit from Allithwaite to Cartmel. The road is very narrow and bendy and it is very difficult to avoid collisions
11	The plan has taken into account the residents and environment of the local area in commendable detail. I can't think of anything to improve it
12	100% in favour
13	Whilst the plan is comprehensive, I would like to see more conservation of the traffic and pedestrian issues on the approaches to the villages
14	Good idea for the community
15	Draft policy AC10. As an operator of the Pastures Lodge Park approx 24 acres (density 2 lodges per acre) hardly over development the term 'no harm' is encouraging negativity.
16	We are a large employer (The Pastures) and rarely get support from the PC, all development has to be balanced
17	Excellent policy that will protect our beautiful area, fully support this save comments on AC10 (The Pastures)
18	Hoping is stay calm and nice quiet village. No more extra in the area

19	Covers main areas of interest but could better recognise the need for essential public services, particularly bus services which are essential for people living on their own
20	Allithwaite has one bus a day, 5 days a week, this isolates people
21	We would like to see an improvement to the access to the Racecourse, not only to take the traffic off the narrow lanes but also the heavy vehicles using them both before and after race days.
22	Thank you to all the people who have taken so much time and trouble to produce this excellently presented and balanced plan
23	A good idea for the local community
24	Concerns: Drains, Cars, Schools and GP's. Affordable homes are needed, but need to be built not on greenbelt land
25	We are happy with all the draft policies put forward and we feel though that Allithwaite should not be extended with extra Housing developments.
26	Please review parking/pedestrians' restrictions. The Causeway, Aynsome Road Junction, cars regularly park on double-yellow lines outside Cockles convenience store, sight lines and school children is dangerous.
27	We could just do with some local shops in Allithwaite. The area of new housing and new people brought to Allithwaite, has caused a bottle neck. Why take all the Hawthorn Hedges out. Climate change and flooding on Boarbank Lane, has brought more cars into our area. The new people have filled the place up so now we need more lighting and people to cut their speed. 20 in the village is plenty.
28	I'm in agreement with the principles of the plan and the 12 objectives. Although these plans are a framework it would be good to see some examples. For example, under AC7 there needs to be a pedestrian route from Cartmel to Allithwaite that avoids the main road. For example, under AC8 how many dwellings for residents are there, how many there need to be, how can you ensure new builds do not become second homes/holiday dwellings?
29	Very well thought out. A credit to all your hard work.
30	All new development must be resisted. Green credentials must be paramount. The environment is king, no point in supporting new housing, which create more problems - pollution, extra traffic, lack of safe walking areas.
31	Very thorough and probably thankless but much appreciated as it's important to plan for the future assault on the villages and countryside.
32	The plan needs to make more allowance for affordable housing, so local people, especially young people, can stay in the area
33	<p>Responding to the plan could hardly have been made more difficult. Several errors are contained within it:</p> <ol style="list-style-type: none"> <li>1. There is no village shop in Allithwaite, there is a mini-library.</li> <li>2. The photos detailing 'views' do not match the listed significant views eg: 2.2.5 is not listed.</li> </ol> <p><b>Additional points:</b></p> <ol style="list-style-type: none"> <li>1. There seems to be a clear imbalance between resources designated to Cartmel against those for Allithwaite</li> <li>2. The plan seems skewed to serving the needs of 2nd home owners and tourists.</li> </ol>

34	Some aspects make sense in maintaining and improving life in the area. I do have concerns regarding availability of affordable/social housing
35	increasing levels of traffic on narrow/restricted roads and having safe footways and cycle paths,
36	The plan does not look at amenities and resources required to support housing proposals and 'lodge parks'.. Currently we see water tankers 'topping-up' the areas reservoirs with no solution to solving this problem. This and other amenities are the 'rate limiting' factors that impact on proposed increases in the residential and seasonal population of this area. Many of the caravan and lodge parks have permanent residents (constrained by the 51-week living T&C's), thereby giving a greater population in the area than is accounted for. Whilst tourism is a necessary evil, we must ensure to maintain the local economy it shouldn't allow for oversight of such when residential planning is being considered. Cark airfield has a greater population than Cartmel in semi-permanent residence!
37	Think the plan is good at protecting present situation. We do need more local housing ie: for locals, affordable and a discouragement of people buying 'seconds homes' that they hardly use!
38	Broadly covers all aspects. The devil will be in the detail when it gets down to specifics. Lots of consultation will be important. Allithwaite suffers from lack of services, facilities, transport, poor roads, increasing second homes and the threat of more building on green field sites.
39	I would wish to bring to your attention other proposed development on the fringe of Allithwaite and Cartmel which will also have a substantial impact on the area. I enclose for your knowledge a copy of the response I have submitted to Development Plans SLDC, Kendal.
40	The plan covers many areas and I'm only loosely in favour of the plan as I believe villages should remain as villages both in character and size. Allithwaite is my main concern as I live here and the fundamental reason for me staying here is the rurality and greenness of the village. I seriously hope that this character is maintained and attempts to prevent it being too large or urbanated are mitigated.
41	I think that this is an excellent plan designed to protect and enhance the environment in which we live. Many thanks to all those who have given their time and energy to produce it on our behalf
42	An excellent and well thought out plan. The plan does not address the current parking issues in Cartmel. We need a system that gives preference to residents over holiday homes (who should park in the car park if there is no parking at the property). People who work in the village should also have preference over holiday let's on parking, being local. I am concerned that there is a possibility of the recent review undertaken by CCC being swept under the carpet!
43	All points are well documented, clearly presented. Well done
44	I agree with the overall vision – protecting the quality of the landscape from intrusive developments. I agree with the vision for Allithwaite – well integrated developments, linked to the village, significantly enhanced pedestrian circulation, and traffic managed to result in a quieter, safer village, though this will be a challenge to achieve. *For suggested changes, please see the comments on policies AC3, AC6,
45	Stronger enforcement of the neighbourhood plan decisions to ensure the character and tranquillity of the area is preserved for future Generations.
46	Error in SLDC Conservation Appraisal P52 – Greenfield House is incorrectly labelled as Greenfield Lodge on the plan. The lodge is the building to the north of Greenfield house. ACPC should consider having a check list when considering planning applications are considered to ensure all points of Design Principles in the policies are complied with and comment appropriately on any divergences.

47	A good plan
48	<p>All green spaces should be protected from housing development including those areas identified as being of importance in terms of the views of the priory.</p> <p>Also do not agree with additional parking on land to the rear of priest lane and introduction of road to connect Aynsome road and the stables.</p> <p>This will result in the village being overcrowded in peak times (holidays).</p> <p>The race course offers ample parking during the majority of the year and could be expanded further.</p> <p>If required a park and ride arrangement could be developed by the Holker estate on race days.</p>
49	I agree wholeheartedly with the objectives on the plan although I think greater emphasis should be placed on adhering to the existing development boundaries to prevent building on green field sites at the edge of the village and there or two other changes made or added.
50	The public are cautious of just how much control the Neighbourhood plan may have over the villages, are decisions to be over-ruled by the District Council, is it members of the Local Parish Councils that make decisions, or separate members formed to make a neighbourhood plan committee. These are questions that i have been asked. Requesting reports for different aspects all add to the costings of developments.
51	The plan generally is very good. The Cartmel housing situation must be improved with controlled developments to meet the needs of local residents. Over-development must be avoided and local-occupancy conditions applied.
52	I am supportive of the commitments to protect green spaces, the landscape character and dark skies.
53	The plan is a commendable attempt to address many of the pressures being felt in our local community. However, certain policies seem slightly to sidestep some fundamental issues and here and there wording could perhaps be more unequivocal so as to deny potential developers so much wriggle room.
54	I would like to have seen more emphasis on the support for carbon neutrality in the NP. Climate change is the most important issue at present. I acknowledge there were references to eco-friendly. To reduce car pollution then footpaths, cycle ways and better public transport is needed. To support biodiversity the landowners need to be supported to reduce their chemical fertilisers and rewild for instance. A new development in Allithwaite is not eco-friendly, this has to be radically changed in the housing sector.
55	As climate change is the most important issue for the planet and therefore our area at this moment in time, I would have liked to see more focus on attempting to be a more carbon neutral area. The latest new build in Allithwaite is not eco-friendly, can the NP ensure all new builds attempt to be carbon neutral? More cycle paths, footpaths to reduce car usage and increase public transport. Encourage and support landowners in becoming carbon neutral. This is a great opportunity to do our bit for the environment. I acknowledge it is mentioned but maybe more emphasis.
56	Good focus on enhancing the existing features - space, views - but also highlights the need to create space for community use and features that enhance community life, address traffic issues and facilitate safer movement. Change will inevitably have impact and not everyone will support/like the changes proposed - but the plan appears to seek the appropriate balance.
57	It appears sensible and well balanced.

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**I WOULD LIKE CHANGES TO THE PLAN**

**YES – 15.05%**

**NO – 84.95%**

No	COMMENTS
1	Please stop any further building on green field sites, it is ruing what is special about this area
2	Include direct reference to energy generation, eg: all new build housing/commercial businesses must incorporate energy generation systems, eg: solar PV on roofs, heat pumps incorporated into any/all new estates
3	Farming is a major industry in the Parish but no mention is made to it, its possible development such as encouraging vegetable growing for local consumption, encouraging commercial small holdings.
4	Paris aspiration 2 - We feel that the area has too many holiday homes and that tourism is more than adequately catered for at the expense of local people
5	Property development should only cater for local demand - <b>there is no work for an increased population</b>
6	Don't see how it will be possible to ensure principal residency rather than holiday home without requirement for local occupancy. This is not clear at all.
7	It doesn't go far enough and bear in mind that any development outside the existing boundaries will have an impact on the natural landscape and views. Land around existing settlements should not be built on.
8	Not enough green spaces and light pollution and parking issues.
9	<p>I disagree with large development areas being put forward for the village of Allithwaite due to the lack of resource within the village. There is now no longer a village shop or post office to help service the residents many of which are elderly. There is a serious lack of public transport to near towns to access these facilities, but we are still looking to expand the village with large developments.</p> <p>The land on Ridgeway and the field to the west is shown to be in amenity land on the plan which is not correct as the land on Ridgeway has always had planning permission on as its part of the two sets of semi-detached properties already on there. This land should have the amenity space removed from the daft plan as the owners have never been consulted as to the designation. The land on Ridgeway is the kind of sites which should be put forward as local residents and builders are able to undertake these their selves therefore helping the local community and giving locals a chance to build their own homes.</p>



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**DESIGN GUIDE – AC1**

**YES – 95.70%**

**NO – 4.30%**

No	COMMENTS
1	Would like to see swift bricks installed in new properties
2	Yes, but also considering land use such as flood plains and peats to absorb and habitat impact. Surveys conducted by qualified independent people
3	Many subjective statements, eg: detrimental impact - to whom? Sustainable - means what? Enhance - by whose definition?
4	E Car chargers in every new development house or estate
5	Development can only have a detrimental impact on the character of any village, Allithwaite included, not only Cartmel! Plus the detrimental impact on current residents mental health and wellbeing.
6	Will not be supported.
7	Eco system to be maintained by design, including bio diversity
8	What is 'detrimental'? Who has decided what 'detrimental' is? What are the criteria?
9	ACPC should have a check list when considering planning applications to ensure all points in the Design Principles are compliedwith and comment appropriately.
10	<b>This comment covers AC1 and AC2.</b> Rather than mass 'flat field' development, infill developments would be more appropriate so producing diverse property styles. Due to the locations available. Such gradual development encourages integration in all aspects, having regard to the community needs medical, education, shops and associated services.
11	Who polices the Cartmel conservation area to ensure standards are maintained?
12	I agree with all the points in the policy. It is useful to have the Design Code available as a statement of good practice.
13	As long as extra traffic is taken into consideration
14	Enhancement should be the key element
15	I agree that any development taking place should fit in with the existing character of the area.
16	Content not correct on Map Page 18 of the Design Code.
17	Cartmel needs to accept its fair share of housing development to meet local and proportional rea needs. This must be lower cost and affordable with local occupancy constraints.

<b>18</b>	'Positively' is a difficult word to define. Who decides what is 'positive' and what is 'detrimental'? Is building hundreds of new houses at Kents Bank positive or detrimental?
<b>19</b>	Developments should be in keeping but new innovative architectural designs should be considered as this can also improve the appeal of the village. All developments should have to have renewable energy sources to keep up with current times and show a proactive approach to climate change.
<b>20</b>	Broad agreement. However, I think it's important to extend point C to cover appropriateness of style/size etc of new and (particularly) replacement builds to the immediate context: for example, a 1930s bungalow replaced by a much more imposing property may be out of keeping with neighbouring properties, which in themselves over the years have come to contribute to the local character.
<b>21</b>	Good approach that seeks to ensure developments are of benefit to wider community, in harmony with existing features and framed in an environmentally friendly way.
<b>22</b>	All new development must be accompanied by adequate infrastructure.

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**DEVELOPMENT WITHIN THE CARTMEL CONSERVATION AREA AND ITS SETTING – AC2**      **YES – 93.55%**  
**NO – 6.45%**

<b>No</b>	<b>COMMENTS</b>
1	I don't think there are any exceptional circumstances or causes that should permit building on protected areas
2	No comment made but answered NO to the question
3	If it means local housing and not affordable housing
4	Conservation must not be interpreted as preservation. PV solar capture should be on whole of Priory roof. Conserve Earth has a priority over presentation of risks
5	No comment made but answered NO to the question
6	Very much so, especially the views from surrounding high ground
7	? Cartmel
8	It shouldn't be intrusive
9	More attention, detail and accuracy re significant views
10	?Where possible to broad - 'will' should be the verb
11	ACPC should include AC2 on the check list. 2.1.16 Add Significant views j Aynsome Road Old phone exchange to 30 signs NE up towards Hampsfell. k. Barngarth – W looking across the old nursery field to the Priory. Check & add all view arrows to Map 3
12	No comment. I feel that Cartmel residents are best placed to comment on this policy.
13	In design, build, materials and overall contribution to the area
14	Electric charging points could be installed on the parking area at Cartmel park
15	Development should not be allowed anywhere in the Conservation area
16	Tastefully designed with gardens
17	Developments can improve landscape character if done tastefully through local architects and local people. Recent large developments have had adverse impacts on views. Smaller sites would be beneficial in keeping with the character of the villages.

<b>18</b>	Any development within the conservation area must be limited in size and be fitted sympathetically into the environment. Development immediately outside the conservation also needs to be limited and appropriate or it will adversely affect the conservation area with unsightly background views.
<b>19</b>	Although it currently lies just outside the National Park, it is possible that Cartmel may be included at some time in the future. Inappropriate and over large-scale development around the village must be avoided to prevent spoiling the views and prospects from within the conservation area and from the National Park looking towards the village.
<b>20</b>	'Enhance'? Who decides when a new development enhances a conservation area? What criteria do they use? What is a 'significant' view?
<b>21</b>	On existing properties
<b>22</b>	Cartmel is a historic and a flagship village and all should be done to preserve its history.
<b>23</b>	I am concerned about the pop-up pavement use by commercial businesses in Cartmel and in particular the 'adoption' by them of traditional cobbled areas. I assume that a close eye is being kept on whether these do in fact 'belong' as curtilages to these businesses and that the plan will a) ensure no erosion of such historic village features and b) will roll back on any such erosion which has taken place in recent times. I would also like greater clarity in the comment after point 6: it is important to emphasise that approaches to the village are not just by road and the Cistercian Way descent from Hampsfell presents a significant perspective on the village which must be preserved.
<b>24</b>	No additional comments
<b>25</b>	Cartmel will always be a major tourist attraction and as such providing sensible access and adequate facilities will be a challenge. New development must appreciate the lack of road infrastructure.

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**PROTECTING AND ENHANCING LANDSCAPE CHARACTER AROUND ALLITHWAITE AND CARTMEL – AC3**

**YES – 97.85%  
NO – 2.15%**

<b>No</b>	<b>COMMENTS</b>
1	Excellent to see reference to local landscape character, adverse impacts on views and protecting field boundaries
2	Also working more closely and considerately with locals whose lives they upset with access / toilets / traffic and habitats/hedges, etc
3	More greenery on new developments, trees, etc
4	Yes, but plan does not sufficiently recognise wider challenges on climate. Every local area needs to encourage policies to this end.
5	Public transport, wood burning stoves.
6	We think this must be locally defined
7	Adverse impact on views, existing field boundaries, dry stone walls and lane banks are important features and should be protected, so should existing residents.
8	I agree
9	1. Extend the good work done in Allithwaite - Playground/Orchard/Meadow. 2. Poor maintenance of hedges
10	Add 'Views of Morecambe Bay' and 'Views of the Central Fells (The Coniston, Langdale, High Street and Fairfieldranges)' to 2.2.6. Significant views from many highways, public footpaths and hospitality venues (as well as from many homes, of course).
11	Could new housing be required to have air source heat pumps and solar panels?
12	What does 'Lane Banks Are' in the last sentence mean? Strongly support & agree. Significant views are important to both residents and visitors alike and for their wellbeing should be protected.
13	Agree 100%
14	I agree with all the points in the policy. I think that the views southeast from Church Road, southwest from Holme Lane, and maybe even the view east from Allithwaite Road, are Significant Views and should be added to the List of Views. The green area visible in the views is already designated as Amenity Open Space and should also have the protection of being listed as Significant Views. Allithwaite is a particularly attractive village with all its spectacular undulating greenery

15	Totally agree
16	Strongly support and agree. Significant views are important to both residents and visitors alike and for their wellbeing should be protected.
17	It doesn't go far enough and bear in mind that any development outside the existing boundaries will have an impact on the natural landscape and views. Land around existing settlements should not be built on.
18	Developments can improve landscape character if done tastefully through local architects and local people. Recent large developments have had adverse impacts on views. Smaller sites would be beneficial in keeping with the character of the villages.
19	Although it currently lies just outside the National Park, it is possible that Cartmel may be included at some time in the future. Inappropriate and over large-scale development around the village must be avoided to prevent spoiling the views and prospects from within the conservation area and from the National Park looking towards the village.
20	The natural fields and the open countryside I know that is the same
21	Large developments should not be considered within Allithwaite until the village comes up to speed with neighbouring villages in terms of services. We have lost the village shop and post office which for a village of our size should have one. Large developments are being planned in SLDC plan which there is no mention of in the local plan shown here like land allocation RN230. Many residents do not access the internet to see these developments so are unable to comment on the issues with them. The land on Ridgeway is down as amenity space which should not be the case as it has planning permission on it and the owners have not been consulted on the matter. This should be taken out of amenity space and rightfully given back to the owner. Also, to land to the west of Ridgeway has been put into amenity space without the owner's consent again and therefore this should be removed.
22	Local character should be followed but there should be room for new innovative designs as long as traditional materials are also used.
23	Agree
24	See comment under AC2 regarding Cistercian Way view (as supported by Photo 3!).
25	Plant more trees wherever possible, encourage landowners and farmers to become eco friendly
26	Plant more trees if the opportunity arises, in view of attempting to be as carbon neutral as possible.
27	Nothing specific to add
28	Sensible proposal

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**PROTECTING LOCAL GREEN SPACE – AC4**

**YES – 97.85%  
NO – 2.15%**

<b>No</b>	<b>COMMENTS</b>
1	Suggestion - Could Wartbarrow Fell be designated as a local green space? Popular with dog walkers, sledgers, etc. Same with Hamspfell, Howbarrow and Humphrey Head.
2	Give Allithwaite more green spaces and more status
3	Happy with the list provided, well done!
4	And flood / roads considerations, bats / birds nesting sites and species of special scientific interest or at threat.
5	Love our village green area
6	Include the field in the centre of Allithwaite bounded by Holme Lane Flookburgh Road in designation green space
7	Not at all even in special circumstances
8	But shouldn't we be protecting all green spaces?
9	I agree
10	To include areas of non-build land to be safeguarded and amenity open space (no public access)
11	Playgrounds, playing fields, village greens, triangles, cemeteries, verges.
12	Well done Allithwaite PC for work done on all 5 points.
13	All the designated spaces
14	Site 4 Allithwaite Quarry. It has come to my attention that access to this site has been denied by locking the gate. I do not agree with this.
15	Clarity – what is special circumstances?
16	Very important that G-o-S does not run into Allithwaite
17	In addition I would like to see protection of land adjacent to Jack Hill and Holme Lane
18	Extend to include all green spaces in Cartmel conservation should be protected
19	I agree with the point about preserving the openness of these sites.

<b>20</b>	All in both villages should be protected and cared for and maintained properly
<b>21</b>	Strongly support & agree. Local green open spaces are important to both residents and visitors alike and for their wellbeing should be protected.
<b>22</b>	What about that part of the parish that lies in Kents Bank? There are no open spaces at that end of Allithwaite other than the existing green spaces on either side of Holme Lane ~ even if they are not accessible to the public they should be protected.
<b>23</b>	See my answer to the previous question
<b>24</b>	What about that part of the parish that lies in Kents Bank? There are no open spaces at that end of Allithwaite other than the existing green spaces on either side of Holme Lane ~ even if they are not accessible to the public they should be protected.
<b>25</b>	Local people have worked hard to create and preserve these facilities, for the eight green spaces mentioned
<b>26</b>	Many of the internal green spaces are limited in size and at flood risk. Building on these could also result in greater flood risk to the rest of the village.
<b>29</b>	The list of designated green spaces seems worryingly small. Does this mean that everything else is fair game for developers?
<b>30</b>	The green spaces are so important and they have been taken away from us if we don't have fields we will have food local food produced within South lakes and especially round here
<b>31</b>	The small green at the foot of Hags Lane opposite the Pig and Whistle should be added to the list of local green spaces. It is often used, mainly during summer months, by visitors who appreciate it as somewhere to take a break and have a bite to eat. Apart from the very fine stone as its focus and daffodils around the perimeter in the spring, this is a small corner of the village which deserves further enhancement. A small grove of maybe white birches would not go amiss (and would tick a tree planting)
<b>32</b>	Attempt to ensure there is a green belt around the villages
<b>33</b>	Creating shared and accessible green spaces is critical.
<b>34</b>	Agreed



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**PROTECTING AND ENHANCING GREEN INFRASTRUCTURE AND BIODIVERSITY – AC5**

**YES – 100%**  
**NO – 0.0%**

<b>No</b>	<b>COMMENTS</b>
1	Excellent to see reference to protecting and enhancing wildlife corridors. Suggestion - streams in Cartmel as part of blue infrastructure and important part of the village
2	Electric car charging points for the public
3	Need to consult specialties. Also size and scale. Species will be pushed out like mice / birds/ insects. Good space and boundaries are needed and more trees, wild flower meadows and ponds
4	All developments to enhance wild life, bird boxes, etc
5	What about the Quarry?
6	No use of Glyphosate on road verges
7	The Quarry has been taken over by the 'Butterfly Group' and historic freedom has gone
8	The country lanes should not be fenced, nor the hedgerows felled. Trees should only be felled if dangerous
9	Keep as many green spaces as possible
10	How can we be sure this will happen?
11	I agree
12	More cycle and pedestrian routes needed
13	So crucial when housing plan for developers to embrace biodiversity, bat boxes, swift bricks, etc
14	See above re the poor maintenance of hedgerows in some places.
15	As long as it doesn't interfere too much with farming
16	Could this be extended to existing development too? Especially to encourage the creation of 'meadow' areas where grass may be cut, but infrequently and the planting is of wild species? This would help to improve soil structure for better drainage and capturing more CO2, support pollinating insects and other animals and generally build up biodiversity. Not sure if it is appropriate here, but special thanks to those who have created and maintain Allithwaite Community Orchard.
17	Strongly support and agree

18	Very important
19	Totally agree
20	I agree with all the points in the policy. The local hedgerows are very attractive. Jack Hill would benefit from more protection as a "Rural Lane" if at all possible.
21	Strongly support and agree
22	See my answer to the previous question
23	When you have been brought up on a farm you appreciate the countryside. Local designations of sites have to fulfil the required criteria and not to have designated sites perhaps for the wrong reasons just because someone doesn't want development near to them or a friend's property. Land in private ownership must be contacted before any designation is considered and if so receive and record their permission as evidence.
24	The local environment generally is very good. However, it is noticeable that there are far less fish in the River Eea - herons and kingfishers used to be common but have virtually disappeared now. Watercourse management has suffered during Covid and the river and becks are choked with weeds etc - which may affect flooding.
25	All good
26	I will be glad when we are under the National Park even a site of scientific interest we have so many pockets of them and nature needs the landscape pockets to move around
27	Point B: encouraging farmers to leave a hedgerow tree to grow at regular intervals rather than being levelled every September could usefully assist our local tree planting efforts.
28	See previous answer
29	Ensure farmers are doing their utmost to protect biodiversity - i.e. Not using chemicals on their land. Rewilding where possible.
30	Nothing additional to add
31	Very sensible proposals

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**DARK SKIES – AC6**

**YES – 96.77%**

**NO – 3.23%**

No	COMMENTS
1	Excellent to see policy about maintaining views of night-time skies and an assessment of the need for lighting
2	Street lights should be downward facing
3	Use of cat's eyes and reflective bollards for safety and solar powered warning speed signs. Use solar energy efficient lighting/heating.
4	Efficient downward lighting
5	When we moved here in 1997 we could see so many stars in the night sky, it was a joy - not now!
6	All lights to be down lights and to be ECO friendly
7	But do we need to have street lighting in the early hours at night: off at midnight on again 6am
8	Very pleased to see this included. Not just dark skies but saving energy
9	External lighting must only be used for safe access or security not for aesthetic reasons. Up lighters must be restricted.
10	Not only the necessity but the power of the lighting is important.
11	There are some excessive lights in the valley now
12	?
13	No to blocking beautiful scenery with houses. No lighting on Allithwaite/Cartmel
14	A pointless exercise
15	Dwellings, businesses, schools with overly bright up facing night lights need to be encouraged and told to change them.
16	But do we need to have street lighting in the early hours at night: off at midnight on again 6am
17	Do we really need the street lights to stay on all night?
18	Add consultation comments about minimising Noise Pollution in support of our area being a 'Tranquil Area'
19	Strongly support & agree.
20	Dark skies are important and currently there e too many over bright security lights installed by residents without consideration of their actions. Many of these lights are on second and holiday homes, bringing urban features into our rural landscape.
21	The recent street lighting in Hags Lane has increased light pollution and any new developments around the village with street lighting will further decrease the night-time sky.

22	Totally agree
23	It would be useful to state what type of planning proposals require the external lighting and internal lighting seen externally to be specified on the plans. Should this include proposals for individual houses to be built in a currently completely dark area? The assumption might be that it's just large residential or commercial proposals.
24	Solar powered lighting signs could be used in several areas
25	Strongly support & agree. Dark skies are important and currently there e too many over bright security lights installed by residents without consideration of their actions. Many of these lights are on second and holiday homes, bringing urban features into our rural landscape.
26	Lights can be breeding areas for Moths etc. Lights can be for various reasons, safety, insurance. etc. Bright car lights are more of a problem to the night skies.
27	Street lights should be avoided or limited. However, this might have security and safety implications, particularly during busy tourist and race times.
28	Keep the dark skies
29	On developments and some are coming up light pollution as one can look down on certain properties. I think it's so important we need. On developments and some are coming up light pollution as one can look down on certain properties. I think it's so important we need Little light I know but low
30	I whole-heartedly approve the concept of a Dark Skies policy. However, I feel this policy isn't emphatic enough. Firstly, there needs to be provision to take retrospective action where inappropriate lighting exists. Secondly, surely the policy guidance is the wrong way round. It would appear that a developer will be able to plan a property development and then argue that the proposed lighting is a practical necessity. Surely lighting restrictions should necessarily be addressed at the design stage to ensure the problem doesn't arise. Maybe also the policy should address the question of the hours during which lighting is used: lighting which is necessary but environmentally detrimental could at least have a lesser impact by not remaining switched on through till dawn.
31	Support low carbon lighting
32	Ensure lighting is as low carbon as possible
33	This is an asset that needs to be protected - my managing lighting developments around village/area and also by managing new developments to limit their impact.
34	Agreed

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**IMPROVING PEDESTRIAN MOVEMENT – AC7**

**YES – 98.92%**

**NO – 1.08%**

No	COMMENTS
1	Really important to improve existing network, especially with off road paths from peninsular villages to Cartmel secondary so pupils can walk/bike to school (healthy living and saving money for CCC, no need for buses.
2	Better footpaths in developments to fit what reflects what the community needs
3	Make sure footpaths are what the community requires not what developer wants, needs to fit houses on site.
4	Very narrow paths already overgrown. Difficult to use in lockdown with social distancing. Will increase footfall. Create park on-site for youngsters, reduce need for traffic and improve buses to help reduce traffic
5	There is a lack of pavements everywhere making it difficult and dangerous trying to walk a dog or children in the area. Grange have a field where dogs can be exercised why hasn't Allithwaite
6	The Quarry is full of broken glass and spiky bushes and uneven ground and no clear spaces and, therefore, not suitable or dog friendly and very restricting
7	Footpath designed to aid the community
8	The roads and lanes are so narrow, I wonder how this can be achieved?
9	New housing to have pavements
10	Clearly designated paths connecting Allithwaite and Cartmel by shortest route. Twenty's plenty!
11	To suit the community not the developers
12	More priority for buses and active form of travel
13	Especially a footpath along Aynsome Road north from Cartmel
14	How can we expect enhancement and improvement of existing footpath/cycleway when we have no cycleways to improve? The only cycleway Allithwaite has is Wartbarrow Lane, and what a state it is!
15	More pavements
16	In particular a footpath on B5277
16	More priority for buses and active form of travel
17	A pedestrian route between Allithwaite and Cartmel avoiding the road.

18	Important to maintain footpaths and pavements
19	Desperately needed, should be included in developments and highways work
20	It is only a matter of time before a serious/fatal accident takes place at the Yakkers junction. More and better maintained/signed footpaths.
21	The roads of the Peninsula are not safe for pedestrians and cyclists. More slowdown and be patient signs should be distributed. All lanes should be 30mph and double yellow lines should be painted on Church Road Allithwaite to ensure the safe passage of emergency vehicles. Double parking and vehicle chicanes are becoming common place in the Peninsula with little if any room for emergency vehicles to pass, should they need to. This is most notable on Grange main street where even the ambulance station is blocked by inconsiderate parking. Church Road, Allithwaite has become, at best, a single-track road and at times impassable and dangerous for pedestrians due to pavement parking and parking at junctions. We are a rural community and as such vehicular infrastructure is as. If SLDC wish to improve an increasing population into the area it is its responsibility to fund such.
22	The proposed route from the quarry to the Allithwaite/Grange Road has been identified for some years. Could this be included please?
23	20mph speed limit in Allithwaite and Cartmel and the roads joining them. Of course, a bus later in the day could reduce use of cars!
24	AC7 and Parish Aspiration 1 Strongly support and agreed
25	A speed limit of 20mph should be applied between the Square and Wartbarrow Lane
26	We should consider making the Square in Cartmel free from parking. Piazza Style!
27	Very important
28	Achieving improvements will be difficult in Allithwaite and between Allithwaite and Cartmel but must still be looked at. It's good to see Parish Aspiration 1 in the plan
29	But speed limits should be considered on lanes, ie: 20mph on our narrow and twisting sections
30	This definitely needs to be addressed. With many more cars in the village it compromises safety of pedestrians
31	Very difficult to achieve without a 20mph speed restriction
32	Pavements are vital for access to Allithwaite from Kents Bank. My children all attended the school and we did walk to school most days but I certainly wouldn't do so now given the increase in traffic. Likewise it is way past time for a footpath/cycleway at the edge of the fields alongside the road to Cartmel so that children going to Cartmel Priory can walk or ride to school rather than getting the bus (cf to that linking Near and Far Sawrey)
33	There is little scope for pavements in Cartmel and pedestrians generally have to share roads with vehicles. The solution is to minimize traffic having to enter or pass through the village and tight restrictions on their speed. Additional parking (probably opposite the secondary school) would reduce traffic having to drive through the village to the racecourse car park.

34	We live in a small village and villages don't always have pavements it's people that have come in from that are used to pavements round here. We live in a small village and villages don't always have pavements it's people that have come in that are used to pavements here
35	There is clear issues within the village in terms of pedestrian access. There needs to be new pedestrian routes implemented to stop people having to walk along the main roads to access different areas of the village
36	There simply isn't adequate pedestrian access around the village. Most of the village requires residents to walk on the main roads with no pavement. This is a major issue and needs addressing before further expansion is done.
37	The principle of this policy is very important. However, I am slightly worried that, as written, it might imply that the answer to better pedestrian and cycle travel outside the villages themselves will need to be achieved by off-road pathways rather than traffic calming measures and other restrictions. As we know, off-road solutions take an age to negotiate with local landowners and even then may not come to fruition, which I fear makes Parish Aspiration 1 rather a hollow one.
38	We need a footpath/cycle way to connect Allithwaite to Cartmel. Safe paths throughout Allithwaite
39	Adding to comments already made re a footpath between Allithwaite and Cartmel to encourage less use of cars. Safe footpaths through Allithwaite village.
40	There are many / several areas of Allithwaite that need proper / safe pedestrian paths. In a time when people are seeking to reduce environmental impact of travel we need to make better provision for residents to move within the village and also link to Cartmel/Grange/Flookburgh in safe and pleasant to use footways/cycle paths.
41	Sensible

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**NEW HOUSING IN ALLITHWAITE AND CARTMEL – AC8**

**YES – 84.95%**

**NO – 15.05%**

<b>No</b>	<b>COMMENTS</b>
1	Critical that developers do actually build affordable homes as part of developments as believe they can argue not
2	financially viable to do so.
3	Native tree plantation on every site whether new or replacing old trees
4	Affordable homes is most important for locals
5	Developers have a knack of promising more and moving the goalposts. This should be legally binding and done first and rest of
6	contract denied if not fulfilled.
7	More affordable homes for local people
8	Low cost
9	If you put more houses in Allithwaite you need to take into account the huge development in Kents Bank even though this is not in the Parish boundary
10	Electric charging points on every new house
11	We are already looking at 195 households on the edge of Allithwaite and the current structure will not cope
12	Affordable! To who? Every house is affordable to someone. Replace with price bands: Low, Medium, High!
13	E Charge points on every new house
14	Charging points for e-cars on every new house
15	Ensure that categories do not change in the future
16	Development for local demand only
17	I would not want to see any further new housing in Allithwaite
18	Why not offer or encourage small fully affordable housing schemes
19	Ensuring housing stock meets local affordable needs, good aspiration but not sure how you can implement
20	Need plan for suitable accommodation for elderly
21	No housing for 2nd homes. Ensure all new homes have covenants as main home
22	Except for affordable housing or refurbishment of an existing property



23	There's enough here already: Greendales, Whinfield Gardens, Jack Hill, Machells Orchard, Uplin, Hazelgarth, now's the time to call a halt.
24	Does not allows happen, even when granted under those grounds
25	No
26	I believe more houses should be built on the outside of villages, not next to highways we are congested enough
27	Consistent with adequate infrastructure and amenities
28	But local occupation while working in the area be a condition on application
29	Keeping developers strictly to their assigned plans. Protect boundaries and significant views
30	No reference to social housing
31	Only in small developments
32	Experience tells us that what starts as affordable is never delivered at the end.
33	I agree that there should be affordable housing in small developments for local residents.
34	With no dilution to support the developers' profits.
35	Strongly support & agree esp A, B & D. All new housing developments should contain affordable housing of some sort and developers should not be allowed to renege on numbers agreed.
36	It is not a numbers game. Control development with lots of consultation with local residents
37	I believe that there should be greater emphasis on maintaining present housing character and numbers
38	Affordable housing must be included in any new development
39	But I have no confidence that SLDC can enforce this
40	Draft Objective 6 seeks to ensure housing stock meets local affordable needs and enables people of all ages to continue to reside in the local area. This objective should be included in the wording for Policy AC8, and the mechanism for assessing local needs should also be included in the wording I note that the most recent was carried out in 2008 - the Housing Needs Survey Report Housing Needs Survey Report December 2008. Is the local need emerging for 2021 – 2029 for affordable starter homes for young local people? Or for older local people to be able to downsize to warm, easy-to-maintain, homes in a layout to encourage a naturally supportive community? Or both, or something else? Policy AC8 also needs to include protection of the green gap between the Neighbourhoods of Allithwaite and Grange-over-Sands. Now that the planning application for the land south of Lyndene on Holme Lane, Allithwaite and the land south of Allithwaite Road, Kents Bank have been approved, the separation of Allithwaite as a village has almost gone.
41	It is felt the requirement for the developers to provide required number of affordable is not implemented rigorously enough. Too many houses are holiday homes/lets now in both villages.
42	Good luck with this! As you know unless developers are required to carry out feasibility studies before seeking planning permission, they will find a way to break whatever promise they make about offering a percentage of affordable homes when construction has already started (eg Jack Hill development, Land South of Allithwaite Road).

43	In the costings of the smaller developments, it is not always possible to provide the required number of affordable homes as smaller developments cannot always absorb those losses against the other few houses. Larger developments have more movements in costings but the end point is that the larger houses then absorb the costs lost from the affordable houses.
44	There generally is no shortage of houses in Cartmel, but too many are second homes or holiday lets (80% plus in Church Town and around 30% overall). Reasonably priced and social housing is needed to meet village and District needs. Developers must be prevented from building large estates around the village and overstretching the local utilities and facilities.
45	'The required number' will never be enough. 'Affordable' is never affordable. More emphasis should be placed on housing provided by the local authority/housing associations, for local people at truly affordable rents. There is too much emphasis on property purely for sale.
46	We are all going to end
47	Small local sites should be looked at to encourage local residents and builders to create their own homes as this is of interest of the village. When new large developments are carried out its vitally important that low cost housing is created for the younger generations to get on the property ladder.
48	Policy is kept to once developers start. Blenkett View is a prime example where all local low cost housing got scrapped because the site wasn't profitable enough for the developer. There is a major shortage of low cost housing for the younger population but mainly larger detached properties are being built in these new large developments.
49	Pebble-dash rendering should be emphasised as the common vernacular finish to buildings. The policy should find ways of discouraging white or brightly coloured buildings.
50	Limited number and eco friendly
51	Keep new housing to a minimum but mainly ensure the houses are carbon neutral and eco friendly
52	Developments should be limited in size as in previous local plans - 1-4/5 houses- Current green spaces should not be allocated for development until existing ear-marked development land has been built on / developed. Why surrender yet more fields/green spaces when there are a number of currently approved sites yet to be developed. Any developments should sit within the envelope/footprint of the current villages seeking to make appropriate use of unallocated spaces rather than extending the footprint of the villages. The design code report acknowledges the challenges of Lower Allithwaite where there has been unstructured overall planning which has resulted in a linear, fragmented village with no real centre or focus.
53	All new developments must take account of the condition of local infrastructure and if necessary refused on the grounds of lack of infrastructure.

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**PRINCIPAL RESIDENCE REQUIREMENT – AC9**

**YES – 93.55%**

**NO – 6.45%**

<b>No</b>	<b>COMMENTS</b>
1	Hadn't realised how bad it had become with houses as holiday accommodation, so bringing in a principal residence requirement should really help
2	YES
3	Without doubt 10/10
4	Strongly support
5	Very important to stop holiday homes taking over the village
6	Think this should be ringed fenced and not allowing people / landlords to buy up as holiday homes, or for Airbnb either as growing trend or greed
7	A must, even introduce 2nd home levy, including holiday lets
8	Best part of the plan
9	Essential
10	The village we came from is a ghost town in Winter now, don't let it happen to our villages
11	A must!
12	The impact on congestion and environmental degradation will be significant as will the impact on facilities in Allithwaite as the communities will be effectively joined
13	A must!
14	Already too many holiday homes
15	Absolutely!
16	A priority
17	Knowing that more houses will probably be built, how can you guarantee that they will be as principal residences. How can a check be made on the continued use of a property?
18	I Agree
19	Investigate and pursue an aggressive policy to prevent further erosion of housing stock being moved into 2nd homes and rental
20	Don't see any why how this will be implemented, need to consider impact on schools and healthcare.

21	Principle Residence' - very important, especially in Cartmel
22	Strongly support & agree. New homes should be principal residences and not second homes. Our community is dying because of the lack of residents living in houses in the village.
23	The villages are in danger of becoming places with a high proportion of second homes
24	I feel there is a conflict between affordable housing as this is hard to achieve to take into account work aspirations
25	Second home owners and landlords should pay a higher level of council tax
26	Totally agree
27	As this would only be on new open market housing, and would not be retrospective on existing homes, this would retain the current capacity to support the current level of tourism that is so important to the local economy.
28	To many holiday/second homes in the villages
29	I am undecided about this clause as I would rather see a local connection requirement so that houses are built to fulfill local need not just offer properties for people moving into the area to retire.
30	Quite often holiday homes or 2nd homes, lodges are bought so that families can visit relatives living in our villages, or purchased as an investment it all adds to our economy, and many people who have visited in these circumstances often then when the circumstances are right come to live in those houses as their principle residence. It is no different than someone purchasing a property living in part and renting the other part or using part as a B&B.
31	Ideally there should be controls against too much of the housing stock becoming second homes or holiday lets - "First Homes First". However - the local tourist economy does require a reasonable proportion of holiday residences.
32	This is essential, but how do you ensure that new homes are not simply sold on to second home owners/landlords in two or three years time? The growth in second/holiday home ownership will see a corrosive effect on the character of the area, as has been seen in many other parts of the country.
33	Low cost housing and shared ownership housing should be local occupancy to keep the prices lower.
34	A shame this cannot (presumably) be applied retrospectively! I am concerned whether the wording of this requirement will be watertight. I trust we have evidence that it has been successfully applied in other parts of the country and can learn from their experience. We would need to be cautious about wriggle room in such phrasing as 'the majority of their time'. I'm certainly not convinced that the examples of proof of Principal Residence would ensure adherence. (I write as a former headteacher who understands the ways in which catchment area requirements can be circumvented.) Just a thought: in a world where almost any property owner appears to have a right to let out their home through Airbnb, this policy would appear to preclude that right. Or might 'the majority of their time' mean 27 week per year, leaving the rest of the time as a holiday home opportunity?
35	To sustain the villages as thriving, busy entities.

<b>36</b>	This has to be a requirement to sustain the villages as thriving and busy entities with young families especially.
<b>37</b>	Nice to have - not sure how enforceable?? Is it for a fixed period of time. Also as has been pointed out - visitors are a key income for the area - pubs etc.
<b>38</b>	Even as a second home owner I agree with this policy.

**ALLITHWAITE AND CARTMEL - QUESTIONNAIRE RESULTS –  
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**CARAVAN AND CHALET PARKS– AC10**

**YES – 90.32%**

**NO – 9.68%**

<b>No</b>	<b>COMMENTS</b>
1	Excellent that these must be well contained within landscape so cannot be seen from distance fells
2	Too much development on green land
3	Too much expansion, plant more native trees on sites
4	Agree
5	I really think consultation should be done with local businesses about their ability to cope with strain. Know of electricians who cannot get staff and caravans cause strain with residents / cleaning jobs / hospitality strain
6	Restrictions on size and expansion
7	Limit size of sites
8	The traffic they create can be a problem on Holme Lane
9	Limit size
10	Keep sites within a decent sizer
11	Keep them peripheral and hide them by planting
12	The PC either want Parks or not. Pros are jobs, income, attracting tourists - the Pastures
13	No new or expanded caravan parks
14	From the Fells is so important.
15	It must be demonstrated that the road system can support any additional traffic without compromising safety and that access from caravan and chalet parks is safe.
16	Stop them getting too big
17	This is a must.
18	Totally agree, can't stop progress
19	Define the balance/ratio of chalets and caravans against permanent dwellings, set a limit
20	As long as they don't become too big and intrusive

21	There are too many already in the Cartmel Peninsula as permanent residences, I don't live in my house 51 weeks/year. Fields are being bought up in the area as 'park and stay' sites. I know of 3 fields in Allithwaite that are used as such, how is this new population to be contained within the plan?
22	Any new development/caravan/chalet park extension, proposal must consider the high impact on our narrow rural roads. The density of traffic has reached a dangerous upper limit over the past five years!
23	<p>The views from the public consultations have been clear – enough of the two villages is given over to caravans and lodge parks. Could this be reflected in the document, please?</p> <p><b>Suggest add points:</b>  The provision of new - or changes to existing - caravan and chalet parks will be supported only where: ....  <b>E</b> the land area given over to caravans and lodges does not increase.  <b>F</b> all residents of the village are notified in writing of planning proposals.</p> <p>In addition, please could council request that the planning notice system be changed so that <b>all</b> district residents are given notice in writing of planning applications for new and existing caravan and chalet park developments? An aerial view of our villages shows the considerable area that is now given over to caravan and lodge parks, which use disproportionately more land than residential housing. Notice in writing of planning permission is given only to properties within a few yards of the entrance of the site, even though there may be many more properties closer to the perimeter of the site some distance away, not on the same highway, so these people miss the notices of planning permission on the highway. These signs are barely noticeable signs anyway, often a minor road, which the majority of residents do not see. The SLDC planning portal does not give 'alerts' so planning applications for caravan and lodge sites are often missed. Development plans that affect such large areas of our villages should surely be subject to wider consultation. If this is not possible within the local plan, could you advise who to approach?</p>
24	Strongly support & agree. Existing chalet parks should have restrictions on continually adding extra chalets to their parks because they have found more space.
25	We do not need any new caravan parks/chalets in Cartmel or Allithwaite. No extensions to existing sites.
26	I agree with all points in the policy
27	Screening important but impact on infrastructure must be considered, ie: more cars, more drainage, etc

<b>28</b>	Strongly support & agree. Existing chalet parks should have restrictions on continually adding extra chalets to their parks because they have found more space.
<b>29</b>	There should be NO extension to any of the lodges or caravan sites in the parish.
<b>30</b>	Tastefully developed
<b>31</b>	There has been overdevelopment of chalet and permanent caravan parks adjacent to the conservation area and in the general region and probably adding excessively to the local utilities and facilities infrastructures. Some of this has been on land that might have been better used for limited appropriate permanent housing. There are indications that some of the chalets and mobile homes are being used unofficially as principal residences. Appropriate chalet and mobile home is desirable to support the local tourist economy.
<b>32</b>	The provision of new, extension of existing caravan parks should simply be banned. Blots on the landscape one and all.
<b>33</b>	We live in a small village and villages don't always have pavements it's people that have come in from that are used to pavements round here. We live in a small village and villages don't always have pavements it's people that have come in that are used to pavements here
<b>34</b>	There needs to be a push for renewables to be used on all new housing developments not just fast broadband.
<b>35</b>	I agree that such developments need to be curbed. However, these policy points would seem only to address the potential detriment to the locality's visual amenity. I agree fully with A to D. But what about the extra demands on our villages of the extra visiting population (how many more can we take)? What about the issue of the strain on the local infrastructure, referred to elsewhere in the plan - pressures on, for example, the local surgery and water utility?
<b>36</b>	To sustain the villages as thriving, busy entities.
<b>37</b>	Ensure the infrastructure can support them
<b>38</b>	A logical approach that seeks to manage growth, but also ensure local's are not adversely impacted.
<b>39</b>	I do not want to appear negative but repeat again that new development, including increased capacity of holiday accommodation, should only occur where local infrastructure can cope with greatly increased traffic movements.



**ALLITHWAITE AND CARTMEL - QUESTIONNAIRE RESULTS –  
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**MAINTAINING AND ENHANCING COMMUNITY FACILITIES AND INFRASTRUCTURE – AC11**

**YES – 93.55%**

**NO – 6.45%**

<b>No</b>	<b>COMMENTS</b>
1	Suggestion - worth explicitly mentioning broadband connectivity. Plus need to maintain existing (albeit infrequently) buses
2	Possible feasibility study into viability of mobile shop in Allithwaite to complement mobile post office and could build to become like Crosthwaite Exchange with Café and outreach health service
3	Only speaks to new build, what about existing?
4	Must support local businesses
5	Again I think direct consultation with doctors / carers / hospitality and emergency services should be sought and not left to developers to bend to their interpretation. Already strained and breaking with Covid.
6	Add more floods and problems with high development and increased population too fast with too much on all ready flagging system. Needs slow and steady increase over time to allow services to grow with it. Water and Gas issues already ongoing problem.
7	A590 has had 4/5 crashes in the last 5 weeks and brought the area to a standstill. Chaos for commuters and workers. Add more pressure or it will implode.
8	The introduction of speed limits is essential before any development is allowed eg: Cartmel to Cark and Haggs Lane. People in Cartmel with no parking should be allocated a parking space area (Principal Residents)
9	Developers seem to have a way of doing what they want!
10	Parking still an issue in both villages
11	Best available technology' MUST include energy capture systems, not just broadband.
12	Add traffic calming measurers on straight populated slopes
13	Mobility and accessibility for those who are isolated is key. Not adequately covered in plan
14	Community facilities need to be accessible to all
15	Would like to see educational requirements specifically included in infrastructure
16	How can we be sure and ensure that developers will do as stated? Greendales, for example, was originally planned for bungalows we ended up with houses, some of which are three stories. Plus, the pathetic local occupancy flats on the left of the entrance.

17	If you are not on the internet you are unable to take part in questionnaires. We are forgotten about. I've lived here since 1985, I am a working person
18	Highways - pursue a policy to repair and maintain roads
19	Infrastructure proposal is weak. Pedestrian and cycle ways are limited already and non-existent in many places.
20	Increased traffic gives increased risk to pedestrians and cyclists.
21	Particularly the bus service! A convenience store in Allithwaite would be good
22	Strongly support & agree. The service infrastructure in Cartmel in particular is old and not fit for continuous expansion of demand without considerable renovation and upgrading. The electricity supply, telephone supply, water supply, foul drainage system road surfacing, provision of footpaths are already stretched to almost breaking point. Whilst completing this form there have been 3 power spikes causing internet connections to fail. Recent heavy rain has caused raw sewage to backup in road drains and flow into the River Eea. These service inadequacies must be addressed before any more new properties are allowed to be built in our villages.
23	We have very limited facilities in Allithwaite. Shops, schools, transport need investment
24	Maybe need to opportunity for technology links for existing properties
25	Totally agree
26	I agree with all the points in the policy
27	Of course developers and planners should ensure that any development will not have an adverse impact on the infrastructure of an area. I also think that given the current concern with our climate, all developments should include solar panels, heat pumps, and some sort of rainwater storage system. Obviously given the increase in population of the Cartmel Peninsula as a whole in the last few years, plus the amount of housing passed but not yet built, our medical services are already under pressure and this should not be increased without some additional funding being spent on them. SHOP/POST OFFICE???? Where are people from the new developments going to go for a pint of milk or a stamp?? Not Kents Bank or Allithwaite ~ no development should be allowed unless there is provision for a local shop and an upgrade of the currently inadequate bus service between Allithwaite and Cartmel. It is somewhat strange that I live in Allithwaite and Cartmel parish but there is only a very limited bus service between the 2 villages and as importantly no safe pedestrian or cycle route between the 2.
28	Quite often holiday homes or 2nd homes, lodges are bought so that families can visit relatives living in our villages, or purchased as an investment it all adds to our economy, and many people who have visited in these circumstances often then when the circumstances are right come to live in those houses as their principle residence. It is no different than someone purchasing a property living in part and renting the other part or using part as a B&B.

<b>29</b>	Cartmel generally is lucky to be well served with community facilities in the village and nearby at Grange. Public transport should be improved with a better bus service. Any significant future local housing development must include adequate road and utilities. Broadband needs to keep pace with wider developments and expectations - for both commercial and domestic/recreational needs.
<b>30</b>	There should be a requirement for new developers to consider the access to public transport from their new houses, to ensure the minimum of car journeys. Upgrading the existing roads/lanes to cope with the inevitable increase in traffic, whilst at the same time maintaining the character of the area, seems barely possible.
<b>31</b>	There should be a requirement for new developers to consider the access to public transport from their new houses, to ensure the minimum of car journeys. Upgrading the existing roads/lanes to cope with the inevitable increase in traffic, whilst at the same time maintaining the character of the area, seems barely possible.
<b>32</b>	Large developments should not be considered within Allithwaite until the village comes up to speed with neighbouring villages in terms of services. We have lost the village shop and post office which for a village of our size should have one. Large developments are being planned in SLDC plan which there is no mention of in the local plan shown here like land allocation RN230. Many residents do not access the internet to see these developments so are unable to comment on the issues with them. The land on Ridgeway is down as amenity space which should not be the case as it has planning permission on it and the owners have not been consulted on the matter. This should be taken out of amenity space and rightfully given back to the owner. Also to land to the west of Ridgeway has been put into amenity space without the owners consent again and therefore this should be removed.
<b>33</b>	Agreed
<b>34</b>	The playgrounds need support from the community and I agree with the finance they will receive from new build
<b>35</b>	Agree that the playgrounds need community support and support from new builds.
<b>36</b>	The second statement "Developers must show that they have considered and acted to ensure that there is no adverse impact on the infrastructure" including Utilities, Highways and Healthcare." should be revised to require developers to make a positive contribution. Simply requiring they make "no adverse impact" is too easy/passive. Require them to reinvest some their profit to enhance the locality in some way.
<b>37</b>	This policy must not be removed or down-graded!!!!

## APPENDIX D

### Statutory and Non-Statutory Responses

Consultee (email)	Date	Comments
<p>NW Planning, Sustainable Places, Cumbria and Lancashire</p>	<p>24 Sept21</p>	<p>Thank you for consulting us on the draft Allithwaite and Cartmel Neighbourhood Plan. We have reviewed the document in respect of the Environment Agency’s remit and we wish to offer the following comments:</p> <p>The introductory section of the draft neighbourhood plan refers to conformity with South Lakeland District Council’s existing planning policies. I’m sure that you are aware South Lakeland District Council are currently working to update their local plan and therefore you may wish to incorporate the new local plan where possible to ensure that the neighbourhood plan will be up-to-date once adopted.</p> <p>The draft plan makes no reference to climate change and we would suggest that this is specifically referred to and given a strong emphasis in the document given that South Lakeland District Council has declared a climate emergency and climate change (and its predicted impacts) is a key issue in the current review of the South Lakeland Local Plan. Such an approach could also demonstrate how the plan will contribute to South Lakeland District Council’s aim for South Lakeland to become carbon neutral by 2037. Further useful guidance is available at: <a href="https://neighbourhoodplanning.org/toolkits-and-guidance/how-to-write-a-neighbourhood-plan-in-a-climate-emergency/">https://neighbourhoodplanning.org/toolkits-and-guidance/how-to-write-a-neighbourhood-plan-in-a-climate-emergency/</a></p> <p><b>Draft Policy AC1 – Design Principles</b></p> <p>We support the inclusion of draft Policy AC1, in particular the reference to using Sustainable Drainage Systems. Draft Policy AC1 could also include reference to the need for surface water drainage to be designed to accommodate the future impacts of climate change.</p> <p>Our remit for surface water drainage and related flood risk was transferred to the Lead Local Flood Authority in 2015. We have a strategic overview role in surface water management but we would not have specific requirements on a site-by-site basis for the design of Sustainable Drainage Systems unless such a system discharged to a main river watercourse.</p> <p><b>Green Infrastructure and Landscape Character - Objectives 2 and 3</b></p> <p>Green spaces can provide vital habitat links for a range of species and if joined up can provide networks for migration. This in turn can enable a species to adapt to changes of their habitat such as climate change. It can also off vital green infrastructure including permeable drainage for surface water. We therefore support this objective to ensure that green space is protected.</p>

We also recommend that if development have to occur in designated green space that mitigation is provided as part of the development for any related loss of habitat or drainage. We support draft Policy AC4 - Protecting Local Green Spaces and draft Policy AC5 – Protecting and Enhancing Green Infrastructure and Biodiversity.

Paragraphs 170 and 175 of the National planning Policy framework (NPPF) recognize that the planning system should conserve and enhance the environment by minimising impacts on and providing net gains for biodiversity. If significant harm resulting from a development cannot be avoided, adequately mitigated, or as a last resort compensated for, planning permission should be refused.

The concept of biodiversity net gain aligns with draft Policy AC5 - Protecting and Enhancing Green Infrastructure and Biodiversity and could be introduced here to strengthen the policy. Any new development should have regard to the latest planning guidance on how biodiversity net gain can be achieved as part the proposed development.

An accepted methodology has been developed by Natural England, Defra Biometric 2.0, which can be applied to assess the baseline range and condition of impacted habitats, and demonstrate how development proposals will achieve net gain.

Opportunities for biodiversity net gain should be identified at an early stage in the design of any proposal, to be incorporated as the design of the scheme develops.

Together with Natural England, Historic England and the Forestry Commission we have published joint advice on neighbourhood planning which sets out sources of environmental information and ideas on incorporating the environment into plans.

This is available at: <https://neighbourhoodplanning.org/wp-content/uploads/How-to-consider-the-environment-in-Neighbourhood-plans-2021.02.26.pdf>

Yours faithfully,

**Planning Advisor - Sustainable Places**

Consultee (email)	Date	Comments
Network Rail	7 Sept 21	<p>Network Rail is a statutory consultee for any planning applications within 10 metres of relevant railway land (as the Rail Infrastructure Managers for the railway, set out in Article 16 of the Development Management Procedure Order) and for any development likely to result in a material increase in the volume or a material change in the character of traffic using a level crossing over a railway (as the Rail Network Operators, set out in Schedule 4 (J) of the Development Management Procedure Order).</p> <p>Network Rail is also a statutory undertaker responsible for maintaining and operating the railway infrastructure and associated estate. It owns, operates and develops the main rail network. Network Rail aims to protect and enhance the railway infrastructure, therefore any proposed development which is in close proximity to the railway line or could potentially affect Network Rail's specific land interests will need to be carefully considered.</p> <p>(3) The proposal area is adjacent to a section of railway line. Developments in the neighbourhood area should be notified to Network Rail to ensure that: Access points / rights of way belonging to Network Rail are not impacted by developments within the area.</p> <p>That any proposal does not impact upon the railway infrastructure / Network Rail land e.g.</p> <ul style="list-style-type: none"> <li>Drainage works / water features</li> <li>Encroachment of land or air-space</li> <li>Excavation works</li> <li>Siting of structures/buildings less than 2m from the Network Rail boundary / Party Wall Act issues</li> <li>Lighting impacting upon train drivers' ability to perceive signals</li> <li>Landscaping that could impact upon overhead lines or Network Rail boundary treatments</li> <li>Any piling works</li> <li>Any scaffolding works</li> <li>Any public open spaces and proposals where minors and young children may be likely to use a site which could result in trespass upon the railway (which we would remind the council is a criminal offence under s55 British Transport Commission Act 1949)</li> <li>Any use of crane or plant</li> <li>Any fencing works</li> <li>Any demolition works</li> <li>Any hard standing areas</li> </ul>

		<p>For any proposal adjacent to the railway, Network Rail would request that a developer constructs (at their own expense) a suitable steel palisade trespass proof fence of at least 1.8m in height. All initial proposals and plans should be flagged up to the Network Rail Town Planning Team London North Western Route at the following address:</p> <p>Town Planning Team LNW  Network Rail  1<sup>st</sup> Floor, Square One, 4 Travis Street  Manchester M1 2NY</p>
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Consultee (email)	Date	Comments
Canal and River Trust	5 Oct 21	Have no comments to make on the plan.

Consultee (email)	Date	Comments
Sport England	5 Oct 21	<p>1. Playing fields and sports and recreation facilities are already afforded protection under paragraph 97 of the NPPF and a local green space (LGS) designation of such adds a further, more restrictive, layer of protection.</p> <p>2. Sport England is concerned that the designation of playing field sites including (1) Allithwaite Community Playing Fields and (6) Cartmel Park / Cricket Ground as local green spaces means that policy for managing these sites as Local Green Space becomes more restrictive and consistent with Green Belt policy. This means placing these playing fields under greater restriction than at present, thus affecting how they could be developed in the future without such a designation. In some circumstances the LGS designation could prevent their legitimate development for sport and recreation purposes or prevent a playing field from being redeveloped for an alternative purpose, whilst still meeting the requirements of paragraph 97 of the NPPF in that (a) an assessment has been undertaken that shows it surplus to requirement; (b) the loss would be replaced elsewhere with equivalent or better provision in terms of quantity and quality; or (c) it is for alternative sports and recreation provision.</p> <p>It is still unclear what development on (1) Allithwaite Community Playing Fields and (6) Cartmel Park / Cricket Ground would be permitted, and whether the LGS designation would make developments on them, including that for ancillary sporting use acceptable or unacceptable in policy terms.</p>

		<p>Sport England also notes that (6) Cartmel Park / Cricket Ground is 45.5 hectares in area and considers that an extensive tract of land in it's own right. There is no supporting text in the Local Green Space Assessment report that defines what an extensive tract of land is and the report in itself makes no attempt to check and challenge the assumptions made in the report about any of the sites. Sites (1) and (6) do hold recreational value but sports sites by there very nature could not be described as tranquil when they are in active use for sport and recreation. It is also not clear if the landowners support the LGS designations and there are no copies made available of previous representations made, nor how any representations have been taken into account to shape the Neighbourhood Plan.</p>
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<b>Consultee (email)</b>	<b>Date</b>	<b>Comments</b>
United Utilities	13 Oct 21	<p>Thank you for your email and links to the draft neighbourhood plan.</p> <p>With regards to policies within the Neighbourhood Plan, United Utilities is pleased to see the inclusion of surface water comments in the General Design Principles and within Draft Policy AC1 – Design Principles.</p> <p>It is important that United Utilities are kept aware of any additional development proposed within your neighbourhood plan over and above the Council’s allocations. We would encourage further consultation with us at an early stage should you look to allocate any additional sites in the future to ensure we have necessary infrastructure to prevent delays and other unnecessary expense.</p> <p>If you wish to discuss this in further detail please feel free to contact me.</p>

<b>Consultee (email)</b>	<b>Date</b>	<b>Comments</b>
National Grid	15 Oct 21	<p>Dear Sir / Madam</p> <p>Allithwaite and Cartmel Neighbourhood Plan Regulation 14 Consultation September - October 2021</p> <p>Representations on behalf of National Grid</p> <p>National Grid has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf.</p> <p>We are instructed by our client to submit the following representation with regard to the current consultation on the above document. About National Grid National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales.</p>



		<p>The energy is then distributed to the electricity distribution network operators across England, Wales and Scotland. National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use. National Grid Ventures (NGV) is separate from National Grid's core regulated businesses. NGV develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States. Proposed development sites crossed or in close proximity to National Grid assets: An assessment has been carried out with respect to National Grid's electricity and gas transmission assets which include high voltage electricity assets and high-pressure gas pipelines. National Grid has identified that it has no record of such assets within the Neighbourhood Plan area. National Grid provides information in relation to its assets at the website below.</p> <p><a href="http://www2.nationalgrid.com/uk/services/land-and-development/planningauthority/shape-files/">www2.nationalgrid.com/uk/services/land-and-development/planningauthority/shape-files/</a></p> <p>Please also see attached information outlining guidance on development close to National Grid infrastructure.</p> <p>Distribution Networks Information regarding the electricity distribution network is available at the website below: <a href="http://www.energynetworks.org.uk">www.energynetworks.org.uk</a>. Information regarding the gas distribution network is available by contacting: <a href="mailto:plantprotection@cadentgas.com">plantprotection@cadentgas.com</a> Further Advice Please remember to consult National Grid on any Neighbourhood Plan Documents or site specific proposals that could affect our assets.</p>
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<b>Consultee (email)</b>	<b>Date</b>	<b>Comments</b>
The Coal Authority	18 Oct 21	<p>Allithwaite and Cartmel Neighbourhood Development Plan and Design Guide Thank you for consulting The Coal Authority on the above.</p> <p>Having reviewed your document, I confirm that we have no specific comments to make on it. Should you have any future enquiries please contact a member of Planning and Local Authority Liaison at The Coal Authority using the contact details above.</p>

<b>Consultee (email)</b>	<b>Date</b>	<b>Comments</b>
Homes England	22 Oct 21	<p>Allithwaite and Cartmel Neighbourhood Development Plan Homes England Response</p> <p>As a prescribed body, we would firstly like to thank you for the opportunity to comment on the Allithwaite and Cartmel Neighbourhood Development Plan (NDP). Homes England is the government's housing accelerator. We have the appetite, influence, expertise, and resources to drive positive market change. By releasing more land to developers who want to make a difference, we're making possible the new homes England needs, helping to improve neighbourhoods and grow communities.</p> <p>Homes England does not wish to make any representations on the Allithwaite and Cartmel Plan NDP. We will however continue to engage with you as appropriate.</p> <p>Yours faithfully,</p>

<b>Consultee (email)</b>	<b>Date</b>	<b>Comments</b>
Historic England	22 Oct 21	<p>Allithwaite &amp; Cartmel Neighbourhood Plan (Reg 14 Pre-Submission Draft)</p> <p>As the public body that advises on England's historic environment, we are pleased to offer our comments on the submission draft of Allithwaite &amp; Cartmel Neighbourhood Plan.</p> <p>The Allithwaite &amp; Cartmel Neighbourhood Plan area contains a significant number of designated heritage assets including a number of high-grade assets (one Grade I, two Grade II* and five Scheduled Monuments). Cartmel Conservation Area hosts the majority of the area's designated assets within its boundary with over 90 listings. The plan area is also likely to contain many other features of local historic, architectural or archaeological value. The National Planning Policy Framework (NPPF) indicates that plans should set out a positive strategy for the conservation and enjoyment of the historic environment (para 185) and can include detailed policies on conserving and enhancing the historic environment and design (para 28).</p> <p>Government's National Planning Practice Guidance (PPG) is clear that, where relevant, neighbourhood plans need to include enough information about local heritage (e.g. such as sites of archaeological interest or locally listed buildings) to guide local authority planning decisions and to put broader strategic heritage policies from the local authority's local plan into action but at a neighbourhood scale.</p>

The planning and conservation staff at South Lakeland District Council are best placed to assist with the development of your plan in relation to the historic environment.

We do however offer some general advice and guidance below. If you have not already done so, we also recommend that you also speak to the staff at Cumbria County Council's Cumbria Historic Environment Service who manage the Historic Environment Record (HER, formerly SMR). They should be able to provide details of locally-important buildings, archaeological remains and landscapes as well as designated heritage assets. To ensure that the protection and enhancement of the historic environment is fully embedded within Allithwaite & Cartmel Neighbourhood Plan we recommend that you refer to Historic England's advice on Neighbourhood Planning and the Historic Environment and particular our Advice Note No.11 for further guidance.

It is available on our website here: [historicengland.org.uk/advice/planning/improve-your-neighbourhood/](http://historicengland.org.uk/advice/planning/improve-your-neighbourhood/) and should be the first port of call for advice on heritage in neighbourhood plans, being written specifically for those such as yourselves preparing plans. Other Historic England advice that may also be of use includes:

- HE Advice Note 2 - Making Changes to Heritage Assets: [historicengland.org.uk/images-books/publications/making-changes-heritageassets-advice-note-2/](http://historicengland.org.uk/images-books/publications/making-changes-heritageassets-advice-note-2/)
- HE Good Practice Advice in Planning 3 - The Setting of Heritage Assets: [historicengland.org.uk/images-books/publications/gpa3-setting-of-heritageassets/](http://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritageassets/)
- HE Advice Note 7 - Local Heritage Listing: [historicengland.org.uk/imagesbooks/publications/local-heritage-listing-advice-note-7](http://historicengland.org.uk/imagesbooks/publications/local-heritage-listing-advice-note-7).

We recommend that you familiarise yourself with the terminology of historic environment planning (such as “historic environment”, “conservation”, “significance”, “heritage asset”, and “setting”) by referring to the glossary in the NPPF. Where relevant, we suggest copying these and other terms across to your plan's own glossary. You can also familiarise yourself with basic legislative and policy protections that heritage assets in England enjoy by browsing our online Heritage Protection Guide at [historicengland.org.uk/advice/hpg](http://historicengland.org.uk/advice/hpg).

We are pleased that the plan acknowledges Cartmel Conservation Area, and that it features as one of the plan's objectives. However, we do recommend that the plan also addresses the wider historic environment, as the plan area is host to scheduled monuments, listed buildings (both within and independent of the conservation area), a registered park and garden, as well as many other features of local historic, architectural or archaeological value.

	<p>It is very important that the plan does not just identify heritage assets in the area, but also includes a positive strategy to safeguard those elements that contribute to their significance. This will ensure that they can be appropriately conserved and enjoyed now and in the future. We are aware that a Conservation Area Management Plan is being prepared by South Lakeland District Council in tandem with your plan, and so recommend that you liaise with SLDC to help ensure there is synergy between the two documents.</p> <p>We note that the plan is supported by a Design Code (July 2020). Your Code predates the Department for Levelling Up, Housing &amp; Communities/ MHCLG's recent guidance on the National Model Design Code (last updated 14 October 2021), and so we recommend that the plan and associated design codes are updated to align with this latest national guidance. Finally, we should like to stress that this advice is based on the information provided by Allithwaite &amp; Cartmel Parish Council in your correspondence of 31 August 2021. To avoid any doubt, this does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed neighbourhood plan, where we consider these would have an adverse effect on the historic environment. Thank you for providing Historic England with the opportunity to comment.</p> <p>Yours sincerely,</p>
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<b>Consultee (email)</b>	<b>Date</b>	<b>Comments</b>
National Farmers Union	24 Oct 21	<p>I am writing on behalf of the National Farmer Union with respect to the Allithwaite and Cartmel Neighbourhood Plan</p> <p>While I have no specific objections to the neighbourhood plan, the Allithwaite and Cartmel Neighbourhood Plan Boundary shows that the majority of the area is rural and has a significant number of farm businesses and therefore I would like to make some general points with respect the needs of agriculture in the area.</p> <p>At present it is an incredibly uncertain time for farm businesses as we have left the European Union. This not only impact in out access to EU sheep markers which are traditionally very important for UK sheep producers (roughly 1/3 of our lamb enters into this market) but we are also faced with potential challenges die to trade deals being struck and a seismic change in the way in which agricultural support will be delivered onto farm. We will more away from a simple system based on payment per hectare of land to one where farmers will be paid public money for delivering public good.</p>

Many farm businesses in South Lakes are dependent on support for maintaining farm income and this change could have a significant scene on how they operate. The neighbourhood plan needs to allow them to adapt their business to raise advantage of any opportunities which may arise, particularly around areas such as renewable energy and diversification enterprises. They should also not have unreasonable conditions placed on them, such as the use of certain types of material they need to use renovating buildings, which would place unnecessary costs on them when trying to develop their farm.

Farmers find themselves at the sharp end of climate change as the hotter, drier summers and warmer wetter winters impact on their ability to manage their land. The NFU has set a goal of reaching net zero greenhouse gas emissions across the whole of agriculture in England and Wales by 2040. As climate change impacts at a global level, food security is likely to become of increasing importance, a fact which has been recognised by the Intergovernmental Panel on Climate Change. Planning policies need to strike a balance between the environment, tackling climate change and also producing food. They should support investment in infrastructure which allow farmers to become more climate resilient. Finally, there is a great deal of potential for using farmland as a source of renewable energy but planning is often seen as a barrier to this. Planning policy should look to facilitate renewable energy projects and not be an obstacle to them.

The consultation highlights the importance of broadband and connectivity. However much of the focus has been on delivering high speed broadband to towns and villages while farmers themselves still suffer from very poor broadband service. In a recent survey of NFU members only 17% of those surveyed receiving a reliable mobile signal in all locations on farm, and 45% still did not having access to sufficient broadband speeds. Better coverage is required to support farmers to maximise the opportunities that digital technology can provide for their businesses and to improve productivity.

**Draft Policy AC5 - Protecting and Enhancing Green Infrastructure and Biodiversity** outlines proposed measures to protect and enhance the environment. This includes proposals for new development to demonstrate how the design has taken into account its potential impact on local habitats and species and that developments protect and enhance biodiversity and important wildlife habitats. I would point out that the needs to protect and enhance the environment need to be balanced with the needs to produce food and maintain a viable farm business. Planning policy should look to strike this balance and not designate land for certain uses or put any extra restrictions on farmers which could impact on their ability to manage or develop their businesses or put over onerous conditions on farm developments.

		<p>As part of the new domestic agricultural policy, farmers are being encouraged to diversify their income and the government is providing grants and advice on how this can be achieved. The neighbourhood plan should look to encourage this rural economic development. The neighbourhood plan should look to support agricultural diversification</p> <p>The farmland in the area covered by the neighbourhood plan is a mixture of grade 3, 4 and 5 agricultural land, from the high fells to the more productive grassland in the valley bottoms. As such the land is best suited to livestock grazing systems such and dairy, beef and sheep farming. As UK farmers continue to adapt to a post Brexit trading environment they may be required to make investments to maintain business productivity or adapt to new legislation. This could lead to new infrastructure typical of dairy and livestock enterprises being required on farm, associated with environmental protection and business efficiency. Indeed the government is looking to provide grants for farm to provide this infrastructure. The neighbourhood plan should look to support these investments and not act as a barrier to business development.</p>
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<b>Consultee (email)</b>	<b>Date</b>	<b>Comments</b>
Natural England	28 Oct 21	<p>Dear Mike Lamb</p> <p>Regulation 14 Allithwaite and Cartmel Parish Draft Neighbourhood Plan Consultation Thank you for your consultation on the above dated 31 August 2021. Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development. Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.</p> <p>Natural England does not have any specific comments on this draft neighbourhood plan.</p>

<b>Consultee (email)</b>	<b>Date</b>	<b>Comments</b>
Bourne Leisure	28 Oct 21	<p>Allithwaite and Cartmel Neighbourhood Plan:</p> <p>Letter of Representation On behalf of our client, Bourne Leisure Ltd (“Bourne Leisure”), please find below representations on the Allithwaite and Cartmel Neighbourhood Plan [ACNP]. The Neighbourhood Plan [NP] is published for comment until 29 October 2021.</p>

**Background**

By way of background, Bourne Leisure operates more than 50 holiday sites across Great Britain in the form of holiday parks, family entertainment venues and hotels. These sites are operated under the Haven Holidays, Warner Leisure Hotels and Butlins brands. Bourne Leisure is therefore a significant contributor to the national tourist economy, as well as local visitor economies.

Within the proposed neighbourhood plan area, Bourne Leisure operates the Lakeland Holiday Park under its Haven brand. Wider Policy Context As you will be aware, the Local Plan for the area includes the South Lakeland Core Strategy [SLCS], which was adopted 20 October 2010, the Land Allocations Development Plan Document [DPD], Development Management Policies DPD and the Arnside and Silverdale Area of Outstanding Natural Beauty [AONB] DPD. The Core Strategy and DPDs are subject to ongoing review. The Local Plan Review will review and combine the Core Strategy, Land Allocations and Development Management Policies DPDs into a single Local Plan.

The review will include district-wide policies relating to the AONB, but will not review the AONB DPD itself. This emerging new Local Plan is at the Issues and Options stage which is taking places alongside a Call for Sites inviting suggestions for site allocations. The Council is currently consulting on this stage until 29 October. On behalf of Bourne Leisure, Lichfields is submitting representations to that consultation. It is vital that the emerging NP, which if supported by a referendum, becomes an effective part of the development plan and not one that stymies sustainable development in line with wider planning policies. In our view it would be prudent to await the new Local Plan and then the NP can be prepared in full knowledge of the Authority wide policies and strategy.

Representations The proposed policies within the draft ACNP are considered in the context of the requirements of the Localism Act 2011, Neighbourhood Planning Regulations 2012 [the regulations], the National Planning Policy Framework 2021 [the Framework], and South Lakeland District Council's [SLDC] current statutory development plan given the early stage of progress of the Review. Paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990 states the basic conditions that a NP must meet to be put to a local referendum: a Have regard to national policies and advice contained in guidance issued by the Secretary of State; b Have special regard to the desirability of preserving any listed building or its setting; c Have special regard to the desirability of preserving or enhancing the character or appearance of any conservation area; d Contribute to the achievement of sustainable development; e Be in general conformity with the strategic policies of the development plan for the area; f Be compatible with European Union [EU] obligations; and, g Prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.

Consideration is given to the following policies in respect of the above requirements.

**Draft Policy AC10 (Caravan and Chalet Parks)** Draft Policy AC10 forms part of the emerging plan that deals with residential development. The Park is listed in Figure 5 under a section of the draft plan named ‘second homes’. Whilst some caravan parks are for residential use, Lakeland Holiday Park is for holiday-use only and should not be categorised as forming part of the residential housing land supply, or its challenges, within the area. Whilst there will indeed be some overlap in the case of self-catering holiday accommodation in dwellings, this does not apply to holiday parks. The NP should be clear about the differences between housing and holiday parks. This needs to be corrected as the emerging Plan does not make this distinction.

Interestingly, however, whilst paragraph 2.4.9 seeks a framework that provides homes for local needs, there is no recognition that the Holiday Park is actually helping to ensure that people who want to visit the area do not purchase dwellings that would otherwise form part of the local housing supply. This should be recognised and welcomed by the emerging plan. Turning to the emerging detail, Draft Policy AC10 states: “The provision of new, or extensions to existing, caravan or chalet parks will only be supported where:

- A. There would be no harm to the character of the countryside, and they are well contained within the landscape such that they are not visually intrusive both from immediate views and from surrounding distant fells.
- B. Effective screening by the planting of local native species must be well established and maintained around the edges of the site where it is not contained within a landscape form. Internal planting must be provided to break up roof massing when viewed from a distant high land.
- C. The layout of such units will be required to avoid a rigid pattern which would not be in keeping with the surroundings and the space between each unit must be maintained and agreed at the planning stage.
- D. The design, height and colour of future units shall have regard to the surrounding landform, long distance views and landscaping and be within an agreed range of colours”.

In the explanatory text to Draft Policy AC10 it is acknowledged that “Allithwaite and Cartmel is a popular tourist and visitor destination” but then goes on to advocate for “restrictive” policy. At 2.4.14 it states: “This policy takes account of existing provision and takes a restrictive approach to new development” (our emphasis). Taking a “restrictive approach” to new development is in conflict with SLCS Policy CS4 (Cartmel Peninsula) which seeks to “maintain and enhance the strength of tourism across the area” and CS Policy CS7.6 (Tourism Development) which seeks to create, enhance and expand tourist attractions and infrastructure.



The emerging NP also contradicts strategic policies CS1, CS7.4 and CS7.6 that are broadly supportive of rural development and tourism development outside key service centres, recognising the contribution it makes to the economy. It is also in contrary to the Framework's paragraph 16(b) which states that plans should be prepared positively. It is considered the "restrictive approach" of NP Policy AC10 does not meet basic conditions a and e as it is at odds with strategic policies of the SLCS and has not had regard to the Framework in this respect. The emerging policy fails to take into account and, indeed, appears to disregard the valuable and essential contribution caravan and holiday parks make to the rural economy and economy generally. Visitor and tourism spend in the local area, contributing to the sustainability of a number of local businesses. Some of these businesses will rely on such spend in the peak season to survive. Further, because of the boundary of the emerging NP, there is no recognition of the functional economic relationship of the Holiday Park with Flookborough. Guests from the park, use the pubs, shops, post office and other facilities of this village.

As by far the largest employer in the NP area, it is surprising that the importance of Lakeland Holiday Park in terms of economic and social effects is not covered in the draft document. There are several important aspects of the park's operation that ought to be taken into account in framing local policies. By way of example, a considerable number of the team live in the local area and the park is a particularly strong employer of younger people. Guests to the park spend in the local area as well of course as the team who live locally.

Haven also uses local suppliers wherever possible, and Lakeland Holiday Park is no different. Clearly the park is vital as local employers and to local businesses. Restrictions on the ability for the park to respond to the needs of guests' changing demands will have significant impacts upon the medium and long-term sustainability of the businesses in the area and should not be thwarted by restrictive policies that are not evidenced or consistent with national and local policy. The reason for a restrictive policy position appears to be based on concerns over apparent pressure on GP services.

The plan is not supported by evidence that such services are under pressure as a direct result of users of the caravan and chalet parks in the area. The reason for introducing a restrictive policy such as this should be evidenced. This part of the emerging plan uses wording that is uncharacteristic of NPs and should be removed particularly as there is no criterion in the emerging policy that links to these concerns. Any intentions to unnecessarily restrict the enhancement of caravan parks, such as Lakeland Holiday Park, in response to changing market demands will impact upon the NP area and local communities beyond.

Rather the policy should be framed in a constructive way that looks for ways to respond to the opportunities, to enhance existing provision and to support new provision. Should there be adverse impacts then mitigating should be encouraged. Looking at the policy wording in detail, Part A requires proposals to result in “no harm to the character of the countryside”, be “well contained within the landscape” and “not visually intrusive” from immediate and wider viewpoints. The Draft Policy should be re-worded to take into account the existing context of the site and provide a framework for the inclusion of mitigation-if required- as part of the development proposal. The policy should reflect national policy, and specifically paragraph 84c of the Framework, which requires policies and decisions to respect the character of the Countryside, and in so doing would provide a more positively planned approach to development. Part B refers to the requirement for screening of development and states this must be “well established”. Bourne Leisure requests clarification on this requirement. Planting can take some time to establish. Detailed landscaping is a common condition of any planning approval that can effectively control and ensure the adequate screening of approved developments over the medium to long term. On this basis the term ‘well established’ should be removed or the draft criterion amended so that a comprehensive landscape masterplan is submitted with the planning application to ensure the acceptability of the proposed development. Full details can then be agreed following the grant of planning permission. The ability to make development acceptable through the use of conditions is supported by paragraph 55 of the Framework.

Part C refers to the layout of sites and states “units will be required to avoid a rigid pattern”. Bourne Leisure requests clarification on what is meant by a “rigid pattern”. Notwithstanding this, it is unclear what the objective of this section of the policy is trying to achieve. This part of the policy also seeks to fix the spacing between “units”. It is within the powers of the local planning authority in approving development to require it to be built out in accordance with an approved site layout. A site licence, required to be held by a park operator, sets minimum distances between caravans. There is no need for the spacing to be fixed through policy. An effective approach to ensuring an appropriate layout is to control the total number of units on the grant of the planning permission by way of condition.

The requirements of Part D may not be necessary for every proposal, but this criterion allows for flexibility to be applied by the decision-maker; this would be a pragmatic approach. Overall, Bourne Leisure considers the intent and language used in Draft Policy AC10 contradicts SLCS Policies CS7.4 (Rural Economy) and CS7.6 (Tourism Development) that are positively prepared and supportive of tourism and rural development. It is also not in accordance with the Framework paragraph 16 for plan-making.

**Draft Policy AC3 (Protecting and Enhancing Landscape Character around Allithwaite and Cartmel)** Paragraph ‘B’ under Draft Policy AC3 seeks to “promote high quality residential design that respects local townscape and landscape character and is inspired by local vernacular building styles, building forms, layouts and materials”. Bourne Leisure requests that this policy is clarified to refer only to residential dwellings. We noted above that elsewhere in the draft NP identifies the park is considered to be providing ‘homes’. This is not the case as we explain above. It is considered unreasonable to require static caravans to be measured under the same guidelines as residential dwellings and this should be clarified in the NP.

**Draft Policy AC5 (Protecting and Enhancing Green Infrastructure and Biodiversity)**

Policy AC5 states: “A. Demonstrate how the design has taken into account its potential impact on local habitats and species and ensure no adverse impact either directly or indirectly, on international, national, or locally designated sites. B. Incorporate existing green infrastructure, Protect, and enhance wildlife corridors by retaining existing hedgerows and dry-stone walls. Recognises the importance of and protects the existing network of country lanes.

F. Demonstrate that developments protect and enhance biodiversity and important wildlife habitats. These may include for instance use of swift bricks, bat, and owl boxes, and ensuring that new and converted buildings provide nesting and roosting spaces for bats and birds. A mixture of native species typical of this locality should be incorporated in landscaping schemes which should aim to use appropriate native species trees to break up roof massing”.

Bourne Leisure considers that the wording of paragraph ‘A’ of Draft Policy AC5 does not align with the SLCS. Policy CS8.4 (Biodiversity and Geodiversity) of the SLCS states that development proposals that would have adverse impacts should only be permitted where “the benefits of the development clearly outweigh the impacts on the features of the site and the wider network or natural habitats” and “prevention, mitigation and compensation measures are provided”. Bourne Leisure therefore considers the policy would need to be revised to align with the SLCS. However, given that the draft NP need not simply repeat policy within the SLCS it is our view that Section A of Policy AC5 should be removed. Further, locally designated sites should not be given equal protection to those that are internationally or nationally designated as set out in paragraph 180 of the Framework. Again, we suggest Section A of this policy is removed as it is not consistent with national policy and there is no need for it to simply be worded in a way that repeats national policy.

It is unjustified for locally designated sites to be afforded the same weight as international designations. The Framework states a site's designation may be "devalued" if not justified. The NP should consider whether in fact the reverse may be the case that by suggesting a local site has the same level of protection as internationally recognised sites may diminish the credibility of international and national designations. The provision of mitigation is the appropriate response in situations where adverse impacts may arise. This is set out in the SLCS, Policy CS8.4 which states; "Prevention, mitigation and compensation measures are provided" and the Framework paragraph 32 which states "where significant adverse impacts are unavoidable, suitable mitigation measures should be proposed".

**Draft Policy AC1 (Design Principles)**

Policy AC1 states: "All new development will be supported when it meets the following criteria:

- A. Has taken account of the Allithwaite and Cartmel Parish Design Code; and
- B. Makes a positive contribution to local identity, and sense of place; and
- C. Is suitable in terms of the overall design and appearance of the proposed development (including materials, size, scale, density, relationship to the public realm, layout, access) when assessed in relationship with the best features of the context within which the development is located; and
- D. Demonstrates that consideration has been given to the amenities of occupiers of neighbouring properties and does not result in the loss of an area or view which makes a contribution to public amenity by virtue of its open space character, appearance, and function;..." Part A refers to the Allithwaite and Cartmel Parish Design Code.

The Design Code is yet to be adopted. Bourne Leisure consider only limited weight can therefore be afforded to the Design Code. All the policies need to be effective, unambiguous, set requirements that are appropriate in terms of planning law and policy, comply with the basic conditions and will not undermine the approach to achieving sustainable development and the vision of the SLCS.

Bourne Leisure expect to make more detailed comments when SLDC re-consult on the draft ACNP in due course. Draft Policy AC6 (Dark Skies) The objective of this policy is to reduce unnecessary lighting outside to maintain views of the night-time sky. Bourne Leisure supports protecting the night-time sky from light pollution. However, Bourne Leisure consider the requirements of this policy can be conditioned and do not need to form part of the planning application.

Draft Objectives At 2.4 Draft Objective 9 states: Caravan and Chalet parks are well contained in the landscape and remain proportional to the size of the residential villages and hamlets. This objective is set under the general heading of residential development and for the reasons set out above we consider that caravan parks should not be confused with residential development. Accordingly (9) should be deleted. In any event this Draft Objective is potentially too restrictive on development, contradicting the SLCS and the Framework in that it does not recognise the key contribution holiday parks and specifically Lakeland Leisure Park makes to the local economy. Overall, the NP should be more supportive of the caravan and chalet parks which serve the important tourist economy and are a significant employer in the area. The scale and extent of a caravan park should be determined on its own merits and without reference to a village or a hamlet.

**At 2.6 Draft Objective 11 states:**

The tourist economy grows in a way which supports and enhances the environment and does not adversely impact on traffic and parking issues. On the whole, Bourne Leisure endorses this objective in that it is one of the only references within the emerging ACNP that actively seeks to encourage and positively plan for the tourist economy. The reference and approach to traffic and parking can be refined to align with national guidance. All new development that is likely to have a material increase on vehicle movement is assessed in terms of highways impact. The threshold for refusing development is “severe” impact as set out at paragraph 111 of the Framework. This objective within the emerging ACNP should be consistent with national policy. Further, as set out elsewhere in these representations, the plan should be positively prepared and not focused on a restrictive approach. Objectives should be aspirational but realistic. Taking a positive approach would help the NP look for opportunities to improve traffic and parking issues rather than simply focusing on the negatives. For example, where proposals look to replace touring with static pitches, and thus removing touring vehicles off the country roads in the area, this could be explicitly supported through policy in the emerging NP.

**Summary**

Bourne Leisure welcomes the consultation on the ACNP. However, there are a number of changes needed to ensure the document meets the basic requirements of the Localism Act 2011 [the Act]. Overall, the draft ACNP does not yet meet the basic requirements for Neighbourhood Plans set out in the Act. In turn this directly affects our client’s interests.

From our review, we have identified that the NP fails to reflect through its objectives or policies the important contribution the tourist and visitor sectors contribute to the local economy.

		<p>The policies are, by the ACNP’s own admission, “restrictive” towards such development. We have been unable to identify the necessary evidence to substantiate this position. This threatens the long-term sustainability of such developments by the lack of positive planning policy. As explained above this is at odds with both local and national policy. Further it is at odds with the requirements of the Act to prepare positive and unambiguous policy that does not conflict with existing strategic policy. The ACNP needs to be reviewed to ensure it is compliant with NP requirements set out in the Act.</p> <p>We trust that this consultation response will be taken into account and contribute to the further development of the NP. Please do not hesitate to contact me if you have any queries on the comments made in this letter.</p> <p>We would also be grateful if you would keep us updated on the progress of the NP.</p>
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<b>Consultee (email)</b>	<b>Date</b>	<b>Comments</b>
Friends of the Lake District	2 Nov 21	<p><b>Neighbourhood Plan Reg. 14</b>  <b><u>2.2 Landscape section/AC3</u></b>  We welcome this section and policy AC3, however, paragraphs 2.2.1 and 2.2.3 of the section deal with open spaces and might be better placed in the open spaces/local green spaces section. The policy and supporting text could instead include more about the specific character of the local landscape (this could be informed by the Landscape Character document referenced in the policy) and should refer to the fact that the Parish is in the setting of the LDNP and the importance of this. The duty to conserving and enhancing National Parks also applies in their setting and so it is important to reflect this. See NPPG text:</p> <p><b>What are the statutory duties of local planning authorities in relation to National Parks, the Broads and Areas of Outstanding Natural Beauty?</b>  <u>Section 11A(2) of the National Parks and Access to the Countryside Act 1949, section 17A of the Norfolk and Suffolk Broads Act 1988 and section 85 of the Countryside and Rights of Way Act 2000</u> require that ‘in exercising or performing any functions in relation to, or so as to affect, land’ in National Parks and Areas of Outstanding Natural Beauty, relevant authorities ‘shall have regard’ to their purposes for which these areas are designated. A list of the public bodies and persons covered under ‘relevant authorities’ is found in <u>Defra guidance on this duty</u>, and Natural England has published good practice guidance.</p>

This duty is particularly important to the delivery of the statutory purposes of protected areas. It applies to all local planning authorities, not just National Park authorities, and is relevant in considering development proposals that are situated outside National Park or Area of Outstanding Natural Beauty boundaries, but which might have an impact on their setting or protection.

Paragraph: 039 Reference ID: 8-039-20190721

We welcome the policy reference to the Cumbria landscape character assessment but suggest it should also refer to the LDNP landscape character assessment. Several of the landscape types and Areas of Distinctive Character (ADC) in the LDNP landscape character assessment (LCA) extend beyond the LDNP boundary and into the Parish. The Parish appears to straddle two or three of these (ADCs 64, 65 and 66 and landscape types B, C and L – see figure 3.5 at the end of this document).

You may also wish to consider making reference in the supporting text to the potential National Park extension i.e. the fact that this area has been independently assessed as being worthy of National Park status shows the quality of the landscape and should strengthen calls for its protection/ provides evidence for policy AC3.

It is still difficult to understand the relationship between the significant views in AC3 and the significant views covered by AC2. This needs to be clearer.

The final sentence of AC3 should be amended to apply to both hedges and walls:  
*Landscaping schemes in areas where dry-stone walls or hedgerows have been lost or are unmanaged should restore walls / hedgerows through traditional rebuilding or hedge-laying and/or replanting with native species, to benefit wildlife and maintain landscape character.*

We suggest the link is made in the text and/or policy here between landscape character and dark skies and between landscape character and tranquillity (as this will demonstrate the link between this and the dark skies policy later on).

#### **LANP4 - Open spaces policy**

We welcome this policy. How do the proposals relate to spaces protected by the SLDC local plan? Are the new designations proposed in addition to these? Might be helpful to briefly explain the relationship. For instance, the large triangle of land in between Cartmel main village and Headless Cross is not included but there is no mention of why. What about new spaces that have either been created as part of new developments or which become important over time?

**AC5 - GI and biodiversity**

We welcome this policy.

The policy should include reference to areas identified as priority habitat under the NERC Act. These are often most vulnerable as they are seen as unimportant but are still vital habitats for the species that live and feed there. Similarly, areas identified by Natural England as Network Enhancement or Network Expansion Zones would benefit from referencing as these too are often vulnerable in the same way as priority habitats but will form a key element in the Local Nature Recovery Strategy, for which Cumbria is a pilot area.

Part A of the policy should refer to both siting and design. The siting is crucial and should avoid harm as a priority.

Part C of the policy seems to be trying to do too much and might usefully be split into two or even three points – protecting and enhancing biodiversity and important habitats should involve protecting and improving on what’s already there not simply putting up bird boxes and using trees to break up roof massing is really a design point.

What about veteran and ancient individual trees? There are several in the parish

<https://ati.woodlandtrust.org.uk/tree-search/?v=1788038&ml=map&z=16&nwLat=54.20476514490997&nwLng=-2.9714877073623946&seLat=54.19587851852923&seLng=-2.9302889768936446>

See Woodland Trust Tree Inventory and guidance for planners for more guidance on how policy should treat ancient woodland and trees

<https://www.woodlandtrust.org.uk/publications/2019/06/planners-manual-for-ancient-woodland/>

**LANP6 - Dark Skies policy**

We very much welcome this policy.

The policy could be strengthened as at the moment, as long as the applicant can demonstrate a ‘need’ for the lighting, which can be very subjective, and it’s considered appropriate for its proposed use, then it can go ahead, which will not reduce light pollution - there is a lot of scope to go further.

What will constitute need?

Internal lighting and ‘significant openings’ is not just about the lighting being seen (which does harm landscape character and tranquillity) but about it spilling out and creating light pollution and harming wildlife etc.



Significant openings – traditional buildings tend not to be the main culprits here but the current trend for large expanses of glazing in new development is a big problem, so the policy should reflect this.

Rather than just saying that the ILP has provided some guidance, the policy could include a requirement for proposals to be in accordance with it and/or other guidance – a recently published document called Towards a Dark Sky Standard might help provide the detail – see here

<https://www.friendsofthelakedistrict.org.uk/lighting-policy>

To ensure the policy makes a real difference to how dark skies are considered in planning applications, we suggest you consider incorporating more detail to ensure lighting is designed appropriately

<https://www.friendsofthelakedistrict.org.uk/Handlers/Download.ashx?IDMF=0a80f016-905a-4608-a9c0-3bbc29bcd987> (you will need to scroll down beyond the explanatory text to see the policy itself).

We developed this with reference to dark skies policies put in place elsewhere in the country.

Our website also offers a range of other information that may help

<https://www.friendsofthelakedistrict.org.uk/dark-skies-subsite>

You may find this recent dark skies evidence useful to use to back up your rationale for this policy, alongside its contribution to landscape character.

<https://www.lightpollutionmap.info/#zoom=10.51&lat=54.1484&lon=-2.8634&layers=B0TFFFFFFFFFFFFFFFFF>

Please do feel free to contact our Dark Skies Officer Jack Ellerby. Telephone: 01539 720788

### **AC8 – New Housing policy**

‘Will be expected to’ is weaker than ‘will be required to’. Expecting a developer to do something places no requirement on them to do it. What about locational criteria – what criteria must new developments meet in terms of which locations they will be allowed to take place in?

Housing data – The text doesn’t mention that using the 2011 figures for population and housing stock, there is fewer than 1.9 people per dwelling ( $1831 \div 981 = 1.86$ ).

Most properties could comfortably accommodate more than 2 people and this figure strongly supports the case that the existing stock is under-used i.e. it backs up the argument for addressing second homes and holiday lets as it shows that really, it is better access to the existing stock that is needed just as much (if not more than) new additional stock. It also provides evidence of need in terms of size that new housing should reflect.

		<p><b><u>AC9 – Principal Residence policy</u></b>  We very much welcome this policy.  We suggest removing the words ‘second homes’ from the sentence beginning ‘new unrestricted.....’ as there will be no applications specifically for second homes and it will not be known at the time of the application whether a property is to be a second home or not.  We also suggest removing ‘when not working away from home’ as some people work away from home most of the time and only return to the house at weekends, which would defeat the object of the policy.</p> <p><b>Design Code</b>  There is still very little reference to lighting other than street lighting.  There is also no mention of design features related to lighting and light pollution such as glazing, window sizes and the design of lighting itself. These aspects should be covered in order to better support the relevant policies (e.g. the Dark Skies policy).</p> <p>The points of guidance provided above in relation to the Dark Skies policy may be helpful in informing the content.</p>
Cumbria County Council	16 Nov 21	<p>1.Thank you for consulting Cumbria County Council on the Allithwaite and Cartmel Neighbourhood Plan 2021 - 2029 Regulation 14 Draft, dated September 2021. We support the work being undertaken to prepare this plan and we hope that you will find these comments to be helpful.</p> <p>2.The following comments constitute the County Council’s response based on its interests as the Highway Authority, Lead Local Flood Authority, infrastructure and service provider and its strategic interest in securing inclusive growth (including the provision of housing that is accessible to people working in the County), digital connectivity and addressing climate change.</p> <p>3.It is noted the Neighbourhood Plan (NP) must plan positively to promote local development. It must also support the strategic development needs set out in the adopted South Lakeland District Local Plan and be in general conformity with that Plan, as well as taking into account the National Planning Policy Framework (NPPF). Regard has been had to these in providing this response.</p> <p>4.The County Council also notes that at the screening stage it was concluded by South Lakeland District Council that a Strategic Environmental Assessment and Habitats Regulations Assessment was not required, and that this conclusion has been endorsed by the statutory consultees (Environment Agency, Historic England and Natural England).</p>

5. The current South Lakeland District Council Local Plan runs to 2025 with a review of Local Plan currently being undertaken to extend the plan horizon to 2040. Consultation has been undertaken on the Issues and Options stage. As the Neighbourhood Plan continues to be developed, regard should be had to any relevant matters from the Local Plan Review as far as is practicable (noting that the timing for preparation of the Neighbourhood Plan is 'running ahead' of the Local Plan Review).

### **Evidence Base**

6. It is noted that the NP has been informed by an evidence base using national, County Council, South Lakeland District Council and Lake District National Park Authority sources and local assessments. Any updates to the evidence base should be considered by the Parish Council in continuing to progress preparation of the NP.

7. Notwithstanding 5 above, parts of the evidence base may be out-of-date and further consideration should be given to whether this needs to be reviewed and updated where possible. For example, in paragraphs 1.12 and 1.14 the NP sets a draft vision for the area that reflects the thoughts of the local communities identified in the preparation of the Community Plan in 2012/13. The responses received to the current consultation on the NP may assist in assessing whether the views and priorities of the community have changed since that time.

8. In paragraph 3.5 of the NP it states that 'At some time in the future there will be a need to formally review the NP and roll it forward to look beyond 2025'. The Census 2021 results will be released between May and June 2022 and as noted in 5. above, South Lakeland District Council are undertaking a review of their Local Plan. It is suggested that an early review of the Neighbourhood Plan should be commenced at a time that allows for the new Census information and updated South Lakeland Local Plan to be taken into account.

### **Vision**

9. The draft NP includes a vision for 2029 that reflects Allithwaite and Cartmel being separate villages with different characteristics. In respect to transport, the Vision states that pedestrian circulation would be significantly enhanced in Allithwaite, with traffic management resulting in a quieter, safer village. In Cartmel, traffic and parking management schemes would improve access to the many businesses; and residents and visitors would benefit from improved traffic circulation.

10. The County Council supports the Vision's focus on integrating development through provision of walking and cycling links and the use of traffic and parking management measures to the benefit of businesses, residents and visitors. However, the Vision would benefit from consideration of positive statements being included in respect to maintaining and enhancing the vibrancy and sustainability of the villages through supporting business activities and growth and housing developments that meet the needs of the community (and particularly that are accessible to people of a working age), reflecting the role of the villages as Local Service Centres as identified through the South Lakeland Local Plan. This would also create a better 'line of sight' between the Vision, Objectives and Policies.

### **Objectives and Policies**

#### Draft Objectives

11. In respect of the County Council's interests as the statutory Highways Authority and Lead Local Flood Authority, Objectives 4 and 5 are relevant. Objective 1 is also relevant in so far as the related Policy (AC1) addresses active travel and drainage matters. These Objectives are generally supported although Objective 1 could be reworded to better reflect the matters that are covered in the associated Policies, perhaps by introducing the concept of sustainable design principles as well as focussing on the protection of the built and rural environment and ensuring the character and heritage values of the Cartmel Conservation Area is considered. It is also noted Objective 1 has relevance in relation to the supporting text to Draft Policy 2 which makes reference to the use of materials, double yellow lines and signage.

12. In respect to the County Council's strategic interests (refer to Paragraph 2. above), Objectives 6, 8, 10, 11 and 12 are relevant. Objective 1 is also relevant in so far as the related Policy (AC1) addresses matters relating to climate responsive design, on-site renewable energy and Sustainable Urban Drainage Systems (SUDS) in new developments. These Objectives are generally supported although again consideration should be given to rewording Objective 1 (refer to Paragraph 11. above).

**Draft Policies**

***Draft Policy AC1***

13. Draft Policy AC1 includes a number of policy provisions that relate to the design of new developments, with criterion A. requiring regard to be had to the Allithwaite and Cartmel Parish Design Code. On review of the Design Code (and the Neighbourhood Plan), it is unclear as to how consideration has been given to relevant County Council Design Guidance and specifically the Cumbria Development Design Guide. In assessing development applications (and also in designing and delivering infrastructure schemes), the County Council will apply the provisions in the Cumbria Development Design Guide. It is therefore important that in preparing the Allithwaite and Cartmel Parish Design Code that it aligns with the County Council's Code where relevant, and preferably should not duplicate those matters set out in the County Code but rather should express the requirements at the local level. In further developing the NP and Allithwaite and Cartmel Design Code, regard should be had to the relevant County Council Codes and Guidelines (refer also to the information provided in regard to Appendix 3)

14. It is noted that criterion E. seeks measures to improve pedestrian and cycle linkages between and within the villages and is supported in-principle (refer also to comments made in respect to Policy AC7).

15. It is also noted that the draft NP proposes to apply the National Planning Policy Framework 'surface discharge order priority' (paragraph 2.1.5 in the NP) through criterion G. This approach is considered to align with the policy approach set out in Development Management Policy 6 in the South Lakeland Local Plan and also with the adopted approach of the County Council. However, it is suggested that a stronger link and emphasis could be included between the design and delivery of SUDS being integrated with greenspace and green links (green infrastructure) planning and design and the opportunity that such an approach can play in meeting the '10% net gain in biodiversity' for new developments that is expected to be introduced through the *Environment Bill* when enacted.

***Draft Policy AC2***

16. Draft Policy AC2 (clause 4) requires that new hard landscaping should enhance the Cartmel conservation area by using local materials such as cobbles and natural paving and avoid visual and physical clutter in the street scene. It is noted that in paragraph 2.1.14 concerns are raised about the traffic management measures introduced following the Cartmel Township Initiative including double yellow lines, the marking of car parking bays and signage having an intrusive visual impact.

In paragraph 2.1.4 it is also stated “Vehicular areas, including the two squares and side roads, are laid with tarmacadam; there may be potential to reduce areas of tarmacadam and introduce more areas of traditional materials as part of future improvement schemes”.

17. When new developments are to be constructed and part of the new development is to be adopted by Cumbria County Council as public highway, the construction of the adopted areas needs to be consistent with the County Council’s highways standards and policies. The County Council highways standards and policies have been developed taking into account best practice and relevant legislation and will take precedence over the policies within Neighbourhood Plan. Notwithstanding, in assessing each new development consideration can be given to different surface materials providing they meet the County Council highways standards and policies. If any ‘approved enhanced materials’ are agreed as part of an adoption associated with a new development, consideration will also need to be given to a commuted sum being deposited by developers to meet the future additional maintenance costs of any approved enhanced materials.

18. It should also be noted that generally the County Council will not use non-standard highway materials. Any use of non-standard materials / enhancement scheme affecting the public highway would need to be agreed in advance by the County Council and fully funded by the developer.

19. In respect to the use of double yellow lines, bay markings and signage, for parking restrictions to be legally enforceable some physical measures on the ground such as signs and lines are required. However, the County Council will continue to work with the Parish Council on parking issues in the village although it should be noted that all measures that are introduced (or altered) will need to accord with the national legislation.

20. In respect to street furniture, the placing of essential highway street furniture so that it does not cause an obstruction is supported. However, it should also be noted that other items of street furniture, such as benches, are not highway assets but if they are placed on the highway, they will need approval for the proposed location.

***Draft Policy AC7***

21. Draft Policy AC7 is titled ‘Improving pedestrian movement’. It is suggested that the policy should be re-titled to ‘Improving pedestrian and cycling movement’ to recognise that the policy content also includes cycling.

22.To encourage cycling and walking, the County Council has established a Cycling and Walking programme with the ambition being for walking and cycling to be the natural choice for everyday short trips. The County Council is therefore supportive of the recognition of the importance of active travel in Draft Policy AC7 and the need for both new developments to contribute towards, and the Parish Council undertake work to support increasing connectivity, including through the use of the Community Infrastructure Levy to improve the experience of all residents in moving around and between villages. The use of the Community Infrastructure Levy in an evidenced and co-ordinated way to support delivery of improved walking and cycling connections will help ensure a fully integrated approach is delivered that maximises benefits and opportunities.

23.It is, however, noted that there is a lack of clarity in the current draft policy when it states “to improve the experience [our emphasis] of all residents in moving around and between villages.” The NP would benefit from further supporting commentary about how the experience might be improved (for example, through provision of more direct routes, off-road routes, enhanced facilities and infrastructure etc.). Additionally, consideration should be given to expanding the policy to reference visitors as well as residents. It is also suggested for clarity that the second sentence of the policy is amended to read, “The Parish council will seek to use the Community Infrastructure Levy to improve the *walking and cycling* experience of all residents in moving around and between villages”.

24.In further developing active travel routes, consideration should be given to other planning and strategies relating to walking and cycling. The County Council would be happy to provide information about active travel schemes and proposals that the NP should take into consideration. For example, the Cumbria Cycling Strategy 2017 – 22 (see link to the Strategy in the comments on Appendix 3 below), amongst other themes, seeks to improve cycling infrastructure with a focus placed on the identification of strategic routes. The Southern Cumbria Cycling Map identifies Allithwaite and Cartmel as being located on the Strategic Network and the Lakes and Dales Loop, which should be considered in developing the walking and cycling network for the villages.

***Draft Policy AC8***

25.It is noted draft Policy AC8 B. (and Objective 7, paragraphs 2.4 and 2.41) refers to “small scale” in respect of housing development. What constitutes “small scale” is unclear and uncertain. The County Council considers that any terminology used should be consistent with that used in the South Lakeland Local Plan. This would avoid any ambiguity / inconsistency arising between the Local Plan and NP in the assessment of development applications.

Clarity on the above is still required, but to help the policy read more clearly, it is suggested that criterion B. is amended to say, “Demonstrate how the amenity (including visual) of existing properties has been considered, that the development is small scale reflecting the roles and functions of the villages, relates well to traditional layouts and has maximised solar gain.”

***Draft Policy AC9***

26.A **‘principal residence’ is indicated in the NP as being the primary location that a person inhabits.** It is also referred to as a person’s primary or main residence. The principal residence restriction appears to be based on evidence for Cartmel (paragraph 2.4.5 suggests that second home ownership and housing used for holiday lets is relatively high in Cartmel at 21.3%, but with no percentage specifically being evidenced for Allithwaite).

27.It is considered that the appropriate use of the principal residence clause would assist in restricting the use of new houses for second homes or holiday lets and thereby help bring greater balance and mixture to the local housing market and to create new opportunities for people to live and work in Allithwaite and Cartmel Parish. However, it is considered that for this policy to be justifiable in both villages, it will need to be demonstrated that there is a substantial issue in both Allithwaite and Cartmel with second home ownership and holiday lettings. If the evidence is not available for Allithwaite, the principal residence restriction should only be further considered for Cartmel.

***Draft Policy AC11***

28.The inclusion of a specific clause relating to the provision of broadband is supported. However, it is not clear whether the draft Policy is intended to align with Policy DM8 in the South Lakeland Local Plan, which requires new residential development of 2 or more dwellings and commercial development to demonstrate how future occupiers will be provided with sufficient broadband connectivity. Further consideration should be given to this and clarification provided in the NP as necessary.

29.Additionally, to conform with the County Council’s Digital Infrastructure Strategy and UK Government policy, it is suggested that the policy should be amended as follows to:  
require developers to engage with network suppliers to ensure that gigabit capable connectivity (typically full fibre) is available at new developments and property conversions;  
refer to the work planned under Project Gigabit to expand access to gigabit capable broadband therefore making it less onerous to require developers to work with network suppliers on making this provision; and refer to 4G mobile infrastructure and the need for 5G readiness.



30. The Digital Information Strategy 2020-2025 prepared by the County Council may assist in the further development of the NP (see link to Strategy in comments on Appendix 3 below).

Appendices

*Appendix 1*

A1 The latest revision of the National Planning Policy Framework (NPPF) is 20 July 2021, which replaces the previous version published in March 2012, revised in July 2018, and updated in February 2019.

*Appendix 2*

A2 No comments.

*Appendix 3*

A3 There are a number of Cumbria County Council Strategies and Guidelines that should be considered in further developing the Neighbourhood Plan and included in Appendix 3: Digital Information Strategy 2020-2025:

<https://www.cumbria.gov.uk/elibrary/Content/Internet/536/6487/44147115119.pdf>

Cumbria County Council Planning Obligation Policy:

<https://cumbria.gov.uk/elibrary/Content/Internet/538/755/1599/41590142248.PDF>

Cumbria Cycling Strategy:

<https://councilportal.cumbria.gov.uk/documents/s66323/App%201%20Cumbria%20Cycling%20Strategy.pdf>

Cumbria Development Design Guide and appendices:

[Cumbria Development Design Guide \(PDF 2.7kb\)](#)

[Appendix 1 - Parking \(PDF 670kb\)](#)

[Appendix 2 - Development Management Fees \(PDF 273kb\)](#)

[Appendix 3 - Criteria for traffic assessment \(PDF 427kb\)](#)

[Appendix 4 - Highway Design Guidance - Residential \(PDF 637kb\)](#)

[Appendix 5 - Greenfield Site Calculations \(to calculate APC bond\) \(PDF 251kb\)](#)

[Appendix 6 - SUDs components \(PDF 893kb\)](#)

[Appendix 7 - Drainage Checklist \(PDF 642kb\)](#)

[Appendix 8 - Highway agreements / obligations \(PDF 305kb\)](#)

[Appendix 9 - Public Rights of Way Considerations \(PDF 213kb\)](#)

[Appendix 10 - Road Lighting Specification and Checklist \(PDF 494kb\)](#)

Location	Date	Comments
South Lakeland District Council	18 Nov 21	<p><b>All</b> The document would benefit from a thorough proof read and tidying up of formatting, including ensuring sentences and bullet points/bullet pointed paragraphs are finished with semicolons and full stops (as appropriate), and that all paragraphs are given a paragraph number, as this would aid the readability of the document. Sentence structure needs checking as well, example Criterion D of Draft Policy AC8 requires a full stop in the middle of the first sentence. Acronyms where first used need to be preceded with the full title/name to aid readability and cross referencing.</p> <p><b>All</b> The Neighbourhood Plan needs future proofing in context of being able to respond to changes in future Local Plan policy direction/adoption. For instance, reference to current Local Plan policies will be superseded by the new Local Plan and therefore will become out of date within the lifetime of the neighbourhood Plan. Suggest a covering statement at the beginning of Section 2 of the Neighbourhood Plan, to emphasise this point, making clear where specific policies are referenced these may be superseded during the lifetime of the Plan by new adopted relevant policies in the South Lakeland Local Plan.</p> <p><b>All</b> References to consultation feedback/community plan questionnaire feedback. This may need updating in light of consultation feedback from Regulation 14 consultation. May be more preferable to put comments into context for example paragraph 2.2.1, possibly re-phrase to say open spaces are greatly valued along with the quality of the surrounding countryside.</p> <p><b>All</b> References to the National Planning Policy Framework, these need checking and updating where necessary to reflect latest changes in the 2021 updated version, including Appendix 1.</p> <p><b>All</b> References to time period of Neighbourhood Plan – ensure consistency, example Chapter 2 references 2025.</p> <p><b>Timespan of Plan</b> The Timespan of the Plan is 2021-2029, 8 years. Normally we would expect a Plan to cover a minimum period of 10 years, as stipulated in guidance. National Planning Guidance Paragraph 003 Reference ID 41-003-20190509 <a href="https://www.gov.uk/guidance/neighbourhood-planning--2">https://www.gov.uk/guidance/neighbourhood-planning--2</a></p>

### **Meeting Request**

**South Lakeland requests a meeting is held with the Parish and their consultants to help address key issues highlighted in this response below (those in black bold text in particular) before the draft Neighbourhood Plan moves on to the next stage of preparation.**

#### **1.1**

Clarity required, which consultations? – Emerging Draft Plan 2019 Consultations? Suggest this is clarified in the text.

#### **1.6**

Which supporting document is being referred to? Photographs would be better located in the Consultation Statement.

#### **1.9**

Cross reference needed to 2021 NPPF updated version.

#### **1.12**

Does the vision not also reflect consultation feedback in 2016, 2019?

#### **1.24 Page 11**

Reference to candidates for a Local List – note no Local List has been published at the point in time the Draft Neighbourhood Plan was published for consultation – it is inappropriate for the Draft Neighbourhood Plan to make any direct reference to any potential candidates in this respect.

### **Chapter 2**

Phrasing - Reference to South Lakeland Development Plan Documents – suggest say South Lakeland Local Plan.

#### **Draft Policy AC1 Criterion A**

It may help to confirm how proposals should take account of the Design Code, through Design and Access Statements? *Note weight given to local design codes as set out in NPPF 2021, the Neighbourhood Plan may wish to emphasise this more strongly.*

Helpful to aid application and implementation of the policy, that the Design Code is to be applied to whole of the Parish – consistent with reference on page 6 of the Design Code.

#### **2.1.11**

Is this necessary to include?

**2.1.12**

Second sentence should be deleted, not necessary to refer to early draft as this has not been published.

**2.1.14**

Reference to ‘during work on the CAMP’ this is unnecessary to include, traffic congestion is identified as a general issue, not something only observed as the draft CAMP being prepared. Delete text accordingly.

**Draft Policy AC2**

Reference to development not harming significant views of Cartmel Conservation Area and its setting. It is unclear which views are being referred to. To aid application of the policy and provide necessary clarification, it is recommended the Policy wording includes a direct cross reference to the views it is referring to – assuming these are those identified in paragraph

**2.1.16?** – these could be denoted in Figure 3 clearly to make clear their location.

**Clause 2-** reference to a design brief for the racecourse stables site, further explanation in the supporting text to the Policy setting out what this should comprise would be helpful to aid understanding and application of policy. Also a cross reference to the site as identified in the Land Allocations DPD would be helpful (LA1.3 Stables, Cartmel Racecourse).

**Clause 5** – reference to the Local List (note no List has been published for South Lakeland Local Plan area at the point in time the Draft Plan was published).

The last paragraph refers to ‘fields separating the east and west parts of the village’. It is not clear which ‘fields’ are being referred to. To aid application of the policy and provide necessary clarification, more specific reference is needed. This could be included through a list naming the parcels of land in question – defining boundaries, and on a map. It appears these may be areas of land currently designated as open space in the South Lakeland Local Plan, and therefore currently have some form of protection already against development.

The policy seeks to restrict any development on the ‘fields’ in question. This is a very restrictive policy – a blanket no development approach. **Any policy that seeks to prevent all forms of new development is contrary to national and current local plan policy (Policies CS1.2, DM14, DM15) which allow for specific types of development dependent on local circumstances subject to meeting relevant planning policies.**

Current adopted Local Plan policy allows for sustainable development in these locations subject to meeting specific relevant Local Plan policies, for example – exception sites for affordable housing (Policy DM14), essential dwellings for workers in the Countryside (Policy DM15), where it has an essential need for a rural location (CS1.2), development in open spaces (LA1.10).

Some of the ‘fields’ in question appear to be areas of land currently designated as public open space and amenity open space with no public access in the South Lakeland Local Plan. Under the provisions of Policy LA1.10 some forms of development may still be appropriate in such locations subject to meeting relevant criteria. Without knowing which fields are being referred to, those on the approach to the village in the foreground of the significant views may include land currently classified as open countryside in the South Lakeland Local Plan.

Whilst the policy wording appears to preclude any development on the ‘fields’ in question, the supporting policy text appears to suggest some form of development in locations with significant views would be appropriate – ‘developments should take into consideration any adverse impacts on these views through landscape appraisals and impact studies’. In context of the above it is unclear therefore whether the Policy intent is to preclude inappropriate forms of development in locations that may harm the character and setting of the Conservation Area, whilst acknowledging some form of development may be necessary and appropriate in this context. If this is the case, this should be made clear. The policy should be reviewed and revised in this respect.

The Steering Group may consider identifying the ‘fields’ in question as Local Green Space, if it is considered this would meet the relevant criteria and result in the level of protection they feel is required to protect the character and setting of the Conservation Area.

**Map 2**

Delete words last part of sentence text underneath the map, instead say please contact South Lakeland District Council.

**Map 3**

This needs accompanying with a key – which is available on the SLDC website [towncentre-features-key.pdf](http://southlakeland.gov.uk/towncentre-features-key.pdf) (southlakeland.gov.uk)

**Draft Policy AC3**

Reference to ‘sheltered sites below the skyline’, further clarity/definition would help assist how this element of the policy can be applied.

The current policy wording covers some aspects of building design (B) which although partly relevant to a policy focussing on protecting landscape character, may be better included in Draft Policy AC1.

**Photos 1 – 4 Page 24- 25**

The significant views illustrated appear to correlate with some of the views listed in Draft Policy AC3, but not wholly, example view from Hampsfell to Cartmel.

**2.2.7**

Reference now contained in NPPF paragraphs 101-103, update accordingly.

**2.2.12**

May be helpful to explain the role and purpose of the local green space assessment. It may be more appropriate to include in the supporting text of the Neighbourhood Plan the conclusions of the Local Green Space Assessment currently contained in a separate document – to help provide justification for why they have been proposed.

**Draft Policy AC4**

Allithwaite Quarry - Part of the site is designated part of Wartbarrow SSSI – see NPPG guidance which suggests if the land is already designated then need to consider whether there would be any additional benefit gained by designation as Local Green Space.

Note NPPF 2021 paragraph 103 specifies ‘Policies for managing development within a Local Green Space should be consistent with those for Green Belts’. It may be appropriate to include additional text to the policy along the lines of the provisions of paragraph 103.

**Draft Policy AC5**

In recognition development proposals are unique by virtue of their location, scale and type, it may not be appropriate to require all the measures identified in the policy to be incorporated. It is suggested the policy includes wording ‘as relevant to the proposal under consideration’, this applies to other policies where requirements are specified. This would ensure it is clear when to apply policies and when not, taking account of the nature of the development proposal at hand.

A covering statement at the outset of the Plan would be beneficial in this regard to aid understanding on when and how policies may be applied.

**Draft Policy AC5 Criterion B**

This does not flow coherently, full stop required in the first sentence.

**Draft Policy AC5 Criterion C**

A reference to achieving net gains for biodiversity would be helpful and relevant.

**2.3.2**

Reference to a P4C, suggest the Plan defines what a P4C is.

**Draft Policy AC7 Point B**

Reference to potential new routes, are these pedestrian or pedestrians and cycle routes? The Neighbourhood Plan could explain further how these will be defined.

**2.4.4**

This paragraph may be better placed in the supporting text section relating to Draft Policy AC7.

**Draft Policy AC8 – Application of Policy**

It is unclear whether the intent of the policy is to support housing development only within the current settlement development boundaries of Allithwaite and Cartmel, and resist any housing development outside these areas, or simply to influence development within these locations. Justification for the rationale as to why the policy should only be applied to such locations would aid understanding of the intent/purpose of the policy.

Existing Local Plan policies CS6.2 and DM11 referenced in the policy apply to all housing developments across the South Lakeland Local Plan area for example.

**Draft Policy AC8 Criterion A**

Clarification required, need to refer to South Lakeland Local Plan policy requirements, to make clear which Local Plan is being applied.

**Draft Policy AC8 Criterion B**

This would benefit from splitting out to cover the three different elements it refers to: amenity consideration small scale relating well to traditional layouts and have maximised solar gain.

With reference to ‘small scale’, it is unclear what the Plan is seeking to achieve in this respect. **If the intention is to prevent all housing development outside of settlement boundaries, this would be contrary to current Local Plan policy which allows for housing development outside of settlement development boundaries in a few exceptional cases; including policy DM14, Rural Exception Sites and policy DM15, Essential Dwellings for Workers in the Countryside.**

**More generally such a policy approach raises potentially significant concerns for opportunities to meet future housing needs (delivery of affordable housing and other types of housing) in locations both within and outside of the existing settlement boundary.** Is the intention of the policy to influence the future scale and amount of development within the Parish, by seeking to constrain future potential site allocations in reviews of the South Lakeland Local Plan and amounts of development allowed under the current Local Plan? And restricting development only within the settlement development boundary?

Under current Local Plan policy no thresholds are set for ‘windfall’ developments that may come forward within settlement boundaries, and indicative potential capacity figures are given for current site allocations. Restricting proposals to small scale may make it difficult to meet affordable housing needs on account of viability constraints, or enable specific types of housing meeting other needs such as older persons housing to come forward if these are required to meet needs which might result in a scale of development not considered ‘small scale’. Reference is made to 1-3 dwellings in 2.4.1, if this threshold is to be adopted, the Council raises significant concerns in this context. The Plan should clarify what it is seeking to achieve in this respect, and how ‘small scale’ should be defined.

Reference to developments relating well to traditional layouts and maximising solar gain – it may not be easy to achieve both at the same time. The orientation of buildings is influenced by site context, and in some cases this may not lend itself to traditional layouts and maximising solar gain. It is unclear what is meant by ‘traditional layouts’, this needs clarifying.

#### **Draft Policy AC8 Criterion C**

Future proof policy – reference to current Local Plan policies, see comments about reference to current policies being superseded by future Local Plan policies during lifetime of the Neighbourhood Plan. It is recommended the cross reference to Policy CS6.2 and DM11 is included in a footnote.

#### **2.4.5/2.4.6**

It would be helpful to include figures for Allithwaite and Cartmel separately based on most up to date data. Also helpful to include second homes figures for other parts of South Lakeland both within and outside of the Lake District and Yorkshire Dales National Parks, to compare and contrast.

It would also be helpful to include figures for other parts of England where Principal Residence Policies have been adopted (see further comments below). For example the St Ives Neighbourhood Plan specifies in 2011 25% dwellings in the Neighbourhood Plan area were not occupied by a resident household, and the Thurlestone Plan area specifies 39% of properties were holiday homes/second homes in 2011.



South Lakeland Local Plan Review Housing Topic Paper contains information for each parish in South Lakeland and includes a figure of 8.85% 2<sup>nd</sup> homes for Allithwaite and Cartmel putting it in third place in terms of parishes in Local Plan area. This does not tally with the ‘over 10%’ referenced in the Neighbourhood Plan. [Housing Topic Paper \(southlakeland.gov.uk\)](https://www.southlakeland.gov.uk) see Table 24. Our analysis was based on October 2020 data taken from Council Tax. It would be helpful to confirm the source of the data used in the Neighbourhood Plan.

#### **2.4.13**

Repetition in part with wording in Paragraph 2.4.10.

#### **Draft Policy AC9**

The policy should clarify its geographic scope – is it intended to apply to the whole Parish or Cartmel? There is reference in paragraph 2.4.9 to supporting provision of full time principal residence housing in the Cartmel Electoral Division; this covers part of the Lake District National Park and also includes Flookburgh but omits Allithwaite. The Neighbourhood Plan includes second home /holiday let figures for Cartmel only.

There is a need to provide robust evidence to justify the policy – see St Ives NP and others with similar policies (useful guidance provided by other authorities is included below).

As stated it is suggested more detailed information on % second homes and holiday lets for Allithwaite and Cartmel is included separately – not as one figure - and compare this to the % of these in other parts of South Lakeland (within and outside of the National Parks) and other NP areas where a similar requirement has been introduced in adopted NPs e.g. St Ives (policy H2), Lyn Plan (policy H3), Thurlestone (policy TP6). For awareness, there are examples of Neighbourhood Plans considering Second home restriction policies but Steering Groups have decided not to include them, concluding the evidence does not support the sort of policy adopted by St Ives, because the numbers are not so acute (example Rye Neighbourhood Plan).

There are also cases of some examiners in the case of Stogumber in Somerset stating the evidence provided by the neighbourhood plan promoters was not justification for the imposition of second home restrictive conditions (only 8.8% of homes in the parish were identified as having “no usual residents”), this is on a par with figures for Allithwaite and Cartmel Parish as a whole (See article : <https://www.planningresource.co.uk/article/1489382/communities-using-neighbourhood-plans-block-second-homes>).

**In light of the evidence currently available to hand, it is the District Council's view there is insufficient justification for applying a Principal Residence Policy in the Parish based on the number of second homes/holiday homes alone, but there may be sufficient justification for applying the policy in Cartmel village given the higher levels.**

Careful consideration needs to be given to the potential impact such policy requirements may have for delivery of housing to meet all housing needs. To what extent may it affect the viability of affordable housing development, where open market housing can aid its delivery? Is concern for the future sustainability of Cartmel and Allithwaite a reason for the need for this policy?

The introduction of the policy may have implications for accessing the finance to deliver new homes subject to Principal Residence conditions, which may affect the viability of new housing schemes. We advise the parish review the evidence base supporting the policy in light of the above.

It is queried why the Policy does not apply to replacement dwellings?

Background sources:

For reference see the examiner's report to the St Ives – Neighbourhood Plan:

<https://stivesnplan.files.wordpress.com/2013/08/final-independent-examiners-report-on-the-st.pdf>

Lyn Plan:

[https://www.exmoor-nationalpark.gov.uk/\\_\\_data/assets/pdf\\_file/0022/285610/Lyn-Plan-FINAL.pdf](https://www.exmoor-nationalpark.gov.uk/__data/assets/pdf_file/0022/285610/Lyn-Plan-FINAL.pdf)

Thurlestone Plan:

[https://www.thurlestoneparish.co.uk/uploads/4/8/9/6/48967079/tpnp\\_-\\_final\\_plan\\_\\_made\\_version\\_.pdf](https://www.thurlestoneparish.co.uk/uploads/4/8/9/6/48967079/tpnp_-_final_plan__made_version_.pdf)

For reference see useful guidance produced by other authorities should be taken into account:

<https://www.cornwall.gov.uk/media/nt5c5jcl/principal-residence-policies.pdf>

<https://www.north-norfolk.gov.uk/media/5590/npg5-housing.pdf>

### **Draft Policy AC10**

Clause A refers to schemes needing to be well contained within the landscape, the Neighbourhood Plan would benefit from defining how a scheme can achieve this. Clause B refers to effective screening through planting as a means of containing proposals within a landscape form. It may be helpful to join clause A and B together in this regard.

**Clause C** – this does not read particularly clearly. What is a rigid pattern?

#### **2.5.4**

Not clear why developments in villages cumulatively would not deliver any facilities, assuming meaning play facilities? Is this saying on-site facilities? This needs explaining more clearly if the case. Is this on the expectation that the scale of any new development will be very limited, and not of a scale that would warrant on-site new provision? Is reference to urban areas, meaning towns only?

#### **2.5.5**

With reference to a sum of £200 per bedroom to provide improvements and maintenance to existing playgrounds, it is assumed this is to be sought through S106 contributions. Or is the Parish setting out how they would use CIL monies to help fund improvements and maintenance?. Under current practice, contributions are negotiated with developers based on extent of evidenced needs in consultation with South Lakeland District Council. Amounts requested are subject to change and the mix of housing proposed. Any setting of developer contributions would need to be subject to Viability testing. It is inappropriate for the Neighbourhood Plan to set such requirements, and reference should be deleted.

### **Appendix 3 Evidence Base**

Some of the documents listed are rather historic, and it is suggested the Appendices is updated to reflect most up to date position. For example the most recent SLDC's Strategic Housing Market Assessment was updated in 2017, SLDC's latest Infrastructure Delivery Plan is the 2017 version. Cumbria County Council Parking Guidelines in Cumbria 2002 is out of date superseded by Cumbria Design Guide.

### **Local Green Spaces**

General

Update accordingly as appropriate – references to NPPF 2021

#### **1.2**

Was the assessment not also informed by feedback from the consultation undertaken in 2019?

**1.7 / 3.2**

SLDC did not apply a Local Green Space methodology to produce the Core Strategy and Land Allocation DPD. It is unclear what is being referred to here. Delete reference to such a methodology.

**3.3**

Further information is referenced; however, it is not clear where this can be found on the website. What is being referred to here? Suggest citing source of further information to aid usability.

**Assessment Methodology**

The methodology used as part of the assessment is not clear. There is reference to Tests being applied, how do the Tests relate to the criteria in NPPF Paragraph 102? Criterion A proximity and C extensive tract of land are referred to in the assessment, but it would help if these were included in the wording next to where it says Test with a cross reference to the NPPF criteria. This will help to explain how the criteria has been used to inform the assessment.

Would be helpful to indicate level of community support identified through consultation for each of the proposed designations. There is reference in Appendix 3 to consultation feedback on the proposed Local Green Spaces, but it is not clear which spaces received support. There is reference in the Assessment to sites having been put forward through Community Consultation, does this imply the sites were suggested by the community and not the Neighbourhood Plan Steering Group?

A cross reference to NPPG guidance on Local Green Space Designation could be beneficial.

<https://www.gov.uk/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space>

**Allithwaite Quarry**

Repeat previous comments made above. Part of the site is designated part of Wartbarrow SSSI – see NPPG guidance which suggests if the land is already designated then need to consider whether there would be any additional benefit gained by designation as Local Green Space.

Proximity is also an issue, how accessible is the space to the community? (distance, ease of access, walking and cycling, safe access?) NPPG states for example, if public access is a key factor, then the site would normally be within easy walking distance of the community served.

**Land ownership**

Has contact been made with landowners of each of the proposed local green spaces?

A Local Green Space does not need to be in public ownership. However, the local planning authority (in the case of local plan making) or the qualifying body (in the case of neighbourhood plan making) should contact landowners at an early stage about proposals to designate any part of their land as Local Green Space. Landowners will have opportunities to make representations in respect of proposals in a draft plan.

### **Local Design Code**

#### **General**

Reference to July 2020 date – should this not be September 2021?

Timespan of the plan – check these refer to 2029.. page 6 reference to 2026.

A proof read is required, checking typos for example Page 23 ‘circuitous’ needs amending.

#### **National Planning Policy**

Ensure references as appropriate reflect updated NPPF 2021. Ensure Sections 12 and 16 are included.

#### **Figure 6**

The map requires changes to ensure it is accurate in its cross reference to the current Local Plan policies map. It is requested the designations shown in the accompanying key to the Local Plan policies map are included on the map and referenced accordingly in the key, and a clearer distinction made between the colours used to denote the proposed Local Green Spaces and those for other green spaces, The Quarry for example appears to be an outdoor sport facility or public open space – colour is not clear, and it is neither.

Area to the north of Jack Hill and west of Holme Lane and East of Church Road all shows as Amenity Open Space should be covered by Amenity Open Space with no public access designation.

Area to the north of Primary School and St Marys Church should be shown as Amenity Open Space with no public access.

Area to the west of Allithwaite Community Orchard should be shown as Amenity Open Space with no public access

Omission – include area if land to the west of St Marys Church as amenity open space with no public access.

**Figure 7**

The map requires changes to ensure it is accurate in its cross reference to the current Local Plan policies map. It is requested the designations shown in the accompanying key to the Local Plan policies map are included on the map and referenced accordingly in the key:

Omission – land to the south of the cemetery needs to be shown as public open space.

Reference to Amenity Space in the key should say Amenity Open Space with no public access

**Figure 8/9**

Helpful to include source of information and date, caveat as information at a point in time.

**Figure 41**

**Land South of Green Lane**

Land South of Green Lane – this has planning permission, suggest this is deleted.

**APPENDIX E**  
Residents On-line Responses

Location	Date	Comments
Allithwaite	18 Sept 21	<p>Dear Mike, Thank you for information about the NDP, and request for responses to AC1-11.</p> <p>Unfortunately, the consultants commissioned by our Parish made no mention of this:- “..everyone’s “statutory right to an allotment” (we devote 10 times more land to golf courses). Any reform must begin, however, he argues, with a determined end to the secrecy around ownership.” It is a quotation from a review of Guy Shrubsole’s book ‘Who owns England’, which has recently been brought to my attention. It relates to land use in the Parish, which the NDP pays little attention to. Yet agricultural land use is a major part of the Parish’s activities. In accordance with calls to reduce livestock farming (as part of reducing greenhouse gas production), land in the Parish could be developed for vegetable production under Poly-tunnels. Would they be seen to be negative impacts upon views and rejected?</p> <p>Also, the consultants made no reference to statements on how SLDC and CCC plan to tackle climate change, species extinctions or Earth’s “existential crises”, to quote the UN Secretary General, Antonio Guterres.</p> <p><a href="https://www.southlakeland.gov.uk/media/7208/climate-change-action-plan-accessible.pdf">https://www.southlakeland.gov.uk/media/7208/climate-change-action-plan-accessible.pdf</a></p> <p>This story of frustrated community effort, in Totnes, could be a useful lesson for the Allithwaite &amp; Cartmel NDP. Please circulate the article to your Council colleagues.</p> <p><a href="https://www.theguardian.com/commentisfree/2021/sep/15/england-right-to-build-laws-totnes-devon-housing">https://www.theguardian.com/commentisfree/2021/sep/15/england-right-to-build-laws-totnes-devon-housing</a></p> <p>With thanks,</p>

Location	Date	Comments
Allithwaite	4 Oct 21	<p>Thank you for inviting us to comment on the local plans. The volume of information provided online in the full document is overwhelming and some of it is technical and legally not easy to understand.</p>

		<p>We therefore will just make a few comments so that our feedback might be useful to the survey.</p> <ol style="list-style-type: none"> <li>1. Housing should concentrate on homes for locals and provide low cost, but good quality, homes for young people and provision of council houses. The focus should not be on second homes and holiday lets which should be discouraged.</li> <li>2. The area is saturated with caravan parks and lodges so further expansion should be prohibited. Traffic, water supplies, sewage problems etc. result from these overdevelopments which do nothing to enhance the landscapes and character of the area.</li> <li>3. “Mobile” stables soon become shabby and have additional huts/storage sited with them. They are frequently untidy and unsightly and do not enhance any situation.</li> <li>4. Open landscapes and green spaces are vital for mental health wellbeing and provide havens for wildlife.</li> <li>5. Provision for pedestrian safety is important as we should encourage more walking activities for health and reduction of traffic emissions.</li> <li>6. Many people think that their comments and ideas will not make any difference to the outcome of the neighbourhood plan.</li> </ol>
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Location	Date	Comments
Allithwaite	22 Oct 21	<p><b>TO:</b>  <b>South Lakeland District Council Members for Grange-over-Sands</b>  <b>Lead Officer, The Strategy Team at South Lakeland District Council</b>  <b>Allithwaite and Cartmel Parish Council</b>  <u><b>RE: SOUTH LAKELAND LOCAL PLAN REVIEW - ISSUES AND OPTIONS</b></u>  <u><b>CONSULTATION 2021</b></u></p> <p>The focus of this response is Allithwaite, LA11:</p> <p><b>SLDC References:</b>  Land immediately south of Allithwaite, adjacent to Jack Hill Lane and Blenket Farm, Allithwaite, Call for Sites Ref 2020-CfS-51  Land to north of Bracken Edge, Holme Lane, Allithwaite, Call for Sites Ref 2020-CfS-61  Clover Field, north-east of Bracken Edge Allithwaite Call for Sites Ref 2020-CfS-16</p> <p><b>In particular:</b>  Land at junction of Allithwaite Road and Holme Lane Allithwaite Call for Sites Ref 2020-CfS-34  Land adjoining Tally Ho, adjacent to Greendales off Church Rd, Allithwaite, Call for Sites Ref 2020-CfS-79</p>



	<p>We are submitting this response by email as the consultation survey process is cumbersome. Please ensure that a part of the democratic process this correspondence is considered as part of the consultation review.</p> <p>Please be advised that the supporting documents contains errors and inaccurate assumptions. The scoping documents appear to have been populated via a desk top exercise using historic data. This does not reflect due diligence. There is an assumption that growth sustains local amenities. This is not validated by the delivery of the recent developments in Allithwaite as since the 2012 Local Plan, local services and assets have been lost despite the growth in the village.</p>
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Location	Date	Comments
Allithwaite	24 Oct 21	<p><b>AC7 - Public rights of way:</b> Public Footpaths are considered an important facility to as they contribute to the villagers’ health and well-being.  Have the existing footpaths permissive or otherwise been assessed?  How are you ensuring that these are not impacted by development?  Have you identified sites/routes for new footpaths and where are these listed?</p> <p><b>AC11 - Protecting existing services and facilities:</b> We have the lost Allithwaite Institute which was owned by the Diocese of Carlisle. This community resource has been converted into a dwelling. We were aware of three projects that would have sought ownership of the institute and retained it for community use.</p> <p>Proposals that would result in the loss of valued facilities or services which support the local community (or premises last used for such purposes) should only be permitted where:  It can be demonstrated that the current use is not viable and not likely to become viable.  It can be demonstrated, through evidenced research, that there is no local demand for the use and that the building/site is not needed for any alternative social, community or leisure use.  Alternative facilities and services are available, or replacement provision is made, of at least equivalent standard, in a location that is accessible to the community it serves with good access by public transport or by cycling or walking.</p> <p><b>Sport and Recreation Facilities:</b>  Require developers to provide open space and green areas within a development and where appropriate, or to provide land and/or a financial contribution towards the cost and maintenance of existing or new facilities, as appropriate.</p>

Developers could be asked to contribute to and enhance existing amenities such as clubhouses, community meeting spaces, pavilions, car parking and ancillary facilities.

**Communications:** Broadband and mobile communications are important to the sustainability of rural communities by enabling working from home and online shopping. Since the new developments in Allithwaite have been delivered, there have been occasions where there has been a drop in the broadband speed. It will be important to ensure that future broadband provision in the village keeps pace with improvements to technology.

The location of mobile phone masts can have a detrimental impact on the character of the countryside. Masts should be designed and sited to minimise intrusion and visual impact and proposals should be accompanied by a landscape and visual assessment. (Holme Lane and Kirkhead Road is becoming unsightly). The plan should ensure that:

Apparatus is designed and sited to minimise intrusion and visual impact  
The numbers of radio and telecommunications masts is kept to a minimum consistent with the efficient operation of the network.

Proposals are sited to minimise the impacts on the rural character of the settlements, having regard to the landscape character of the area and the important views as identified in the plan.

**Broadband:** New development should contribute towards the provision of infrastructure suitable to enable the delivery of high-speed broadband services in the villages. As a minimum, suitable ducting to industry standards should be provided to the public highway that can accept fibre optic cabling or other emerging technology. Other forms of infrastructure, such as facilities supporting mobile broadband and Wi-Fi, should be included where possible and viable.

**Infrastructure:** All development should be expected to contribute to the infrastructure requirements for the villages in accordance with SLDC's CIL Framework.

Planning permission should only be granted where the infrastructure necessary to make the scheme acceptable in planning terms can be delivered.

As a result of the consultations for the Community Led Plan and the Neighbourhood plan has the Parish Council considered developing an Infrastructure Investment Plan for:

		<p>Highways Protected green open spaces Allotments Play areas Footpaths Traffic Calming Village gateway enhancements to define settlement boundaries</p> <p><b>Quarry</b> – develop a stand-alone policy for protected habitats and species</p>
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Location	Date	Comments
Cartmel	28 Oct 21	<p><b>General Comments</b> I am generally in favour of the plan: YES I would like to see changes to the plan: YES</p> <p><b>Comments on the plan overall:</b> We are supportive of the plan and thank the working group for their efforts getting it to this point. With a view to future proofing the plan, we believe that it should be carefully reviewed against the Lake District National Park policies and criteria etc so that it is neither less nor more onerous should the Parish or parts of it be taken into the Park.</p> <p>Some statements within the Plan should be bolder - ambiguity will create issues around decision making, enforcement and potential litigation particularly from ambitious developers. Examples in the Plan, will be commented on later in our input.</p> <p>The policies must be underpinned by clear unambiguous definitions to deter developers and land owners challenging them at planning and appeal. The introduction says, “all planning applications will have to comply with our Neighbourhood Plan”. We are unclear if the current role of SLDC decision making and professionally qualified planners, conservation officers etal will cease and all such decisions will be made by volunteer councillors.</p> <p>We assume that when the PC reviews planning applications now and supports or objects that this is against a set of prescribed criteria, and yet when the application proceeds to SLDC decisioning, PC input is often ignored. If there is a two tiered decision approach going forward, then the potential for both bodies reviewing an application against different sets of criteria will continue...</p>

How does this Plan sit with the Article 4 Direction that has been sought for the conservation area for a number of years and still appears to be lost in Kendal's machinery? The criteria should be identical.

**Missing from the draft Plan:**

Alterations to existing property.

Article 4 Direction adoption.

Non residential developments, changes of use, commercial premises, public buildings.

Policy to manage traffic levels, speeds etc - as referred to in the brochure, "chief bugbear".

Parking strategy within villages in order to protect residents particularly at busy times.

Parking strategy to support local businesses and schools employees.

**Comments on objectives:**

**Obj 1:** "raise awareness of" - what does this really practically mean? How?

**Obj 2:** be bold - "inappropriate" change to "any". Important green spaces and views of them should be documented and available, similar to the SLDC 2009 map.

**Obj 8:** "remains" - many would argue it is out of kilter now and has changed dramatically in recent times

**Obj 9:** be bold - "proportional" - what's the basis for judging that? For every 100 houses, a lodge can be built? As the villages grow in dwellings, so too could the lodge parks... Needs a better definition

**Design Principles**

**AC1 YES:** should include alterations too. Be bold - "will be expected to respond positively to the key attributes" - instead, "must adhere to"

"All new developments will be supported when they have taken into account..." - a developer can "take something into account" but ignore it. Where is the Allithwaite and Cartmel Design Code?

**AC2 ?:** alterations too. The 2009 Appraisal must be the definitive test for any domestic or commercial applications within or adjacent to the conservation area that could be seen from any of the viewpoints marked on that appraisal plan.

**AC3 YES:** alterations too. Hedgerows to be native species in rural areas.

**AC4 YES:** all places listed are community recreational areas. There are other defined green spaces and views listed which should have the same protection and should be clearly identified on a map.

The same stronger wording used in this policy could apply to the open spaces identified in AC2. "Special circumstances" needs definition of what is and isn't special.

**AC5 YES:** do we have any "international, national or locally designated sites"? Where is this documented? Should include trees too - especially the designated Ancient Woodland areas. Should include waterways and flood plains too...

**AC6 YES:** Should apply to other types of pollution too, eg noise and waste. Poor management of both severely impact our wildlife and our enjoyment.

Especially relevant to non-residential premises such as commercial and public buildings. Just on dark skies ambition - Cartmel secondary school outside lights sited very high up, powerful and on throughout the night!

**AC7 YES:** we are not supportive of pavements in a rural area and if this is seen to be a key solution to aid movement we would be against this policy statement. Some rural areas have designated green lanes warning motorists of their use by pedestrians, cyclists, horse riders etc and with 15 or 20 MPH limits. One of the most avoided connecting lanes is Hags Lane which immediately after the village boundary becomes 60MPH zone with blind bends made worse by unmanaged overhanging hedges.

**AC7 and AC6** must tie in together to manage safety risks.

**AC8 NO:** we think the wording of this policy may not be as you aimed for - it reads to us that the PC will "support" ie say yes to all new developments within the village boundaries so long as there is a level of affordable housing. Turn the policy wording around and drop the use of the word "support" to simply state that developers must provide the prescribed level of affordable houses in this development proposal.

The wording is so weak in this policy. Be bold.

"Developers *must*..."

Also add: "Developers must not trade off affordable housing levels between developments in other locations".

"Developers must not attempt to reduce the ratio of affordable housing on scurrilous grounds once plans have been approved citing site issues which could reasonably have been identified at time of purchase".

		<p>There seems a gap in the provision of local housing for short term rentals. Especially relevant for transitory hospitality trade employees, the vast majority travel in individually by car exacerbating the parking and level of traffic problems further. This isn't covered in the design document but seems to be a community challenge...</p> <p><b>AC9</b> YES: can this be enforced? What about at point of resale?</p> <p><b>AC10</b> YES: Objective 9 refers to containment and size of parks. AC10 policy statement only talks to screening....</p> <p>There is evidence of screening being imposed as a condition to planning consent being later removed to enable further lodge development.</p> <p>Screening should include native evergreen species for effective screening in winter months. AC10 wording should equally apply to all new housing developments.</p> <p><b>AC11</b> YES: re technology link - care - some developers meet this requirement by installing technology which subsequently becomes prohibitive to switching and upgrades. Be bold - "Developers must show they have considered and acted to ensure that there is no adverse impact on the infrastructure" - this is weak.</p> <p>Well done, thanks for your work.</p>
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<b>Location</b>	<b>Date</b>	<b>Comments</b>
Allithwaite	29 Oct 21	<p>I write to make comments on the Plan. I have had several attempts to wade through all the information in the notes and am very impressed by the time that has been spent preparing it and the attention to detail but have found it too complicated and confusing to tie my comments to the Policy points (AC1, AC", etc)</p> <p>Particularly I have not been able to locate the plan of the proposed sites suggested for development of housing, though I think I have a fair idea of the fields suggested.</p> <p>As background I would explain that I was born in Allithwaite and attended Allithwaite School and St Mary's Church. From the age of 11 I have lived and farmed on the Winder Moor Plain, always within the Allithwaite parish boundary so have witnessed all the developments over the past 70+ years.</p>

Although I have no desire to preserve the parish in aspic I see the gradual erosion of the essence of what makes Allithwaite such a special place.

The narrow roads and lanes are already overburdened with traffic, much of which is generated by it being the main link to Flookburgh and the huge caravan site and industrial units and lodge parks and additional houses in that parish.

In Allithwaite village there are now so many more people and many more cars that it seems to have become quite a problem travelling through and gaining access to various areas, with parking on the roadside the only option for many is to park on the roadside or pavement.

In essence:

The narrow roads and lanes do not lend themselves to coping with any more traffic.

The village no longer has a general store or Post Office so everyone has to travel (usually by car) to Grange or beyond for provisions

The present bus service is inadequate for people who do not drive or are older and no longer drive.

Low rise properties in smaller groups for local young people and older people wishing to down-size would be good and less obtrusive.

The retention of green spaces within the village (some of which have already been lost) are a vital part of its attraction.

Definitely not more Lodge parks or caravan sites. (The narrow lane past Wraysholme Tower is increasingly used as a rat-run by people avoiding Flookburgh Square).

Holiday home owners put a huge burden on the infrastructure. In fact if the infrastructure could be retained as it is it would be a good limitation to what is allowed.

I could go on and on! I am not against changes in the right places and the right proportions but much of what I have read makes me very uneasy about the future of our beautiful area.

I see that the committee have put an enormous amount of effort and thought into preserving the essence of Allithwaite and the surrounding area but past experience has shown me that planning laws and planners have a propensity to find ways around unacceptable propositions and that planning appeals are often passed by inspectors with no connection to the area.

		<p>This causes huge disappointment and makes people feel there is no point in objecting to any planning applications.</p>
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I do wish you well with what you are trying to do.