

THE ALLITHWAITE AND CARTMEL NEIGHBOURHOOD DEVELOPMENT PLAN (2022 to 2032)



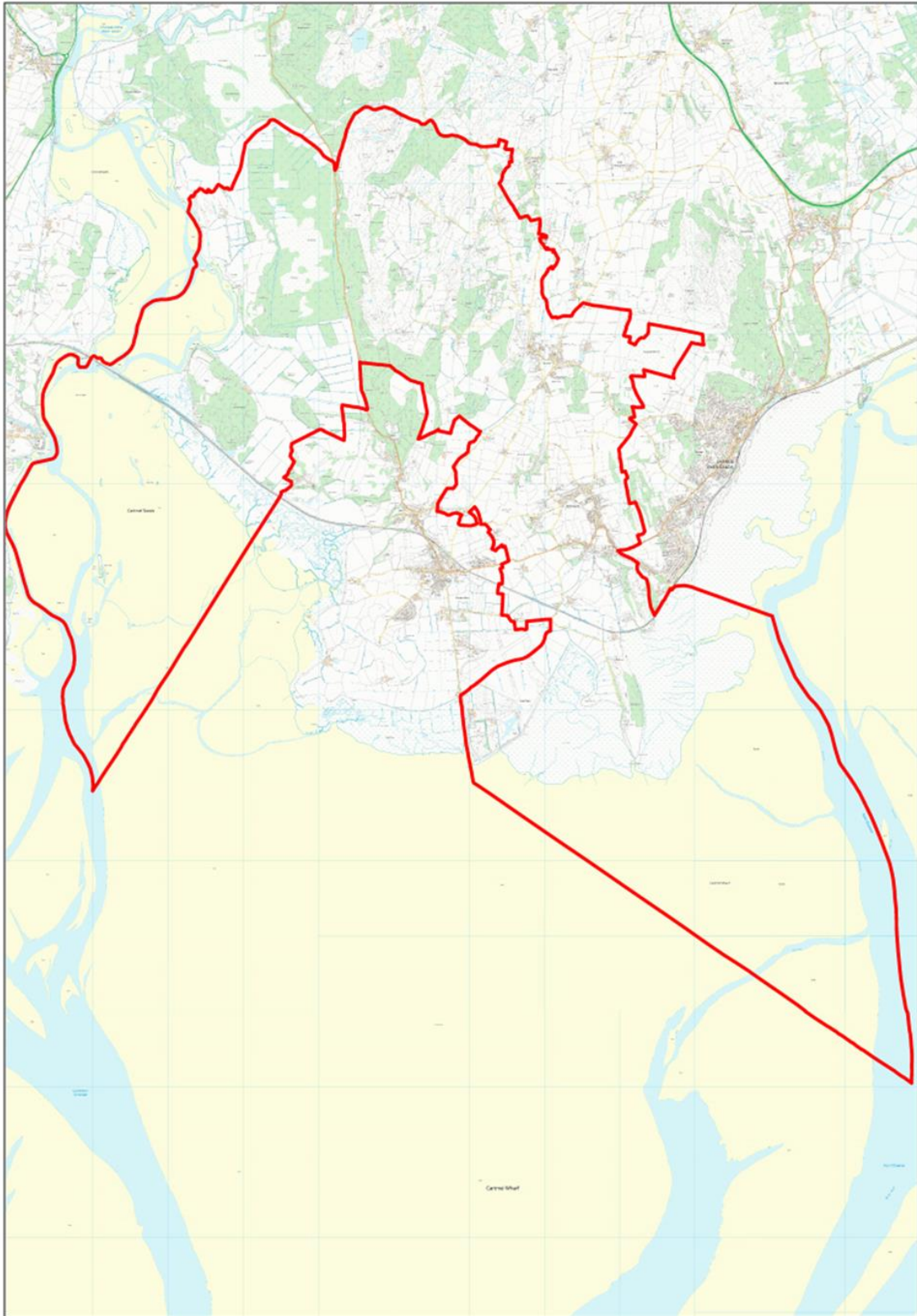
CONSULTATION STATEMENT MAIN DOCUMENT

July 2022

Table of Contents

1.	Introduction and Background	4
2.	Draft Neighbourhood Development Plan and Informal Public Consultation	6
2.1	Informal Consultation.....	6
2.2	Early Community Engagement – July 2016.....	6
2.3	Parish Consultation – September 2019.....	8
3.	Formal Consultation on the Allithwaite and Cartmel Draft Neighbourhood Development Plan	9
4.	Consultation Responses to the Draft Neighbourhood Plan for the Regulation 14 Consultation 6th September 2021 to the 29th October 2021.	10
	Table 1 – Allithwaite and Cartmel Draft Neighbourhood Development Plan Formal Consultation South Lakeland District Council Response.....	10
	Table 2 – Allithwaite and Cartmel Draft Neighbourhood Development Plan Formal Consultation Responses.....	24
	Table 3 – Allithwaite and Cartmel Draft Neighbourhood Development Plan Consultation Responses to SEA/HRA.....	101
5.	Further amendments to the Design Code	104
	Table 4: Further comments on Design Code.....	104
6.	Conclusion	112

Map 1 Allithwaite and Cartmel Neighbourhood Area



1. Introduction and Background

- 1.1 This Consultation Statement has been prepared in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Paragraph 15 (2)¹ which defines a “consultation statement” as a *document which:*
- (a) contains details of the persons and bodies who were consulted about the proposed neighbourhood development plan;*
 - (b) explains how they were consulted;*
 - (c) summarises the main issues and concerns raised by the persons consulted; and*
 - (d) describes how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.*
- 1.2 Allithwaite and Cartmel is a Civil Parish in the South Lakeland District of the county of Cumbria. The parish was previously called Lower Allithwaite Parish
- 1.3 It is bounded to the north by the Lake District National Park and the Morecambe Bay RAMSAR area to the South.
- 1.4 It includes two villages and a number of small hamlets and scattered farmsteads. There are also a number of caravan and chalet parks which, in addition to the growing number of second homes and holiday lets, significantly increase the population of the area for virtually the whole year.
- 1.5 The Parish Council decided to prepare a Neighbourhood Development Plan for the Parish in October 2014 and applied to South Lakeland District Council for designation as a neighbourhood area on 15th October 2014.
- 1.6 The application for designation was approved by the District Council on 5th February 2015. The designated Neighbourhood Area is the same as the Parish Council Boundary and is shown on Map 1 overleaf. This includes the villages of Allithwaite and Cartmel and the outlying rural areas.
- 1.7 The Parish Council has obtained a government grant to cover consultancy and other project costs.
- 1.8 A steering group comprising Parish Councillors and local residents has been established to progress work on the plan,
- 1.9 This Consultation Statement lists the various stages in the consultation process and includes references to all the events and information that it comprised. It

¹ <http://www.legislation.gov.uk/ukxi/2012/637/contents/made>

also contains feedback from the public in the form of analysis of the questionnaire, and analysis of comments received at the first Regulation 14 stage.

- 1.10 Throughout the preparation of the Allithwaite and Cartmel Neighbourhood Development Plan all relevant documents were available on the parish website. <https://allithwaiteandcartmel-pc.gov.uk/neighbourhood-plan-design-guide/>
- 1.11 Responses made to the various consultations and summaries of responses are available on the Parish Council website at the above link towards the bottom of the page.

2. Draft Neighbourhood Development Plan and Informal Public Consultation

2.1 Informal Consultation

- 2.1.1 The Allithwaite and Cartmel NDP has been prepared taking into consideration extensive community engagement and involvement through the Allithwaite and Cartmel Community Plan (June 2013) and the Cartmel Township Initiative, the Allithwaite Community Orchard consultation and the Allithwaite Paths 4 Communities Bid consultation.
- 2.1.2 This gave the basis for preparing the very first draft of the plan for the first community engagement. Consultation then took place by drop in events and questionnaires on 13th and 19th July 2016
- 2.1.3 Following this consultation, work stalled on the Neighbourhood Plan.
- 2.1.4 The current Steering Group got together in early 2019 to continue working on the Neighbourhood Plan.
- 2.1.5 Further consultations took place in September 2019, around the draft document, policies, and allocations. These were in the form of two drop-in sessions, one in Cartmel and one in Allithwaite. Questionnaires were available for residents to complete and post it notes were also available for comments.
- 2.1.6 Over 100 people attended the drop-in events, and the residents were in support of the neighbourhood plan. The analysis of the questionnaire and details of the post it notes comments are included in the Consultation Statement.
- 2.1.7 The Regulation 14 consultation was carried out between 6th September 2021 to the 29th October 2021. The responses to the consultation and the comments from the Parish Council and subsequent amendment to the Allithwaite and Cartmel NDP are contained in a table in the Consultation Statement and this document has been revised accordingly.
- 2.1.8 Further details of the consultations are included in the sections below.

2.2 Early Community Engagement – July 2016

- 2.2.1 The first community engagement on the Neighbourhood Plan took place in July 2016 and involved two presentation days and the opportunity for the community to comment on the early draft policies. The dates for these events were the 13th and 19th July 2016

- 2.2.2 The events were publicised by posters on noticeboards and posted on the parish website. These are included in Appendix 1.
- 2.2.3 The presentation to residents is also included in Appendix 1.
- 2.2.4 A total of 284 residents provided comments in relation to the policies and these are included in appendix 2.
- 2.2.5 284 questionnaires were completed, though not everyone answered every question. Added to the Don't Knows for a particular question the Not Answered figure sometimes accounts for quite a number out of the total respondents. Nevertheless, it is the percentages of the 284 total which are quoted throughout this report except where otherwise stated. It is of course the breakdown of those who expressed a definite opinion which counts.
- 2.2.6 145 respondents (52%) said they lived in Allithwaite, 111 (39%) in Cartmel and 22 (7%) in the surrounding area. These figures changed somewhat when respondents were asked which village they viewed as their main centre, 137 for Allithwaite compared with 136 for Cartmel. Where specific village responses are described, it is these latter figures which are being referred to.
- 2.2.7 The profile of respondents overall showed little variance across the parish. The majority were in the older age ranges, 87 (31%) being between 66 and 80 years old and 94 (33%) between 51 and 65. 32 were over 80. 48 were in the 36-50 group and only 9 respondents were younger than this. There were no Under 16s. 137 (48%) admitted to being male, 122 (43%) female.
- 2.2.8 There were no children aged 17 or under in the households of 224 of the respondents (79%). 32 households (11%) had one child living there and 13 had two. Just four homes had three children and none had more than this.
- 2.2.9 Almost all the respondents (268 or 94%) have lived in the area for two years or more, with 196 (69%) having been here at least 11 years. 71 (25%) have lived here 30 years or more. There were 12 second home respondents (4%), while 14 people did not answer this question or preferred not to say.

2.3 Parish Consultation – September 2019

- 2.3.1 Meetings of the Steering Group resumed early in 2019, and as there was a gap between the original consultation event, and the draft at that time, the decision was made to hold a further consultation to enable the community to view and comment on the latest version of the Neighbourhood Plan.
- 2.3.2 The consultations took place around the draft document, policies, and allocations. These were in the form of two drop-in sessions, one in Cartmel and one in Allithwaite. Questionnaires were available for residents to complete and post it notes were also available for comments.
- 2.3.3 Over 100 people attended the drop-in events, and the residents were in support of the neighbourhood plan. The analysis of the questionnaire and details of the post it notes comments are included in Appendix 3

3. Formal Consultation on the Allithwaite and Cartmel Draft Neighbourhood Development Plan

- 3.1 The public consultation on the Allithwaite and Cartmel Draft Neighbourhood Development Plan was carried out in accordance with The Neighbourhood Planning (General) Regulations 2012 (SI No. 637) Part 5 Pre-submission consultation and publicity, paragraph 14. This states that:

Before submitting a plan proposal to the local planning authority, a qualifying body must—

- (a) publicise, in a manner that is likely to bring it to the attention of people who live, work or carry on business in the neighbourhood area*
 - (i) details of the proposals for a neighbourhood development plan;*
 - (ii) details of where and when the proposals for a neighbourhood development plan may be inspected;*
 - (iii) details of how to make representations; and*
 - (iv) the date by which those representations must be received, being not less than 6 weeks from the date on which the draft proposal is first publicised;*
- (b) consult any consultation body referred to in paragraph 1 of Schedule 1 whose interests the qualifying body considers may be affected by the proposals for a neighbourhood development plan; and*
- (c) send a copy of the proposals for a neighbourhood development plan to the local planning authority.*

- 3.2 The Allithwaite and Cartmel Draft Neighbourhood Development Plan was published for 6 weeks formal Public Consultation from 6th September 2021 to the 29th October 2021.
- 3.3 An e-mail or letter was sent to all Consultation Bodies, including neighbouring Parish Councils, providing information about the consultation dates and the locations where the Draft Plan and accompanying documents could be viewed and downloaded.
- 3.4 The consultation process was also promoted through the use of posters on the village notice board and a summary document and comments form to all households in the parish.
- 3.5 A copy of the Draft Neighbourhood Plan was also sent to South Lakeland District Council.
- 3.6 The list of consultation bodies, representation form, flyer, press release and screenshots of the websites are included at Appendix 4.

4. Consultation Responses to the Draft Neighbourhood Plan for the Regulation 14 Consultation 6th September 2021 to the 29th October 2021.

- 4.1 Table 1 below sets out the response from South Lakeland District Council submitted to the Draft Neighbourhood Plan, together with information about how these responses have been considered by the Parish Council and have informed the amendments to the Submission Neighbourhood Plan.
- 4.2 Table 2 below sets out all other responses submitted to the Draft Neighbourhood Plan, together with information about how these responses have been considered by the Parish Council and have informed the amendments to the Submission Neighbourhood Plan.
- 4.3 Table 3 sets out the responses from the SEA/HRA Consultation.

Table 1 – Allithwaite and Cartmel Draft Neighbourhood Development Plan Formal Consultation South Lakeland District Council Response

Section	Comments	Response
All	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.	Comments noted. Amended and checked accordingly
All	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.	Comments noted. Amended accordingly
All	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.	Comments noted. Paragraph 2.21 revised accordingly
All	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.	Comments noted. Amended accordingly

Section	Comments	Response
All	References to time period of Neighbourhood Plan – ensure consistency, example Chapter 2 references 2025.	Comments noted.
Timespan of Plan	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 https://www.gov.uk/guidance/neighbourhood-planning--2	Comments noted. Timescale amended to 2022 to 2032
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.	Meeting held

Specific comments

Section	Comments	Response
1.1	Clarity required, which consultations? – Emerging Draft Plan 2019 Consultations? Suggest this is clarified in the text.	Paragraph 1.1 revised accordingly
1.6	Which supporting document is being referred to? Photographs would be better located in the Consultation Statement.	Remove to Consultation statement
1.9	Cross reference needed to 2021 NPPF updated version.	Amended accordingly
1.12	Does the vision not also reflect consultation feedback in 2016, 2019?	Background text to vision has been amended accordingly
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.	Comment noted, this is a direct quote from the Conservation Area Appraisal.
Chapter 2	Phrasing - Reference to South Lakeland Development Plan Documents – suggest say South Lakeland Local Plan.	Amended accordingly
Draft Policy AC1 Criterion A	It may help to confirm how proposals should take account of the Design Code, through Design and Access Statements? <i>Note weight given to local design codes as set out in NPPF 2021, the Neighbourhood Plan may wish to emphasise this more strongly.</i> 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.	Amended accordingly

Section	Comments	Response
2.1.11	Is this necessary to include?	Sentence taken from Core Strategy – removed from NDP
2.1.12	Second sentence should be deleted, not necessary to refer to early draft as this has not been published.	Amended accordingly
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.	Amended accordingly
Draft Policy AC2	<p>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.</p> <p>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).</p> <p>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).</p> <p>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.</p> <p>The policy seeks to restrict <u>any</u> 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</p>	<p>Amend accordingly</p> <p>Removed reference. This was text taken from the draft CAMP. Cross referenced to the Land Allocations DPD.</p> <p>Amend to include the word future</p> <p>Amended to reflect the Land Allocations Policies Map for Cartmel which is now included</p> <p>Amended accordingly</p>

Section	Comments	Response
	<p>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).</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>Amended accordingly and Cartmel LA DPD Map included</p> <p>Amended accordingly</p> <p>Amended to reflect existing protection by Policy LA1.10 of the Land Allocations DPD</p>
Map 2	Delete words last part of sentence text underneath the map, instead say please contact South Lakeland District Council.	Amended accordingly
Map 3	This needs accompanying with a key – which is available on the SLDC website towncentre-features-key.pdf (southlakeland.gov.uk)	Link included to map on SLDC website to ensure clarity of features. Map 3 is

Section	Comments	Response
		now Cartmel Land Allocations DPD Policies Map
Draft Policy AC3	<p>Reference to 'sheltered sites below the skyline', further clarity/definition would help assist how this element of the policy can be applied.</p> <p>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.</p>	<p>Amended to read: <i>"where they do not have a detrimental impact on the landscape character of the area."</i></p> <p>Amended to remove criterion (B) from this policy and insert in Policy AC1</p>
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.	Map of all Views included following policy AC3
2.2.7	Reference now contained in NPPF paragraphs 101-103, update accordingly.	Amended 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.	Amended accordingly
Draft Policy AC4	<p>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.</p> <p>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.</p>	The area of the quarry included as a Local Green Space is only a small area of the overall quarry which is not in the NDP area. The area does not include the SSSI
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	Amended accordingly

Section	Comments	Response
	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.	Amended accordingly
Draft Policy AC5 Criterion C	A reference to achieving net gains for biodiversity would be helpful and relevant.	Amended and incorporated within the policy
2.3.2	Reference to a P4C, suggest the Plan defines what a P4C is.	Amended accordingly
Draft Policy AC7 Point B	Reference to potential new routes, are these pedestrian or pedestrian and cycle routes? The Neighbourhood Plan could explain further how these will be defined.	The new routes have not yet been defined. This will require further work.
2.4.4	This paragraph may be better placed in the supporting text section relating to Draft Policy AC7.	Amend accordingly
Draft Policy AC8 – Application of Policy	<p>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.</p> <p>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.</p>	Amended to remove policy following discussion at meeting 2/12/21 and change to a parish action.
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.	Amended to remove policy following discussion at meeting 2/12/21
Draft Policy AC8 Criterion B	<p>This would benefit from splitting out to cover the three different elements it refers to:</p> <ul style="list-style-type: none"> • amenity consideration • small scale • relating well to traditional layouts and have maximised solar gain. 	Amended to remove policy following discussion at meeting 2/12/21

Section	Comments	Response
	<p>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?</p> <p>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.</p> <p>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.</p>	
<p>Draft Policy AC8 Criterion C</p>	<p>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.</p>	<p>Amended to remove policy following discussion at meeting 2/12/21</p>

Section	Comments	Response
2.4.5/2.4.6	<p>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.</p> <p>South Lakeland Local Plan Review Housing Topic Paper contains information for each parish in South Lakeland and includes a figure of 8.85% 2nd 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) 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.</p>	<p>Up to date data has now been provided by SLDC Revenues and Benefits system identifying the number of known second homes and holiday lets.</p> <p>This information has been inserted into the NDP</p>
2.4.13	Repetition in part with wording in Paragraph 2.4.10.	Paragraph 2.4.10
Draft Policy AC9	<p>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.</p> <p>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</p>	<p>Policy AC9 is to apply to the village of Cartmel. The submission Plan will include a boundary within which it applies, this will be the Cartmel Development Boundary plus a buffer of 200 metres.</p>

Section	Comments	Response
	<p>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).</p> <p>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.</p> <p>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?.</p> <p>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.</p> <p>It is queried why the Policy does not apply to replacement dwellings?</p> <p>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 Thurlestone Plan:</p>	<p>Amended to apply to a defined boundary in Cartmel and the up to date figures indicate that there is sufficient justification to apply the policy in Cartmel</p>

Section	Comments	Response
	<p>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</p>	
Draft Policy AC10	<p>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.</p> <p>Clause C – this does not read particularly clearly. What is a rigid pattern?</p>	Amended policy AC10 to read better
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?	Amended accordingly
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.	Amended to remove this
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.	Amended accordingly

Section of report	Comments	Response
General	Update accordingly as appropriate – references to NPPF 2021	Revise
1.2	Was the assessment not also informed by feedback from the consultation undertaken in 2019?	Yes revise
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.	Revise
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.	Revise
Assessment Methodology	<p>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.</p> <p>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?</p> <p>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</p>	Revise
Allithwaite Quarry	Repeat previous comments made above. Part of the site is designated part of Wartbarrow SSSI – see NPPG guidance	No changes

Section of report	Comments	Response
	<p>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.</p>	
Land ownership	<p>Has contact been made with landowners of each of the proposed local green spaces?</p> <p>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.</p>	Landowners have had opportunities throughout the process to comment on the designation of local green spaces.

Local Design Code

Section	Comments	Response
General	<p>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.</p> <p>A proof read is required, checking typos for example Page 23 ‘circuitous’ needs amending.</p>	Agreed
National Planning Policy	Ensure references as appropriate reflect updated NPPF 2021. Ensure Sections 12 and 16 are included.	Amend
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	Map provided by Aecom

Section	Comments	Response
	<p>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.</p> <p>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.</p> <p>Area to the north of Primary School and St Marys Church should be shown as Amenity Open Space with no public access</p> <p>Area to the west of Allithwaite Community Orchard should be shown as Amenity Open Space with no public access</p> <p>Omission – include area if land to the west of St Marys Church as amenity open space with no public access.</p>	
Figure 7	<p>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:</p> <p>Omission – land to the south of the cemetery needs to be shown as public open space.</p> <p>Reference to Amenity Space in the key should say Amenity Open Space with no public access</p>	Document received is a final version from Aecom.
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.	

Table 2 – Allithwaite and Cartmel Draft Neighbourhood Development Plan Formal Consultation Responses

Ref. No.	Consultee Name	Page/ Para/ Policy	Support / Object / Comment	Comments received (verbatim)	Parish Council Comments	Amendments to NP
1-1	NW Planning, Sustainable Places, Cumbria and Lancashire		Comment	<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: https://neighbourhoodplanning.org/toolkits-and-guidance/how-to-write-a-neighbourhood-plan-in-a-climate-emergency/</p>	<p>Comments noted</p> <p>Comments noted. Amended accordingly</p> <p>Comments noted. Amended accordingly</p>	<p>Insert extra paragraphs in the introductory section to reflect the Local Plan review in the context of the Neighbourhood Development Plan. Additional paragraphs 1.12 to 1.15</p> <p>Insert and extra section and extra paragraphs relating to climate emergency and carbon neutrality. Additional paragraphs 1.17 to 1.21</p>
1-2	NW Planning, Sustainable Places,	AC1	Comment	<p>Draft Policy AC1 – Design Principles</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</p>	<p>Comment noted</p>	<p>In AC1(G now H) insert a sentence “All SUDs will be designed to accommodate the future impact of climate change.”</p>

Ref. No.	Consultee Name	Page/ Para/ Policy	Support / Object / Comment	Comments received (verbatim)	Parish Council Comments	Amendments to NP
	Cumbria and Lancashire			<p>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>		
1-3	NW Planning, Sustainable Places, Cumbria and Lancashire		Comment	<p>Green Infrastructure and Landscape Character - Objectives 2 and 3</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. 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.</p> <p>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.</p>	Comments noted	<p>Policy AC5 amended to include the following at the beginning of the policy:</p> <p><i>“Development proposals should conserve and enhance biodiversity in the Neighbourhood Area, and opportunities to incorporate biodiversity improvements are encouraged.</i></p> <p><i>All developments should avoid any impacts from the loss of countryside, wildlife and the natural environment and where avoidance is not possible mitigate or compensate for any impacts. As part of mitigation measures, designs should give consideration to the need to minimise disturbance to wildlife from noise and light pollution.</i></p>

Ref. No.	Consultee Name	Page/ Para/ Policy	Support / Object / Comment	Comments received (verbatim)	Parish Council Comments	Amendments to NP
				<p>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.</p> <p>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.</p> <p>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</p>	Comments noted	<p><i>As a principle, there should be a measurable net gain enhancement of biodiversity assets, with an aim of achieving a biodiversity net gain of 10% as a minimum requirement and increased to attain maximum possible biodiversity outcome. Biodiversity net gain should be provided on site, unless it is not technically possible, in which case off-site contributions would be sought. The developer will be responsible for maintaining and ensuring the net gain over 30 years. These requirements will be secured through a S106 planning obligation, biodiversity gain plan or other mechanism required by legislation or regulation.</i></p>
2	Allithwaite Resident			<p>Thank you for information about the NDP, and request for responses to AC1-11. Unfortunately, the consultants commissioned by our Parish made no mention of this:-</p> <p>“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.”</p>	Comments noted	No change

Ref. No.	Consultee Name	Page/ Para/ Policy	Support / Object / Comment	Comments received (verbatim)	Parish Council Comments	Amendments to NP
				<p>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>https://www.southlakeland.gov.uk/media/7208/climate-change-action-plan-accessible.pdf</p> <p>This story of frustrated community effort, in Totnes, could be a useful lesson for the Allithwaite & Cartmel NDP. Please circulate the article to your Council colleagues.</p> <p>https://www.theguardian.com/commentisfree/2021/sep/15/england-right-to-build-laws-totnes-devon-housing</p>	<p>Comments noted. This will be addressed in the revisions</p>	<p>Amended in accordance with the response to Comment 1-1</p>
				<p>https://www.theguardian.com/commentisfree/2021/sep/15/england-right-to-build-laws-totnes-devon-housing</p>	<p>Comments noted</p>	<p>No change</p>
3	Network Rail			<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</p>	<p>Comments noted. This will be addressed as part of the Development Management function of SLDC</p>	<p>No change</p>

Ref. No.	Consultee Name	Page/ Para/ Policy	Support / Object / Comment	Comments received (verbatim)	Parish Council Comments	Amendments to NP
				<p>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. That any proposal does not impact upon the railway infrastructure / Network Rail land e.g.</p> <p>Drainage works / water features Encroachment of land or air-space Excavation works Siting of structures/buildings less than 2m from the Network Rail boundary / Party Wall Act issues Lighting impacting upon train drivers' ability to perceive signals Landscaping that could impact upon overhead lines or Network Rail boundary treatments Any piling works Any scaffolding works 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)</p>		

Ref. No.	Consultee Name	Page/ Para/ Policy	Support / Object / Comment	Comments received (verbatim)	Parish Council Comments	Amendments to NP
				<p>Any use of crane or plant Any fencing works Any demolition works Any hard standing areas</p> <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.</p>		
4	Allithwaite Resident		Comment	<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. We therefore will just make a few comments so that our feedback might be useful to the survey.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>4. Open landscapes and green spaces are vital for mental health wellbeing and provide havens for wildlife.</p> <p>5. Provision for pedestrian safety is important as we should encourage more walking</p>	<p>Comments noted.</p> <p>The Allithwaite and Cartmel Steering Group agree with all of the issues raised and hope that the final document along with the policies of the SLDC Core Strategy and Development Management DPD will address all matters.</p> <p>This is a strategic matter to be addressed within the SLDC Local Plan review.</p> <p>Policy AC8 seeks to address the provision of and extension to caravan parks.</p> <p>This is a development management matter to be referred to SLDC.</p> <p>It is hoped the NDP will continue to protect this</p> <p>The NDP seeks to improve pedestrian safety.</p> <p>All comments will be taken into account in the final revisions</p>	No change

Ref. No.	Consultee Name	Page/ Para/ Policy	Support / Object / Comment	Comments received (verbatim)	Parish Council Comments	Amendments to NP
				activities for health and reduction of traffic emissions. 6. Many people think that their comments and ideas will not make any difference to the outcome of the neighbourhood plan.		
5	Canal and Rivers Trust			No comments	Comments noted	No change
6	Sport England		Comment	<p>Sport England made comment on this Neighbourhood Plan on 12 November 2020. It is not clear how that representation has been taken into account. Comments made advised:</p> <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>Comments noted</p> <p>The Allithwaite and Cartmel Steering group consider all of the sites put forward satisfy the criteria as local green spaces and these should remain in the NDP.</p> <p>Whilst we understand your concerns, the LGS designation is about protecting the local green space. Facilities for outdoor recreation can be acceptable in the Green Belt.</p> <p>The paragraph is now 99. Redevelopment of this nature would also be acceptable in the Green Belt.</p>	<p>Amend 1st sentence of Policy AC4 to read</p> <p>The following local green spaces (identified on Map 5 and Map 6 and individual maps in the Local Green Space Assessment) are designated in accordance with paragraphs 101 and 102 of the NPPF:</p> <p>Amend the final sentence in AC4 to read as follows:</p> <p><i>New development which impacts adversely on the openness and visual amenity of these sites will not be permitted, except in very special circumstances.</i></p> <p><i>Very special circumstances will only exist where the potential harm caused by any new development is clearly outweighed by other considerations.</i></p>

Ref. No.	Consultee Name	Page/ Para/ Policy	Support / Object / Comment	Comments received (verbatim)	Parish Council Comments	Amendments to NP
				<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 its 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 their 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>	<p>Comment noted. Amendments to the policy will make it clear what is acceptable in terms of redevelopment.</p>	
7	United Utilities			<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</p>	<p>Comments noted</p>	<p>No change</p>

Ref. No.	Consultee Name	Page/ Para/ Policy	Support / Object / Comment	Comments received (verbatim)	Parish Council Comments	Amendments to NP
				look to allocate any additional sites in the future to ensure we have necessary infrastructure to prevent delays and other unnecessary expense.If you wish to discuss this in further detail please feel free to contact me.		
8	National Grid		Comment	<p>Dear Sir / Madam</p> <p>Allithwaite and Cartmel Neighbourhood Plan Regulation 14 Consultation September - October 2021 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. 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.</p> <p>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</p>	Comments noted	No change

Ref. No.	Consultee Name	Page/ Para/ Policy	Support / Object / Comment	Comments received (verbatim)	Parish Council Comments	Amendments to NP
				<p>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> <ul style="list-style-type: none"> • www2.nationalgrid.com/uk/services/land-and-development/planningauthority/shape-files/ Please also see attached information outlining guidance on development close to National Grid infrastructure. <p>Distribution Networks Information regarding the electricity distribution network is available at the website below: www.energynetworks.org.uk Information regarding the gas distribution network is available by contacting: plantprotection@cadentgas.com</p> <p>Further Advice Please remember to consult National Grid on any Neighbourhood Plan Documents or site specific proposals that could affect our assets.</p>		
9	The Coal Authority		Comment	<p>Allithwaite and Cartmel Neighbourhood Development Plan and Thank you for consulting The Coal Authority on the above. 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>	Comments noted	No change
10	Homes England		Comment	<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</p>	Comments noted	No change

Ref. No.	Consultee Name	Page/ Para/ Policy	Support / Object / Comment	Comments received (verbatim)	Parish Council Comments	Amendments to NP
				<p>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>		
11	Historic England		Comment	<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 & Cartmel Neighbourhood Plan.</p> <p>The Allithwaite & 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</p>	<p>Comments noted</p> <p>With regard to Heritage Assets across the parish, the policies in the SLDC Core Strategy and Development Management DPD adequately address setting a positive strategy for heritage assets. There is no further requirement for the Neighbourhood plan to add a further layer of policy.</p>	No change

Ref. No.	Consultee Name	Page/ Para/ Policy	Support / Object / Comment	Comments received (verbatim)	Parish Council Comments	Amendments to NP
				<p>policies from the local authority's local plan into action but at a neighbourhood scale. 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.</p> <p>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.</p> <p>It is available on our website 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:</p> <ul style="list-style-type: none"> • HE Advice Note 2 - Making Changes to Heritage Assets: historicengland.org.uk/images-books/publications/making-changes-heritageassets-advice-note-2/ • HE Good Practice Advice in Planning 3 - The Setting of Heritage Assets: 		

Ref. No.	Consultee Name	Page/ Para/ Policy	Support / Object / Comment	Comments received (verbatim)	Parish Council Comments	Amendments to NP
				<p>historicengland.org.uk/images-books/publications/gpa3-setting-of-heritageassets/</p> <ul style="list-style-type: none"> • HE Advice Note 7 - Local Heritage Listing: historicengland.org.uk/imagesbooks/publications/local-heritage-listing-advice-note-7. <p>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.</p> <p>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. 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.</p> <p>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</p>		

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				<p>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 & 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.</p> <p>Finally, we should like to stress that this advice is based on the information provided by Allithwaite & 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>		
12	Allithwaite resident		Comment	<p>The focus of this response is Allithwaite, LA11:</p> <p>SLDC References: 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>In particular: Land at junction of Allithwaite Road and Holme Lane Allithwaite Call for Sites Ref 2020-CfS-34</p>	Comments noted	These comments re in response to the recent consultation carried out by SLDC in relation to the Local Plan review and not to the Regulation 14 Neighbourhood plan consultation.

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				<p>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>		
13	National Farmers Union		Comment	<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</p>	<p>Comment noted. The Allithwaite and Cartmel Neighbourhood Plan does not seek to put further restrictions on farmers and the agricultural industry. The Steering Group support the agricultural industry in parish in addition to all other businesses.</p> <p>Any applications submitted to SLDC will be determined in accordance with the relevant Local Plan policies.</p>	No change

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				<p>farm. We will move 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. Many farm businesses in South Lakes are dependent on support for maintaining farm income and this change could have a significant impact 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.</p> <p>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.</p>		

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				<p>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.</p> <p>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> <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</p>		

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				<p>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>		
14	Allithwaite resident		Comment	<p>AC7 - Public rights of way: 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>AC11 - Protecting existing services and facilities: 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>Comments noted. The footpath and cycle network are identified by Cumbria County Council. There are no identified new footpaths, these will come forward if and when new housing sites come forward.</p> <p>Comments noted. The SLDC Core Strategy and Development Management DPD contains extensive policies relating to valued community facilities and their loss. The Neighbourhood Plan is not required to add a</p>	<p>No change</p> <p>No change</p>

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				<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>Sport and Recreation Facilities: 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. Developers could be asked to contribute to and enhance existing amenities such as clubhouses, community meeting spaces, pavilions, car parking and ancillary facilities.</p> <p>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.</p>	<p>further level of policy where it is not required.</p> <p>Comments noted, developer contributions are negotiated by SLDC as part of determining a planning application, in accordance with their policies</p> <p>Comments noted and agreed.</p>	<p>No change</p> <p>No change</p>

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				<p>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:</p> <p>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.</p> <p>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.</p> <p>Infrastructure: All development should be expected to contribute to the infrastructure requirements for the villages in accordance with SLDC's CIL Framework.</p> <p>Planning permission should only be granted where the infrastructure necessary to make the</p>	<p>Comments noted. The location and design of masts is controlled by national legislation and code of practice in addition to SLDC policies.</p> <p>Comments noted</p> <p>Comments noted</p> <p>Comments noted</p>	<p>No change</p> <p>No change</p> <p>No change</p> <p>No change</p>

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				<p>scheme acceptable in planning terms can be delivered.</p> <p>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> <p>Highways Protected green open spaces Allotments Play areas Footpaths Traffic Calming Village gateway enhancements to define settlement boundaries</p> <p>Quarry – develop a stand-alone policy for protected habitats and species</p>	<p>The parish Council is not looking to develop an Infrastructure Investment Plan as the financial contribution is minimal under the current land allocations. Should this change, this can be provided as a separate document.</p> <p>This is already covered within the SLDC Planning policies and national designation as a SSSI</p>	<p>No change</p> <p>No change</p>
15	Natural England		Comment	<p>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>	Comment noted	No change
16	Cartmel Resident		Comment	<p>General Comments I am generally in favour of the plan: YES I would like to see changes to the plan: YES</p> <p>Comments on the plan overall:</p>	Comment noted	No change

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				<p>We are supportive of the plan and thank the working group for their efforts getting it to this point.</p> <p>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. The policies must be underpinned by clear unambiguous definitions to deter developers and land owners challenging them at planning and appeal.</p> <p>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 et al will cease and all such decisions will be made by volunteer councillors. 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> <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</p>	<p>Comments noted, the NPPF and NPPG advises that policies should not be too restrictive</p> <p>The Development Management system will continue in its current form as applications will still be submitted to and determined by SLDC</p> <p>There is currently no Article 4 direction within the Cartmel conservation area. It would be for SLDC to implement this.</p>	<p>No change</p> <p>No change</p> <p>No change</p>

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				<p>Kendal's machinery? The criteria should be identical.</p> <p>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.</p> <p>Comments on objectives: Obj 1: "raise awareness of" - what does this really practically mean? How?</p> <p>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.</p> <p>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</p> <p>Design Principles AC1 YES: should include alterations too. Be bold - "will be expected to respond positively to the key attributes" - instead, "must adhere to"</p>	<p>Comment noted, a number of the issues raised are permitted development, and issues that SLDC are responsible for. Traffic and parking are addressed in Section 2.6</p> <p>Make residents and developers aware in the Neighbourhood plan</p> <p>Cannot restrict all development in the countryside. Local Green Spaces are mapped.</p> <p>Comments noted</p> <p>Comments noted</p> <p>Planning policies cannot be too restrictive, they can have an impact on viability.</p> <p>A link was provided on the website</p> <p>Comment noted</p>	<p>No change</p> <p>No change</p> <p>No change</p> <p>No change</p> <p>No change</p> <p>No change</p> <p>No change</p>

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				<p>“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?</p> <p>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.</p> <p>AC3 YES: alterations too. Hedgerows to be native species in rural areas.</p> <p>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.</p> <p>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...</p> <p>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.</p>	<p>Already included</p> <p>Comments noted. It is for the developer to put forward that their circumstances are special and for SLDC planning to assess whether the benefits outweigh the harm.</p> <p>Yes. Documented in the SLDC policies maps. included.</p> <p>This policy relates to dark skies only</p> <p>Comments noted</p>	<p>No change</p> <p>No change</p> <p>No change</p> <p>No change</p> <p>No change</p> <p>No change</p>

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				<p>Just on dark skies ambition - Cartmel secondary school outside lights sited very high up, powerful and on throughout the night!</p> <p>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 Haggs Lane which immediately after the village boundary becomes 60MPH zone with blind bends made worse by unmanaged overhanging hedges.</p> <p>AC7 and AC6 must tie in together to manage safety risks.</p> <p>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.</p> <p>"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>	<p>Comments noted</p> <p>Comment noted</p> <p>Not appropriate</p> <p>No appropriate</p> <p>Comments noted</p> <p>This policy has been adopted elsewhere and is enforceable</p>	<p>No change</p> <p>No change</p> <p>No change</p> <p>No change</p> <p>No change</p> <p>No change</p> <p>No change</p>

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				<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>AC9 YES: can this be enforced? What about at point of resale?</p> <p>AC10 YES: Objective 9 refers to containment and size of parks. AC10 policy statement only talks to screening.... There is evidence of screening being imposed as a condition to planning consent being later removed to enable further lodge development. Screening should include native evergreen species for effective screening in winter months. AC10 wording should equally apply to all new housing developments.</p> <p>AC11 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>	<p>Comments noted.</p> <p>Policy wording amended</p> <p>Comments noted. Planning policies cannot be overly restrictive</p>	<p>Amended accordingly</p> <p>No change</p>
19	Allithwaite resident		Comment	<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</p>	Comments noted and agreed	No change

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				<p>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> <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.</p> <p>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.</p> <p>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.</p> <p>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</p>	<p>The Allithwaite and Cartmel Neighbourhood Plan does not seek to allocate sites for housing. The review of the SLDC Land allocations will take account of this.</p>	

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				<p>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.</p> <p>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).</p> <p>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.</p> <p>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. This causes huge disappointment and makes people feel there is no point in objecting to any planning applications.</p> <p>I do wish you well with what you are trying to do.</p>		
18-1	Bourne Leisure		Comment	<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</p>	Comments noted	No change

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				<p>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.</p> <p>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.</p> <p>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</p>		

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				<p>be prepared in full knowledge of the Authority wide policies and strategy.</p> <p>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:</p> <ul style="list-style-type: none"> 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. <p>Consideration is given to the following policies in respect of the above requirements.</p>		
18-2	Bourne Leisure		Comment	Draft Policy AC10 (Caravan and Chalet Parks)		No change

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				<p>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.</p> <p>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:</p> <p>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.</p> <p>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.</p>	<p>Comments noted. Figure 5 is a table containing information on each caravan park in the parish.</p> <p>This has been placed under the section on chalets and holiday parks rather than second homes</p>	<p>No change</p>

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				<p>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.</p> <p>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.</p>	<p>Comments noted. Policy AC10 now AC9 seeks to set a list criteria in which extension to existing facilities and the provision of new facilities are acceptable. The policy is supportive of development of the parks and chalets providing it is appropriate in its setting.</p> <p>This is in general conformity with the SLDC policies and meets the Basic Conditions as detailed in the attached Basic Conditions statement.</p> <p>Comments noted</p>	<p>No change</p>

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				<p>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.</p> <p>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.</p> <p>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</p>	<p>Comments noted A sentence has been included in relation to the economic benefits of the larger holiday parks</p> <p>Comment noted</p> <p>The policy will not impact on the park's needs to respond to the needs of guests, it will ensure that any new development is in keeping with the context of its setting</p>	<p>Amended accordingly</p> <p>No change</p> <p>Amended accordingly</p>

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				<p>position appears to be based on concerns over apparent pressure on GP services.</p> <p>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.</p> <p>Part B refers to the requirement for screening of development and states this must be “well</p>	<p>Comment noted. The policy wording has been revised to reflect comments received.</p> <p>Comment noted. The policy wording has been revised to reflect comments received.</p>	<p>Amended accordingly</p> <p>As above</p>

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				<p>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.</p> <p>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.</p>	<p>Comment noted. The policy wording has been revised to reflect comments received.</p> <p>Comment noted. The policy wording has been revised to reflect comments received.</p>	<p>Amended accordingly</p> <p>Amended accordingly</p>

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				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.		
18-3	Bourne Leisure		Comment	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.	Comments noted Paragraph B of Policy AC3 has been removed from Policy AC3 and included within Policy AC1.	Amend accordingly
18-4	Bourne Leisure		Comment	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. C. Demonstrate that developments protect and enhance biodiversity and important wildlife	Comments noted.	

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				<p>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”.</p> <p>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.</p> <p>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</p>	<p>The Policy wording has been amended to bring it in line with current guidelines on net gain and ensure it is fully in general conformity with Policy CS8.4</p> <p>Locally designated sites are given the same protection in the SLDC policies</p>	<p>Amended accordingly</p> <p>No change</p>

Ref. No.	Consultee Name	Page/ Para/ Policy	Support / Object / Comment	Comments received (verbatim)	Parish Council Comments	Amendments to NP
				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".		
18-5	Bourne Leisure		Comment	<p>Draft Policy AC1 (Design Principles) Policy AC1 states: "All new development will be supported when it meets the following criteria:</p> <p>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.</p> <p>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</p>	Comment noted.	No change
					The NPPF promotes and gives weight to Design Codes in Local and Neighbourhood Plans. The Design Code is an evidence	No change

Ref. No.	Consultee Name	Page/ Para/ Policy	Support / Object / Comment	Comments received (verbatim)	Parish Council Comments	Amendments to NP
				<p>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.</p> <p>Bourne Leisure expect to make more detailed comments when SLDC re-consult on the draft ACNP in due course.</p> <p>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.</p>	<p>document that forms part of the Neighbourhood plan. The NPPF specifically states that they can be produced as part of a neighbourhood plan.</p> <p>Comments noted. It is expected that the assessment will form part of an application with the detail being conditioned.</p>	No change
18-6	Bourne Leisure		Comment	<p>Draft Objectives</p> <p>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</p>	<p>Comment noted</p> <p>The section heading as been amended as has the policy</p> <p>See comment in relation to Policy AC10 above</p>	Amended accordingly

Ref. No.	Consultee Name	Page/ Para/ Policy	Support / Object / Comment	Comments received (verbatim)	Parish Council Comments	Amendments to NP
				its own merits and without reference to a village or a hamlet.		
18-7	Bourne Leisure		Comment	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.	Comment noted	No change
18-8	Bourne Leisure		Comment	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	Comment noted	See responses to individual sections above

Ref. No.	Consultee Name	Page/ Para/ Policy	Support / Object / Comment	Comments received (verbatim)	Parish Council Comments	Amendments to NP
				<p>out in the Act. In turn this directly affects our client's interests.</p> <p>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. 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>		
19	Allithwaite Resident	Page 9 para 1	Comment	<p>There is no policy in the Neighbourhood Plan to ensure better public transport and accessibility to local services essential for people without access to cars.</p> <p>The bus service for Allithwaite is woeful. It must be among the worst in the UK. One bus, five days a week, and at times the preclude essential shopping trips.</p>	Comments noted. A Neighbourhood Plan is a land use plan and cannot influence decision made on public transport and infrastructure	No change

Ref. No.	Consultee Name	Page/ Para/ Policy	Support / Object / Comment	Comments received (verbatim)	Parish Council Comments	Amendments to NP
				This policy very much linked to encouraging accessibility and Allithwaite and Cartmel being inclusive places to live. I have an appreciation of how difficult it has become to influence bus services since they were broken up/privatised. But councils do have influence and should be using it.		
20	Allithwaite resident	AC11	Comment	Objective 5 speaks to pedestrian and cycle, the road surfaces for car travel are very poor/damaging/dangerous. Let's fix what is essential before worrying about cyclists. Neither objectives or policies mention digital, if we want to be sustainable we have to influence the advent of fibre, we are too slow as it is, not just businesses but homes. AC11 only speaks to new, what about existing? Thanks to the NPG for their work on our behalf. I support the plan with the commentary on road surfaces and digital enhancements to existing infrastructure.	Objective 5 relates to more sustainable forms of transport than the private car Policy AC11 relates to broadband provision in new development. Planning polices cannot influence existing provision	No change
21-1	Resident	AC10	Support	No comment made		No change
21-2		AC9	Support	Very important to stop holiday homes taking over the village	Comment noted	No change
21-3		AC8	Support	Affordable homes is most important for locals.	Comment noted	No change
22	Resdent		Object	I object strongly against all further building on green field sites. It is ruining what's special about this area.	Comment noted	No change
23	Resident		Object	Not really sure how this form is different from the other form that I have already made comments on? Only one form provided. AC1 - Add in areas designated to absorb water protection and original land use AC2 - Remove exceptional circumstances, too vague and used to developers advantage AC5 - Need to consult specialist habitats protection professionals as none in developers or councils. Use Field Studies Council	Comment noted Included No reference in this policy SLDC commented on policy, and amended accordingly	No change

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				AC6 - Use reflectors such as cats eyes to safeguard life and environment AC8 - Should be made legally binding and conditional to rest of site development AC10 - Consultation with businesses about their ability take back staff. Already under tremendous strain with what is here now. Not for developer to decide. Electricians, pubs, leisure, cleaning, police, doctors, hospitals, shops. AC11 - Should not be up to developers to worm their way out of with spurious comments. Consultation publicly with all local services police, road traffic, doctors, hospitals, gas/water, binmen. Already enough strain and accidents/roadworks issues on services.	Noted This would make the policy too restrictive Noted Noted	
24	Resident	AC11	Comment	The introduction of speed limits is essential before any development is allowed, eg: Cartmel to Cark and Hags Lane. People in Cartmel with no parking should be allocated a parking area (principal residents)	Comment noted. This would be addressed if an application was submitted in a response made by the highway authority	No change
25	Resident		Support	Ni comments made	Comment noted	No change
26-1	Resident	Pg 15	Comment	Would like to see educational requirements specifically included in infrastructure	Comment noted	No change
26-2		AC10	Comment	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	Comment noted.	Amend accordingly
27	Resident	AC8	Support	Except for affordable housing or refurbishment of an existing property	Comment noted	No change
28	Resident		Comment	More facilities and accessibility need looking at to cater for lesser able/disabled people visiting Cartmel. New housing needs to focus on being both affordable and primarily for local families. All existing and new amenities must sustain the higher demand.	Comment noted	No change
29	Cartmel Methodist church		Comment	None of the Chapel members live in Cartmel, however, would like a new toilet block in Ford Road, as the Port-a-loos on race days, prevent us	Comment noted	No change

Ref. No.	Consultee Name	Page/ Para/ Policy	Support / Object / Comment	Comments received (verbatim)	Parish Council Comments	Amendments to NP
				parking by the Chapel. The racecourse car park was good for local use, not anymore.		
30	Resident		Object	<p>After reading the Public Consultation (Regulation 14) Pre-submission Summary Document, I would prefer to see the Neighbourhood Plan scrapped altogether. I think it is time to put a stop to all the so called 'development' in Allithwaite. I don't call it development, I call it destruction. Destruction and loss of yet another green space.</p> <p>We have had proposals and consultation before, with regards Greendales, Whinfield Gardens and Jack Hill. Many objections were made to these so called developments, but obviously all were, not surprisingly, over-ruled and the destruction (sorry - development) of these green spaces was allowed to happen. In the case of Greendales an ancient burial site was obliterated!</p> <p>This leads me to ask the question - are residents objections really looked at, discussed, and considered, taking people's feelings, concerns and mental well-being into account? I think perhaps not.</p> <p>The proposed building development on the field behind 12 to 16 Greendales, and behind Church Road, will mean the loss of yet another green space in Allithwaite in addition to the three mentioned above. This obviously has an impact on the mental health and well-being of existing residents who would be affected by the proposal and who, therefore, will once again be strongly objecting to yet another development. (Most likely to no avail).</p> <p>The second objective of the Neighbourhood Plan 2021-2029 is to protect significant green spaces. I say that ALL green spaces are significant with the</p>	<p>Comment noted. The Neighbourhood Plan does not seek to allocate any sites for housing, however, this does not stop developers putting applications forward to SLDC for consideration</p>	No change

Ref. No.	Consultee Name	Page/ Para/ Policy	Support / Object / Comment	Comments received (verbatim)	Parish Council Comments	Amendments to NP
				<p>added current pressure with regards to Climate Change! Not just Allithwaite Community Orchard, the King George V Playing Fields, Allithwaite Community Playing Fields, Allithwaite Quarry and Allithwaite Allotments but all green spaces.</p> <p>This latest development proposal is inappropriate and unnecessary. Where are all the people who will come to live in these houses? Will they be locals? It's doubtful, as the provision for local seems inadequate (one block of flats at Greendales for instance) compared with those properties offered on the free market, where, let's not beat about the bush, the profits are made.</p> <p>If this housing development should go ahead there would be problems for young children going to school as I believe the primary school is already full. Roadside parking at the primary school is already very difficult at school times.</p> <p>Then there's the travel involved for parents who need to work. Where would they go? Kendal, Barrow, Lancaster? There's not a lot of employment opportunities in the immediate vicinity, therefore considerable travel would be involved. As there is a limited bus service, this would mean many more cars (which seem to be getting wider and larger) travelling on the already narrow village roads. Again, are we conscious of carbon footprints and climate change or not!</p> <p>Finally, how can a site, which is outside the current development boundary, even be considered for development? I hope a political aspect is not creeping into this issue.</p>		
31	Resident	2.6.10		The lack of parking outside the village needs addressing urgently. The vast number of vehicles driving through Cartmel square detracts from the	Comment noted. A Neighbourhood Plan is a land use plan and cannot influence	No change

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				<p>whole character of the village and is dangerous for pedestrians who aimlessly wander obliviously around.</p> <p>This has been an issue for years and still little has been done. This year the problem has been particularly bad, constant gridlock especially when deliveries are being made.</p> <p>Accessible car parking before vehicles enter the village is essential.</p>	decision made on existing traffic and highway/parking matters.	
32	Resident	AC8	Object	<p>Speeding is a big issue here and using the old Institute Road as a fast, rat run is very concerning and should be somehow residents only.</p> <p>We feel that Allithwaite is a lovely, but very small village to extend with new housing. These little roads are already busy and couldn't manage more traffic, etc. We already don't feel that Allithwaite's roads are safe, more traffic and people could not fit in Allithwaite.</p> <p>Allithwaite also has no amenities for extra housing/development. The roads are too small.</p>	Comments noted	No change
33	Resident	AC8 & 9	Object	<p>It is important the Neighbourhood Plan maintains a strong position on limiting new housing, except where there is a proven need and also that the Parish Council continues to lobby to restrict other than 'Principal Main Residence' in the Parish.</p>	Comments noted	No change
34	Resident		Support	Hoping things work out for others	Comment noted	No change
35	Resident		Support	No comments made		No change
36	Resident	AC5		<p>Boarbank Lane Allithwaite, Green Lane and Templand Park. You have removed all the Hawthorn Hedges, they say it's never to late, well it is in this case, like closing the gate after the horse has bolted. I am very upset the Hawthorn Hedges have been taken out/pulled out/removed where do our Blackbirds nest? They have nowhere to nest. Our latest development</p>	Comment noted. The neighbourhood plan includes policies to protect and enhance the biodiversity of the area	No change

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				<p>on/between Green Lane and Boarbank Lane, plus Templand Park. I've got no birds in the garden, the feeders are hanging about, no Badgers either. I've got apple and damson trees plenty for them to eat.</p> <p>There would be plenty of houses for local people to live in, it's all down to greed. Greedy people who have loads of money buying houses in the local area and letting them off. Here's your answer to everything. They should pay twice as much for council tax, they should not be allowed to do it (Greedy people).</p>		
37	Resident	AC7	Comment	Children walk from Kirkhead Road to Allithwaite Parish Church/Playgroup/School and it is exceedingly dangerous when the road is hardly wide enough for two cars and there is no visibility of oncoming traffic.	Comment noted	No change
38	Resident	General		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 do there need to be, how can you ensure new builds do not become second homes/holiday dwellings?	<p>Comment noted.</p> <p>The number of new homes in the parish will come forward through the review of the LDC Local Plan.</p>	No change
39	Resident	General	Comment	As an elderly non-car owner I would like to have seen some reference to a better bus service and village shop.	Comment noted. A Neighbourhood Plan is a land use plan and cannot influence decisions made on public transport matters.	No change
40	Resident	AC8	Object	<p>Land adjoining Tally HO adjacent to Greendales off Church Road.</p> <p>The access to this land is unsuitable. The idea was rejected only recently and should be again as nothing has changed. There are unsold, over</p>	Comment noted. The Neighbourhood Plan does not seek to allocate any sites for housing, however, this does not stop developers putting	No change

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				many months, larger plots of far more suitable land with direct road access at Cartmel , on Allithwaite Road at Flookborough and between Allithwaite and Kents bank. As no work has started or in some cases no sale of the land to developers, it demonstrates that there is neither need or point in trying to develop smaller sites with poor drainage, and dangerous access	applications forward to SLDC for consideration	
41	Resident		Support	No comments	Comment noted	No change
42-1	Resident	1.2		There is no village shop in Allithwaite, there are mini-libraries in Allithwaite and Cartmel.	Comment noted	No change
42-2		AC3		The significant views list does not match the photos, photos are not all listed	Comment noted	No change
43	Resident	AC8		I strongly support the requirement that developers should provide the required number of affordable homes. I also think that more homes, particularly affordable homes, should be built so that local people priced out of the housing	Comment noted	No change
44	Cartmel Racecourse		Comment	Could we have more clarity around 'traditional initiatives. 2.6.4.- Seasonal traffic flow - could we request further detail as to the meaning in this paragraph? 2.6.5. - Have the local businesses been tasked with any car sharing or 'bike-to-work' project to alleviate issues with their vehicles and parking. 2.6.7 - Has a signage plan been prepared to alleviate the issues referred to in this paragraph? 2.6.8 - The survey work already carried out around the Pig and Whistle and Londis for the average length of stay and have any additional traffic management mitigations been considered to alleviate issues at this junction?	Comment noted Due to the nature and location of the village, there is significantly more traffic in the spring and summer months than in winter. In addition, there is also additional traffic during racing and other events at the racecourse. A future issue to look at. A future issue to look at A future issue to look at	No change

Ref. No.	Consultee Name	Page/ Para/ Policy	Support / Object / Comment	Comments received (verbatim)	Parish Council Comments	Amendments to NP
				Parish Aspiration 2 - provision of an additional car park in Cartmel. How have the continued commercial interest of the Holker Group been taken into account with regards to an additional car park for the village?	Commercial interests and market competition are not an issue that would influence a neighbourhood plan.	
45	Resident	AC4	Comment	The closing of Allithwaite Quarry to the public. I disagree with this decision	Comment noted	No change
46	Resident	AC7	Comment	<p>Most of the public footpaths in or near Allithwaite have tall stiles on them, some horrendously high! This precludes their use by the more elderly as well younger people with young children, not just disabled people.</p> <p>Good examples of footpaths which are unusable by a large number of residents are 1 Locker Lane to Applebury Hill</p> <ol style="list-style-type: none"> 2. Templand to Birkby Hall 3. Cartmel Road to Wartbarrow Lane (south) 4. Wartbarrow Lane (south) to Wartbarrow Lane (north) <p>These and many others pass all the legal requirements for public footpaths, but this only means that they are suitable for Ramblers; they are not assessed for suitability of use by the inhabitants of an area. This is a shame; I am pleased that one of the aims of your document is to improve access to existing footpaths in this area. Please ensure ease of access for all when</p>	Comment noted	No change
47	Resident	AC8	Comment	<p>Before I make my main point: I am really impressed by the care and consideration for the environment of the whole plan. Obviously, a huge amount of thought and work has gone into it, for which I am really grateful.</p> <p>I greatly appreciate the aim of preventing new second homes and providing 'affordable' housing. My question is about 'affordable'. Obviously it is better for new houses to be occupied by e.g. incoming pensioners who will live there than by</p>	Comment noted. This is the aim of the principal residence policy	No change

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				<p>occasional second home owners. But the age profiles of the area suggests that it is not possible for most people employed in the area to live here. At the same time, there are enormous shortages in people willing to work in the care and hospitality jobs that are available. New houses need to be affordable by carers, cleaners, waiters, cooks, shop assistants and teachers, in proportion to the availability of those jobs. (The new Russell Armer estate in Allithwaite has 6 'affordable' houses and more than twice as many unaffordable ones, and is boasting about this on its display board!) At present, most of our staff at Boarbank need to commute (which is not helpful for either the local or the global environment), and we are still struggling to appoint enough people. Increasing the non-working resident population will only exacerbate the shortage of working people to cater to their needs.</p> <p>I think this next point may be out of the remit of the plan, but it is really important. There should be a complete ban on change of use from resident to holiday accommodation or second home ownership. (We even know of working people whose tenancies have been terminated to provide for holiday makers, so that they have become homeless.) Ideally there should be regulation requiring all house sales to be made to people who will be resident, or even to people who will be working, in the area.</p>		
48	Resident		Support	No comments	Comment noted	No change
49	Resident	1.12	Comment	The 'Vision' at Page 6 of the online draft plan is completely different to the 'Vision' on page 7 of the paper booklet delivered through house mail-boxes. Therefore it is unclear which is the intended Vision ? This may also have confused residents who have relied on the vision sent to them in the paper booklet version. Therefore this may undermine the consultation.	Comment noted. The vision within the Neighbourhood Plan will be the vision for the area in 2021	No change

Ref. No.	Consultee Name	Page/ Para/ Policy	Support / Object / Comment	Comments received (verbatim)	Parish Council Comments	Amendments to NP
				My comments on the online draft Plan Vision are: I object to the statement: "In Allithwaite the village will be enhanced by a number of developments". I do not see the need to include a firm vision of further developments in Allithwaite. I believe that the majority of residents in Allithwaite would rather see very limited further developments, and in particular, no further housing developments. I object to the Vision including 'a number of developments' in Allithwaite, whilst there is no mention of developments in Cartmel. This is unfair on Allithwaite and appears to present a vision of protecting Cartmel at Allithwaite's expense. The Cartmel paragraph refers to protecting Cartmel. I would like to see the Allithwaite paragraph also including a statement on protecting Allithwaite, and in particular protecting the current quiet, rural aspects, views and character of the village.	Have reviewed the comments the PC considers that the vision should remain as it is	
49-2	Resident	1.2	Object	Paragraph 1.20 is incorrect and misleading. Allithwaite does not have a Post Office or a shop. Whilst there is a very limited outreach Post Office service, this is for only 4 hours per week. The previous Post Office (which para 1.20 may be referring to) closed in early 2019, along with the associated shop. As the (small) charity shop is mentioned separately, reference to a Shop and Post Office should be removed from this paragraph. Therefore it is also clear that it is misleading to state that "Allithwaite has a wide range of community facilities". This should be removed or replaced with "Allithwaite has a limited number of community facilities.	Comment noted	Amend accordingly
49-3	Resident	AC1 & 2	Comment	Section 2.1 is dominated by consideration of Cartmel, whilst Allithwaite does not appear to be considered or represented here. I suggest that many of the considerations here should also apply to Allithwaite, noting the Objective 1 states "To protect the built environment both in the	Comments noted. The first section of 2.1 relates to design of the whole parish. The second section relates specifically to Cartmel conservation area.	No change

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				villages....". In Section 2.1, there is only one mention of Allithwaite, whereas Cartmel is mentioned 26 times.		
49-4	Resident	AC8	Comment	With regards to Allithwaite, I do not agree that Objectives 6 and 7 are adequate, recognising the number of additional homes that have already been built in Allithwaite in the last 10 years (over 50), with another 30 intended at Barn Hey. I propose rewording Objective 6 to read "To minimise further housing development whilst also ensuring housing stock meets local affordable needs and enables people of all ages to continue to reside within the local area."	Comments noted. The objectives are retained to link to the Parish Aspirations. However, the policy as it has been removed as future housing in the parish will be addressed through the SLDC Local Plan review process	No change
49-5	Resident	AC8	Comment	I disagree with Paragraph 1.21. Your statement that "Its main problem is that it is divided by the B5277 road" is very subjective and many will disagree that this is Allithwaite's 'main problem'. I disagree. Whilst I agree that traffic speed on this road is a problem, my view is that the village's main problem is the number of new housing developments. In the past 10 years, there have been at least 50 new houses build in Allithwaite, with another 30 intended for the Barn Hey site. This is already more than excessive for the village.	Comments noted. Wording revised	Amended accordingly
50	Resident	AC7, 8, 9	Comment	Sometimes developers seek to reduce the number of affordable housing after planning has been approved and construction begun - this has to be resisted. As there are no or very limited footways, a lower speed limit should be enforced through most of the village of Allithwaite.	Comment noted	No change
51-1	Resident		Comment	General I found making my contribution to this exercise difficult and I am glad I had the time and resources to be able to do so. It is unfortunate for those people of our neighbourhood who do not have these means at their disposal.	Comment noted	No change

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				<p>I tried to respond online using the electronic system provided but I found this restrictive and difficult not to mention very time consuming providing a form for each response, which then left me, so far as I could tell without a copy of what I had said. In consequence have responding by providing my cumulated written comments both on line and in hard copy. I hope these are acceptable to you.</p> <p>Page Number:4 Comment: LINE List I am not sure how representative this steering group is of local residents?</p> <p>Page Number:6 Paragraph Number:1.8 Comment: LINE 1 What was the outcome of the analysis, where did it go, what effect did it have?</p> <p>Page Number:6 Paragraph Number:1.10 Comment: LINE 1 “plan positively to promote local development” This does not mean that increased housing development is the only positive way forward. Local development can mean maintaining, conserving, and enhancing.</p> <p>Page Number:6 Paragraph Number:1.12 Comment: LINE Vision By 2029 the impact of increased housing development can only be of detriment to the quality of the landscape. Currently the pedestrian circulation and traffic management is dreadful, mainly non existent and at times this makes for real danger. How can this change so dramatically by 2029?</p>	<p>The Steering group is made up of both residents and Parish Councillors</p> <p>It informed the next stage in the process</p> <p>Comments noted</p> <p>Comments noted. This is a vision of what the future may look like.</p>	<p>No change</p> <p>No change</p> <p>No change</p> <p>No change</p>

Ref. No.	Consultee Name	Page/ Para/ Policy	Support / Object / Comment	Comments received (verbatim)	Parish Council Comments	Amendments to NP
				<p>Page Number:7 Paragraph Number:1.14 Comment: LINE Objectives I would support all of these</p> <p>Page Number:8 Paragraph Number:1.20 Comment: LINE para There is no post office or shop</p> <p>Page Number:15 Paragraph Number: Policy Number:AC1 Comment: LINE Agree with design principles</p> <p>Page Number:18 Paragraph Number: Policy Number:AC2 Comment: LINE General</p> <p>I have not commented on the policies that are just relevant to Cartmel as I do not live in Cartmel</p>	<p>Comments noted</p> <p>Remove reference to a post office and shop</p> <p>Comments noted</p> <p>Comments notes</p>	<p>No change</p> <p>Amend accordingly</p> <p>No change</p> <p>No change</p>
51-2	Resident	AC3	Comment	<p>Page Number:22 Paragraph Number: Policy Number:AC3 Comment: LINE Protecting and Enhancing Landscape Character around Allithwaite and Cartmel</p> <p>I am unsure how agricultural fields are dealt with in this policy. Are they included in the term Landscape? If not they should be as they contribute significantly to the character of the area. Without these the area would just not be as attractive or of the same character. Some terms like "Landscape character" "Local Green Spaces" and "Green Infrastructure" are almost interchangeable and could be confused. The agricultural fields make up the greater proportion</p>	<p>Comment noted</p> <p>The fields are the landscape that provides the setting for the villages, and the wider landscape of the area. This is protected in the NDP</p>	<p>No change</p> <p>No change</p>

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				<p>of the landscape and they are under threat but do not feature significantly enough in these policies.</p> <p>Farming is under great pressure and in consequence some of the agricultural fields are sold off by the farmers in order to survive. The consequence is that some of these are not sold into continuing agricultural use but are bought by speculators who intend to develop them for housing or similar development in the future. This has happened on at least two major sites in Allithwaite and as consequence because it has not been possible to gain any assurance from the Local Authority that these fields can be protected from building development then neighbouring residents have banded together and bought these fields themselves. I am a director of one of these community organisations. Wart Barrow Holdings and now own and manage 12 acres of the Fell above Allithwaite which is viewed for many miles by the Allithwaite residents and far beyond. This land is massively significant to the character and attractiveness of the area but the only way we could safeguard it for the future was by taking private action. This should never happen in this country where hitherto the well being and interests of the community and its residents were protected and to a great extent assured by Local Authorities acting on behalf of communities. This is a break down in the structure of society and in democracy. Yet it is happening today in Allithwaite. Those elected to positions to represent communities and people in a village, town or greater body should be very concerned that this is happening at a time when they are in control, responsible and accountable</p> <p>Significant Views</p>	<p>Comments noted</p> <p>Comments, the list of views are those seen as being significant from publicly accessible areas</p>	<p>No change</p> <p>A map will be provided</p>

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				<p>I cannot see the point of listing just a selection of views. There are significant views all around dependent upon where you look and where from. The first view in Photo 1 (View from Church Road towards Wartbarrow Lane) shows two now privately owned fields and the Wart Barrow Fell which I referred to above. How can the plan take any ownership or credit for these views when it is private individuals who now provide and safeguard them?</p> <p>Hedgerows and Dry Stone Walls Yes please. Help those who are responsible (the land owners and farmers) for these hedgerows and dry stone walls to preserve and enhance them</p>		
51-3	Resident		Comment	<p>Page Number:27 Policy Number:AC4 Comment: LINE PROTECT LOCAL GREEN SPACES Include within this definition and designation all those green spaces that are significant to residents and to the nature and character of the area. Including agricultural fields that impact upon peoples lives and the life of the community</p> <p>Page Number:30 Policy Number:AC5 Comment: LINE Protecting and Enhancing Green Infrastructure and Biodiversity This policy should not just be for any new development but for all existing developments and infrastructure</p> <p>Page Number:31 Policy Number:AC6 Comment: LINE Dark Skies</p>	<p>Comment noted</p> <p>Planning policy cannot impact existing development</p>	No change

Ref. No.	Consultee Name	Page/ Para/ Policy	Support / Object / Comment	Comments received (verbatim)	Parish Council Comments	Amendments to NP
				<p>Why just proposed development? This should also be the policy for all existing development or else it will just not work.</p> <p>Page Number:32 Policy Number:AC7 Comment: LINE Improving pedestrian movement. Traffic management is almost non existent, Church road at evenings and weekends is an accident waiting to happen, very often cars are forced onto the pavement just below the school entrance</p> <p>There are no pedestrian or cycle routes in the village except the Church road footpaths and below the wood yard, to walk to the main road is exceedingly dangerous with no traffic management or warnings to beware of pedestrians</p> <p>There is a need also to improve footpaths and cycle ways between the villages and between village amenities. There should be a protected footpath, cycle route from Allithwaite to Cartmel, and also from Allithwaite to the Pheasant public house, and the Wart Barrow lane should be designated a quiet lane in accordance with regulations. Quiet Lanes are designated minor rural roads intended to pay special attention to the needs of walkers, cyclists, horse riders and the mobility- impaired. They are designed to enable users to enjoy country lanes in greater safety and encourage car drivers to respect more vulnerable road users.</p> <p>I would also advocate to you that we use the resources and guidance from Sustrans in their healthy streets initiative https://www.healthystreets.com/what-is-healthy-streets</p>		

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				<p>Page Number:33 Policy Number:AC8 Comment: LINE New Housing in Allithwaite and Cartmel</p> <p>I cannot envisage how there can be any new housing development given compliance with the 12 draft objectives stated earlier on page 7</p> <p>Nor do believe that there should be any new developments without the consent of the residents of the neighbourhood. A strategy which I believe the government is current considering</p> <p>Page Number:36 Policy Number:AC9 Comment: LINE Principal Residence Requirement If this policy ensures that there are no more holiday accommodation development or second homes then I agree with it.</p> <p>Page Number:37 Policy Number:AC10 Comment: LINE Caravan and Chalet Parks</p> <p>Allithwaite and Cartmel have an over provision of caravan and chalet parks, the existing infrastructure in all of its senses cannot accommodate what we have now. There must be no more.</p> <p>Page Number:40 Policy Number:AC11 Comment: LINE Maintaining and Enhancing Community facilities and Infrastructure. This should mean that any development should only bring improvement to the existing facilities and infrastructure. This goes far beyond</p>		

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				broadband to include many of the subjects already covered including, roads, pavements, access routes, footpaths, cycle ways, designated quiet lanes, community facilities, shops, chemists, doctors, flood protection, services supply, sewers and septic tanks, lighting, traffic management, schools, public safety and group energy schemes. Etc		
52	Resident	AC11		New housing should have parking space, off road	Comment noted	No change
53	Resident		Comment	<p>I am in support of the plans - however the PC have limited control over new developments and caravan parks. Both villages are in danger of being over developed without proper infrastructure. It's a shame a village the size of Allithwaite is serviced by only one bus to and from Kendal once a day Monday - Friday and also does not have a shop, isolating those without cars and the elderly who are more likely to require these services.</p> <p>There needs to be speed restrictions on country lanes, more speed controls in the villages and discouraging residents parking on pavements which causes problems for pedestrians. It would be a help to have more paths for safety but I fully understand the difficulties.</p>	Comment noted	No change
54	Resident	AC7	Comment	Comment	Comment noted	No change
55	Resident	AC9		I feel strongly that new housing is only built to meet local needs and is priced accordingly. An effective mechanism needs to ensure that new housing is 'affordable' and unavailable to speculative second home owners/landlords.	Comment noted	No change
56	Resident	AC1, 3, 5	Object	With reference to the A & C Draft Neighbourhood plan public consultation 6/9/21-29/10/21 including local green spaces and the Design documents. The following is our "Opinion" on the process of how land in Allithwaite was designated as Important Open Space 1997, Amenity Open	<p>Comment noted.</p> <p>The Parish Council have no remit to change this as it is included in a designation in the SLDC policies. As and when it is</p>	No change

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				<p>Space with no Public access, adopted in the Local Plan 2013 and then shown in "error"! in the current A & C draft NP, on page 18 of the Design Code as "Amenity Open Space", which SLDC have asked A & C PC to change, we are now offering our thoughts and asking for reconsideration in removing these designations so this can be brought forward both within the Neighbourhood plan and the emerging local Plan. We were first made aware of these designations back in 2019, this relates to a plot of land at the Northern part of The Ridgeway, Allithwaite also the field to the west of the plot which at that point was in a designation as Amenity Open Space with no public access without any consultation or permission from the landowner. Since then we have had intense dialogue with LAPC, ACPC and SLDC, also in- depth research of documents on websites with many conflicting and unanswered questions, no one seems to be taking responsibility, of land value stealing and democratic use of private land, through a land designation without permission. We do have evidence from 2008-09 Linear development on both the mentioned pieces of land on a SLDC Map(RN80 & RN81) was considered but then didn't receive further consideration, taken aside for perhaps more favourable larger sites. In a document it said that smaller open spaces were discussed between the Parish/town council and SLDC, but no evidence provided for the land in question. We believe now is the opportunity for smaller sites to be considered in the Neighbourhood plan either in rounding off or infill as they could play an important role in Allithwaite in providing potential Self Builds for local builders and local craftsmen providing income into the community and self satisfaction of a legacy of having that opportunity to build. As there are very</p>	<p>amended in the higher level policies it will be reflected in the Neighbourhood Plan</p>	

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				<p>few infill sites available these two areas are ideal. It was put forward by the different working groups that smaller sites were more in keeping of the character of the village, i question why "now" are they not more supportive of these smaller sites. There has been no evidence provided with proof of the criteria required, when these two areas were assessed for amenity open space, so we are now asking through the Neighbourhood plan and the current emerging Local plan that this land is reinstated and the designation of Amenity Open Space(With no public access) be removed, as we believe it will not jeopardise the character of the area, but could be developed as previously approved in a new era and enhance the existing character and landscape quality. The designation of this land without any contact or permission of the owners is against the Human Rights Act 1998. SLDC has confirmed that the owners should have been contacted. It is a fact that the Neighbourhood plans must also comply with the Human Rights Law. If there is no existing evidence of contact or permission with the owners and had been designated in the adopted Local plan of 2013, further evidence is required because of the fact that there is no existing evidence available.</p>		
57	Resident		Object	THERE DOES NOT APPEAR TO BE A POLICY TO PROTECT THE CURRENT GREEN GAP BETWEEN KENTS BANK/GRANGE OVER SANDS	Comment noted. Policy is included in the SLDC Land allocations DPD	No change
58	Resident	All	Comment	my main concerns and wishes relate to the need to maintain the area of Allithwaite pretty much as it is but this also includes my beliefs and wishes for ALL villages wherever they are, and most certainly include the area of Cartmel which is also covered by the plan. I have been brought up in village life for most of my life and respect the type	Comment noted	No change

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				of life it encourages me and others to live. I believe in village life and therefore the village character and green surroundings are fundamental to good physical and mental health for all. I worry about expansion as it often reduces the green surroundings and ends up in residential conurbations, loses character, atmosphere and has a detrimental effect on the whole community. It is most important in my view that green areas are preserved and new build should be kept to the absolute minimum but will sustain the local community at a reasonable level.		
59	Resident		Comment	Generally in support of the plan, especially the retention of the 'green' spaces. Especially pleased that the amenity land between Holme Lane, Jack Hill and the B5277 retains its status in the light of recent pressure from developers. The allocation of 60 more dwellings within the borders of Allithwaite is more than enough for this small village. Any further building would inevitably detract from the essential character of the small, rural village and would not be in line with Objective 2 - to protect locally significant green spaces and views . . .	Comment noted	No change
60	Resident		Comment	As I see nothing in the document that gives me cause for concern I must accept the committees wisdom and therefore support thei	Comment noted	No change
61	Resident			There needs to be a policy to protect the green gap between Allithwaite and Kents Bank. This is especially important now, given the recent publicity on benefits to mental health of being able to enjoy countryside/wooded areas. Please protect the green gap rather than filling it with even more houses.	Comment noted. Policy is included in the SLDC Land allocations DPD	No change
62	Resident		Comment	It is important that the local plan for Cartmel excludes inappropriate sites for development in the "Lakeland call for sites 2021" at an early stage. Flooding events are happening with increasing frequency nationally due to climate	Comment noted	No change

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				change and the Green fields surrounding the village of Cartmel which are currently used for agriculture and animal grazing located on the slopes of Hampsfell offer an invaluable water filtration and drainage system which slows the runoff of water to the village and reduces the additional risk of flooding to those further downstream, who are already in high flood risk areas. Some of the sites listed in the "call for sites" would plainly interfere with the above and speed up the runoff of water into the village whatever measures are put in place within the site boundaries.		
63-1	Resident	AC5	Comment	Delighted you are planning to help walkers and cyclists. Would it be possible to have a cycle link between Grange and Allithwaite that goes around the side of Risedale rather than over the top of it?	Comment noted	No change
64	Resident		Object	The Allithwaite and Cartmel Neighbourhood Plan does not include a policy to protect south Allithwaite from coalescence with Kents Bank/Grange-over-Sands. This is a serious omission because SLDC has already given planning permission for 87 homes south of Allithwaite Road (SL 2018 0897) that will reduce the gap between Allithwaite and Kents Bank to 200 metres on the southern side of Allithwaite Road. The Neighbourhood Plan needs to include policies that will protect the green gap on the northern side of Allithwaite Road and policies to mitigate the harm that is has already been sanctioned on the southern side of Allithwaite Road. Policy LA3.2 in SLDC's current Local Plan required an open space in the NW area of the allocated land south of Allithwaite Road. SLDC granted planning permission without insisting that this policy was implemented. No-one from Allithwaite & Cartmel Parish Council registered any concerns that there will be no meaningful green gap between Kents Bank/Grange-over-	Comment noted. Policy is included in the SLDC Land allocations DPD	No change

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				Sands and Allithwaite after this development has been built. Does the Parish Council really want to see Allithwaite become a suburb of Grange-over-Sands?		
65	Resident	AC10 & 11	Comment	"The tourist economy grows in a way which supports and enhances the environment and does not adversely impact on traffic and parking issues." For this to happen, a tourism levy will need to be raised either through businesses or a bed tax, otherwise it is just words, sadly. 2.5.5 is a great idea and should be implemented and is along the same lines. The "polluter pays" principle is likely to be the only way to ensure water supplies, drainage, road infrastructure etc can be adequately serviced to avoid the negative impacts to residents brought by tourism.	Comment noted	No change
66	Resident	AC9	Comment	This policy must be implemented	Comment noted	No change
66-2		AC6, 7, 8, 9		All future residential development must take account of the needs of existing residents and those who will live in the new houses. Doctors, school places, road capacity, bus services, drainage, light pollution should all be considered before a development is given the go ahead. All new development must meet green building standards and include solar, ground source heat, insulation, grey/waste water systems. Developers must be expected to incorporate these features into their designs if we are to meet the climate challenges of the future.	Comment noted	No change
66-3		AC7		Improved traffic management in Allithwaite is essential. Pedestrians and cyclists need more and safe routes. Both on and off- road paths must be added. This policy needs more clear outcomes, "where appropriate, all new development should" is very easy to get around. Traffic management to reduce reliance on petrol cars is probably the single biggest issue to be resolved. Electric car charge points and car share scheme, community electric bus, new permissive routes to allow safe	Comment noted	No change

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				pedestrian and cycle access to link to railway stations and X6 bus connections.		
66-4		AC4		Please add Site Ref: 2020-CfS-79 Land adjoining Tally Ho, adjacent to Greendales off Church Road, Allithwaite to the list of designated local green spaces and protected from development.	Comment noted. It is not appropriate to add in further LGS at this point.	No change
67	Resident	1.2	Comment	1.20 references Allithwaite shop (I assume it closed after the original draft was written). I don't know if the neighbourhood plan is the place for it, but I wonder if there is anything that can be done to encourage another small business venture so we can have a shop again in future. It was very helpful to have one in the village.	Comments noted	Amend accordingly
68	Resident	1.2	Comment	Allithwaite shop (I assume it closed after the original draft was written). I don't know if the neighbourhood plan is the place for it, but I wonder if there is anything that can be done to encourage another small business venture so we can have a shop again	Comments noted	Amend accordingly
69	Resident	AC10, 11 & 12		"The tourist economy grows in a way which supports and enhances the environment and does not adversely impact on traffic and parking issues." For this to happen, a tourism levy will need to be raised either through businesses or a bed tax, otherwise it is just words, sadly. 2.5.5 is a great idea and should be implemented and is along the same lines. The "polluter pays" principle is likely to be the only way to ensure water supplies, drainage, road infrastructure etc can be adequately serviced to avoid the negative impacts to residents brought by tourism.	Comment noted	No change
70-1	Cumbria County Council		Comment	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.	Comment noted	Sections amended as below

Ref. No.	Consultee Name	Page/ Para/ Policy	Support / Object / Comment	Comments received (verbatim)	Parish Council Comments	Amendments to NP
				<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> <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</p>		

Ref. No.	Consultee Name	Page/ Para/ Policy	Support / Object / Comment	Comments received (verbatim)	Parish Council Comments	Amendments to NP
				<p>of the Neighbourhood Plan is 'running ahead' of the Local Plan Review).</p> <p>Evidence Base</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>Comments noted. Text amended to reflect the more recent consultation responses.</p> <p>Comments noted. Text to be removed</p>	<p>Amend accordingly</p> <p>Text removed</p>

Ref. No.	Consultee Name	Page/ Para/ Policy	Support / Object / Comment	Comments received (verbatim)	Parish Council Comments	Amendments to NP
70-2	Cumbria County Council	Vision		<p>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.</p> <p>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.</p>	<p>Comment noted</p> <p>Comments noted. The vision was drafted using residents responses. The Parish Council consider that it reflects the responses of the community as it stands.</p>	No change
70-3	Cumbria County Council	Objectives		<p>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</p>	Comments noted	No change

Ref. No.	Consultee Name	Page/ Para/ Policy	Support / Object / Comment	Comments received (verbatim)	Parish Council Comments	Amendments to NP
				<p>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.</p> <p>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).</p>	<p>Comments noted. The objectives were developed using the community responses and it is considered that they reflect the views of the community</p>	
70-4	Cumbria County Council	AC1		<p>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</p>	<p>Comment noted</p> <p>An additional paragraph has been included in the supporting text referring to the Cumbria Development Design Guide with a link to the webpage.</p>	Amend accordingly

Ref. No.	Consultee Name	Page/ Para/ Policy	Support / Object / Comment	Comments received (verbatim)	Parish Council Comments	Amendments to NP
				<p>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)</p> <p>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).</p> <p>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.</p>	<p>Comments noted</p> <p>An extra paragraph has been included in the supporting text to Policy AC1</p>	
70-5	Cumbria County Council	AC2		<p>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</p>	<p>Comment noted</p> <p>Paragraph 2.1.9 has been amended to include reference to consultation with Cumbria County Council</p>	Amend accordingly

Ref. No.	Consultee Name	Page/ Para/ Policy	Support / Object / Comment	Comments received (verbatim)	Parish Council Comments	Amendments to NP
				<p>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".</p> <p>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.</p> <p>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.</p>		

Ref. No.	Consultee Name	Page/ Para/ Policy	Support / Object / Comment	Comments received (verbatim)	Parish Council Comments	Amendments to NP
				<p>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.</p> <p>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.</p>		
70-6	Cumbria County Council	AC7		<p>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.</p> <p>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</p>	Comments noted	Amend accordingly

Ref. No.	Consultee Name	Page/ Para/ Policy	Support / Object / Comment	Comments received (verbatim)	Parish Council Comments	Amendments to NP
				<p>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.</p> <p>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”.</p> <p>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</p>	<p>Comments noted</p> <p>A paragraph has been inserted reflecting this comment.</p>	<p>Amend accordingly</p>

Ref. No.	Consultee Name	Page/ Para/ Policy	Support / Object / Comment	Comments received (verbatim)	Parish Council Comments	Amendments to NP
				developing the walking and cycling network for the villages.		
70-7	Cumbria County Council	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.”	Comments noted	Policy AC8 deleted
70-8	Cumbria County Council	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	Comments noted	See response to South Lakeland District Council above

Ref. No.	Consultee Name	Page/ Para/ Policy	Support / Object / Comment	Comments received (verbatim)	Parish Council Comments	Amendments to NP
				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.		
70-9	Cumbria County Council	AC11		<p>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.</p> <p>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:</p> <ul style="list-style-type: none"> • 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. <p>30. The Digital Information Strategy 2020-2025 prepared by the County Council may assist</p>	Comments noted	Amend accordingly

Ref. No.	Consultee Name	Page/ Para/ Policy	Support / Object / Comment	Comments received (verbatim)	Parish Council Comments	Amendments to NP
				in the further development of the NP (see link to Strategy in comments on Appendix 3 below).		
70-10	Cumbria County Council	Appendix		<p>Appendices</p> <p>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.</p> <p>Appendix 2 A2 No comments.</p> <p>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</p> <p>Cumbria Development Design Guide and appendices:</p> <ul style="list-style-type: none"> • 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) 	Comment noted	Amend accordingly

Ref. No.	Consultee Name	Page/ Para/ Policy	Support / Object / Comment	Comments received (verbatim)	Parish Council Comments	Amendments to NP
				<ul style="list-style-type: none"> • 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) 		

Table 3 – Allithwaite and Cartmel Draft Neighbourhood Development Plan Consultation Responses to SEA/HRA

Consultation Body	Response
<p>Natural England</p>	<p>Thank you for your consultation on the above, dated and received by Natural England on 18 March 2021.</p> <p>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. Our remit includes protected sites and landscapes, biodiversity, geodiversity, soils, protected species, landscape character, green infrastructure and access to and enjoyment of nature.</p> <p>Based on the information provided, Natural England agree with the conclusions reached through the South Lakeland District Council’s Strategic Environmental Assessment Screening Opinion, Sustainability Appraisal and Habitat Regulations Assessment.</p> <p>Should the Neighbourhood Plan be amended in a way which significantly affects its impact on the natural environment, then, please consult Natural England again.</p>
<p>Environment Agency</p>	<p>Thank you for referring the SEA, SA and HRA Screening Opinion Report which have been prepared for the Allithwaite and Cartmel Neighbourhood Development Plan. We received your consultation request on 18 March 2021 and following review of the documents received, we can comment as follows:</p> <p>We support your conclusions. These reflect the fact the draft plan is underpinned by SEA/HRA and SA of higher-tier level plans, and given it is not allocating sites, or it is considered sensitive environmental assets may be directly affected by the policies and proposals in the plan, and is not likely to have significant environmental effects not already addressed through the SA of the Local Plan.</p>

Consultation Body	Response
Historic England	<p>We write in response to your e-mail of 18 March 2021, seeking a screening opinion from Historic England as to whether SEA, HRA and SA are required for Allithwaite and Cartmel Parish Neighbourhood Development Plan. As the public body that advises on England’s historic environment, we are pleased to offer our view. In relation to the SEA screening, for the purposes of this consultation, Historic England will confine the advice given to the question, “is it likely to have a significant effect on the environment?” in respect to our area of concern, cultural heritage. Our comments are based on the information supplied at this time within the Screening Opinions and accompanying draft plan.</p> <p>The Neighbourhood Plan area includes a significant number of designated heritage assets including Grade I listed Cartmel Priory, a small number of Grade II* listed structures and Cartmel Conservation Area. There are also likely to be other features of local historic, architectural or archaeological value and consideration should also be given to the wider historic landscape.</p> <p>In the context of the criteria set out in Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004 [Annex II of SEA Directive], and on the basis of the information supplied, it is considered that the plan appears to propose no site allocations or policies that would have significant environmental effects upon the historic environment, and so we are of the opinion that in relation to our interests (cultural heritage), that there are unlikely to be any significant environment effects arising from Allithwaite and Cartmel’s Neighbourhood Plan. So we would not require Strategic Environmental Assessment of the plan.</p> <p>We would like to stress that this opinion is based on the information made available. To avoid any doubt, this decision does not preclude Historic England providing further advice on later stages of the SEA process, should this be required, nor objecting to specific proposals that may subsequently arise (either as a result of this consultation or in later versions of the plan/guidance), where we consider that these</p>

Consultation Body	Response
	<p>would have an adverse effect upon the historic environment. The views of all statutory consultation bodies should be taken into account before the overall decision on the need for SEA is made.</p> <p>In relation to HRA and SA, we concur with your conclusions.</p> <p>Historic England advises the plan makers that the conservation and archaeological staff of South Lakeland District Council and Cumbria County Council should also be closely involved throughout the preparation of the plan and its assessment. They are best placed to advise on: local historic environment issues and priorities, including access to data held in the HER (formerly SMR); how policies or proposals can be tailored to minimise potential adverse impacts on the historic environment; the nature and design of any required mitigation measures; and opportunities for securing wider benefits for the future conservation and management of heritage assets.</p>

5. Further amendments to the Design Code

- 5.1 Following the appointment of a Conservation Officer at SLDC, further concerns were raised in relation to the Design Code produced by Aecom funded by Locality. In addition, the document was not in an accessible format.
- 5.2 The Parish Council agreed to strip the text and maps out of the Design Code and reproduce in an accessible format taking into account the comments by Cumbria County Council at Regulation 14, SLDC at Regulation 14 and the comments of the Conservation Officer below. It was agreed that the Design Code would be amended accordingly.
- 5.3 This is a combination of
- original SLDC comments made at Draft Plan stage
 - specific SLDC conservation officer comments
 - additional SLDC general comments

Table 4: Further comments on Design Code

<u>Section</u>	<u>Comments</u>
General	<p>Reference to July 2020 date – should this not be September 2021? Should now be 2022</p> <p>Timespan of the plan – check these refer to 2029.. page 6 reference to 2026.</p> <p>A proof read is required, checking typos for example Page 23 ‘circuitous’ needs amending.</p> <p>References to AECOM – may wish to reflect on – page 6 for example</p>
General	<p>In its current form, the design guide appears to promote less positive design which would be in direct conflict with Policy DM3 of the DPD – Historic Environment, and would fail the statutory obligations contained at sections 16, 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, which require the local planning authority to have special regard to the desirability of preserving the significance of listed buildings, their settings, and conservation areas. It would also conflict with the draft Cartmel CAMP and Policy DM2 of the DPD – Achieving Sustainable High Quality Design.</p> <p><u>Cumbria Vernacular Buildings Group (cvbg.co.uk)</u> may be a useful resource for the consultant, along with Brunskill’s <i>Traditional Buildings of Cumbria</i> (2002).</p> <p>It would also be beneficial to seek the views of the Cartmel Village Society, and if they are able to provide any comments on traditional/local features that should be encouraged and included in the document. </p>

<u>National Planning Policy</u>	Ensure references as appropriate reflect updated NPPF 2021. Ensure Sections 12 and 16 are included.
<u>Title page</u>	The photo is a grey painted listed building which is not traditional, another listed building painted stark white with darker cills, not traditional, and a further LB with exposed rubble. All these features are harmful. Recommend replacing image
<u>Page 4</u>	<p>The photo shows what appears to be a historic building with traditional dash finish removed exposing rubble walling. It is most likely rubble walling was not intended to be seen but would have received a wet dash/harling finish which would then be limewashed</p> <p>The window design in the photo on page 4 should be avoided as this is not a traditional construction, the glazing bars are flat to the frame, and the opening casements do not sit flush within the frame. Recommend replacing image.</p>
<u>Page 6</u>	Reference to Lower and Upper Birkby – remove these are not located in the Parish area
<u>Page 15</u>	There is reference to updating Figure 3 village settlement boundaries – is this still planned, if so, need to emphasise in key what the boundaries denote i.e. current South Lakeland Local Plan 2003-2025 development boundaries – note these are shown in Figures 4 and 5 so probably not necessary
<u>Page 16</u>	Key – need to say South Lakeland Local Plan development boundary – rather than Settlement boundary
<u>Page 17</u>	<p>Cartmel “<i>Previously known as Church Town</i>” where is this noted? – reference the Cartmel Conservation Area Character Appraisal p15</p> <p>Figure 5 as with figure 4 need to refer to South Lakeland Local Plan development boundary</p>
<u>Figure 6 Page 18</u>	<p>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.</p> <p>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.</p> <p>Area to the north of Primary School and St Marys Church should be shown as Amenity Open Space with no public access</p> <p>Area to the west of Allithwaite Community Orchard should be shown as Amenity Open Space with no public access</p> <p>Omission – include area if land to the west of St Marys Church as amenity open space with no public access.</p>

<u>Figure 7 Page 19</u>	<p>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:</p> <p>Omission – land to the south of the cemetery needs to be shown as public open space.</p>
<u>Page 19</u>	Update reference to CAMP, should be 2022
<u>Figure 8/9 Page 20/21</u>	Helpful to include source of information and date, caveat as information at a point in time.
<u>Page 26</u>	Photo shows building painted green, and render removed on another building- to be avoided - use a different image
<u>Page 28</u>	<p>Reference to character areas as ‘suburban’ – these are small villages in rural areas and have no suburban characteristics or context. Please change the reference to something more reflective of the area – or simply Cartmel remainder? – not sure</p> <p>Reference to Allithwaite as a ‘dormitory’ village – inappropriate, remove this reference it is a distinct village in its own right and has a range of facilities.</p>
<u>Page 30</u>	References to ‘Church Town’ and ‘New Town’ – good to explain the source is from the Cartmel Conservation Area Character Appraisal. These are not defined areas, and the boundaries are indicative.
<u>Page 31</u>	Remove photo showing cottages along Priest Lane with varying altered windows and satellite dish
<u>Page 33</u>	Photo and caption- commercial “units” enliven space- but there are several A boards which are discouraged (rightly) elsewhere in the document.
<u>Page 34</u>	<p>The feature referred to is a gate not a fence. This is a positive feature but it should be renamed gate.</p> <p>Page 40 states ‘whilst the presence of high level fencing does little for the environmental quality of the area Agree with this statement but do not think grassed lawn is a boundary treatment.</p> <p>Are those steps historic or modern?</p>
<u>Figure 41</u> <u>Land South of Green Lane</u>	Land South of Green Lane – this has planning permission, suggest this is deleted.
<u>Page 37</u>	<p>Painting of render in varying colours, including the dark grey colour on page 37 (Figure 18), which is not a feature traditional of the conservation area, should be discouraged. This is highlighted as a positive feature, alongside the painting of cills in a different colour to the wall (page 37), which should also be discouraged, as this is not traditional.</p> <p>Recommend including the below:</p> <p>Traditionally, many buildings in Cartmel would have been rendered, which would have been applied by hand. This may have received a</p>

	<p>limewash coating or left to weather naturally. In order to reflect this traditional appearance, the following colours are suggested to assist those wishing to paint their property, to avoid an overly stark, bright white, which is not traditional, or a dark colour which can appear severe. Overly bright white, and very dark shades are considered harmful to the character and appearance of the conservation area.</p> <p>Paint finish is also important, and a matt finish is recommended.</p> <p>Natural tones that replicate unpainted or limewashed render may include colours such as:</p> <p>RAL 1013 Oyster White RAL 9002 Grey White RAL 9001 Cream RAL 7044 Silk Grey RAL 7032 Pebble Grey</p> <p>This photo also identifies “<i>simple porches</i>” but the feature referred to would be more accurately described as a door canopy.</p> <p>Recommend reference to Brunskill’s studies of Lakes vernacular for slate names.</p> <p>Statement “<i>There is slight overhang of the eaves of the buildings, and coloured eave timber brackets [bargeboards is correct name] add decoration where they are present</i>” while this is sometimes the case on later, taller buildings, some have exposed purlins with no bargeboards and smaller and earlier cottages do not have any overhang and the slates finish at the junction of the top of the gable wall with no detailing.</p>
<p><u>Page 38</u></p>	<p>Positive Aspects: “<i>The attractiveness of the streetscape is achieved through a rich variety of different building finishes and renders</i>” should be amended to the attractiveness of the street scape is achieved through uniform use of render. Where this has been lost or painted in bright, non-traditional colours this has had a detrimental impact on the character and appearance of the CA.</p> <p>Different coloured render does not add to local character, there may have been subtle differences in tone but it may never have been painted- especially not dark blue-grey.</p> <p>Porch referred to in the picture is a door canopy not a porch. Porches should be discouraged.</p> <p>It is not traditional to paint cills (what are the headers referring to?) a different colour to the walls. “<i>The recurring presence of chimneys, eave brackets and porches adds momentum to the streetscape;</i>” Eave brackets should be changed to bargeboards and porches should be changed to canopy.</p>

	<p><i>"A number of the listed buildings could benefit from improvements and maintenance."</i> This is inconsistent with the CAMP which only identified one building at risk.</p> <p>It would be helpful to add a comment on the importance of traditional render either left unpainted or painted in a neutral tone. Emphasise that removal is damaging. There are some useful photos here https://www.francisfrith.com/cartmel/cartmel-cavendish-street-1914_67406 showing how the buildings should look. There is uniformity in the use of render rather than variety in surface finishes which is not positive.</p>
<u>Page 40</u>	<p><i>"The regular breaks between buildings, considerable set back from the street, and lack of continuous building line creates a spacious feel at odds with the intimate enclosure of the Conservation Area."</i> This is at odds with the assessment of New Town area in the CAA. This should be referenced.</p> <p><i>"Whilst incongruity of styles is typical of post-war development across the country, the strength of character within the Cartmel Conservation Area means this lack of consistency feels particularly stark."</i> The buildings along Aynsome Road are in much larger plots and all different- this is in the CA and the character is very different to the area to the West.</p> <p><i>"The adoption of white painted render does work well, but the application of this on-mass within a parcel of development does not reflect the variation and texture exhibited within the Conservation Area, where a street would showcase a rich variety of finishes."</i> The use of render on mass is a positive feature. A rich variety of finishes is not a positive feature of the CA.</p>
<u>Page 41</u>	<p>Reference to 'risk that continued expansion could jeopardise the nucleated nature of the village' – there is a site allocated at Hags Lane and this statement suggests development here may cause issues – suggest deleting</p> <p>Parking at Orchard Close should not be used as a positive example of parking.</p> <p>The village is not all nucleated-some is linear- amend.</p>
<u>Pge 48</u>	Update reference to Cartmel CAMP – update to 2022 Draft, also reference to Neighbourhood Plan should refer to Draft version 2021
<u>Page 50-51</u>	Check the coding references are correct in the remainder of the document, for example on Page 78 Cartmel Materiality is referenced as BM3
<u>Page 53</u>	Describes the nucleated settlement of Cartmel and <i>"Development within Cartmel Conservation Area should respect the medieval street pattern and adopt a layout which is complementary to this existing blueprint."</i> The layout is considered partially linear as well as nucleated around the church. Suggest reference to <u>Cartmel conservation area appraisal</u> .
<u>Page 52</u>	Reference to 'large scale' estates – what is this defined as?
	References to the Cartmel CAMP – should be acknowledgement of the more updated CAMP (2022 consultation)

<p><u>Page 53</u></p>	<p><i>“Code SL2 Nucleated Cartmel</i></p> <ul style="list-style-type: none"> <i>• Cartmel is a nucleated settlement. Proposals should seek to retain this nucleated structure.”</i> While the medieval section of the CA is nucleated, how would this be achieved? What would settlement be focused around? The priory is surrounded by scheduled areas and important open spaces. <p><i>“Code SL3 Conservation Area Layout</i></p> <ul style="list-style-type: none"> <i>• Development within Cartmel Conservation Area should respect the medieval street pattern and adopt a layout which is complementary to this existing blueprint.”</i> How would this be interpreted and achieved?
<p><u>Page 54</u></p>	<p>Wayside Row not mentioned in CAMP- not sure what this refers to? – remove</p> <p><i>“There are considerable areas of open green and recreational spaces in both villages, which buildings should also seek to overlook.”</i> There may be issues with setting to consider- should not encourage buildings too close to important open spaces or scheduled areas.</p> <p><i>“Proposals should seek to reflect the identity of the local setting in terms of height and scale of buildings.”</i> Should be amended to something like <i>“Proposals should consider the surrounding built form in terms of height and scale with careful consideration to the setting of listed and positive buildings in order to avoid overpowering them.”</i></p>
<p><u>Page 58</u></p>	<p>Reference to a Design Guide 2018 – what is this?</p>
<p><u>Page 69</u></p>	<p>The planning history is too long to assess whether this benefits from consent but it is not the best fenestration and shouldn't be highlighted. Sign and light may have PP but not sympathetic. Suggest change image. Cannot see any advert consent for sign.</p> <p>Not sure what is meant by <i>“Shop frontages should be designed to show the relationship of the shopfront to the upper floors and adjoining buildings.”</i></p> <p><i>“Historic shop fronts should be retained, repaired or rei-instated where possible”</i> implies shopfronts can be removed without consent.</p> <p><i>“Shop display windows should be well-proportioned to the building and also seek to be comparable to any which they exist alongside or in proximity to.”</i> Should be amended to <i>“Shop display windows should be well-proportioned to the host building.”</i></p>
<p><u>Page 70</u></p>	<p><i>“Panelled fencing detracts from the streetscape and should be avoided to the front of properties, or where the plot meets the street”</i> should include <i>“or where this adjoins open countryside.”</i></p>
<p><u>Page 72</u></p>	<p>Appears a contradiction – reference to cluttering the street scene with unnecessary features should be avoided, but reference in photograph to increasing pedestrian dwell time with active frontages is encouraged</p>
<p><u>Page 76</u></p>	<p>Reference to natural stone and white render complement each other well - This should be removed, statement and photo.</p> <p>References to the villages exhibiting Lake District style – the stone is a mix including limestone not greatly synonomous with Lake District.</p>

	<p>Agree. “stone with white render” should be amended to slate roofs with rendered walls.</p> <p>Reference to render painted white or left in its natural colour –Should be a neutral shade to imitate unpainted historic render or a natural, neutral limewash colour but not white.</p> <p>Roofing: “Alternatives could include artificial stone with diminishing coursing” should be removed.</p>
<u>Page 77</u>	<p>Photograph of tiled roof with caption red pantile roof. This is not pantile but looks like a red clay tile and is likely a replacement of slate. Remove all reference to pantile.</p>
<u>Page 78</u>	<p>“There are brick buildings interspersed within the core of the villages, therefore, limited use of red brick will be acceptable within new development(s).” This should be omitted.</p> <p>“Lead and zinc are allowed only in exceptional circumstances.” What is the basis for this statement?</p> <p>“red pantile roofing is appropriate along Church Road in Allithwaite”- this is red clay tile not pantile</p> <p>“Future development should consider doorways emphasised by porches” should be omitted.</p> <p>Photo and caption: rubble not high quality stonework, contradicts statement about removal of render.</p> <p>“white or cream colours are preferred” should be replaced with “natural tones that replicate unpainted or limewashed render are preferred.” – in Cartmel</p>
<u>Page 79</u>	<p>There is a photo and a caption “Timber sash windows are encouraged instead of PVC” . The photo illustrates what appears to be a modern casement not flush within the frame, which is not a sash window and is a poor design feature which should be avoided. This photo shows nine windows which are all considered inappropriate in design terms, as they are modern casements with projecting opening casements, some with top hung casements, which should be avoided. The window design in the photo on page 4 should be avoided as this is not a traditional construction, the glazing bars are flat to the frame, and the opening casements do not sit flush within the frame.</p> <p>Here is a photo of how it should look, which highlights all the inappropriate modern additions especially window alterations. Given the changes this is not a positive image to use. It would be useful to illustrate all the negative piecemeal changes that have taken place.</p> <p>https://www.francisfrith.com/cartmel/cartmel-priest-lane-1929_82788</p>
<u>Page 80</u>	<p>Identifies a seemingly modern porch as an attractive feature. On page 78 the guide states “Future development should consider doorways emphasised by porches. In general, porches should be slate roofed. Incongruous porches which are of an inappropriate scale or materiality should be avoided.” Whilst the guidance states incongruous porches should be avoided, the CAMP recommends the making of an Article 4 to prevent addition of porches without consent. This contradicts the CAMP and there does not appear to be a positive precedent for this advice</p>

<u>Page 81</u>	The dormers are historic so perhaps a better example can be found?
<u>Page 82</u>	Not happy with reference to these in Cartmel, Would not encourage use of exposed stone and render especially not on the same building. All examples of exposed stone. As highlighted slate walling is generally a Lake district feature.
<u>Page 83</u>	Do not consider the bin stores attractive. Preferable to build in bin stores into the development rather than stand alone which has less visual impact and clutter if designed well. <i>These statements “Retro-fitting renewable technologies to heritage buildings should be done with care to protect the character of the existing building.” And “Solar panels on historic buildings and within the Cartmel Conservation Area should not detract from the appearance of the building, or its historic vernacular” should be amended to make clear that retrofitting a listed building may require listed building consent and works to buildings in conservation areas may require planning permission.</i>
<u>Page 84</u>	Photo of a roof with dormer window with modern casements not flush in frame with trickle vents- not appropriate.
<u>Page 85</u>	Is this a photo of traditional materials or C20 render?
<u>Figure 42</u>	Land to the South of Green Lane has planning permission (SL/2018/0814) - delete
<u>Page 88</u>	This should be updated to reflect latest version of the Neighbourhood Plan – reference to smaller sites..
<u>Figure 89</u>	Check status of Land at Hags Lane – no longer has permission? – outcome of appeal against non-determination (sl-2017-0732), had permission subject to S106 signature
<u>Page 90</u>	Reference to the Land Allocations DPD – it does not suggest any of these things, it states in para 4.26 – This 0.4 ha site can accommodate around 11 dwellings, Access is the key issue along with a need for the style and layout of new development to respect that of existing properties adjoining the site *Note the owner no longer intends to develop the site and request it is de-allocated through the Local Plan Review
<u>Page 92</u>	*Note the owner has requested the site is de-allocated in the Local Plan Review not available
<u>Page 93</u>	Need to ensure not all elements are suggested in the Land Allocations DPD – make distinction between those that are and are not – cross reference para 4.22 of DPD
<u>Page 94</u>	Note status of Land at Hags Lane — outcome of appeal against non-determination (sl-2017-0732), had permission subject to S106 signature. Planning appeal dismissed, and scheme resubmitted Jan 2022 As above make a distinction between elements that are specified in DPD and those that are not – para 4.29 of DPD Quaker’s Meeting House is now grade II listed- no reference to this in guidance.
<u>Page 95</u>	Should be cross reference to Land Allocations DPD para 4.30

6. Conclusion

- 6.1 This consultation statement for the Allithwaite and Cartmel NDP sets out the various informal and formal consultation processes which have been undertaken throughout the preparation of the NDP.
- 6.2 It demonstrates that the Parish Council has been inclusive and open in the preparation of its Neighbourhood Plan and that the wider community has been kept fully informed of what has been proposed, has been able to make their views known throughout the process, has had opportunities to be actively involved in shaping the emerging Neighbourhood Plan and has been made aware of how their views have informed the draft Neighbourhood Plan.
- 6.3 The Allithwaite and Cartmel NDP has given the local community the power to develop a shared vision for their area. It provides a local planning framework which has been truly community led, and which should help to protect and enhance those assets which are highly valued by residents, whilst supporting appropriate sensitive and sustainable development in the future.