

# Report of the Formal Community Consultation

October 2014

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(Highlighted text indicates text that is considered to be important to include in the Plan).

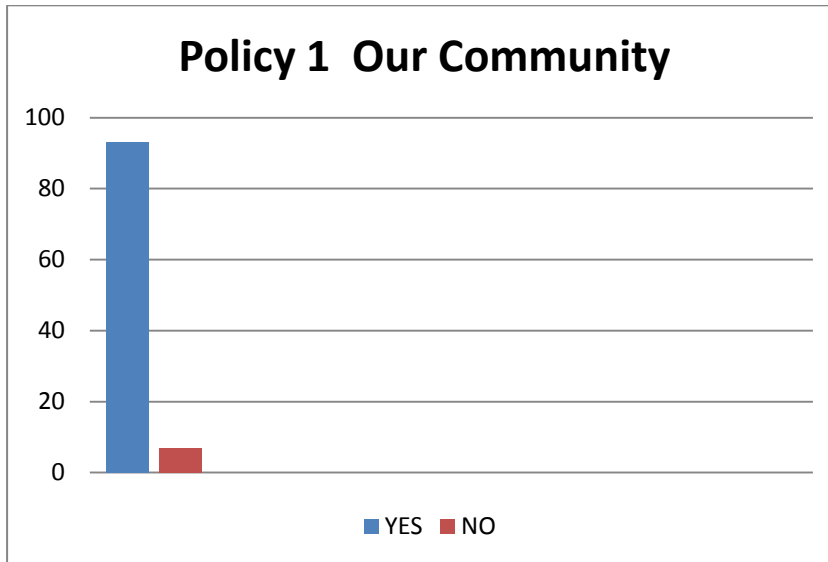
## Policy 1 – Our Community

*“The Neighbourhood Plan supports development of an appropriate scale that meets the needs of the community, particularly where it enhances the role of Coniston as a rural service centre and helps to retain its unique character and that of the spectacular surrounding landscape.”*

*“In particular our Neighbourhood Plan will support developments that provide direct community benefits. This will be done by ensuring that Coniston Parish Council and other appropriate bodies are involved at all stages of development.”*

Community opinion of Policy 1:

*Do you agree with this proposed policy?*



Any comments on Policy 1 of the Plan?

Answered: 12

Skipped: 47

- 1 While keeping the character of Coniston which is steadily being eroded. (No need)

- 2 Priority should be given to businesses that provide employment for the local community and make use of existing building and facilities in the village.
- 3 With "honest and fair", "consistent" would be a welcomed extra for both Aspirations and Policy.
- 4 Concerned as to definition of "appropriate bodies". .Will have to trust that inappropriate set ups are weeded out.
- 5 Must keep a 'local families based' community.
- 6 This can mean anything to anybody and that is true of most of the policy statements.
- 7 Important Parish AND Community work together on future proposals.
- 8 Not everyone might agree with what the Parish Council consider to be appropriate development.
- 9 The present view of the fells from Yewdale road are very significant to the tourist trade of the village as it is the only clear view of the fells and should remain that way as it is one of the grater assets of the village and keeps the village as a lake district attraction of which the tourists come to see and photo the view on a regular bases.
- 10 But not including any coach parking on areas other than those already suitable for this purpose.
- 11 The village needs to grow but in an appropriate way without ruining the spirit of the place.
- 12 If you are building reasonable size houses(3 bed) and they are not crammed in tiny areas like the ones in Barratt Croft with no gardens etc.

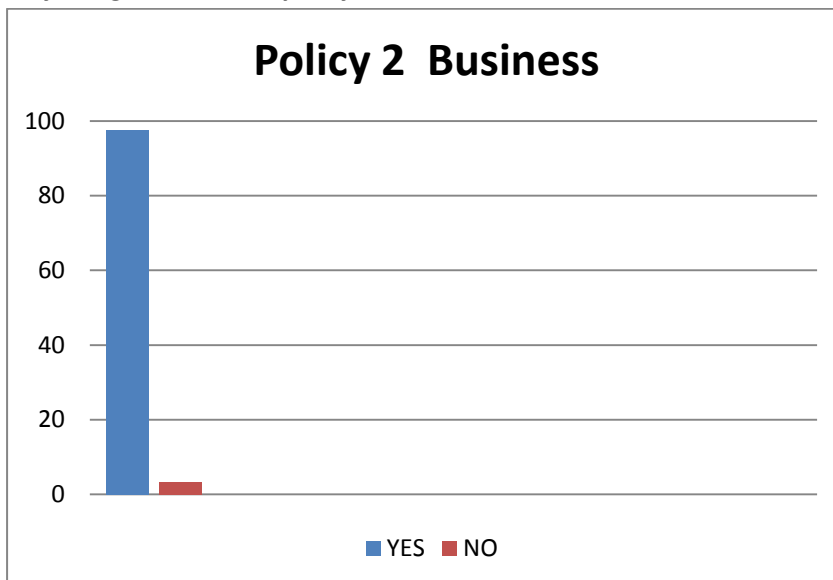
## Policy 2 – Our Businesses

*“Development proposals will be supported that will enable the expansion and retention of existing local businesses including those listed in Background Information and the establishment of new businesses that diversify and strengthen the local economy.”*

*“The upgrading of Broadband in the Parish will be encouraged, including the introduction of ultra-high speed broadband at 50 Mbps, to assist local businesses and the community as a whole.”*

Community opinion on Policy 2:

**Do you agree with this policy?**



**Any comments on Policy 2 of the Plan?**

Answered: 14

Skipped: 45

1 I think a key word is "Diversify" the economic base but at the same time retain the distinctive character of the village

2 While keeping the character of Coniston which is steadily being eroded.

3 Better broadband would be fantastic.

4 Broadband is essential, it should not be treated as a luxury item. 3G coverage needs to be provided as part of the plan so that business people and visitors who regularly use smart phones to conduct their business are not disadvantaged by the current lack of connectivity.

5 "Well-paid jobs" - undefined and undefinable.

6 Upgrading essential.

7 Quality jobs also require improved staff training - some businesses need to up grade their "hospitality".

8 local businesses must remember local residents and not only pander to visitors.

9 Ultra high speed broadband essential!

10 Retention of independent local shops an asset, giving self-sufficiency for food and some other essentials.

11 But not the further commercial development of any Holiday Homes or cottages.

12 great to hear broadband to be upgraded hopefully.

13 We need well paid jobs 365 days a year and not to rely too heavily on Tourism.

## Policy 3 – Housing

*“Support will be given to housing schemes that meet local need and local affordable housing needs and that satisfy policy CNP1 of this plan.”*

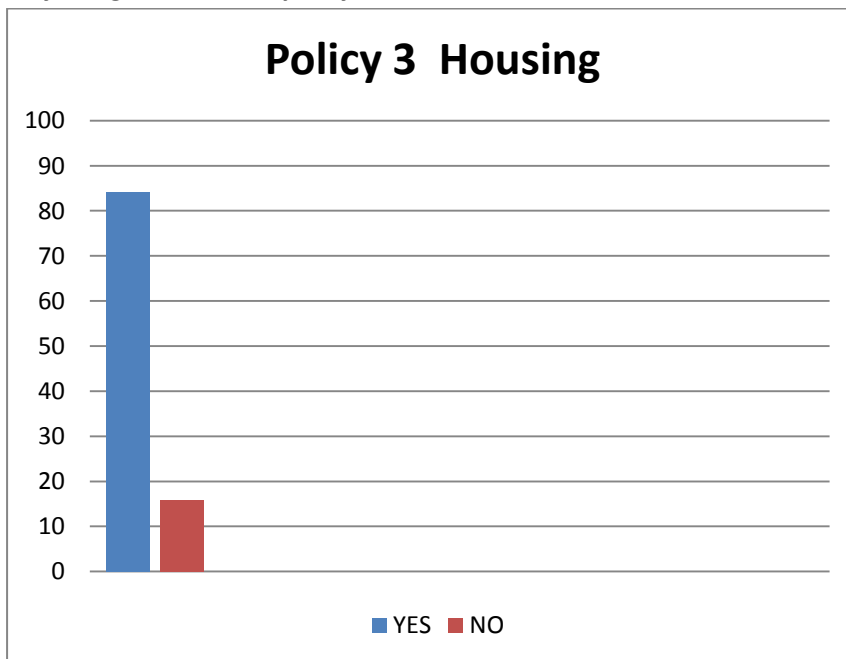
*Support will also be given to small scale self-build schemes where this is for permanent occupancy on appropriate sites and which conforms to Local Need or Affordable Housing For Sale criteria.*

~~*“Support will be given to any additional schemes that halt the present decline in resident village population”*~~

*“Empty homes suitable for return to permanent occupancy within the parish will be identified. Attempts will be made to return the homes to the affordable housing stock.”*

### Community opinion on Policy 3:

***Do you agree with this policy?***



### Any comments on Policy 3 of the Plan?

*Answered: 26*

*Skipped: 33*

1 We also need to attract the incoming extra employees of Glaxo etc etc to ensure viability of your intentions.

2. The aspirations imply a desire to deny a change of housing use e.g. to holiday home. As such this would lead to a fall in potential buyers and ultimately house prices. As a home owner who has invested significantly in my house I would have to oppose this. Any housing schemes also need to fit in visually. There are too many cheaply constructed houses which detract rather than enhance the village. Where would they go too? Building on remaining green spaces in the village should not happen. Purchase of existing housing stock should be considered more.

3. There are too many empty homes in our village.

4. I don't think we're anywhere near 80% local occupancy.

5. Policing of any homes for locals policy is, I would suggest pretty non existent.

6. The policy arising from the aspiration is too restrictive. Small scale new build for permanent occupancy without local need is a way to support local services.

7. Make greater use of Local Occupancy Clauses in any new housing developments.

8, But do have a concern of too many holiday lets.

9. 80% may be too high for locals to purchase second homes as holiday lets, probably the only source of reliable income from tourism for locals.

10. Fill empty homes not build ugly inappropriate developments.

11. To a certain extent but I don't only want local occupancy, as it's not good for anyone who wants to sell at a fair price ex council property, as they had chance to buy number 9 back, but did nothing about it.

12, Houses which have been built for local people are being occupied by people who have no connection with the village.

13. Think 80% is wishful thinking - reality I would put it at 60% an achievable aim.

14. This is essential.

15. Even if affordable houses are available it would help if local wages were more suited to living in a high cost area. Affordable housing should be good quality but basic ie Terraces, maisonettes as opposed to mimicking a middle class private housing development. Loopholes need to be sealed so that they do not pass into the private sector. The government should tax 2nd homes over and above council tax eg £2,000 pa - proceeds to pass to Parish Council to go towards building affordable homes.

16. Would prefer 90 per cent not 80%.

17. Support the policy, but they are unlikely to meet the aspiration. A lot of new homes will be needed and no means to control existing home and their use.

18. I agree to the above but we should be very diligent and sympathetic to the overall looks and assets of the village as far as where we site the proposed housing and development in the future of this quaint and rural village goes. Not just build for building sake

19. Note that Coniston is my second home - never a 'holiday let'. Occupancy close to half the year, so services (especially shops) much used and appreciated, but voluntary engagement in running community organisations is not practicable.

20. We need to be careful to distinguish between Holiday homes and Second homes. There are a number of houses in Coniston that are not commercially let as Holiday homes and have been in the same family ownership for decades. Typically people may have had to leave Coniston (for example due to work or ill health) but the owner has kept on the home in the hope that they may return one day

21. Many local businesses depend upon tourists for their income. Painters joiners builders etc. a vast reduction in holiday homes could potentially cripple the local economy . Also many of the affordable housing are far too small . Locals are unhappy at the size and cost. The Garth houses are vastly superior with more space both inside and out.

22. Limit encroachment on current green areas.

23. We need Jobs first and then the houses, but it would be good if existing local children can stay within the community.

24. Part 3 has been said before and nothing changes.

25 Perhaps needs to consider one more added point regarding holiday or 2nd homes that are empty for a large proportion of the year. Coniston has a very large sector of 2nd homes and there needs to be a way found of maximising their occupancy.

26. The Houses that have recently been built seem to meet local need at the moment, as they seem to struggle to fill them with local families if they become empty.

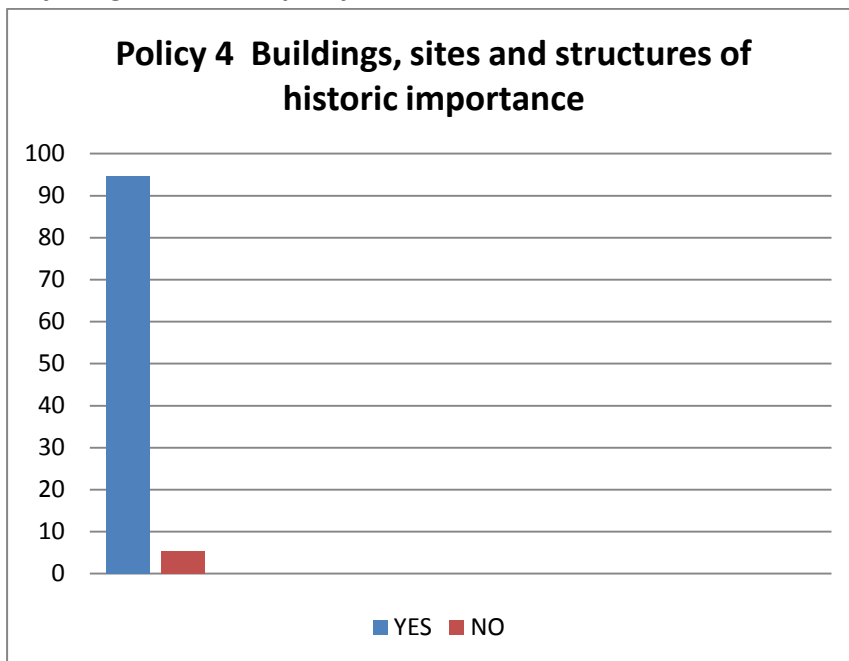
## Policy 4 – Buildings, Structures and Sites of Historic Importance.

*“The determination of planning applications will take account of the need to conserve and enhance the character, structure, integrity and settings of locally important historic buildings or sites as shown on the list in Annex 13.”*

*“In the event that a place of worship or the St Andrew’s Youth Centre is no longer used for the existing purpose we will support its reuse in accordance with the policies in this Plan.”*

Community opinion on Policy 4:

*Do you agree with this policy?*



Any comments on Policy 4?

Answered: 14

Skipped: 44

1. But hopefully the scenic value will ensure the rejection of housing or car park between Institute & bowls – very important.
2. Would like a bit more detail on this one.

3. Problem is that the LDSPB, Nat. Trust, County Council and others all seem to conspire to erode the unique feel and look of Coniston and the area and no one is attempting to address the issues. The aspirations and policy sound good but it depends who has the say in what happens on the ground.
4. "Historic and scenic value" is not fixed but fluctuates like most fads and fashions. "Integrity" - just a sound bite!
5. Take action for restoring Shepherds Bridge.
6. Surely, planning approvals need to conserve and enhance the character and integrity of the village, not just locally important sites which are not specified.
7. A great need for cheaper Group accommodation in some of these buildings.
8. What about public buildings that do not enhance the locality?
9. Happy with the proposals but it contradicts the fact you allowed the development in the grounds of an historic coaching inn The Sun Hotel having an effect on the scenic value of the area.
10. We should first try to maintain their use for the existing purpose. In particular it is important that we give them as much financial support as possible.
11. Surely the views of the fells are one of the main reasons people come to our village to have new housing in this area possibly with a car park and a oversized cricket pavilion doubling up as further holiday accommodation is almost beyond belief.
12. All older buildings should have sympathetic doors and windows, signs etc.
13. In principal but it is obvious that certain buildings are already being considered in the writing of this section.
14. I also hope that the village maintains the view of the Old Man Mountain unrestricted as this is what the visitors to Coniston appreciate.

## Policy 5 – Village Services.

### ***Our proposed policy:***

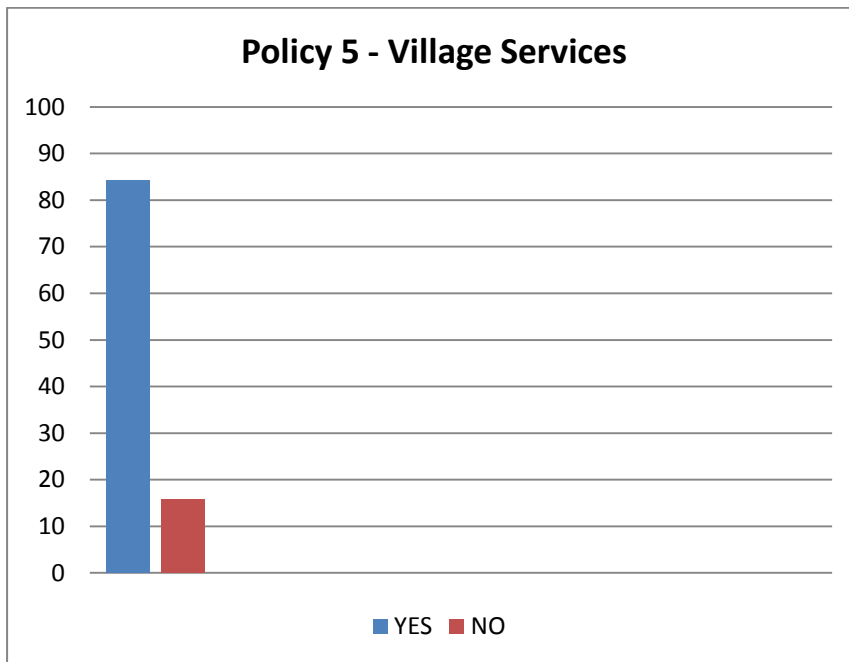
*“We will work to retain and enhance the above listed local services, both public and private, including supporting development necessary to sustain these services.*

*We will protect the above listed community, education and health facilities in Coniston from loss, or change of use, unless we can demonstrate that, as a community, we no longer have a need for the facility, or it is no longer suitable or viable for our use.*

~~*We will aim to maintain the primary and secondary school on separate sites but, if required, will support their merger onto one site and maximise the benefits of the vacant site in accordance with the policies of this plan.”*~~

### Community opinion on Policy 5:

#### ***Do you agree with our proposed policy?***



### Any comments on Policy 5?

*Answered: 14*

*Skipped: 54*

1 If this happens your plan has failed. Once you build on a school site, there is no going back, There are more houses in Coniston than ever. Its just the balance that is wrong. Rather than

building a new housing estate and destroying open spaces where children play, The cheaper existing stock should be bought and changed to local occupancy.

2 We should fight to keep our schools open.

3 It is vital that we maintain the schools in our village. All efforts should be made to encourage local families to send their children to our two excellent schools.

4 Vital if a thriving dynamic community is to survive so it should be top of the list.

5 But it would be better to **express the policy in terms of providing support for services** rather than trying to pretend that opposition to closure will achieve retention.

6 All efforts should be made to maintain the schools on two separate sites. If the numbers on roll at the schools are falling too low to be viable, efforts should be made to attract and bring students in from further afield.

7 "**retained and enhanced**" - rather "supported" for in a free market some local services will go and be replaced by something more appropriate, e.g., the dairy.

8 Impossible to condone merger of the two schools. Every effort must be made to keep the status quo - and if suggested there must be a vigorous and detailed consultation with every person involved. The cost of rebuilding must be measured against cost of separate schools retained. I would be very concerned when considering how much sale of one building would provide and for what.

9 ? No mention of Doctors' surgery?

10 need independent health services outlet

11 Coniston is made less attractive for permanent residence by absence of facilities: e.g. educational, medical, transport, local shops, post office. This for the retired, also people with local jobs but not working in Coniston, or people working from home.

12 I do not agree with merging the two schools I think it's important to keep separate schools.

13 The proposal to merge the two schools I feel must be a last resort but would need very careful redevelopment and thought about the type of units constructed. And their use. One of the problems at the junior school is the uncertainty of future education provision so parents are sending children elsewhere which is agravating the situation.

**14 We need more facilities not fewer.**

## **Policy 6 – Tourism.**

### ***Our proposed policy:***

*“Coniston Parish Council will support the development of new tourist attractions that have no significant adverse impact on the local community and are of an appropriate scale and in accordance with the policies of this plan.*

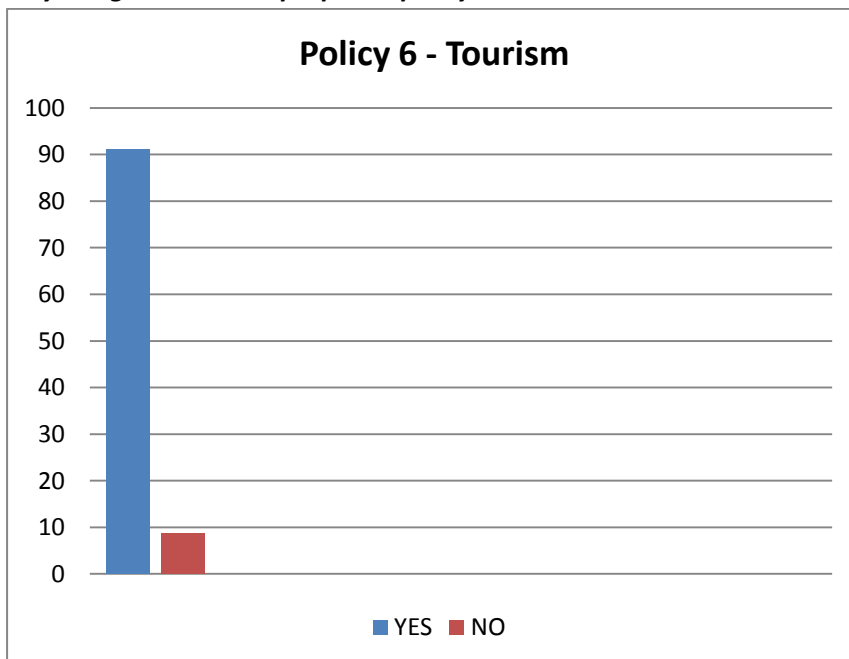
*Coniston Parish Council will also support development proposals that constitute an appropriate extension and / or improvement of existing tourist attractions and services, in particular:-*

- # *Steam Yacht Gondola*
- *Coniston Launch*
- *Ruskin Museum*
- *Brantwood*
- *Coniston Boating Centre*

*will be supported in accordance with the policies of this plan. Coniston Parish Council will also support and encourage tourist signposting of the above attractions from both the A590 and A591 routes.”*

### **Community opinion on Policy 6:**

#### ***Do you agree with our proposed policy?***



## Any comments on Policy 6?

*Answered: 14*

*Skipped: 54*

1 Why was the train to the lake stopped? As well as being an attraction for visitors it was useful for elderly local residents wanting access to the lake. One of the village's drawbacks is the distance from the lake and the little train brings it nearer. It or something like it should be re-introduced.

2 The possibility of making more of the copper mines as a tourist attraction should be investigated.

3 I think any decline in tourism is a temporary blip. There is a serious problem with large scale events sometimes 3 separate events using the village on busy summer weekends. Undue noise at night from some events, litter and traffic congestion.

4 But totally pandering to the tourists/business so called needs has already made inroad into the look and feel of the area. Enormous, obnoxious signs at the head of the lake are a good example but there are many others.

5 Coniston needs to publicise itself more effectively. There are many events throughout the year which would benefit from greater publicity and would bring in many more visitors who would spend money in local shops, pubs and cafes. An example of this is the recent Power Boat Record Week, there was very little information about the event and Coniston failed to capitalise on the history of Donald Campbell for that week. There were no posters, adverts or information at the Tourist Information Centre. The village needs a Marketing and Tourism person and a budget to promote the locality and its attractions.

6 "significant adverse impact" - tourism has already had that on Coniston, just look at the housing situation. It will need a radical reappraisal of the role of tourism in the local community and the LDNP as a whole before a neighbourhood plan can be effective. "monitor" is perhaps as realistic as it can get.

7 Must make sure consideration is made of who can be satisfied by what we are able to provide and for whom we cannot under any circumstances satisfy.

8 Need to tackle litter and dog mess including poo-bags hanging on hedges. More free / low cost parking.

9 Village being spoilt too many weekends by running, cycling, swimming events which take over.

10 But what about the bus service to Ulverston, that has been a nightmare, and not looked into properly.

11 I note that there is no commitment by the Parish Council to the provision of tourist information in the village.

12 Some central businesses need to tidy outside weeds and blocked drains and as in former dates sweep pavements outside premises regularly.

13 What about support for Coniston Sailing Club? Suspect tourism is failing because people hate getting ripped off and I suspect that is what it feels like in the Lakes. Parking and Beer prices are just 2 examples but there are more.

14 Have not noticed any decline!

15 For all the above reasons to destroy the one most important asset of the village, the open views of the fells would help to detract from the overall experience of visiting Coniston as far as one of the important lake land villages goes.

16 Industrial archaeology (quarries and mines) is another significant feature of the Coniston area and might be considered in relation to additional tourism facilities.

17 But not including any coach parking on areas other than those already suitable for this purpose. We also need to consider how to better market Coniston.

18 One of the reasons tourism is declining is the extortionate cost of parking. This could be eased by organisations like the Indpa and sldc being more realistic ie weekly parking tickets at a sensible price also any development on yew dale road would mean the loss of up to 10 currently free parking spaces a highways access requirement!

19 I consider Coniston has enough tourism for its infrastructure also any more tourists could detract from its peaceful appeal.

20 Tourism should be only one facet of the employment opportunities in the community, but it is clearly an important economic contributor.

21 There should also be mention of the historical background and links that exist within the area.

22 The beauty of the approach to the village from both sides is of major importance.

## Policy 7 – Transport, Traffic management and Parking.

### ***Our proposed policy:***

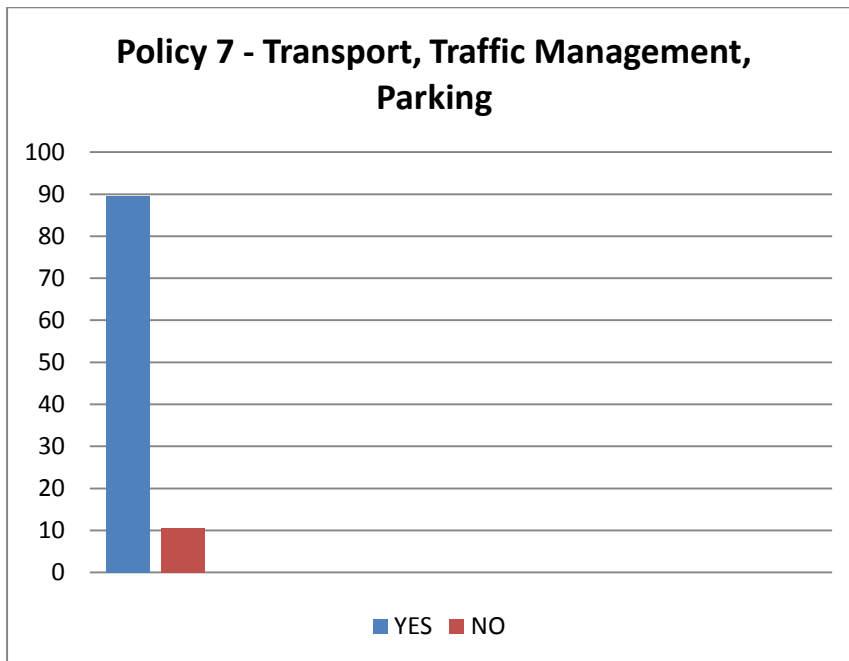
*“We will support improvements to the infrastructure that enable road users to remain safer, for example, off-road cycleways to remove bicycles from main roads used by vehicles, and footpaths to remove pedestrians from main roads.*

*We will support development that improves the management of traffic in the parish.*

*We will work to ensure that existing parking areas in the village are maintained for use by both local people and visitors. We will support development of additional parking facilities of limited size where there is a proven need for such facilities.”*

### Community opinion on Policy 7:

#### ***Do you agree with our proposed policy?***



### Any comments on Policy 7?

*Answered: 57*

*Skipped: 2*

- 1 **Cycling/walking on our roads is very dangerous, any help would be welcome.**

2 Certain stretches of local main roads are totally and dangerously inadequate for modern traffic needs; urgent consideration needs to be given to targeted road improvement schemes to reduce these problems.

3 Although bikes now seem to take precedence over walkers on many paths simply because of the numbers of cyclists but also because of the policies of promoting cycle ways.

4 In addition to the proposals as cycling grows there also needs to be segregation from walkers on popular routes.

5 Any additional car parking space should not be at the expense of agricultural land other visual amenity.

6 But Not in favour of creating any additional car parking, there is enough for the size of the village

7 Whatever happened to local parking facilities at the Boating Centre? The number of vehicles on the local road network will be determined by larger economic issues than can be dreamed of in a neighbourhood plan.

8 Retention of existing free parking around the village.

9 Size of buses and charabancs MUST be controlled. Far too large vehicles allowed on the little roads - i.e. East side of lake and Hawkshead.

10 The development of additional parking facilities is counter-productive to encouraging visitors to choose to explore the Coniston area by bus, boat, bike and foot.

11 Coniston scores by having many small on street free parking groups - Schools and Sports Centre Parking should be better signed - only short of parking at Peak holiday times - maybe use 28 day rule at these times in various locations.

12 Any support to cycling should be for off-road cycleways.

13 Local people deserve some protection from exorbitant parking charges.

14 You should think very carefully before you use green field sites for off road car parking as it would interfere with the infrastructure and scenic approach to our village.

15 Paths should be for walkers not cyclists or horses.

16 Please don't neglect the equine community's needs as well. Please include a plan to actively encourage safety awareness of other path users in the mountain biking community.

17 Generally agree, but creating more parking may encourage more people to come by car, should the aspiration not be about getting people to Coniston by public transport?

18 If the signage as far as all the parking around the village were improved there would be no need for further, extra parking is concerned. The sports center and the school parking gives more than enough extra parking requirements is concerned.

19 Parking needs constant creative thinking, balancing different needs winter and summer, effects on local shops and businesses, needs for resident and day visitors to park, value of parking-related income.

20 But not including any coach parking on areas other than those already suitable for this purpose.

21 Would like to see Collingwood Close as residents only parking, in line with Little Moss.

22 The increasing number of large tourist coaches coming in or through Coniston is a problem, especially causing congestion on narrow roads approaching the village. The same applies to large buses which are usually less than a quarter filled. If possible, coach and bus companies should be advised/requested to use smaller vehicles on these roads.

23 Very little extra parking is required. Bearing in mind our school (jrs) and social centre both rely heavily on money raised from parking to survive.

24 Anything to keep cyclists off the road in busy summer season will be a good idea.

25 Restrictions should be applied to large coaches using our narrow roads, also there is an urgent need for footpaths and cycle tracks on the east side of the lake.

26 Bikes off the road would be good, and taking out narrow places on the roads to allow the large coaches and lorries pass each other.

27 I think there is enough parking with the overflow at the lake, school.

28 The safety of cyclists using the roads is not adequate. Off road is fine, on the road is heading for disaster as there are more cycles each year. The village also needs to maintain the free parking that is available and to encourage the use of the school and the social center as this helps with the viability. Any extra car parking that is charged is unnecessary.

## Policy 8 – Environmental Sustainability.

### **Our proposed policy:**

*“When determining planning applications affecting the following environmental attributes of Coniston Parish, consideration will be given to protecting and enhancing:*

- *the Coniston & Crake Catchment area to ensure the long-term protection of water quality within the area.*
- *the Yewdale Valley to protect it as a green corridor*
- *renewable energy schemes including hydro schemes*
- *the quieter areas at the head of Coniston Lake in the Monk Coniston area*
- *the Tilberthwaite Valley*
- *the Common Lands to the south of the Village*

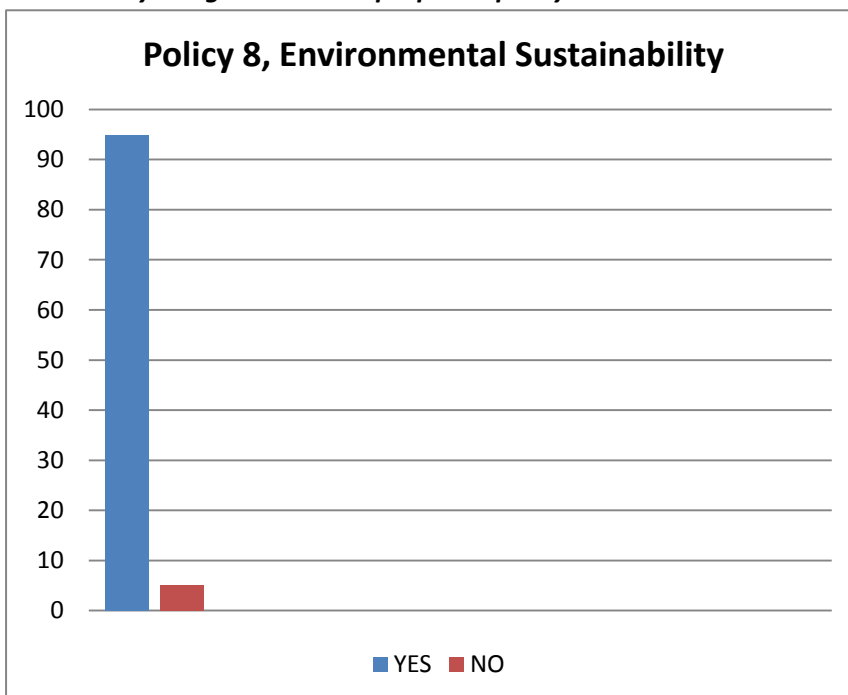
*“Coniston Parish Council in conjunction with the Coniston Flood Forum team, the Environment Agency and Cumbria County Council will establish future programmes, with time-scales, which are designed to prevent flooding of village properties using information accrued from previous flooding incidents and from the Environment Agency’s surveys.”*

~~*“Coniston Parish Council in conjunction with Coniston & Torver Community Land Trust will ensure that all new housing developments in the parish conform to the Code for Sustainable Homes, Schedule 2, or greater.”*~~

~~*“Coniston Parish Council will encourage and be supportive of education schemes to assist reducing wastage (for example water, energy) and to promote the development of environmentally friendly renewable energy schemes.”*~~

### **Community opinion on Policy 8:**

***Do you agree with our proposed policy?***



## Any comments on Policy 8?

Answered: 57

Skipped: 2

- 1 Farmers should stop spreading slurry on fields adjacent to water courses such as Yewdale Beck.
- 2 Continue to work with and support the Coniston Crake Catchment Partnership.
- 3 Not happy with the blanket approach of the C&C Catchment area. The enthusiasm overtakes and no account is taken of the absolute need and of the feel and look of the area. An example at the so called quieter area of the head of the lake is the fenced beck in the field helped by the path upgrade and the unnecessary bridges on the path. All creating an awful eyesore. Colditz springs to mind.
- 3 If the aspirations are genuine and the policy is practicable then the neighbourhood plan will have to revise its aspirations and policy re- tourism.
- 4 Sewage works still gives off unpleasant odour.
- 5 Protect central village Green Belt on Yewdale Road.
- 6 What about wind power. Indiscriminate development has already spoilt great swathes of the North of England - does the PC have a policy?
- 7 The previous application for further parking on the Yewdale road is concerned. would be of great danger of flooding to the housing on Yewdale road as the run off of extra water from the fells would most certainly put all the property in that road at risk of flooding.
- 8 The list is not long enough or not clear what areas are included. I'd like to be confident that Yewdale was included ? But perhaps this is part of the catchment area. Also the Lake shore and land immediately inland of that.
- 9 Why is Old Man and Coppermines valley omitted from these aims and aspirations.
- 10 The village needs to be more wildlife friendly. Verges on roads and in the church and graveyards kept and wildflowers planted. More bee friendly flowers used in village displays rather than those currently planted.
- 11 We need to make sure we look after the environment in the area and also make sure problems aren't caused by inappropriate development. e.g. flooding.
- 12 I am surprised that Coppermines Valley is not mentioned.