LAKE DISTRICT NATIONAL PARK AUTHORITY

NEIGHBOURHOOD PLANNING (GENERAL) REGULATIONS 2012

Coniston Parish Neighbourhood Development Plan

DECISION STATEMENT

1. Summary

1.1 Following an independent examination, the Lake District National Park Authority (the Authority) confirms that the Coniston Parish Neighbourhood Development Plan may proceed to a Neighbourhood Planning referendum.

2. Background

2.1 On 26 February 2014, the Authority designated Coniston Parish as a neighbourhood area for the purpose of preparing a Neighbourhood Plan in accordance with Part Two of the Town and Country Planning (England), Neighbourhood Planning (General) Regulations 2012.

2.2 Following the submission of the Coniston Parish Neighbourhood Development Plan to the Authority, the plan was publicised and representations were invited. The publicity period ended on 11 May 2015.

2.3 The Authority appointed an independent examiner, Mrs Rosemary Kidd, to review whether the Plan should proceed to referendum.

2.4 The examiner's report concludes that subject to making the recommended modifications the Plan meets the basic conditions set out in the legislation and should proceed to a Neighbourhood Planning referendum.

2.5 The Park Strategy and Vision Committee of the Authority on 08 September 2015 endorsed the examiner's report and agreed that the Coniston Parish Neighbourhood Development Plan should proceed to referendum.

3. Decision and Reasons

3.1 Having considered each of the recommendations made by the examiner's report, and the reasons for them, the Authority has decided to make the modifications to the draft plan set out in Table 1 below, to ensure that the draft plan meets the basic conditions set out in legislation.

3.2 The Authority has considered whether to extend the area in which the referendum is to take place. Like the examiner, the Authority has decided that there is no reason to extend the Neighbourhood Plan area for the purpose of holding the referendum.

Table 1: Modifications in line with Examiner's Recommendations

Modification Number	Examiner's Recommendations
1	Revise paragraph 6 of page 3 to: **The Coniston Neighbourhood Plan will become part of the Development Plan for the area and will sit along-side the LDNPA's Local Plan.** ***It covers the period 2015 to 2025.***
2	Amend flowchart to refer to the Local Authority ***"making"*** the Neighbourhood Plan.
3	**Review all Aspirations and rephrase as objectives of the Neighbourhood Plan so that they relate only to the matters to be delivered by the subsequent policy, taking into account the further modifications set out under each policy recommendation below.**
4	**Delete paragraphs 4 to 8 of Planning Process on page 7**
5	**Place non land use Complementary Supporting Actions in an appendix to the Plan headed "Complementary Supporting Actions – These do not form part of the neighbourhood Plan".**
6	**Amend Policy CNP1 – Our Community as follows:** **Add the following text to the How to Implement section of Policy CNP1:** ***"Appropriate scale of development" is that of a scale and nature appropriate to the character and function of Coniston as a Rural Service Centre.*** ***"Direct community benefits" is where the development brings a social or financial benefit to the community of Coniston secured by a planning condition or legal agreement."***
7	**Amend Policy CNP2 as follows:**

	The phrase *"including those listed in the Background Information"* be deleted from 2A. **Revise last line of 2A to read:** ***"significantly adversely affecting the local community"***
8	**Amend Policy CNP3 Housing as follows:** **Revise paragraph 3.2 to read** ***"To support new build schemes that will provide permanent and affordable homes to meet the needs of local people".*** **Policy CNP3 to read:** ***"Housing development will be permitted that provides:*** • ***housing that meets local need and local affordable need; or*** • ***custom or self build housing for permanent occupation in accordance with the Lake District National Park's Supplementary Planning Guidance on Housing Provision."*** **Include a Glossary of Terms as an appendix of the Neighbourhood Plan (and not a separate document) to include the definition of housing terms consistent with those used in the Core Strategy and SPD on Housing Provision.** **Include the following in the How to Implement section:** ***"Developers should refer to the Lake District National Park Authority's Housing Provision Supplementary Planning Document 'How we use Core Strategy Policy CS18 'Housing Provision' in Planning Decision' Adopted March 2014.*** **Revise the final paragraph of the How to Implement section to read:** ***"Developers are requested to consult the Coniston and Torver CLT on the preparation of proposals for new housing developments and conversions".***

9	**Policy CNP4** **Revise the Background Information to Policy CNP4 to include reference to the Grade II* Listed Buildings and the Scheduled Monuments at Risk.** **Revise the third paragraph to read:** ***"In August 2008….Coniston PC. This resulted in an informal list of locally important heritage assets being drawn up. The Lake District National Park Authority will be requested to consult on and formally approve this local list so that it can be used to guide planning decisions."*** **Delete paragraphs 4 and 5 of the Background Information.** **Revise Policy CNP4 as follows:** ***"Development proposals will seek to conserve and enhance the character, integrity and setting of the historic environment including:*** • ***Scheduled ancient monuments;*** • ***Listed Buildings; and*** • ***Locally Important Heritage Assets."*** **Delete Section 4B of Policy CNP4.**
10	**Amend Policy CNP5 as follows:** ***"Policy CNP5 – Community Facilities and Services*** ***Development proposals that will provide new and improved community facilities and services will be supported.*** ***Measures to retain and develop existing community facilities and services that may be at risk of closure will be investigated and supported where feasible, unless it can be demonstrated that there is no longer a community need for the facility or service or that the community use of the property is no longer suitable or viable."*** **The Aspiration and Background information should be revised to reflect the reworded policy. Paragraph 5.2 should be moved to Section 2**

	Businesses. The retailers listed in the background information of Policy CNP5 should be deleted.
11	**Revise Policy CNP6 as follows:** **Revise both 6A and 6B to read *"The development of…….will be supported."*** **Delete *"provided that the proposals are in accordance with the policies of this plan"* from both 6A and 6B.** **Show the location of attractions listed on the Proposals Map.**
12	**Policy CNP7** **Delete the final sentence of paragraph 7.1 concerning the promotion of cycling events.** **Amend paragraph 7.2 to read *"To improve the management of traffic and the provision of additional parking facilities where there is a proven need as part of a local traffic management scheme".*** **Revise Policy CNP7 to read:** ***"7A. The development of new and improved off-road infrastructure for walkers, cyclists and horse riders will be supported.*** ***7B. Improvement to the management of traffic throughout the parish will be supported.*** ***7C. Additional parking facilities should be provided only where there is a demonstrated proven need as part of a local traffic management scheme."***
13	**Policy CNP8** **Amend 8.1 to read:** ***"To protect the local environment, including the landscape, groundwater, special habitats, flora and fauna."*** **Amend 8.2 to read:** ***"To ensure that the risk of flooding to the community is reduced".***

	The following text is added to the How to Implement section:
	
	"Risk to the community from future flooding incidents will be significantly reduced by joint action between the Coniston Flood Forum Group, Coniston Parish Council, local authorities and the Environment Agency."
	
	Amend 8.3 to read
	
	"To protect the water catchment area and to protect and enhance important environmental areas for their biodiversity and tranquillity."
	
	Amend 8.4 to read:
	
	"To promote renewable and low carbon energy schemes that benefit the local community and that do not adversely affect the landscape character of the National Park or its special qualities."
	
	Revise Policy CNP8 to read:
	
	"8A The following areas will be protected and managed to enhance their environmental assets:
	
	• ***the Coniston & Crake Catchment Area to ensure the long-term protection of water quality within the area.***
	• ***Yewdale Wood to enhance its biodiversity as a green corridor***
	• ***The quieter areas:***
	  • ***at the head of Coniston Lake in the Monk Coniston area***
	  • ***the Yewdale and Tilberthwaite Valleys***
	  • ***Coppermines Valley***
	  • ***The Common Lands to the south of the Village***
	
	8B Development proposals and engineering works which reduce the risk of flooding will be supported.
	
	8C Proposals for renewable and low carbon energy schemes will be supported where such schemes are in accordance with national and strategic policies."
	
	Show all areas referred to on a Proposals Map.

	Further it is recommended that an explanation is added to the How to Implement section to clarify the approach to maintaining the special qualities of the water catchment area, the green corridor and the quieter areas making reference to the Core Strategies Policies CS25 and 26.

4. Referendum

4.1 To meet the requirements of The Neighbourhood Planning (Referendums) Regulations 2012 the following question will be asked:

'Do you want the Lake District National Park Authority to use the Neighbourhood Plan for Coniston Parish to help it decide planning applications in the neighbourhood area?'

4.2 The date and venue of the referendum will be agreed with South Lakeland District Council and Coniston Parish Council.

4.3 We will publicise the details of the referendum on our website and in such other manner as we consider likely to bring it to the attention of people who live, work or carry on business in Coniston Parish.

Dated: 9 September 2015