

Lazonby

About Lazonby

Lazonby is situated in the Lower Eden Valley, about 8 miles north east of Penrith. The village is well served by amenities, including; a primary school, a post office and shop, a village hall, pubs and a regular bus service.

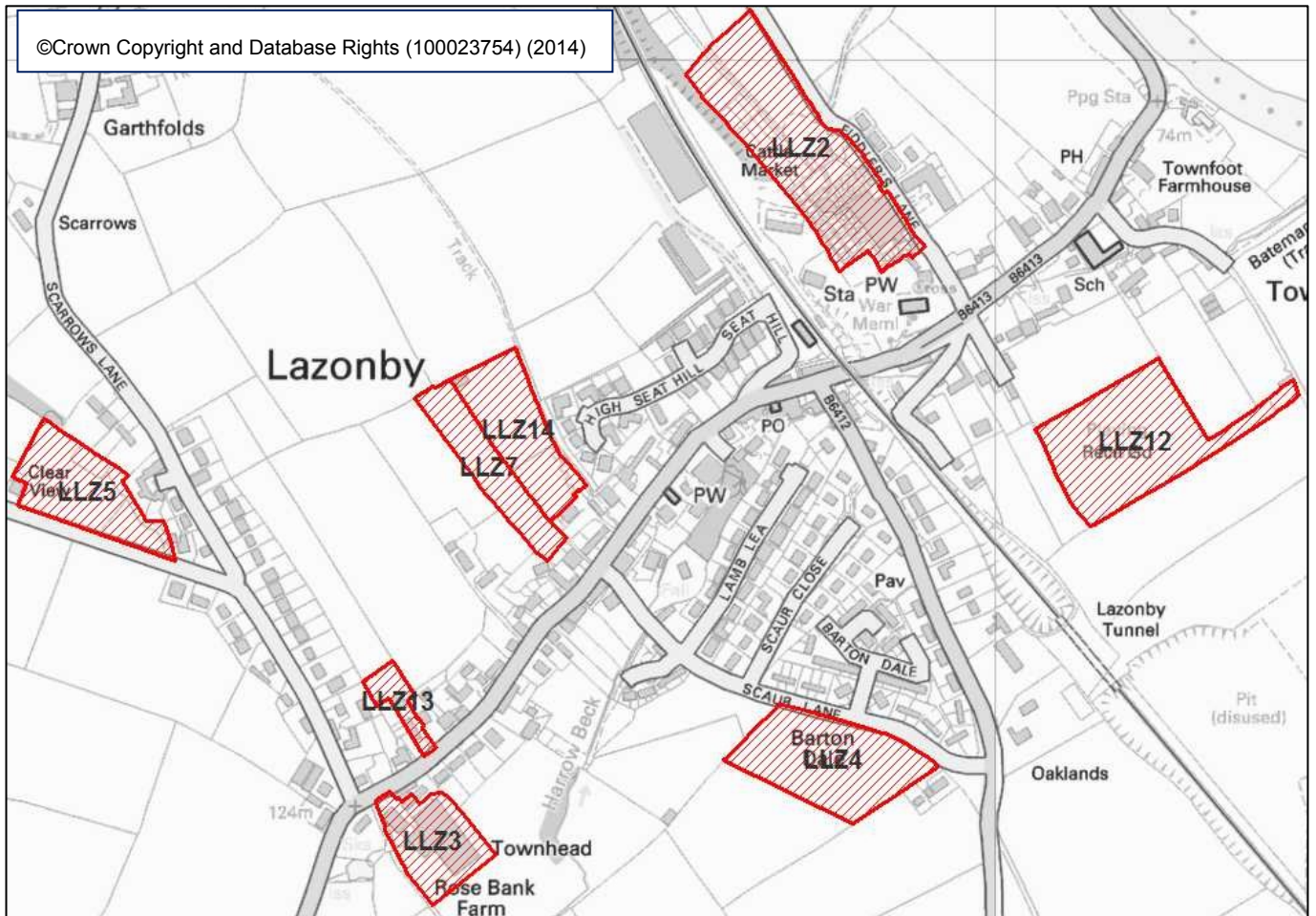
Key statistics - Lazonby Parish

Population at 2011	976
% Population change 2001-11	-4.6%
Number of dwellings	457
Number of long term empty dwellings 2014	7
Second & holiday homes 2014	9
% Second & holiday homes 2014	1%
Median household income 2012 (ward)	£31,277
Median house price (ward)	£234,424
Median house price to household income ratio (ward)	7.5
Lower quartile income to house price ratio (ward)	12.4
Affordable housing need	6
Households with no car	53

(Sources: Office of National Statistics, Census 2001, Council Tax Data, CACI)

Map showing sites in Lazonby

	Blue boundary - Preferred sites proposed for allocation
	Red boundary - Sites assessed and not proposed for allocation



Site Assessments

LLZ1 - Depot opposite Pine Grove, Lazonby

This site was included in the Issues and Options document but has not been carried forward for assessment as it falls below the threshold for assessment.

LLZ2 - Cattle Market, Fiddlers Lane, Lazonby



LLZ2 - Cattle Market, Fiddlers Lane, Lazonby

Is this site proposed for development?	No
Size	2.11 hectares
Potential Number of Houses	63
Brownfield?	Yes
Description	The site is a Brownfield site. It is level with no topographical constraints. There are a number of buildings on the site associated with the existing auction mart. Due to the scale and materials of construction the majority of the buildings are not suitable for conversion or reuse for residential uses. However, there are sandstone and slate office buildings on the site which would be suitable for conversion. The site has an existing access which serves the existing auction mart. Although the access to the site has suitable visibility splays, the road

LLZ2 - Cattle Market, Fiddlers Lane, Lazonby	
	leading to the site is restricted in width. Residential uses surround the site other than the west where there are commercial properties. The site is located within the settlement of Lazonby. The development of the site would respect the current form of the settlement within this area.
Is the site suitable?	The site was identified within the SHLAA which found "suitable for phased development on the Brownfield section of the site subject to existing use being relocated or disused."
Is the site available?	The site appears to still be in use as an auction mart, the use would have to be relocated or use for the site to be available. The contract for using the site as an auction mart has recently been renewed, and so the site will be unavailable until this expires.
Is the site achievable?	Currently unknown.
When will the site be developed?	The site is not proposed for allocation. No live / extant residential applications on the site.
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Brownfield site. • Located within settlement and in keeping with character and form. • No topographical constraints. • Site not within flood zones 2 or 3. • Served by current suitable access. • No Scheduled Ancient Monuments within 250m of site. • No impact on settings of nearest listed buildings. • No environmental designations within 250m of site. <p>Issues to consider</p> <ul style="list-style-type: none"> • Contamination study required due to existing use. • Adjacent to the conservation area. • Road to site limited in width. • Potential for rail noise disturbance. • Currently in use.
Public consultation response	Five responses were received of which four were in support if the Auction is no longer viable. One objection was received that the access is not suitable and third party land required for upgrading.
Source/Reason it is proposed	<p>The site was included in the Issues and Option consultation document.</p> <p>The site was identified within the SHLAA which found "suitable for phased development on the Brownfield section of the site subject to existing use being relocated or disused."</p> <p>It is understood that there is an intention of the owner / developer to bring the site forward.</p>

The site has a score of 79% with the higher the score the more preferable the site subject to overcoming issues raised.

LLZ3 - Rosebank Farm, Lazonby



LLZ3 - Rosebank Farm, Lazonby	
Is this site proposed for development?	No
Size	0.71 hectares
Potential Number of Houses	22
Brownfield?	Yes
Description	<p>The site is an agricultural farmstead. It is a level site with no topographical constraints. There are a number of buildings on the site associated with the existing farm. Due to the scale and materials of construction the majority of the buildings are not suitable for conversion or reuse for residential uses. The site has an existing access which serves the existing farm which has restricted visibility. There are a number of trees on the boundary of the site.</p> <p>Residential uses surround the site other than the west where there are agricultural fields. The site is located at the edge of the settlement of Lazonby. The development of the site would respect the current form of the settlement within this area.</p>

LLZ3 - Rosebank Farm, Lazonby	
Is the site suitable?	The site was identified within the SHLAA which found “suitable provided highway provision is improved and the culvert would not affect development potential.”
Is the site available?	It is understood that there is an intention of the owner / developer to bring the site forward. The site appears to still be in use as working farm, the use would have to be relocated or use for the site to be available.
Is the site achievable?	Currently unknown.
When will the site be developed?	The site is not proposed for allocation
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Agricultural farmstead. • Edge of settlement- would extend the village. • No topographical constraints. • Site not within flood zones 2 or 3. • No Scheduled Ancient Monuments within 250m of site. • No impact on settings of nearest listed buildings. • No environmental designations within 250m of site. <p>Issues to consider</p> <ul style="list-style-type: none"> • Contamination study required due to previous use. • Access improvements required.
Public consultation response	Seven responses were received of which four were in favour. Two objections were received on the grounds that it is an operational farm and it is understood that it would not be available for redevelopment. One neutral comment was made on the basis that there are no highway or archaeological issues.
Source/Reason it is proposed	<p>The site was included in the Issues and Options consultation document.</p> <p>The site was identified within the SHLAA which found “suitable provided highway provision is improved and the culvert would not affect development potential.”</p>

The site has a score of 80% with the higher the score the more preferable the site subject to overcoming issues raised.

LLZ4 - Scaur Lane, Lazonby



LLZ4 - Scaur Lane, Lazonby

Is this site proposed for development?	No
Size	1.28 hectares
Potential Number of Houses	39
Brownfield?	No
Description	This is a Greenfield site. It is a sloping site which rises from the road level. Two access gates currently serve the field, although there is the potential to have an access along the frontage. There are a number of trees on the boundary of the site. The site is surrounded by agricultural fields except for residential properties to the north. The site is located outside the settlement of Lazonby, and its development would extend the village.
Is the site suitable?	The site was identified within the SHLAA which found "suitable for phased development provided new junction is installed."
Is the site available?	It is understood that there is an intention of the owner / developer to bring the site forward. The site appears to be used for grazing. Any agricultural tenancies would need to be terminated if applicable of the site to be available.

LLZ4 - Scaur Lane, Lazonby	
Is the site achievable?	Currently unknown.
When will the site be developed?	The site is not currently proposed for allocation. No live / extant residential applications on the site.
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Site not within flood zones 2 or 3. • No Scheduled Ancient Monuments within 250m of site. • No impact on settings of nearest listed buildings. • No environmental designations within 250m of site. <p>Issues to consider</p> <ul style="list-style-type: none"> • Greenfield site. • Extends settlement pattern. • Site has the potential to fulfill the identified open space shortfall.
Public consultation response	Three responses were received objecting to the site, with reasons given including; the site is Greenfield, disconnected from the settlement and too great in scale; development would be unsustainable, out of character and cause further traffic problems.
Source/Reason it is proposed	<p>The site was included in the Issues and Options consultation document.</p> <p>The site was identified within the SHLAA which found “suitable for phased development provided new junction is installed.”</p>

The site has a score of 74% with the higher the score the more preferable the site subject to overcoming issues raised.

LLZ5 - Land behind Tallow Whins, Lazonby



LLZ5 - Land behind Tallow Whins, Lazonby

Is this site proposed for development?	No
Size	0.95 hectares
Potential Number of Houses	29
Brownfield?	No
Description	<p>This is a greenfield site. The site is a sloping site at an elevated position which has no topographical constraints. There are two stable buildings on the site which are not suitable for conversion for residential use. The site has an existing access which serves the fields and horse arena area.</p> <p>There are a number of trees on the site. The neighbouring uses are a combination of agricultural fields, farm and residential. The site is located outside of the settlement of Lazonby. The development of part of the site would reflect the settlement pattern within this immediate area.</p>
Is the site suitable?	No. The site was identified within the SHLAA and removed as “poorly related physically and extends beyond strong physical settlement boundary.”

LLZ5 - Land behind Tallow Whins, Lazonby	
Is the site available?	The site appears to be grazed and any agricultural tenancies if applicable would need to be terminated to make the site available.
Is the site achievable?	Currently unknown.
When will the site be developed?	No live / extant residential applications on the site.
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Site not within flood zones 2 or 3. • No Scheduled Ancient Monuments within 250m of site. • No impact on settings of nearest listed buildings. • No environmental designations within 250m of site. <p>Issues to consider</p> <ul style="list-style-type: none"> • Road to site limited in width. • Potential for odour disturbance. • Greenfield. • Open countryside • Access restrictions • Levels.
Public consultation response	No comments were received.
Source/Reason it is proposed	<p>The site was included in the Alternative Sites consultation.</p> <p>The site was identified within the SHLAA which was removed as “poorly related physically and extends beyond strong physical settlement boundary.”</p> <p>It is understood that there is an intention of the owner / developer to bring the site forward.</p>

The site has a score of 76% with the higher the score the more preferable the site subject to overcoming issues raised.

LLZ6 - Land adjacent Harrowbeck Edge, Lazonby

The site now has planning consent for 48 units under reference 13/0241.

LLZ7 - Land behind Sunray Villas, Lazonby



LLZ7 - Land behind Sunray Villas, Lazonby	
Is this site proposed for development?	No
Size	0.65 hectares
Potential Number of Houses	20
Brownfield?	No
Description	<p>The site is a greenfield site. The site is a sloping site at an elevated position which has no topographical constraints. There is one stable building on the site which is not suitable for conversion for residential use. The site has an existing access which serves the. Some improvements would be required to improve visibility at entrance.</p> <p>There are a number of trees on the site. The neighbouring uses are a combination of agricultural fields and residential. The site is located outside of the settlement of Lazonby. The development of the site would not respect the current form of the settlement within this area.</p>
Is the site suitable?	The site was identified within the SHLAA which was removed as “backland development out of character to existing settlement boundaries.”

LLZ7 - Land behind Sunray Villas, Lazonby	
Is the site available?	It is understood that there is an intention of the owner / developer to bring the site forward. The site appears to be grazed and any agricultural tenancies if applicable would need to be terminated to make the site available.
Is the site achievable?	Currently unknown.
When will the site be developed?	The site is not currently proposed for development. No live / extant residential applications on the site.
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Site not within flood zones 2 or 3. • No Scheduled Ancient Monuments within 250m of site. • No impact on settings of nearest listed buildings. • No environmental designations within 250m of site. <p>Issues to consider</p> <ul style="list-style-type: none"> • Road to site limited in width. • Potential for rail noise nuisance. • Greenfield. • Open countryside. • Access restrictions. • Levels.
Public consultation response	No comments received.
Source/Reason it is proposed	<p>The site was included in the Alternative Sites consultation document.</p> <p>The site was identified within the SHLAA which was removed as “backland development out of character to existing settlement boundaries.”</p>

The site has a score of 74% with the higher the score the more preferable the site subject to overcoming issues raised.

The following sites were put forward for assessment but have been removed from the process as they fall below the minimum site size threshold for allocation:

LLZ8 - Building adjacent Pine Grove, Lazonby

LLZ9 - Land and building adjacent River View Cottage, Lazonby

LLZ10 - Land adjacent Cleugh Head, Lazonby

LLZ11 - Land at Townfoot, Lazonby



LLZ11 - Land at Townfoot, Lazonby

Is this site proposed for development?	No
Size	0.50 hectares
Potential Number of Houses	15
Brownfield?	No
Description	<p>The site is a play area and greenfield site. The site is a level site with no topographical constraints. There are no buildings on the site but there are a number of pieces of play equipment. The site has an existing access which serves the field which is accessed along the unmade lane.</p> <p>The neighbouring uses are a combination of residential and recycling centre. The site is located at the edge of the settlement of Lazonby. The development of the site would reflect the settlement pattern within this immediate area.</p>
Is the site suitable?	The site was identified within the SHLAA which was removed as "it was within flood zone 3."

LLZ11 - Land at Townfoot, Lazonby	
Is the site available?	It is understood that there is an intention of the owner / developer to bring the site forward. The site appears to be used as the village play area where the park equipment is located. This would need to be relocated for the site to be available.
Is the site achievable?	Currently unknown.
When will the site be developed?	The site is not currently proposed for allocation. No live / extant residential applications on the site.
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • No Scheduled Ancient Monuments within 250m of site. • No impact on settings of nearest listed buildings. <p>Issues to consider</p> <ul style="list-style-type: none"> • Site within flood zone 3 • Loss of play area. • Suitable to fulfill open space shortfall within Lazonby ward. • Access restrictions. • Located within 250m of a SSSI and SAC. • Potential biodiversity issues due to proximity of SSSI and SAC.
Public consultation response	No responses received.
Source/Reason it is proposed	<p>The site was included in the Alternative Sites consultation document.</p> <p>The site was identified within the SHLAA which was removed as “it was within flood zone 3.”</p>

The site has a score of 64% with the higher the score the more preferable the site subject to overcoming issues raised.

LLZ12 - Playing fields, Lazonby



LLZ12 - Playing fields, Lazonby	
Is this site proposed for development?	No
Size	1.67 hectares
Potential Number of Houses	50
Brownfield?	No
Description	<p>The site is a playing field and allotments. The site is a level site with no topographical constraints. The allotments are on a higher level than the playing fields. The site has an existing access which serves the field which is accessed along the unmade lane.</p> <p>There are hedgerows and a number of trees on the boundaries of the site. The neighbouring uses are agricultural fields. The site is located outside the settlement of Lazonby. The development of the site would not respect the character of the settlement within this area.</p>
Is the site suitable?	The site was identified within the SHLAA which was removed as “it is a playing field.”

LLZ12 - Playing fields, Lazonby	
Is the site available?	It is understood that there is an intention of the owner / developer to bring the site forward. The site appears to be used as the village playing fields. This would need to be relocated for the site to be available.
Is the site achievable?	Currently unknown.
When will the site be developed?	No live / extant residential applications on the site.
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • No Scheduled Ancient Monuments within 250m of site. • No impact on settings of nearest listed buildings. <p>Issues to consider</p> <ul style="list-style-type: none"> • Playing fields and Allotments. • Loss of playing fields. • Suitable to fulfill open space shortfall within Lazonby ward. • Access restrictions. • Located within 250m of a SSSI and SAC. • Potential biodiversity issues due to proximity of SSSI and SAC. • Within 250m of conservation area.
Public consultation response	Two responses were received that the land should remain as playing field and that there is a restrictive covenant in place.
Source/Reason it is proposed	<p>The site was included in the Alternative Sites consultation document.</p> <p>The site was identified within the SHLAA which was removed as “it is a playing field.”</p>

The site has a score of 67% with the higher the score the more preferable the site subject to overcoming issues raised.

LLZ13 - North Bank, Lazonby



LLZ13 - North Bank, Lazonby

Is this site proposed for development?	No
Size	0.19 hectares
Potential Number of Houses	6
Brownfield?	Yes
Description	<p>The site is a previous farmstead. The site is a sloping site with topographical constraints. There are a number of buildings on the site such as a house and barn which area suitable for conversion for residential use. The site has an existing access which is shared with the farm house.</p> <p>There are a number of trees on the boundary of the site and protected trees on the adjacent site. The neighbouring uses agricultural fields. The site is located at the edge of the settlement of Lazonby. The development of the site would respect the character of the settlement within this area.</p>
Is the site suitable?	Currently unknown
Is the site available?	The site appears to be used for storage but subject to this use ceasing the site is available.

LLZ13 - North Bank, Lazonby	
Is the site achievable?	Currently unknown
When will the site be developed?	The site is not currently proposed to be allocated. No live / extant residential applications on the site.
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Brownfield site. • No Scheduled Ancient Monuments within 250m of site. • No impact on settings of nearest listed buildings. • No conservation areas within 250m of site. • No environmental designations within 250m. <p>Issues to consider</p> <ul style="list-style-type: none"> • Access issues. • Impact on trees. • Biodiversity issues - bats within buildings. • Levels.
Public consultation response	One objection was received on the basis that the land is in three separate ownerships and would require the demolition of an existing dwelling.
Source/Reason it is proposed	It is understood that there is an intention of the owner / developer to bring the site forward.

The site has a score of 73% with the higher the score the more preferable the site subject to overcoming issues raised.

LLZ14 - Land to the rear of The Lilacs, Lazonby



LLZ14 - Land to the rear of The Lilacs, Lazonby	
Is this site proposed for development?	No
Size	0.89 hectares
Potential Number of Houses	27 at 30 d.p.h.
Brownfield?	No
Description	<p>The site is a greenfield site. The site is a sloping site at an elevated position which has no topographical constraints. There are no buildings on the site suitable for conversion for residential use. The site has an existing access via LLZ7.</p> <p>There are no trees on the site. The neighbouring uses are a combination of agricultural fields and residential. The site is located outside of the settlement of Lazonby. The development of the site would not respect the current form of the settlement within this area.</p>
Is the site suitable?	The site was not identified within the SHLAA. Although the neighbouring LLZ7 was removed as “backland development out of character to existing settlement boundaries.”

LLZ14 - Land to the rear of The Lilacs, Lazonby	
Is the site available?	It is understood that there is an intention of the owner / developer to bring the site forward. The site appears to be grazed and any agricultural tenancies if applicable would need to be terminated to make the site available.
Is the site achievable?	Currently unknown.
When will the site be developed?	The site is not currently proposed for development. No live / extant residential applications on the site.
Issues/Constraints	<p>Positive considerations</p> <ul style="list-style-type: none"> • Site not within flood zones 2 or 3. • No Scheduled Ancient Monuments within 250m of site. • No impact on settings of nearest listed buildings. • No environmental designations within 250m of site. <p>Issues to consider</p> <ul style="list-style-type: none"> • Road to site limited in width. • Greenfield. • Open countryside. • Footpath to the east.
Public consultation response	No comments
Source/Reason it is proposed	The site was proposed for development as part of consultation on the Preferred Sites document

The site has a score of 74% with the higher the score the more preferable the site subject to overcoming issues raised.