

Lazonby Neighbourhood Plan Update: December 2015

A Neighbourhood Plan for Lazonby

A Neighbourhood Plan provides an opportunity for a community to have a significant involvement in the planning process and to influence the future development of its area.

In the Spring of this year the Parish Council supported the establishment of a steering group to act both as a focus for the discussion of a Neighbourhood Plan and to guide the plan through the various stages of its development

Without a Neighbourhood Plan, local views may not be put forward until the progress of a planning application has gained considerable momentum. A preliminary consultation exercise was held to ascertain the views of the residents in respect of a number of issues which were seen as key to the successful delivery of the Lazonby Neighbourhood Plan (LNP).

The consultation questionnaire was followed-up with a public meeting to discuss the issues that had been raised and to develop them.

Steering Group progress to date ...

Since the establishment of the Steering Group we have been holding regular meetings to discuss both the general points raised through the consultation and to formulate draft policies which reflect the consensus of the views expressed.

Through the summer months members of the Steering Group have been gathering evidence to examine the issues and how they can be addressed through the plan.

It is necessary to have regard to the National Planning Policy Framework (NPPF) and the adopted Eden Core Strategy and the emerging Eden Local Plan (ELP). All documents you can access on the Eden District Council (EDC) website here: <http://www.eden.gov.uk/planning-and-development/planning-policy-for-eden/>

The LNP needs to be in 'general conformity' with these if it is to successfully pass through the independent examination process which is an important part of having the neighbourhood plan recognised as a formal document.

If the plan successfully passes through the remaining stages and you vote to accept it, then EDC will incorporate the plan into planning policy for Lazonby and it will become an important tool for decision makers in assessing the suitability of future planning applications. It will not replace either the NPPF or the ELP, but it will affect how those policies are applied to applications in the parish.

Let us know what you think:

Come to the Public meeting at the Jubilee Room in the Village Hall

11am - 2pm on Saturday 16th January

or contact us to let us know what you think (see back page for details)

What you told us in the consultation so far:

The consultation in the spring of 2015 made very clear the views of respondents to the scale and scope of future development in the parish.

- You do not want any more large estate developments
- Any development should retain the village character with sandstone walls and slate roofs
- More footpaths are wanted and the potential for circular walks to be explored
- There may be a need for affordable housing and bungalows

- There are traffic and parking problems on the main street
- Transport connections for work are difficult

To satisfy the conditions laid-down by the Secretary of State for neighbourhood plans the LNP is required to provide a pathway for future development.

So, we have sought to balance this requirement with the evidence for future need and the views of the residents.

What this looks like in terms of policies for Lazonby:

Open and amenity space:

The plan will propose to retain the amenity areas that already exist and proposes the establishment of a new amenity space close to the Scaur Lane Meadows development.

Footpaths:

The plan will contain policies for establishing a footpath to Kirkoswald and for promoting new footpaths and cycleways in the parish.

Design:

A Village Design Guide requiring future developments to make significantly greater use of local materials and respect the character of the village is under development. Use of the Village Design Guide will be part of the LNP requirements.

Employment:

This section of the plan is still being developed and consultation with local employers will be taking place by the end of January.

Tourism, visitors and local amenity:

As a land use document, the plan will have little direct influence on tourism but it will seek to provide policy support for other bodies, like the Parish Council, to promote the parish and encourage visitors to it. Support for a café, or similar facility, within the village will be enshrined in policy.

Conservation:

Lazonby parish contains a number of both environmental and historic assets which have been recognised as being important through statutory designation.

The contents of the plan will not affect these assets but will seek to improve the availability of information concerning them and protect the important contribution that they make to the character of the village.

Roads and parking:

The Steering Group has discussed a number of options for the future but the difficulty of funding large-scale road improvements places a limit on what it is practicable to include in the LNP.

One option is to create a public car park on land currently occupied by the Egg Packing Plant, which was identified as an eyesore, but this depends on the willingness of the owners of the site to sell the land.

The land currently has planning permission for 5 houses which runs out in January 2016 and one avenue being explored is to apply for a Neighbourhood Development Order to allow the site to be developed for the good of the parish.

What this looks like in terms of policies for Lazonby (cont.):

Housing:

An evidence-based approach has been followed trying to balance the views expressed during the earlier consultation and the ELP and NPPF requirements.

Some further development is inevitable but the plan seeks to regulate the size and type of that which takes place.

A number of potential housing sites have been identified and discussions will be taken forward with landowners to establish which are 'deliverable' over the next 15-20 years. Most of the proposed housing sites are located in the village.

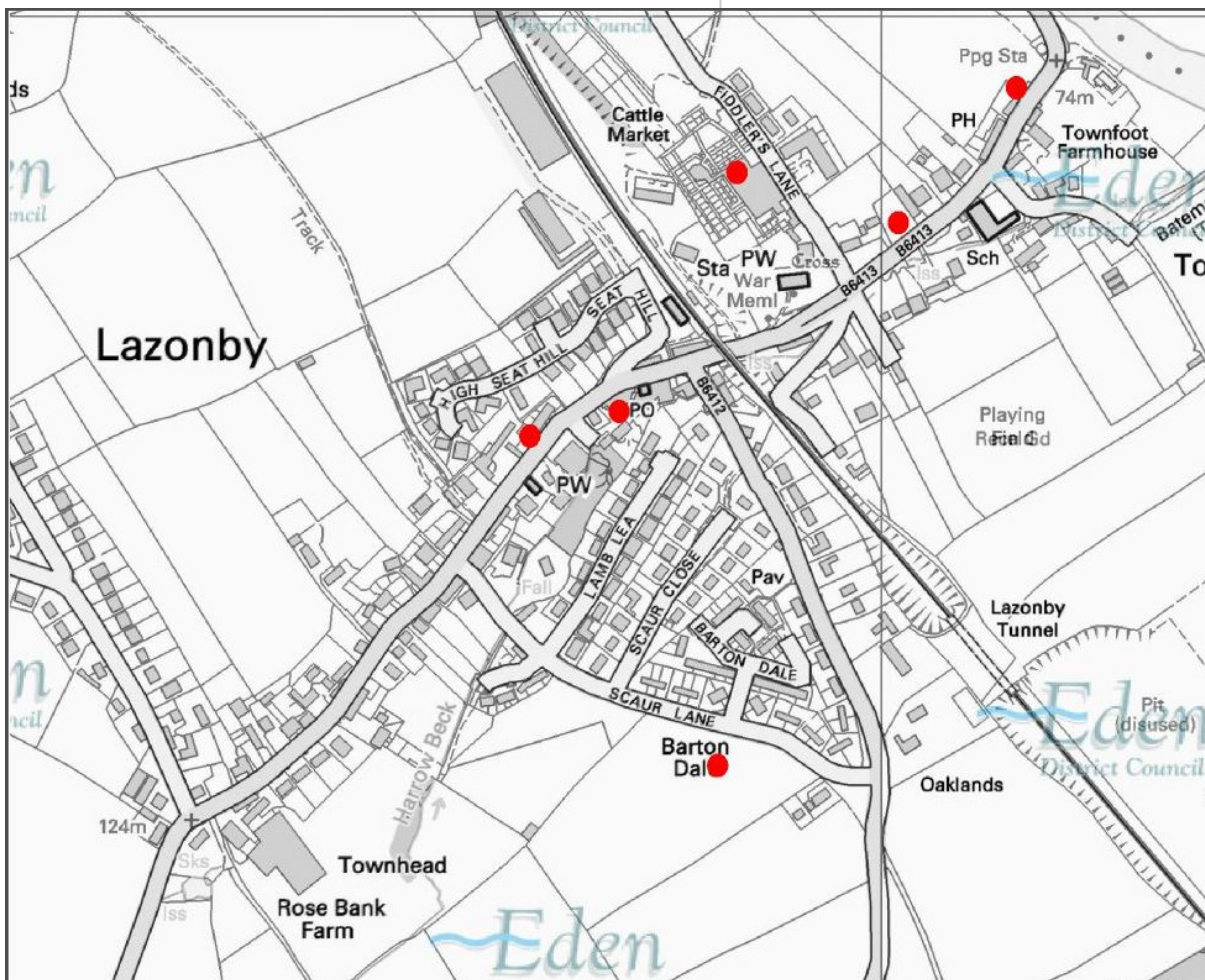
The following sites, some identified as eyesores, are therefore being proposed to be allocated for development over the lifetime of the plan:

- The former egg-packing plant site.
- The derelict buildings east of the Joiners' Arms.

- The auction mart site will be considered for a mix of housing and employment should the current use cease.
- The south-eastern end of Scaur Lane will be considered for a mix of housing and amenity space should it become available.
- The old telephone exchange opposite Croglin Toys.
- The so-called 'Piggeries' site opposite Laces' garage.
- Hesket Park, located on the A6 near High Hesket (not illustrated below).

Two of these sites already have planning permission, proposals that come forward for the other sites will be considered on their merits and on how closely the proposals accord with the policies in the LNP (such as design, amenity space etc.).

In addition to the above sites there may be a few small sites for one or two dwellings that come forward during the lifetime of the plan.



Map showing potential housing sites as listed above.

(Map provided by Eden District Council)

Next Steps:

January / February 2016 – The Steering group will:

- Complete those sections of the plan which need further work
- Undertake consultation with residents, employers, Eden District Council and land owners
- Modify the plan to reflect the outcome of the consultation.

February / March 2016:

The completed draft plan will be available for formal consultation in the Parish followed by further alterations, if required, and then formal submission to EDC.

Once all the consultations have been completed (April-May) the plan will be sent for consideration by an appointed, independent examiner. If the plan successfully passes this process then EDC will arrange for a local referendum – your chance to vote on the plan. If you approve the plan then EDC will formally adopt it as planning policy for Lazonby.

We need YOU:

The Steering Group needs you to support the process by participating in the forthcoming consultation, and providing valuable feedback so we can make sure the Neighbourhood Plan represents your views.

Public meeting at the Village Hall

11am - 2pm on Saturday 16th January

We will be holding a public meeting in the Jubilee Room at the Village Hall on Saturday 16th January so please make a note and endeavour to come along. Light refreshments will be available.

In the meantime, if you would like to ask any questions, or provide feedback please either:

- **Get in touch with one of the members of the Steering Group**
- **Email the Steering Group Chair: Gordon Malcolm**
gordon@howemalcolm.co.uk
- **Email the Chair of the Parish Council: Virginia Minihan**
vminihan@yahoo.co.uk

Steering Group, principal members:

Gordon Malcolm	Virginia Minihan	Peter Minihan	Gordon Nicolson
John Judson	Chris Hill	Elizabeth Howe	Roger Campbell
Neil Kennedy	John Nicol		