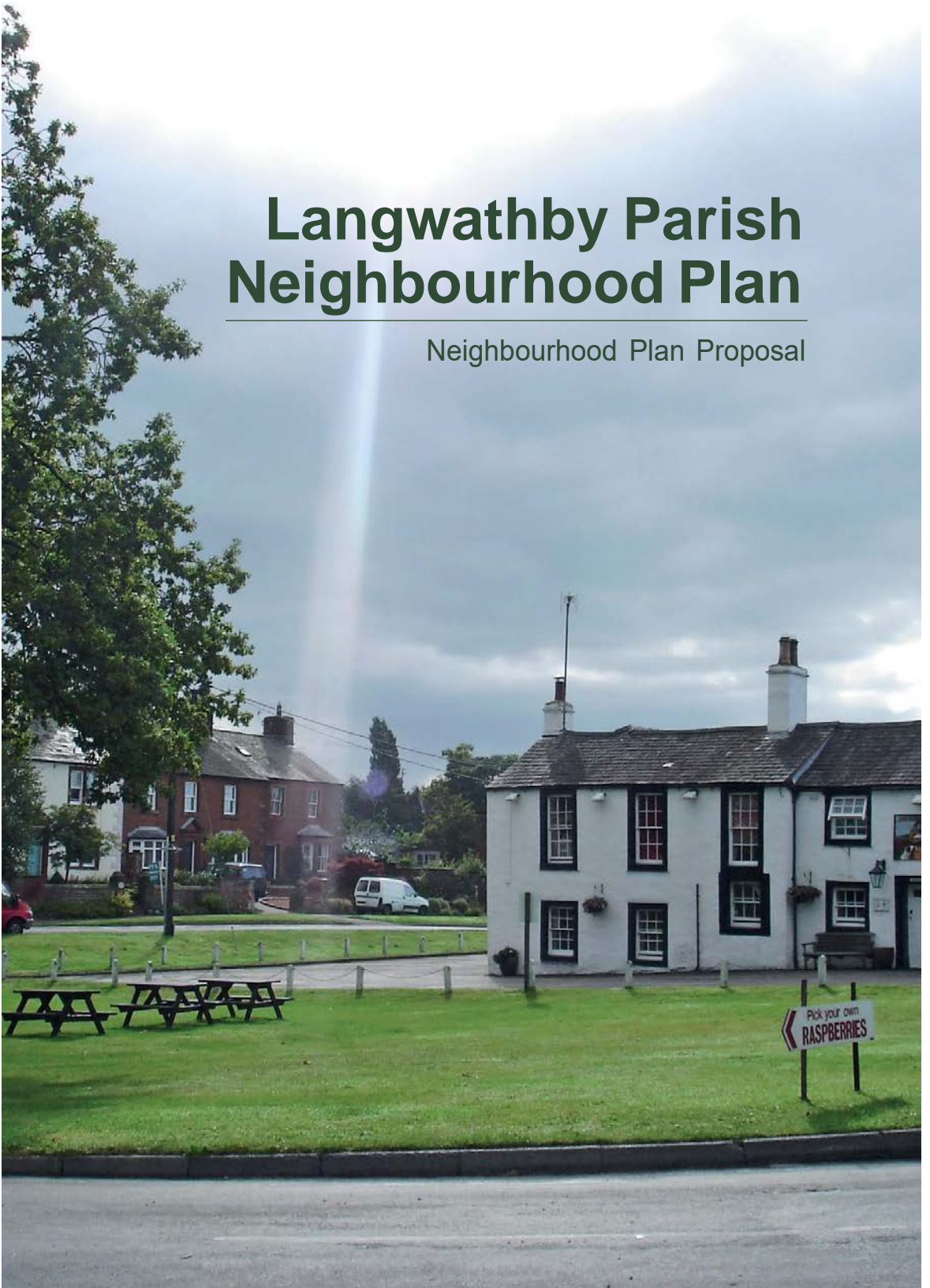


Langwathby Parish Neighbourhood Plan

Neighbourhood Plan Proposal





Glossary

Core Strategy

Eden District Council Core Strategy – this sets out the strategic planning policies for the District of Eden.

Housing SPD

Housing Supplementary Planning Document – Non statutory guidance to help explain the implementation of the Housing Policies within the District.

EDC

Eden District Council

Local Connection

A Local Connection for the whole of the District is defined as follows (in the Eden Core Strategy DPD):

- 1) A person or household who currently lives in the relevant locality and has done so for a continuous period of at least three years; and/or
- 2) A person or household who works in the relevant locality and has done so for a continuous period of at least three years; and/or
- 3) Who has moved away but has strong established and continuous links with the relevant locality by reason of birth or long term immediate family connections; and/or
- 4) Who has an essential need through age or disability to live close to those who have lived in the relevant locality for at least three years.
- 5) For market led housing a local connection to the area will also apply to a person or household who has secured work in the relevant locality.

The definition of 'locality' refers to the Parish and surrounding parishes in the first instance, and if after a reasonable period of active marketing a purchaser cannot be found the definition would cascade out to include the county. Following a further reasonable period of marketing still no purchaser has been found the property may be sold on the open market.

Local Service Centre

Are settlements with a range of services and public/community based transport facilities where sustainable development can take place.

s106

Section 106 agreements are legal agreements that bind the landowners of a sites, regardless if they are subsequently bought and sold, to perform certain obligations such as provision of affordable housing or payments for certain parts of a scheme.

LNP

Langwathby Neighbourhood Plan

LPC

Langwathby Parish Council

NPPF

National Planning Policy Framework
planningguidance.planningportal.gov.uk/blog/policy/

NPPG

National Planning Practice Guidance
planningguidance.planningportal.gov.uk/

1 Introduction

1.1 As part of the government's "Big Society" agenda, local communities are being given the opportunity to develop their own local Neighbourhood Plan covering land use planning matters. Langwathby Parish Council has decided to develop such a plan and this pre-submission consultation document is the start of this process. Ultimately, after completing this consultation, publication by Eden Council, and an independent examination the plan will be put to a local Referendum which will determine whether or not the plan is implemented.

1.2 The document has been prepared with the assistance of Mr. Tom Woof BEM MRTPI of H&H Land and Property Ltd.

1.3 It is the Parish Council's responsibility to submit to the District Council any formal documents relating to Neighbourhood Planning in the Parish. This document was approved by the Parish Council on 25th September 2014 for consultation.

1.4 Langwathby Parish is a wide area shown on map 1. There are 498 electors in Langwathby and 173 electors in Edenhall listed in the 2011 Electoral.

Vision

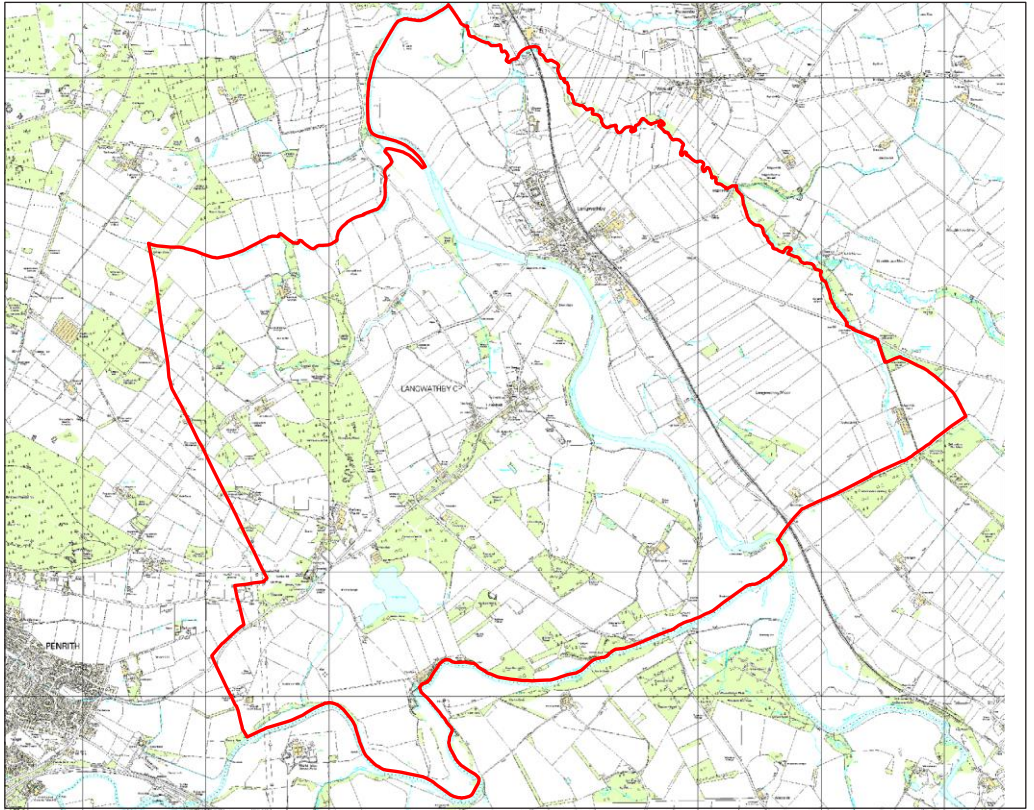
1.5 Our vision for a sustainable Langwathby Parish is to retain the distinctive character of the area and promote it as a sustainable community within a high quality landscape. We will accomplish this by enhancing the existing planning policies within the 2010 Eden Core Strategy, whilst taking account of the emerging Eden Local Plan, with additional policies aimed at:

- Allowing a sensible amount of new housing at a rate consistent with sustainable development
- Allocating a site for the phased development of a significant expansion of the housing provision within Langwathby village
- Setting out the criteria for a series of small scale developments to provide the remaining housing allocation
- Securing the provision of affordable housing consistent with local and national policies
- Securing the provision of suitable housing for older people
- Protecting valuable employment land
- Protecting and enhancing beauty and character of the local environment
- Protecting the qualities of designated heritage assets

1.6 Our Neighbourhood Plan needs to be in general conformity with the planning strategies of the District Council, as planning authority for the whole of the District, but not necessarily absolutely consistent in every respect with such strategies.

1.7 If the majority vote at the Referendum is in favour of the Plan, it will become a planning policy document of equal weight to other policies such as the Core Strategy.

Map 1 - Parish Area



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2 Explanatory Note

2.1 The Neighbourhood Plan Policies below are shown in boxes with the associated justification and explanatory text beforehand.

3 Neighbourhood Plan

3.1 A Neighbourhood plan should have a time period in which it applies. This period will be up to 2032. This date is beyond the period of the current Core Strategy (up to 2026) it will then be in line with the proposed new Eden Local Plan. Furthermore, a 17 year period will allow the policies of the Neighbourhood Plan sufficient time to be implemented carefully without undue haste.

4 Strategic Context

4.1 Langwathby Parish lies within the Eden Valley and straddles the River Eden itself.

4.2 Langwathby is a parish of some 865 people residing in 360 houses and 671 electors..

4.3 Langwathby Parish consists of the settlement of Langwathby and the settlement of Edenhall together with other areas of open countryside. In land use planning terms the village of Langwathby is considered a settlement where modest development is expected, whereas the open countryside, including Edenhall, is expected to accommodate very low levels of development.

4.4 The Eden Core Strategy identifies a number of local service centres where modest development to meet the needs of the current population is to be expected.

4.5 The proposed new Local Plan for Eden is expected to suggest around 2 houses per settlement like Langwathby per year. This level of development is consistent with the proposals in this possible Neighbourhood Plan.

4.6 As with all development proposals, due regard must be taken of national and international designations for biodiversity, landscape and cultural heritage assets; and protection and enhancements for them should follow, whether or not specific reference is made to them in a Neighbourhood Plan.



5 Housing

5.1 The Eden Core Strategy promotes a distribution of housing that allows 20% of development within Local Service Centres. Currently there are 46 such centres and an overall allocation of 5,258 dwellings between 2003 and 2025.

5.2 In practice this means that Langwathby is currently expected to provide at least 25 new dwellings up to 2025. The new local plan is expected to increase this figure to at least 2 dwellings per year per Key Hub up to 2032 but based on the suitability of sites coming forward.

5.3 To this end it is suggested that the Neighbourhood plan should allow the development of a single large site (Langwathby Hall Farm) and a further allowance of 2 dwellings per year.

5.4 In order to protect the character of the village of Langwathby medium or large scale housing development is not to be permitted. Rather, smaller developments will be promoted which can be better integrated into the fabric of the settlement. However, the exception to this is the phased development of Langwathby Hall Farm, which is a key site in the centre of the village which can accommodate a scheme of significance for the community and at the same time serve to keep development close to the village green and the centre of activity.

5.5 Outside of the village of Langwathby, in areas of open countryside and Edenhall, housing will be permitted only where it complies with district wide policies or as a result of national regulations.

5.6 The amount of development coming forward will be monitored and assessed by the District Council as part of its Annual Monitoring Report. It will then recommend to the Parish Council if any changes are needed to this policy.

LNP1 – Housing Provision

The Neighbourhood Plan will allow around 2 new dwellings per year within Langwathby Parish with an additional 71 units being delivered on the preferred sites detailed in Policy LNP2 and subject to the overall figure not being more than 101 dwellings up to 2032.

The annualized rate should not be seen as a cap, as the aim is to provide flexibility in delivery.

LNP2 – Housing sites

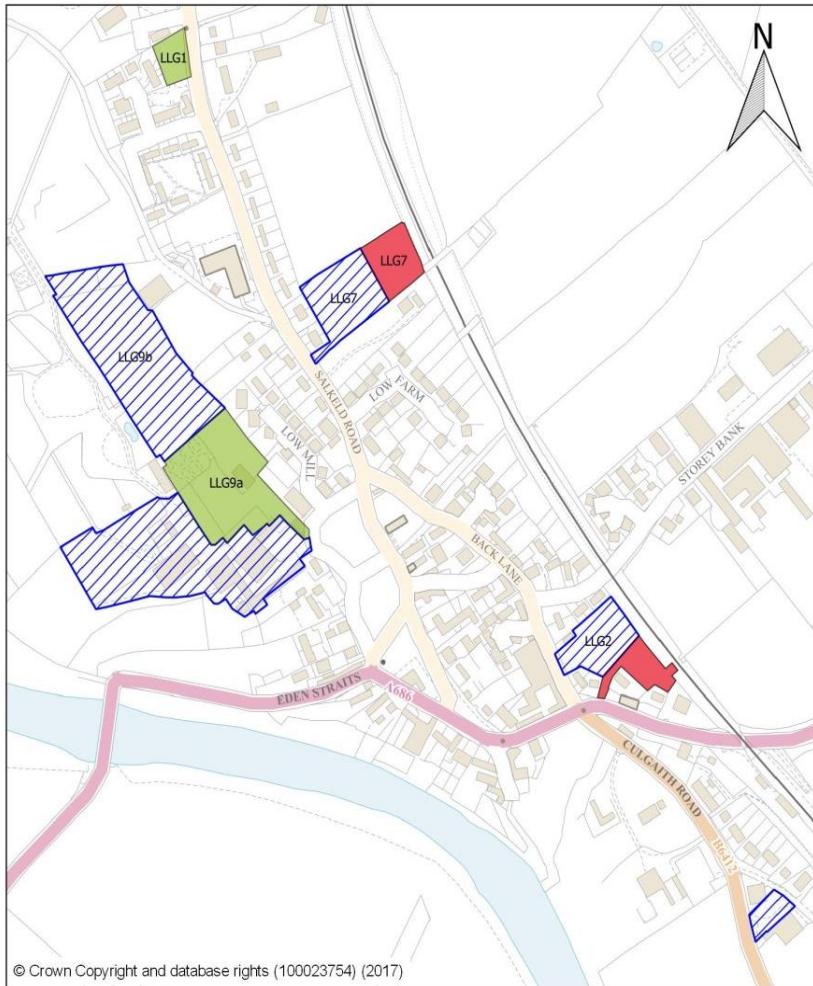
Site ref.	Address	Area	Capacity
LLG2	Townhead	0.37	8
LLG7	Land adj. to Eden View	0.5	15
LLG9	Langwathby Hall Farm	4.4	46
LLG10	Land adj. to Applethwaite, Culgaith Road	0.1	2




Langwathby Hall Farm site (LLG9a and LLG9b)

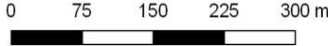
The site shown on Map 2 is intended to be developed for up to 28 dwellings including affordable housing according to the following principles:

- There should be developed in three phases including affordable housing in each phase as shown on the plan of 14, 7 and 7 units
- Each phase must be completed before the next phase is commenced.
- The design and character of the proposal must be well related in terms of scale, form and materials to the surrounding area.
- Achieving a specific housing density is not necessary
- The development proposal should contain a variety of house types including detached, terraces and semi-detached houses and bungalows.
- Construction traffic for the later phases may need to access the site from other parts of the adjoining farm site.
- Conditions relating to working methods and limiting noise and dust during construction will be required to protect the amenity of neighbours.

Map 2 - Langwathby housing development



Key	
	Suitable Site
	Discounted Site
	Site with planning permission



Date: 15 May 2017
 Scale: 1:4500 @ A4
 Location: Langwathby
 Drawn by: EB/AD

LNP3 – Small allocated sites and windfall sites

The remaining housing allocation will be delivered through the development of small sites (up to seven dwellings) and at a rate of about 2 per year. Proposals of up to 7 dwellings will be permitted. The rate at which proposals can be approved will be considered in relation to the specified ideal rate of 2 per year, the actual rate achieved, and the expected rate of sites coming forward thereafter. The Parish Council will advise the District Council on the appropriate rate from time to time or in response to any specific application as it considers appropriate. In addition larger sites could come forward as Neighbourhood Development Orders, subject to the Parish Council agreeing to facilitate them, and be subject to a Local Referendum.

Type of Housing

Affordable

5.7 There is a general need for affordable housing within Langwathby. There is no evidence to suggest that it is particularly different from the need across the whole of the District. Therefore, there is no need to alter the policy for affordable housing which the District Council has or is preparing and will implement.

However, it is felt that where affordable housing contributions are generated from development within Langwathby Parish, that money should be used to help provide affordable housing within the Parish. The Parish Council may wish to develop a Community Land Trust or similar organization to deliver housing or plots locally

for local people, in which case, those contributions could be used by that organization. If national policy changes to allow custom build housing as a form of affordable housing then that too would be expected to apply in Langwathby.

5.8 For Affordable housing that is developed within the Parish there will be an expectation, to be secured by appropriate conditions, that such housing will first be available to households who are local to the parish.

LNP4 – Affordable Housing

The delivery of affordable housing will be achieved through the application of the District-wide or National policies for affordable housing. With the additional criteria that any affordable housing contributions paid to the District Council are safeguarded for use within Langwathby Parish for the delivery of Affordable Housing. Where there is evidence to support the delivery of affordable older persons housing, such housing could achieve the aims of this policy and LNP5.

Older People

5.8 There is no policy within Eden District that seeks to provide housing restricted for older people. The 2011 census data shows that 20% of the population (170) is over 65 years and 15% of households (55) are single pensioner households. Both these figures are higher than the national average. This policy seeks to ensure that a reasonable proportion of new housing is secured for older people only.



LNP5 – Older people's housing

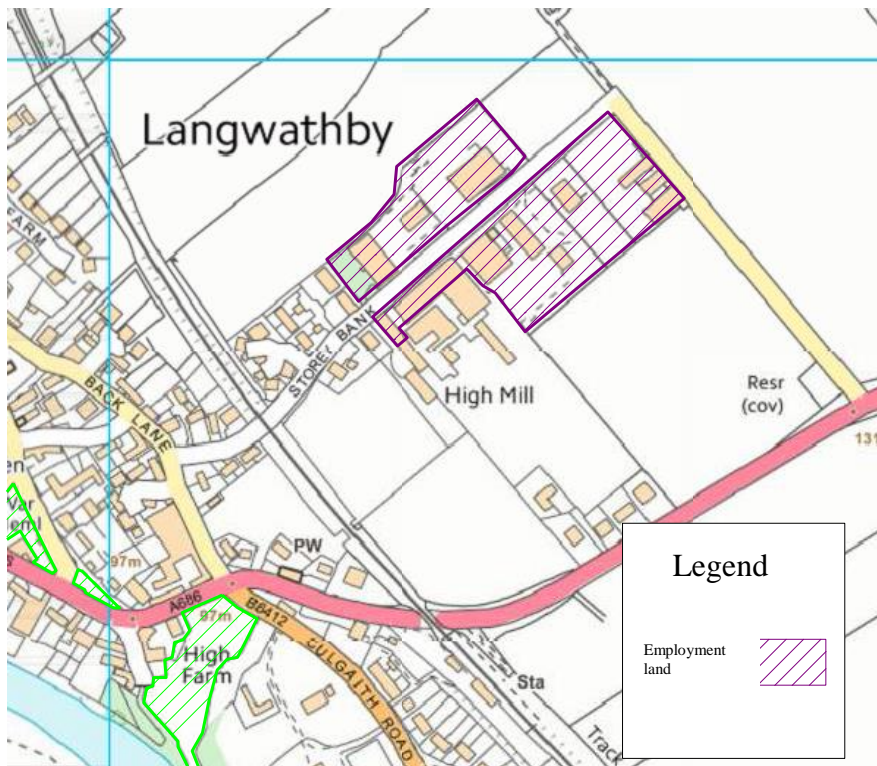
Within any proposed development of four units or more there should be provision for 20 – 25% housing for elderly people or those with impaired mobility unless evidence shows that it is not needed. These dwellings should be two bedroom bungalows restricted in occupancy for those over 65 year of age or for those with impaired mobility. They will be available for sale or for rent on the open market. The restrictions will be secured by condition.

6 Employment

6.1 Langwathby historically had significant local employers which provided work for many people. Although places change and new pressures for development mean that many of these employers have disappeared, it is not yet the time to consider that the existing employment sites should be abandoned to housing development. Housing

development needs can be met elsewhere in the parish and help consolidate the built up area of the village. These significant sites at Carrs, Tyneholm and Barbary Plains should be retained for employment use unless significant public benefit can be secured and approved by local people through a Neighbourhood development Order.

Map 3 – Protected Employment sites



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LNP6 – Existing Employment Land

Existing employment land at Carrs, Tyneholm (shown on Map 3) are to be retained for employment use. The redevelopment for housing would undermine the policies of this Neighbourhood Plan and will be resisted, except through the use of a Neighbourhood Development Order that would be subject to a local public referendum.



7 Heritage and Environment

7.1 Langwathby village is a working village with amenities and maintains its “traditional” rural village character. Industry in the village is unobtrusive and brings life and vibrancy to the village. Langwathby lies on the main east/west road route incorporating the Coast to Coast Cycle route and the most scenic heritage rail route in the country.

7.2 Valuable open green space to be preserved for visual enhancement of the village are:

- field on the corner of the Culgaith Road leading down to the river
- after crossing the bridge the field on the left handside of Eden Straits

LNP7 - Environment

The conservation and enhancement of the intrinsic beauty of the parish and of character of Langwathby in particular will be expected in all development proposals. The green spaces shown on Map 2 will be protected to retain their open character.

LNP8 - Heritage

Development that has a detrimental effect on designated heritage assets (conservation areas, listed buildings and scheduled ancient monuments) will be refused.



7 Heritage and Environment continued

List of Heritage Assets

Settle – Carlisle Line Conservation Area

Scheduled Monuments

Sceugh Farm Settlement

Dolphenby settlement and field system

Edenhall Cross

St Ninians Monastic Site

Listed Buildings

West Lodge

Gate Piers and wall West Lodge

Corner Cottage/Tea Rose Cottage

The Court Yard

The Old Vicarage

The Luham

The White House

Powley Farmhouse

High Farmhouse and stables

Barn south of High Farmhouse

Church of St Cuthbert

Ivy Cottage

Lilic Cottage The Limes

Edenhall Farmhouse

Barn and Stables in front of The Court Yard

The Pheasentries

Gateway Piers and wall for Eden Hall

Gatepiers and west wall of West Lodge

K6 Telephone Kiosk, the Green

Udford

Sheperds Inn

Eden Bank and Eden Bank Cottage

Cross north west of church of St Cuthbert

Walls and Gateway in front of The Courtyard

Church of St Peter

8 General

8.1 Despite the most rigorous plan preparation there will inevitably be circumstances that arise which are not accounted for in the policies. On such occasions the parish may be grateful for a policy which allows its view to be given greater weight than would otherwise be the case. However, it may place additional burdens on the parish Councillors to consider more applications than at present.

8.2 Parish consultations. Pre-application discussions with the Parish Council will be helpful in overcoming any site specific issues. Where the Parish Council writes to the District Council citing this plan together with evidence of a material consideration in support or in opposition to a particular Proposal, it is expected that those matters should be given significant additional weight by the decision maker in any balancing exercise to be undertaken.

10 Core Strategy Policies

10.1 The policies within the Eden Core Strategy (<http://www.eden.gov.uk/planning-and-development/planning-policy-for-eden/>) are considered to form the Strategic Framework of policies that fall to be considered for Langwathby Neighbourhood Plan. These policies are not to be set aside by the introduction of a Langwathby Neighbourhood Plan, they will remain in force. Rather the policies of the Neighbourhood Plan are to be considered alongside these Core Strategy policies in the determination of any planning application within Langwathby.

10.2 The Neighbourhood Plan policies can only become adopted if they are in 'general conformity with the strategic policies of the area'. This phrase is deliberately chosen in order to give a degree of flexibility for Neighbourhood Plans to adopt different approaches to development provided they do not undermine the overall strategy for planning within the District.

10.3 The NPPF paragraph 187 says where adopted policies of the Neighbourhood Plan are in conflict with an existing policy, the neighbourhood plan will take precedence if it is the most recently adopted.

10.4 Therefore, it can be seen that the relationship between the policies of a neighbourhood plan and the strategic policies of a planning authority is potentially quite complicated. However, as the Langwathby Neighbourhood Plan policies are only concerned with development of relatively small numbers of housing which is broadly in line with the current policies or development that must meet the requirements of the policy framework overall, it is considered that the policies set out in this consultation document are in general conformity with the strategic framework for the District as a whole.

