

LAZONBY NEIGHBOURHOOD PLAN 2014-2032



02/07/19

This plan has been prepared by the Lazonby Neighbourhood Plan Steering Group, on behalf of Lazonby Parish Council and residents of the parish. It is dedicated to the Memory of Elizabeth Howe, who made an outstanding contribution to its production.

Contents

1	Introduction.....	5
1.1	Lazonby and its setting	5
2	The Plan Development.....	14
2.1	Initial Community Engagement	14
2.2	Pre-Submission Stage	14
2.3	Sustainability Issues.....	15
2.4	The Submission Plan for Independent Examination	15
2.5	Monitoring and Review.....	16
3	A Vision for The Lazonby Neighbourhood Plan	17
3.1	Introduction.....	17
4	Objectives for the Plan	19
4.1	Introduction.....	19
5	Management of development and growth in Lazonby	21
5.1	General Development Principles.....	21
5.2	Greenfield Sites.....	25
6	Design and Conservation.....	27
6.1	Design of New Development.....	27
6.2	Landscaping and New Development	29
6.3	Protection and Provision of LOCAL GREEN SPACE	31
6.4	Recreation and Play Areas	34
6.5	Footpaths and Cycleways	36
7	Housing Development.....	37
7.1	Housing Scale and Location	37
7.2	Affordable Housing.....	48
7.3	Sheltered Housing.....	49
7.4	Discounted sites	49
8	Rural Business Development.....	54
8.1	New Businesses.....	54
8.2	Objectives of planning for employment and business development.....	55
8.3	Economic activity of residents.....	55
8.4	Self-employment in Lazonby Parish	57
8.5	Carers.....	57
8.6	Farming	57
8.7	Tourism	59
8.8	Home Working.....	62

8.9	Conversion of Redundant Buildings.....	62
9	Micro-Energy Schemes.....	63
9.1	Micro-Energy Schemes.....	63
10	Infrastructure Capacity	65
11	Planning Gain: Lazonby Parish proposed spending	67
12	Acknowledgements	68
13	Glossary	69
14	Bibliography.....	74

1 INTRODUCTION

1.1 LAZONBY AND ITS SETTING

This Neighbourhood Plan (LNP) relates to the Parish of Lazonby, which is in the Eden District of the county of Cumbria. In order to appreciate the Plan for the future, it is necessary to know of the past and understand the present. Various points referred to in this introduction will be expanded upon later in the Plan.

This is a rural area consisting mostly of undulating farmland, woodland and heath, bordered to the east by the River Eden. Within the parish, there are open views to the Pennines, the Solway and the Lake District. It is located between the major centres of Carlisle and Penrith but surrounded by other rural parishes of a similar nature. The parish includes sites of special scientific interest and other areas of recognised scenic importance.

Although a scenic area, tourism is not a major contributor to the local economy. Facilities for tourists in the parish are limited. The parish is not on the C2C cycle route and footpaths are limited in their extent with few 'circular' routes, in particular.

The layout of the land has followed the same pattern for several hundred years. Probably the last real change was as a result of the effect of enclosures of much of the land that took place in or around 1819. Most of the fields are bounded by traditional drystone walls or ancient hedgerows. Although badly hit by the outbreak of foot and mouth disease in 2001, the farms have recovered well and without significant loss of farmland.

There are various small groupings of dwellings in the parish, mostly associated with farms, and one significant settlement, the village of Lazonby.



Figure 1 The Parish of Lazonby depicting the area designated for the plan

A significant product of the parish is Lazonby sandstone. This has a distinctive red colour that gives the older properties and the many dry stone walls their distinctive colour, which contrasts with the limestone in most of the surrounding areas. The Building Research Establishment assessed the material in the 1990s and produced a technical worksheet identifying Plumpton Red Lazonby Sandstone as being suitable for '*most aspects of construction including flooring, paving, load bearing masonry and cladding including areas where a long service life is needed or where high salt concentrations are expected*' (BRE Technical Data Sheet, July 1997 updated March 2000). It has a high abrasion resistance, making it suitable for heavily trafficked areas.

The relationship between the village and the surrounding farmland can still be clearly seen. Although the number of farms in the village has reduced significantly from a high of about seventeen, there is still one that is fully operational and several that surround the developed parts of the village. Most farms rear sheep and/or cattle with some arable land often used to provide animal feed and bedding.



Figure 2 The village of Lazonby, looking towards the station with the Eden valley in the background

The connection can be seen most clearly at the auction mart that enjoys a national reputation for its specialist sheep sales. It is also one of the largest brownfield sites in the parish.

It can also be seen by the keeping by villagers of horses, ponies and donkeys, the keeping of hens for the production of eggs and the sharing of surplus fruit grown in the village.

Changes in farming practices and the pressure to reduce costs have led to less directly employed farmworkers and an increase in contractors and self-employed agricultural workers.

Within the parish, there are two national employers, Princes Water Company and Low Plains Quarry, and a further employer, Bells, which is based in the parish but supplies its products nationally. Each of these operations is within defined areas.

However, there is a general lack of employment opportunities in the parish so that commuting to work is necessary. However, there is a large number of self-employed persons covering a wide variety of trades and/or using new technology. They have filled many gaps in the market caused by the absence of many national contracting companies.

There has been a settlement in or around the present village of Lazonby for many hundreds of years. The name itself appears to be derived from the Norse for freedman's home, which would put the origins well before the Norman Conquest. Finds in the area suggest that there may have been occupation during the Stone Age. The site of a Roman fort has also been identified in the parish and the route of the present day A6 to the west of the parish is the line of a Roman road.

Within the settlement is a house dating back to 1617 and another from about the end of the same century. A map in 1774 identified the names of several of the farms that are still in existence round the village. There are various other properties with features that are traditional to the area and some houses have dressed walls that are painted with stone window surrounds painted in a contrasting colour. The properties built since the start of the twentieth century are either two storeys high or bungalows.

There is a mix between owner occupied and tenanted properties. There are two main areas of social housing in the village at Barton Dale and Harrow Beck Edge. In addition, there is sheltered accommodation provided by a Housing Association at Eden Court.

Because of the nature of the older buildings, savings on energy can be difficult. Coal and wood are still used as a domestic fuel with the main reliance placed on electricity and oil. Solar energy is starting to be used more.

The basic layout of the village has existed for many hundreds of years which explains why the roads are as they are. The older properties tend to follow the road layout and most development has been by way of infill. This results in several pinch points which can restrict traffic flow, the problems being exacerbated by parking. Across the parish many roads would be classed as country lanes and even the main road network reflects this rural character. The railway bridge in the settlement has a height restriction. Just outside the village is a single-track canal style bridge across the River Eden, which must have been a considerable improvement on the previous ford and ferry crossings.

One of the most significant changes was the arrival of the railway in 1876, but even here, the local requirements were recognised with a section in tunnel to avoid annoyance.

The railway line is part of the scenic Settle to Carlisle line, which is used extensively by tourists and walkers. The area around the line is the subject of a conservation area.

The community in the parish has been and continues to be self-supporting. On the site of an earlier church dating from 1272, the parish church was rebuilt in 1864-6 thanks to a local benefactor. Money from the public also provided funds for the school, schoolhouse, village hall and library. The village hall is still run by its own charity, as is the swimming pool. The local fire station is crewed by retained firefighters and there are community first responders who supplement the ambulance service. A community taxi service is also available operated by local volunteers. The parish did support two churches, one has recently closed, and various community groups, including a bowling club. The school has the benefit of a playing field, there is a large play area adjoining the swimming pool and a village field owned by the Parish Council. The very limited bus service is provided by a local organisation staffed by volunteers.

Many families have been associated with the parish through several generations. The older inhabitants frequently wish to stay within the area, downsizing where possible, whilst the younger ones are also looking for suitable local accommodation near their families. Within the parish there is an absence of medical services and support for both the very young and the elderly (the nearest General Practitioner is based in Kirkoswald).

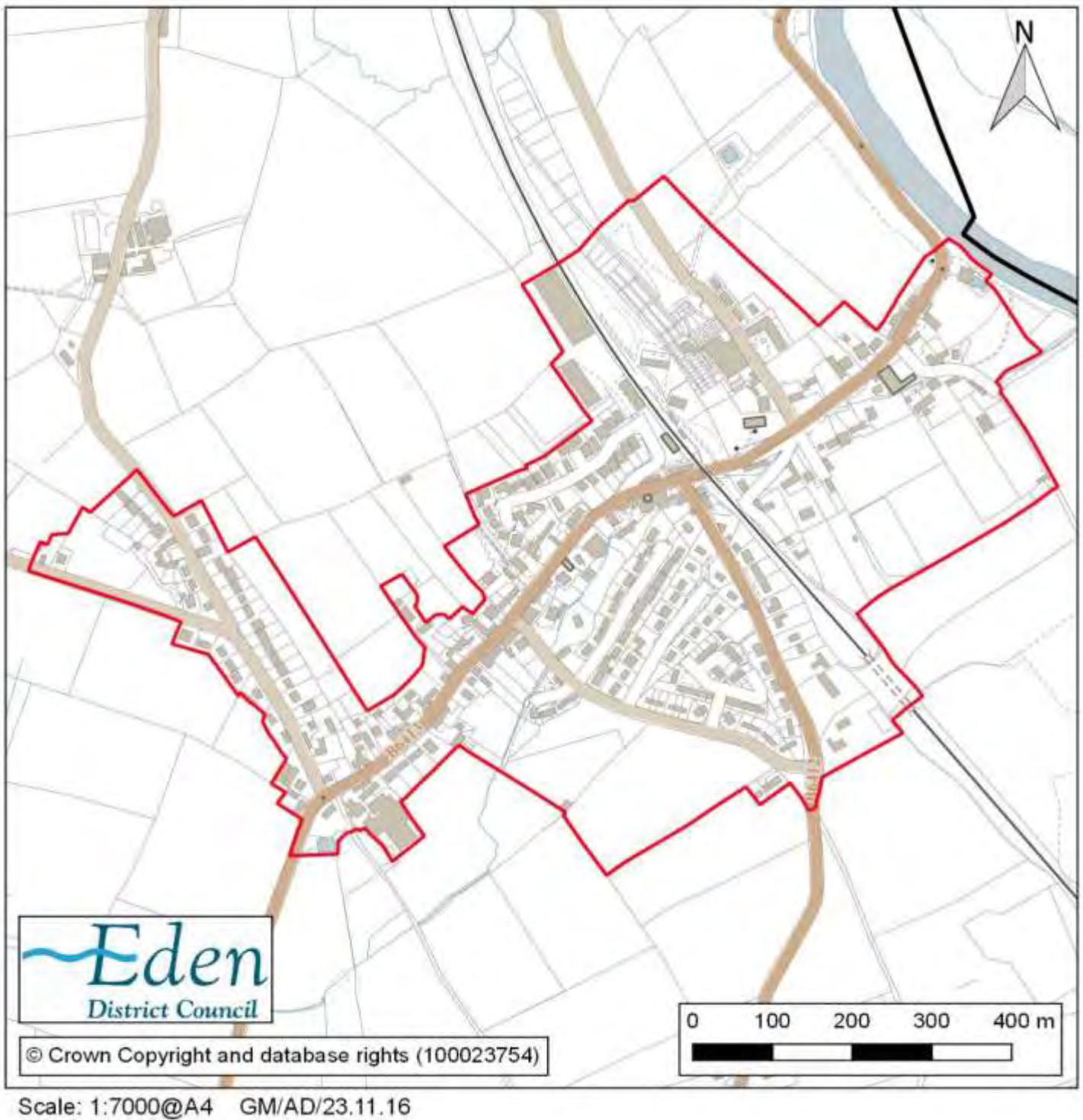
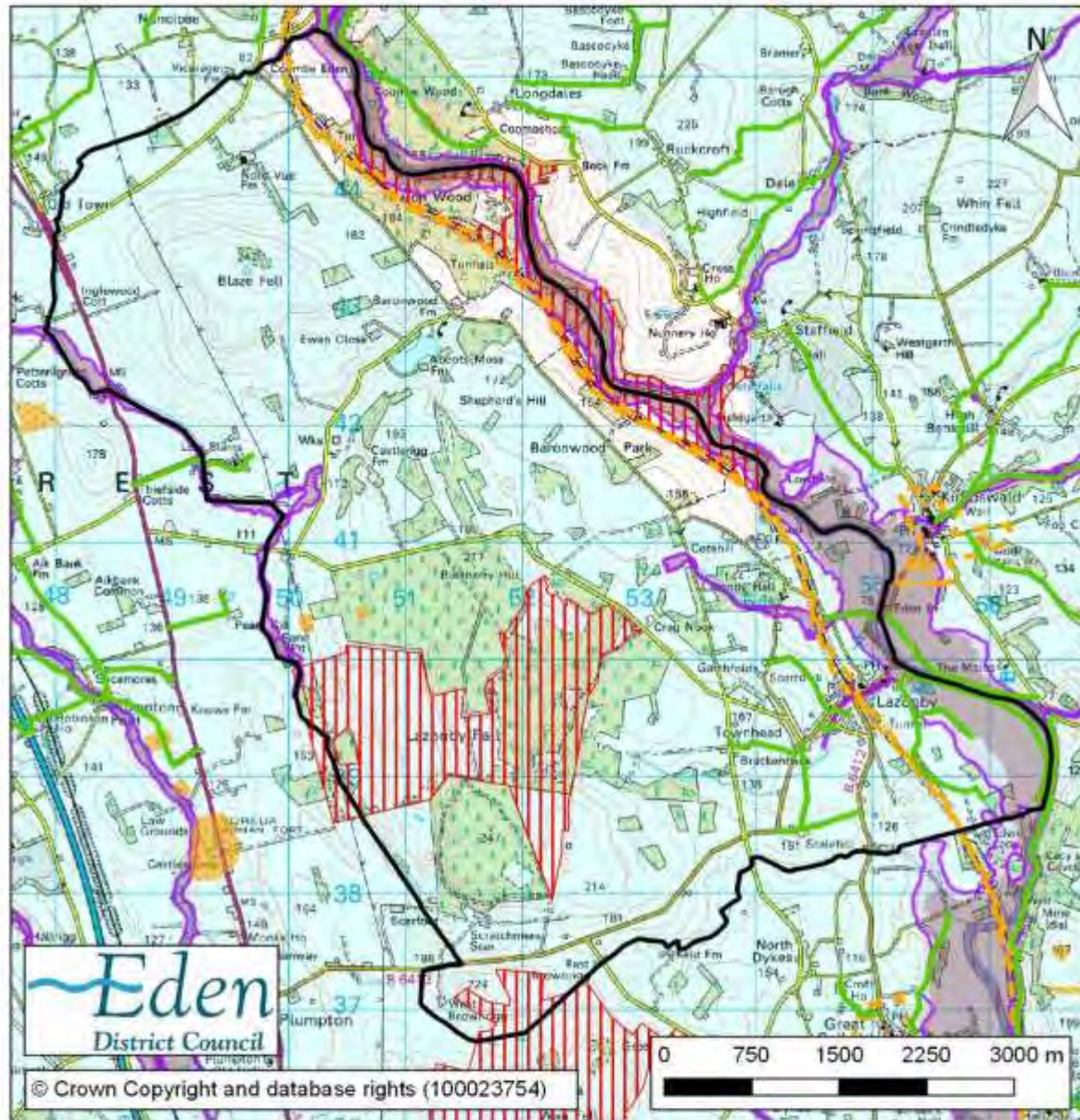


Figure 3 The extent of the village, see Policy D1

During the twentieth century, much of the commercial activity in the village ceased so that the village now only has one convenience store, a small toyshop and a filling station. Most shopping is undertaken in either Penrith or Carlisle, using private vehicles or taxis, or on the internet with a related increase in delivery vehicles in the parish. There are two public houses in the parish and the Village Hall provides occasional public entertainment as well as hosting activities of local groups.

The parish has an ageing population. The revised population data of 2015 demonstrates that Lazonby Parish has 21.8% of the population aged 65 and over compared to 20.5% in Eden as a whole. Both the mean and median ages are also higher than in Eden as a whole. Almost a quarter of the population is in the 45 to 59 years of age group, indicating that this population ageing trend is going to increase in the future. The ageing population is also reflected in the household data which shows that 28% of Lazonby households were composed of those 65 years and over, as compared to only 25.8% in Eden as a whole. At the last census in 2011, the population of the Parish fell from 980 in 2001 to 976 in 2011. However, there was a slight rise in the number of households, to 432, reflecting the construction of housing at Lamb Lea and Seat Hill during the period. The type of housing is principally detached houses and bungalows (47.2%), a significantly greater proportion than both the Eden District and national figures for 'predominantly rural' areas.

Although most of the parish has retained much of its historical nature, the village of Lazonby has slowly evolved whilst retaining much of its historical nature and character.



Key

- Parish boundary
- Conservation Areas
- Flood Risk Zone 2
- Flood Risk Zone 3
- Listed Buildings
- Public Rights of Way
- Scheduled Ancient Monument
- Sites of Special Scientific Interest
- Special Areas of Conservation
- Wind Energy Suitable Area

Figure 4 Existing designations in the Parish

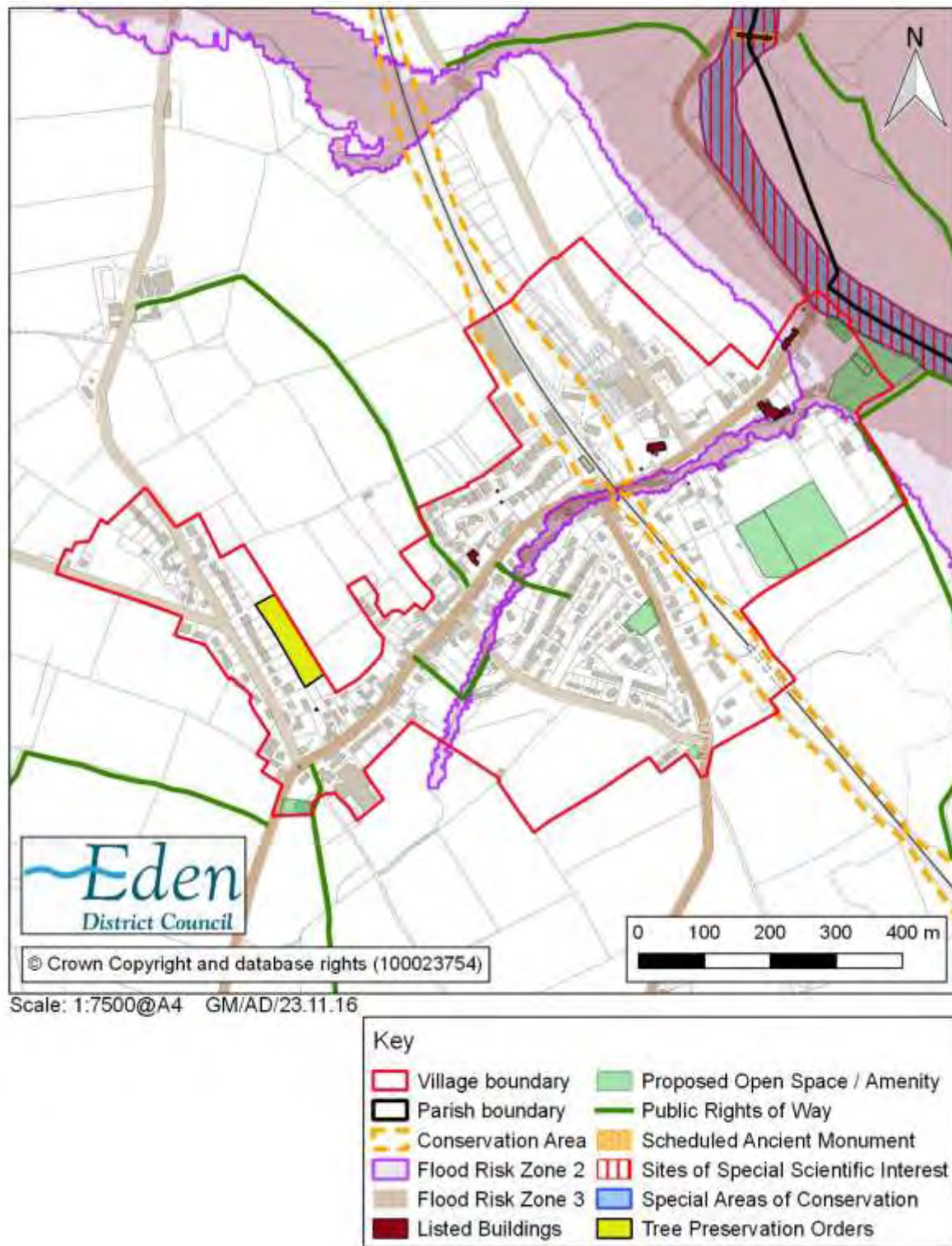


Figure 5 Existing designations in the village

2 THE PLAN DEVELOPMENT

2.1 INITIAL COMMUNITY ENGAGEMENT

Lazonby Parish Council began the process of consulting on the formulation of the LNP in May 2013 and held intermittent meetings and consultation events over the next 15 months to gauge support for the idea within the parish. A formal application to develop a plan was made in July 2014 and a Steering Group was formed to lead the process. The development of the plan and the consultation undertaken during its development is discussed more fully in the Consultation Statement which has been prepared to support the LNP (Lazonby Parish Council, 2018).

2.2 PRE-SUBMISSION STAGE

The pre-submission stage has taken a little over two years since the formal decision to proceed with a plan. This has comprised an initial period of consultation to capture views and ideas regarding the key issues and policies to be contained in the plan, followed by a longer period of evidence gathering and drafting of policies to encapsulate the results of the consultation.

By the end of 2015, a draft existed which the Steering Group wanted to distribute more widely for further consultation to ensure that the policies, as developed, reflected the views of the community (see Consultation Statement for details). The consultation was a success and discussions with Eden District Council Planning Department indicated a general consensus of views and approach to take the plan forward. During spring 2016, outside factors delayed progress. During the summer, the examination of the Eden Local Plan by a Planning Inspector, including a number of issues likely to have a direct bearing on the LNP, resulted in a deliberate pause and then revisions to elements of the plan to reflect decisions arising from the examination.

The revised plan was completed during the autumn of 2016, with further consultation on the draft, before submission for the formal consultation stage.

2.3 SUSTAINABILITY ISSUES

An important consideration has been maintaining the sustainability of the village as the thriving centre of the community. The school, the shop, the railway station and the pubs are all considered as key assets for the future of the village. Other important community facilities include the Village Hall, the swimming pool and a community park.

In addition to these assets there are a number of employers based in the parish, such as Bell's, Princes Mineral Water Company and the Auction Mart. These draw some employees from the parish, but the majority of their workers commute into work from Penrith. The opposite is true for many workers living in the parish, who commute to jobs in Penrith and Carlisle. Farming and related activities remain an important employer in the parish and balancing the needs of the rural economy for housing, farming and employment while retaining the character of the community are key aims of the plan.

2.4 THE SUBMISSION PLAN FOR INDEPENDENT EXAMINATION

Following Regulation 16 Consultation a number of comments were received leading to amendments to the Plan. The LNP was formally submitted for Examination in Autumn 2018 and returned, in December 2018, with the recommendation that the Plan should proceed to referendum if modified in line with the Examiner's suggested recommendations.

The Examiner's recommended amendments involved deleting one proposed housing allocation site (Hesket Park), which was not considered as being situated in a sustainable location. A second housing allocation was removed from the Plan, since the site had been completely developed.

A number of other alterations were also made to clarify policy wording and to avoid duplication, and ensure general conformity with, the strategic policies in the Eden Local Plan, which was adopted in October 2018.

2.5 MONITORING AND REVIEW

Government Planning Practice Guidance [PPG at ID: 41-084-20160519] provides for the plan to be updated to maintain its relevance to planning decisions. It may be updated by the qualifying body, or by the Local Planning Authority, to correct an identified error. The Neighbourhood Planning Act (2017) sets out a method for making certain modifications to an adopted plan, without the need for a new referendum.

3 A VISION FOR THE LAZONBY NEIGHBOURHOOD PLAN

3.1 INTRODUCTION

The vision for the LNP should capture what is special about the Parish, what is capable of improvement and perhaps, most important, what needs to be done to sustain the future of the parish. The vision for Lazonby has evolved from the consultation process. It seeks to capture the key issues and concerns expressed by parishioners and provide a thread around which policies have been woven. The LNP is designed to provide a tool for the local community to determine the scale and nature of development affecting our area. The objective is to provide a suite of planning policies which support the vision for the parish and which encourage appropriate development.

The parish is a thriving community where people of all ages have a decent place to live, live meaningful lives and enjoy a range of services and facilities compatible with their interests and aptitudes. The LNP promotes **a sustainable future for Lazonby** with access to local services such as churches, the village hall, the local school, the shop, clubs, filling- station, pubs, swimming pool, open spaces, footpaths, bridleways and recreation areas.

The present make-up of the community is a result of gradual growth and varied development over a number of years, and reflects the semi-rural nature of the parish, set in attractive countryside. The impression is of a working (not a dormitory or commuter) village, not dominated by any one type of housing or development. We want the mix of old and new, of buildings and spaces, and different age groups, to facilitate and support the 'community feel'. The aim is that all those who want to live in Lazonby may be able to do so, and feel that it is a welcoming and friendly place. The LNP includes a **Design Guide** to maintain the character of new buildings in the parish.

In the future the need is for a gradual increase in the housing stock, with enough genuinely affordable houses to enable local people to live here. The **Design Guide** for new homes is to ensure that developers take note of the existing housing stock and build houses which are both appropriate to the village and meet the needs of those who want to live in Lazonby, both young and old. The LNP recognises the status of Lazonby as a key-hub in the emerging Eden Local Plan and has **allocated sites** to meet both the parish and the identified district needs.

Existing eyesores (see Glossary for definition) need to be developed suitably, and provision made for employment opportunities with light industry or commercial activity. The LNP includes **policies intended to support sustainable employment, the diversification of rural enterprises and the return to use of redundant buildings.**

The LNP includes a number of **allocated sites** to reflect the constraints of the village and includes a range of **policies and a Design Guide** to support the implementation of this vision. A number of **initiatives on parking and the provision of public transport** are included in the LNP.

4 OBJECTIVES FOR THE PLAN

4.1 INTRODUCTION

The objectives of the plan are enshrined in a number of policies which will be implemented through the planning process. Those coming forward with proposals for developments are encouraged to engage with the Parish Council and Eden District Council at the earliest stage of the design process.

The principal objective of the plan is to enhance the overall quality of life of those living and working in Lazonby over the plan period.

The principal objective will be achieved through a number of more detailed policy approaches, summarised below.

1. To provide a framework of sustainable policies to give prospective developers guidance of what is needed in the parish, and the types and design of buildings which are likely to meet with the approval of Lazonby Parish Council and Eden District Council.
2. To implement the provisions of a Design Guide with regard to new buildings and to maintain and enhance the character of existing buildings and their settings.
3. To protect the natural environment, such as woodlands, veteran trees, hedgerows and important habitats, through restricting development on greenfield sites.
4. To protect existing open and amenity spaces and to promote their enhancement.
5. To extend the existing footpath and cycle network within the parish.
6. To influence the scale of future developments within the parish and to support improved infrastructure and service provision.
7. To extend the range of employment opportunities in the Parish.
8. To reduce commuting.
9. To allow for and allocate land for the growth of existing small and medium sized businesses.
10. To support new, home based businesses where this does not exacerbate existing traffic and parking problems.
11. To support farm diversification initiatives.
12. To encourage businesses and services that attract visitors and promote tourism in the parish.
13. To support businesses which provide services for the local community.

14. To support micro- and renewable energy generation at a scale appropriate to local needs.
15. To ensure that the capacity of existing infrastructure is not exceeded and that new developments provide sustainable drainage systems to mitigate the effects of future extreme weather events.

5 MANAGEMENT OF DEVELOPMENT AND GROWTH IN LAZONBY

5.1 GENERAL DEVELOPMENT PRINCIPLES

The settlement of Lazonby is defined by the area's topography, mainly by the valley which contains the Harrow Beck and descends to the River Eden, (which flows through the Parish). The main road B6413 follows the valley down the hill and eventually crosses the River Eden at Eden Bridge. The Settle-Carlisle railway line follows approximately the line of the river, crossing the B6413 near the bottom of the village. The road system layout has scarcely changed since the railway was built in the 1870s.

The buildings have grown up over time in a piecemeal fashion around the road and railway system. There are old red sandstone buildings, mixed in with more recent developments. The slightly haphazard arrangement of the older buildings is one of the admired aspects of the village. Mostly, the newer developments, where they are small scale, observed the character of the village. With the presence of some light industry, and the Auction Mart, the impression is of a working (not a dormitory or commuter) village.



Figure 6 The Eden Bridge looking towards Kirkoswald

The presence of the school, churches and Village Hall contribute to that, as do the various play areas and open spaces.

The results of the consultation have shown that the residents want to maintain the mix of old and new, of buildings and spaces, and different age groups, to facilitate and support the community feel, so that all those who want to live in Lazonby may be able to do so and feel that it is a welcoming and friendly place.

The Design Guide (see below) for all new developments is intended to positively influence the siting, appearance and character of new developments within the Parish of Lazonby.

Traffic issues have a big effect on the general environment. These cannot be ignored. Because of the given road and rail system, and the general topography, there are realistically only a few minor changes which can be made to address these problems.

Many of the above issues were raised in the Lazonby Parish Plan 2005 especially Section 13. Various designations relating to policies set-out in the LNP are shown on Figs 7 and 8. Applicants are encouraged to discuss their proposals with Eden District Council and Lazonby Parish Council at the earliest opportunity to ensure proposals achieve planning permission once submitted.

Figure 7 - LNP designations in the Parish

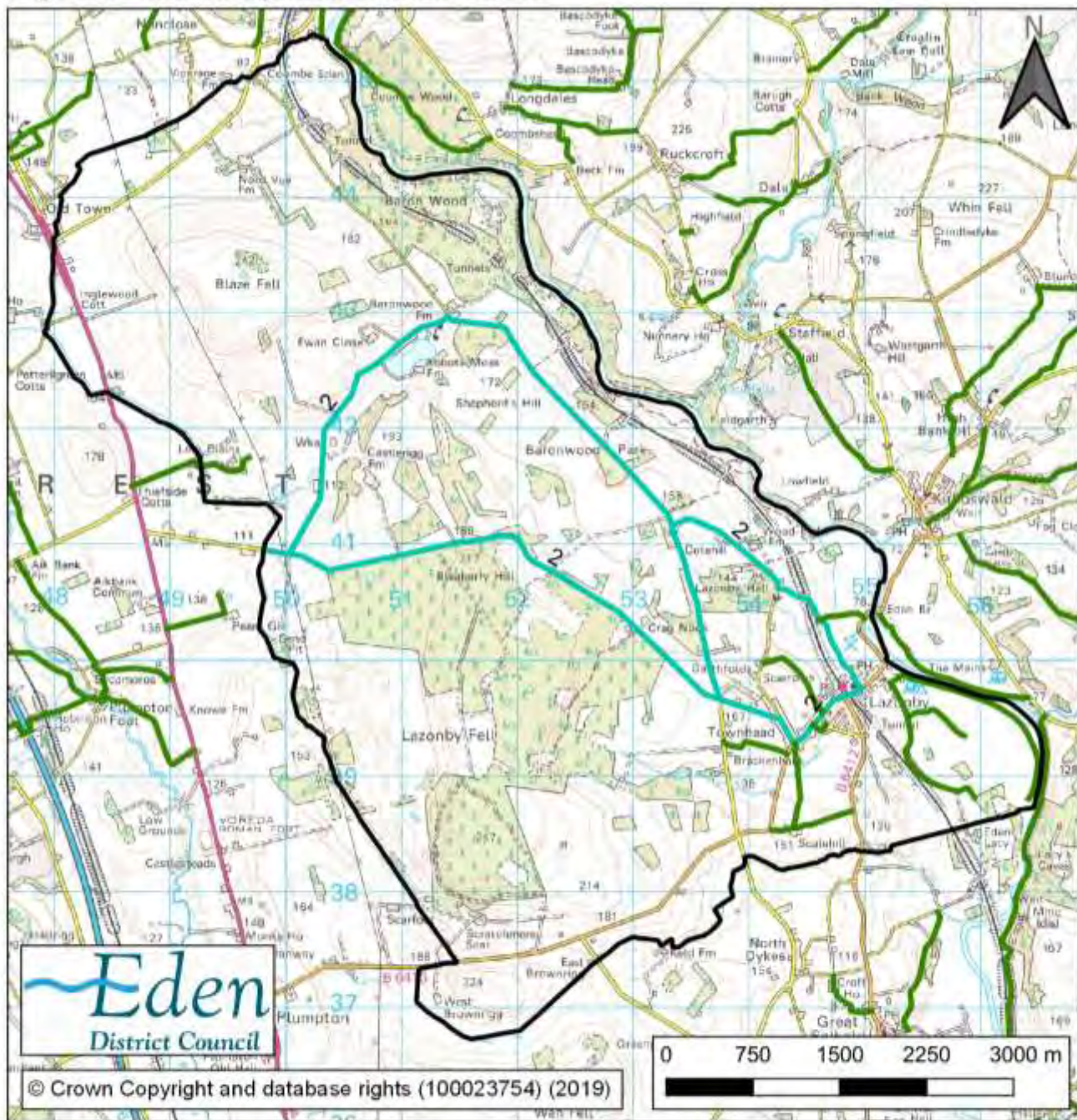


Figure 7 LNP designations in the parish

Figure 8 - LNP designations in the Village

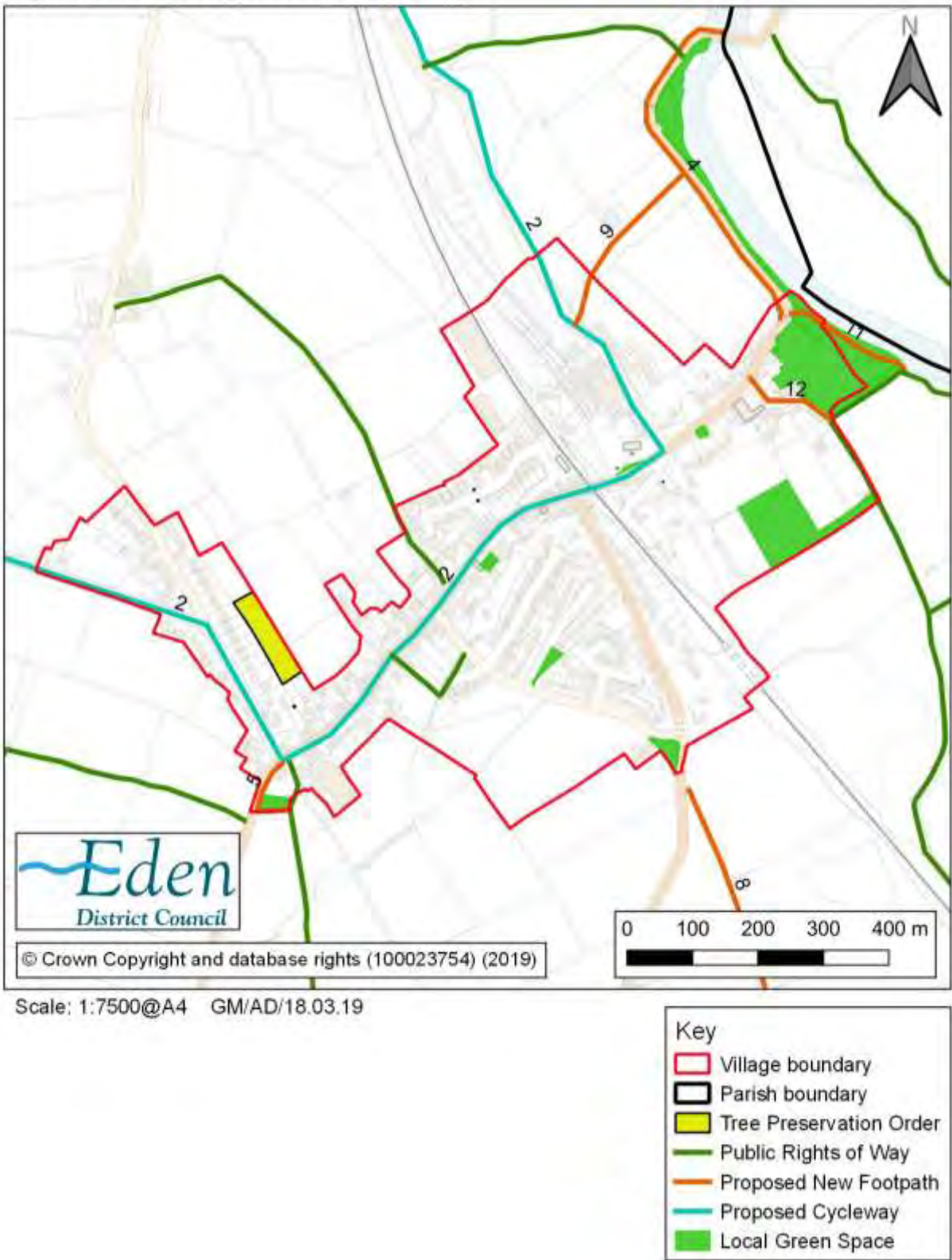


Figure 8 LNP designations in the village

5.2 GREENFIELD SITES

The parish is richly endowed in terms of the natural environment, a fact recognised through the various SAC, SSSI designations and priority species and habitat flags on the Natural England database. For the benefit of both residents and visitors to the parish it is important to maintain the existing environmental diversity and seek to enhance it where possible. The River Eden and the SSSI designations on the fells already have national and international designations affording them protection. However, farmland birds, although considered as being important in the parish have no specific protection beyond general national policy. The LNP will seek to provide some additional protection by having a strong presumption against the development of greenfield sites unless wholly exceptional circumstances out-weigh this consideration.

The site allocation process has helped to refine the position to be utilised for the village boundary (Policy D1), which largely follows the edge of the area considered to be 'open countryside', and in a number of instances reflects further environmental, or topographic constraints, such as SSSI Impact Zone boundaries, flood risk areas and the SAC area.

The LNP supports a sequential approach to land use development. The village boundary defines the outer perimeter for sites considered to be 'developable' within the period of the plan. All the sites within the village boundary, and adjacent to the village boundary have been considered as part of the site allocation process. Rural exception sites, outside the village boundary, meeting the criteria set out in Policies B2 and B5 will be considered for development, but in other circumstances development will be restricted to the area within the village boundary (see section 8). The plan also recognises that some additional development in support of employment at the Princes (Eden Valley mineral) Water Company site may also be beneficial.

The village boundary follows historic and modern field boundaries, and includes within its compass sufficient developable sites to fulfil the anticipated housing supply requirement for Lazonby proposed in the Eden Local Plan (see section 7 for further discussion).

The process of allocating sites has left a clear division between sites which are considered to be developable, whether available or not, and those which will not meet these criteria during the plan period. This is the zone, together with a buffer zone, which has been delineated by the village boundary. The boundary is thus, a combination of historic and topographic factors within a policy context. It takes into account existing applications and decisions (at September 2017).

Policy D1: Greenfield and Brownfield Sites

Proposals involving the redevelopment of previously developed land on all sites within the plan area, will be approved, subject to compliance with other policies in the development plan.

Proposals for the development of greenfield sites, other than as permitted by policies in this plan or the Eden Local Plan, will not be approved.

Respondents to consultation for this plan have expressed a strong preference for 'eye-sores,' vacant and derelict sites in the village, to be developed and brought back into use in advance of any new sites being released for development (see Glossary). Site allocations within this plan include both brown- and greenfield sites selected after consideration of their overall sustainability.

6 DESIGN AND CONSERVATION

6.1 DESIGN OF NEW DEVELOPMENT

Lazonby Civil parish contains a number of assets designated for heritage, environmental or archaeological value. In addition, the parish is bounded to the east by the River Eden which has been accorded Special Area of Conservation status (UK0012643), a European-wide designation recognising the importance of the River and its catchment area.

Particular attention is called to the 184 recorded plant species within the designated area, especially stands of Alder (*Alnus glutinosa*), willow (*Salix* spp.). With regard to fauna the primary reasons for selection are the presence of white-clawed crayfish (*Autropotamobius pallipes*), sea lamprey (*Petromyzon marinus*), brook lamprey (*Lampetra planeri*), river Lamprey (*Lampetra fluviatilis*), Atlantic salmon (*Salmo salar*), Bullhead (*Cottus gobio*) and otter (*Lutra lutra*). While sea lamprey probably do not range as far as Lazonby, other species may be present within the parish and the continuing management of the SAC and its future improvement should be considered as priorities for any plan affecting land use along the Eden Valley.

The parish does not lie within the Lake District National Park, but the park is visible from parts of the parish, as is the Yorkshire Dales National Park. It is unlikely that development proposals within the parish will have any impact on either park unless very large in scale, such as wind turbine schemes.

Much closer to the parish and overlooking the western part of the parish and the village of Lazonby is the North Pennines Area of Outstanding Natural Beauty (AONB). The AONB extends from near to Consett, in the east, as far as Croglin and Melmerby, close to Lazonby. Small development schemes in Lazonby are again unlikely to affect the AONB, but larger schemes, or any with a greater visual impact may be considered as being within the setting of the AONB and may thus be rejected or subject to mitigation measures.

There are three Sites of Special Scientific Interest (SSSI) within the parish comprising Lazonby Fell, Wan Fell and the River Eden and its tributaries. In addition, virtually the whole parish, with the exception of a small area beyond Low Plains, falls within one or more SSSI Impact Risk Zones. Natural England is a Statutory Consultee on planning applications that could have an impact on these internationally protected areas.

The Lazonby Fell SSSI extends across the Open Access land on the fell and north-eastwards as far as the Carlisle road from the village to the A6. The Wan Fell SSSI includes land close to the B6413 and extends beyond the parish boundary, to the south. The River Eden SSSI covers the same ground as the SAC designation but also encompasses a wider area on both banks of the river opposite Staffield. Associated with the SSSIs are a number of priority habitats and species such as floodplain grazing marsh and semi-improved grassland, to the south-east of the village; lowland heathland on both Lazonby and Wan Fell, lowland fen, to the west of Baronwood Park; upland flushes, on Wan Fell; several patches of deciduous woodland and a large area of woodland forming part of the National Inventory of Woodland and Trees; and some areas of mixed habitat.

With regard to important species the parish farmland birds such as snipe, redshank, lapwing, grey partridge, curlew, black grouse and sparrows are all noted residents or visitors to the parish.

Consultation with the residents has clearly demonstrated the desirability of maintaining the character of the village with particular emphasis of the use of traditional materials, especially Lazonby Sandstone for walls and dressings and either slate or Lazonby Sandstone for roofing.

A Design Guide has been produced to accompany the Neighbourhood Plan. It contains examples of building design and architectural detail which will be used to assess the acceptability of future developments in design terms. The Design Guide will be an important consideration in determining planning applications for new development within Lazonby village. Within the Neighbourhood Plan Area, the Design Guide will form the basis of consideration of proposals in design terms, including the extension of existing properties. The Design Guide should be followed and/or materials utilised which match the existing development, whilst retaining the character of the property and its setting.

Policy D2: Design of New Development

New development will be expected to follow the provisions set-out in the Design Guide.

High quality and innovative design will be encouraged.

For existing properties where extensions or alterations are planned, the materials and design will be expected to follow the Design Guide and/or match the existing building.

6.2 LANDSCAPING AND NEW DEVELOPMENT

Maintaining the character of the village and the wider parish are important for those who live and work in Lazonby. This plan seeks to promote high quality design and landscaping intended to improve, rather than merely maintain the character of the village. The protection of the Settle-Carlisle Line Conservation Area and its setting is a key aim of the plan and makes an important contribution to the character of the village

Policy D3: Landscaping of New Development

High quality landscaping and sensitivity to the surrounding topography and architecture are important considerations for any new development.

- i) Where development proposals about the Settle-Carlisle railway line or a site lies within its setting, views into and out of the conservation area will be protected to retain the character of both the built and natural environments. This may be through sensitive design, or other mitigation measures.**
- ii) In the Neighbourhood Plan area as a whole, proposals are required to provide appropriate high-quality landscaping to conserve or enhance their landscape setting.**

There are important groups of trees and individual trees within the village which contribute a great deal to its character (see objective 3.). Trees provide shade and colour and movement, they provide privacy and are a vital wildlife habitat. In Lazonby, important groups of trees are those around Will Pool, trees along the Harrow Beck, trees below Scarrows Lane, by The Old Vicarage and the length of the river bank (Fig 8). Individual trees in the village include the Coronation copper beech situated next to Croglin Toys and Designs (Fig 9). The LNP will expect those coming forward with proposals to act in accordance with the most up-to-date best practice (British Standard 5837:2012, at the time of writing),

Policy D4: Trees

Existing trees and hedges that contribute to the amenity of the area should be retained on any development site. Any planning application for development that could affect any such trees or hedges will be expected to demonstrate how the trees, hedges and their roots will be protected during the construction and how the developer will integrate these trees and/or hedges into the scheme, including incorporating appropriate new planting.



Figure 9 Coronation copper beech, an important tree situated next to Croglin Toys and Designs

Policies D1 to D4 are considered to be the 'core principles' guiding the consideration of all applications made within the parish of Lazonby. Where conflicting interpretations regarding the applicability of policies arise, then policies D1 to D5 should be used to determine the suitability of any proposals in advance of any other applicable policies.



Figure 10 View across the village towards the Pennines

6.3 PROTECTION AND PROVISION OF LOCAL GREEN SPACE

The new and existing Local Green Space as described in Table 1 shall be protected as being areas of particular importance to the local community by virtue of their recreational and amenity value and proximity to people served by the land. The National Planning Policy Framework (NPPF) recognises the importance of open and green spaces in contributing to sustainable communities (DCLG, 2012, NPPF paras 73-78).

Table 1 Local Green Space in Lazonby, see Fig 8

Name and Grid Reference	Fig 8	Use of Land	NPPF para 77 criteria
Will Pool NY543 392	1	Recreation and picnic area for villagers. Pond dipping. Registered as a Community Asset by LPC.	Close to community. Special for wildlife, historic significance and recreational value
Old Post Office/Old School/ Croglin Toys and Designs Land NY546 395	2	Building leased to Mr Butler as 'Croglin Toys and Designs'.	In community. Special for historic significance, important tree
Land Adjacent to Parish Church NY549 397	3	General amenity land/open space	In community. Special for historic significance and tranquillity
Brooklyn Green Area NY550 397	4	Picnic area for villagers. General amenity land/open space	In community. Special for tranquillity and recreational value
Sports Field NY551 396	5	Recreation area for villagers; Used by Village Scout/Cub group; Sheep grazing. Registered as a Community Asset by LPC.	Close to community. Special for recreational value
Bateman's Lane NY552 398	6	Nature trail and access track.	Close to community. Special for wildlife and recreational value/tranquillity
Riverside Car Park/Picnic Site NY549 402	7	Recreation area for villagers. River is fished – LPC has fishing rights which are licensed to the public.	Close to community. Special for recreational value
Coronation Gardens NY549 392	8	Recreation area with swings. Registered as a Community Asset by LPC.	In community. Special for recreational value
Community Park NY552 398	9	Recreation area with various pieces of equipment and Willow tunnel. Registered as a Community Asset by LPC.	Close to community. Special for wildlife and recreational value
Swimming Pool NY552 399	10	Outdoor swimming and fitness activities + café. Registered as a Community Asset by LPC.	In community. Special for recreational value
Scaur Close Green NY547 394	11	Small triangle of land at end of Scaur Close. Registered as a Village Green	In community. Special for recreational value

Opportunities will be sought to enhance their value to the local community as areas of recreation and, as appropriate, for their biodiversity, visual amenity, contribution to the character of the village and parish, contribution to local cultural heritage and to the general health and wellbeing of the community. Within these areas no built development will be allowed except for small scale ancillary development that would help enhance the value of the area to the community and to encourage tourism. The Parish Council has designated Scaur Close Green as a Village Green under the Commons Act 2006, as amended by the Growth and Infrastructure Act 2013. See further discussion in Section 6.4 and Table 2. See Glossary for definition of amenity value.

Policy D5: Local Green Space

The following areas are designated as Local Green Space as shown on Map 8:-

- **Will Pool**
- **Old Post Office/Old School/Croglin Toys and Designs Land**
- **Land adjacent to the Parish Church**
- **Brooklyn Green Area**
- **Sports Field**
- **Bateman's Lane**
- **Riverside, Car Park and Picnic site**
- **Coronation Gardens**
- **Community Park**
- **Swimming Pool**
- **Scaur Close Green**

Development on these sites will not be permitted other than in very special circumstances.

6.4 RECREATION AND PLAY AREAS

Current recreation areas comprise the Community Play Park and Coronation Gardens, both situated in the village. Coronation Gardens is not an ideal site for recreation due to its location, at the junction of two busy roads. There is also an area of recreation land, known as the Sports Field, which is currently used by the Cubs/Scouts one evening a week and is otherwise let out as grazing land. The Parish Council has registered this land as a Community Asset, all are Local Green Spaces, and would therefore be protected under Policy D5.

The Community Play Park was included in the 2015 Open Space Audit undertaken by Eden District Council (EDC 2015, 30-31, see Table 2). The Park achieved a fairly high score, but is located near the extreme eastern edge of the village, whereas the majority of newer housing is located in the centre, or towards the west of the village. The overall tabulated data for Lazonby, from the Audit, is reproduced above.

Although Lazonby compares reasonably well with other settlements in the district, where National Standards exist, there is a clear shortfall with regard to play areas, sports facilities and allotments. The Audit did not include data relating to the Meadows Site, which was under development at the time, and further proposals for additional housing in the village (see Section 7) will further exacerbate this shortfall.

To improve the facilities towards the upper/western part of the village, Policies D6 and D7 make provision for the protection of existing informal and formal open space, and the addition of new space.

A new public amenity space has been suggested on part of the field adjacent to the Meadows development site. This site, known as Scaur Lane, has been designated for future development (housing site HS4), but one third to one half of the site, preferably towards the road frontage, should be set aside and utilised as a recreation/amenity space for the village. There is also a proposal for improving the green space between the former Methodist Chapel and Pine Grove.

Table 2 Tabulated data for Lazonby from Open Space Study, Eden District Council, 2015

LAZONBY					
TYPE	Area in hectares	ha per 1000 pop	National standards applicable	Local Baseline	
Outdoor Sports	1.615	1.164	1.6 F.I.T		1.73
Allotments	0.488	0.351	2.17 NSALG		0.14
Amenity Area	0	0	n/a		0.003
Cemeteries and Churchyards	0.871	0.628	n/a		0.71
Community Facilities	0.066	0.048	n/a		0.03
Indoor Sports	0	0	n/a		0.026
Informal Recreation	1.149	0.828	0.55 F.I.T		0.49
Local Nature Reserve	0	0	n/a		0.102
Nature Reserve	0	0	n/a		81.849
Park	0	0	n/a		12.815
Play Areas	0.159	0.115	0.25 F.I.T		0.082
Village Green	0	0	n/a		1.132
Visual Amenity	0	0	n/a		0.127
Woodland	0	0	n/a		0.493

Policy D6: New Recreation and Play Areas

New recreation, amenity and play areas for the whole community will be encouraged in any new development proposals (see Policy D5 for existing green spaces). Developments of 10, or more, dwellings, or of sites of 0.5ha, or greater, will be expected to provide an area of public open space in line with the indicative quantity standards (hectares per 1,000 population) set out in relation to Policy COM3 of the Eden Local Plan, with details to be agreed to the satisfaction of the Parish Council, as of any proposals that are submitted. The space need not be within the proposed site boundary, but should be in proximity to it. As a part of this policy the following proposals have been incorporated within the plan.

- 1) Improvements to the current Sports Field (Fig 8, 5) area to include a hard surface area for netball, basketball and tennis as well as all-weather pitches to allow football and cricket to take place.
- 2) A new recreation area at the top of the village to be part of a potential further housing development on Scaur Lane.

6.5 FOOTPATHS AND CYCLEWAYS

The consultations for the Village Design Statement in 2005, and for this Neighbourhood Plan, in 2015, both highlighted the paucity of footpaths in the parish, especially in the vicinity of the village, along the river, and to Kirkoswald. This topic is discussed further with regard to open spaces but it has an important conservation element since walking in the parish is an ideal way to appreciate the environmental, architectural and historic merits in the landscape.

The extension of the existing network of footpaths is considered to be an important objective during the period the plan covers. However, the nature and scale of development in the Parish is unlikely to contribute towards this aim. Instead, discussions between the Parish Council and the relevant landowners regarding access and the resolution of other practical issues will be more fruitful. Cumbria County Council employ a Public Rights of Way Officer and have a procedure in place for regularising any agreements which may be reached in the future.

There are a significant number of historic rights of way in the Parish and proposals for footpaths and/or cycleways which Lazonby Parish Council, or its agents, are encouraged to consider as possible avenues for discussion with the relevant landowners. These items arise from a more detailed investigation of the existing and historic paths in the Parish, considered in tandem with the results of the various consultation exercises carried out during the formulation of this plan, and for the Village Design Statement in 2005.

Policy D7: Footpaths

Where Public Rights of Way are present, the application should demonstrate that the proposed development will preserve, or enhance, the existing Public Right of Way.

Policy D8: Cycleways

Any proposed residential development, which will be in close proximity to any future cycle network will be expected to connect to that network and where appropriate, will be expected to contribute to the improvements to the cycle network and safe cycle parking provision.

7 HOUSING DEVELOPMENT

7.1 HOUSING SCALE AND LOCATION

This issue is the most important and most contentious of the LNP. It is the issue where the desires of current residents of Lazonby village come up against national and district planning policy. Neighbourhood plans are not a vehicle for preventing growth but for directing and managing it for the benefit of the community.

The amount of housing to be provided in the Parish has been set through the Eden District Council Development Plan. This comprises the Eden District Council Local Plan, which identifies Lazonby as a Key-Hub. The expectation is that these Key Hubs will absorb the entire rural housing allocation other than for exceptional sites.

The village has been identified as having the community facilities to support more extensive growth such as a large shop, school, railway, and social facilities such as the village hall, a church, pubs and Pool.

The EDC Local Plan does not address the traffic issues perceived by residents to be of great importance and experience has shown that roads within the village are considered by planners at local and county level to be adequate for growth of the village to the extent required by the new Local Plan.

The LNP must therefore seek to accommodate growth by identifying sites which cause least harm to the village environment and can be built on and, alongside that identifying sites where development will be resisted.

Throughout consultation on the LNP concerns from the community have been principally about the scale and numbers of residential units on individual developments, with a general consensus accepting Small Developments of up to five units and that a modest expansion of the village would give time for adjustment (see Glossary). The consultation showed people wanted to protect the character and appearance of the village and a Design Guide and complimentary policy has been produced to support this. People wanted a greater variety of housing types to accommodate an ageing population and housing that is affordable for young people and those on lower incomes. This would include social housing, private rented homes and smaller, cheaper houses.

The Local Plan does not allocate development sites in Lazonby, but as one of the larger 'key hubs' identified in the Local Plan, Lazonby is expected to contribute a minimum of 106 new dwellings to the Local Plan requirement through to 2032. The proposals contained within the LNP allocate sufficient sites to meet this target with a considerable buffer.

The policy will support new Small Development housing schemes in locations that do not compromise the character and appearance of the area (Small Developments are defined as being: of up to five residential units, or having a site area of less than 0.2ha. Any development of more than two-storeys, or more than 8m to the eaves in height, cannot be considered to be a Small Development for the purposes of this plan (see Glossary).

Policy H1 allows market-led housing to meet local need and protect local services. Specific provision for affordable housing or 'Starter Homes' has not been specifically mandated (indicative for each allocated site are shown in Table 5) as national policy guidance has been evolving while this plan has been in preparation. This plan will follow the affordable housing and Starter Homes provision currently applicable as part of the Eden District Development Plan.

A large number of sites, principally in and around Lazonby village, have been considered during the formulation of this plan. A separate Objective Assessment of Need has not been carried out, but National Audit Office demographic statistics have been consulted. The figures for housing and family formation numbers contained in the documents supporting the Local Plan have been utilised to provide a realistic baseline for the numbers of residential units the parish should provide over the LNP period.

Where existing approved schemes, or anticipated schemes (based upon informal information) have been identified these have been included in the site allocation process.

The site allocation process has helped to refine the position to be utilised for the village boundary (Policy D1), which largely follows the edge of the area considered to be 'open countryside', and in a number of instances reflects further environmental, or topographic constraints, such as SSSI Impact Zone boundaries, flood risk areas and the SAC area.

Each of the sites has been assessed against a number of criteria to determine suitability, availability, and deliverability for development within the period of the plan (see Tables 4 & 5). The sites include a number previously assessed for the Eden Local Plan Strategic Land Availability Assessment, some sites discounted in this document are, nevertheless, considered to have development potential since they meet the criteria used for the LNP (SHLAA, EDC 2015). In most of these instances they have been discounted in the SHLAA because they are considered to be 'small-scale', whereas the criteria used in the LNP supports provision of Small Developments of 1-5 dwellings. All the sites within the village boundary and adjacent to it have been considered for future development. As a result of this consideration each site has either been allocated as having potential for development, or discounted. The criteria utilised in the consideration have been availability, whether 'developable', accessibility and whether the site connects with existing properties.

Throughout the LNP sites have been assessed at a capacity of 33 dwellings per hectare for the purposes of providing a precise number of units to include in the documents. The LNP assumes that a range of 30-50 dph, 'medium density' in terms of the Local Plan, will be the approved density for new housing developments. National averages were 32 dph in 2013-14 and 31 dph in 2014-15 (Planning Portal news round-up 07/04/2016).

In addition to allocating a number of sites for new housing the LNP recognises that windfall sites, usually comprising a single dwelling, and including self-build projects, will be an important contributor to the overall new housing stock. Rather than seek to identify these sites an annual quota of roughly three new dwelling per year has been included in the LNP. This number is based upon historical evidence for the last five years.

Policy H1: Housing Development

Planning permission will be supported for developments on allocated sites, including provision of affordable housing, that contribute to meeting the objectively assessed housing needs of the Parish as

- a) Set out in the Development Plan; or**
- b) As demonstrated through an up-to-date housing needs survey.**

The development of up to, and including, five dwellings will also be supported on sites not allocated in this plan that are either:

- a) Within the settlement boundary (see Policy D1), or**
- b) That meet the conditions set out in Policy B2, or**
- c) Are on greenfield sites of no more than 0.2 ha within the village boundary.**

In addition, all housing development will be encouraged to comply with a number of general principles which meet the objectives of the LNP:

- 1) Proposals should be of a nature and scale that reflects and respects the character and appearance of the area, with regard to the surrounding landscape and/or townscape and the character and appearance of its setting (see Design Guide and Policy D2);**
- 2) Proposals should not result in any significant adverse impact on the amenity of any existing neighbours, including businesses; and not otherwise adversely impact sensitive environmental or heritage assets.**

In addition to this general policy approach a number of potential development sites have been identified for the plan period. These are shown on Figures 11-14 and summarised in the following table.

Lazonby Neighbourhood Plan

Plan reference Number	SHLAA ref/NGR ref	Site name	Approx area (ha)	Current Land use	Brown-field/ Green-field	Estimated capacity at 33dph	Indicative Affordable Units	Available	Accessible/ Connectable	Developable	Comments and additional constraints identified to-date
HS1	LLZ14 NY545395	Land behind the Lilacs (Figs 11 & 13)	0.292	Grazing	Green	5	N/A	Yes	Yes/yes	Yes	Planning permission agreed – 16/04/2015 New proposal 19/09/2017 (EDC 17/0817).
HS2	LLZ4 NY548393	Scaur Lane (Figs 11 & 12)	1.845	Grazing	Green	49	9	Yes	Yes/yes	Yes	Option taken on land by Cumbrian Homes. Outline planning application submitted January 2017 (EDC 17/0016) for 50 units and approved in January 2018 subject to S106 agreement. Reserved Matters application (18/0528) approved for 49 dwellings subject to conditions. Part of site to be set aside for amenity use.
HS3	NY549398	The Old Piggeries (Figs 11 & 14)	0.407	Part pasture part ruinous structure	Green/brown	13	3	?	Yes/yes	Yes	Brownfield site in village. Consultation demonstrated use of brownfield sites to be a high priority. Planning Application 14/0688 for 5 houses was withdrawn in August 2014. Field behind is also currently undeveloped and could be used for housing. Details to be provided on location and provision of refuse point, passing places and PROW, given the narrow footways outside the development site. Site access from Fiddler's Lane deemed to be unacceptable, but via B6413 possible with appropriate design measures, including provision for adequate turning and parking. Any development should comply with SUDS standards. Requirement for developer to submit a Construction Method Statement and Surface Water Drainage Plan to mitigate any adverse impacts on the River Eden and Tributaries SSSI with any future applications.

Plan reference Number	SHLAA ref/NGR ref	Site name	Approx area (ha)	Current Land use	Brown-field/ Green-field	Estimated capacity at 33dph	Indicative Affordable Units	Available	Accessible/ Connectable	Developable	Comments and additional constraints identified to-date
HS4	LLZ1 NY547396	Egg Packing Plant (Figs 11 & 13)	0.123	Former ware-house/ factory building	Brown	4	N/A	Yes	Yes/ yes	Yes	Brownfield site in centre of village with public support for its redevelopment. Planning permission for 5 dwellings lapsed in January 2016. Asbestos in current building. Collapsed wall adjoining LPC land and in current dispute. There are narrow footways outside the site which will need to be linked to any new footways as part of any future development. The site is within EA Flood Zone 3 (1 in 1000 risk) requiring a Flood Risk Assessment to be submitted with any application. The site is developable with appropriate mitigation. Requirement for developer to submit a Construction Method Statement and Surface Water Drainage Plan to mitigate any adverse impacts on the River Eden and Tributaries SSSI with any future applications.
HS5	NY546396	Old T/phone Ex-change (Figs 11 & 13)	0.007	Former brick building	Brown	1	N/A	Yes	Yes/ yes	Yes	Part built dwelling on site. Requirement for developer to submit a Construction Method Statement and Surface Water Drainage Plan to mitigate any adverse impacts on the River Eden and Tributaries SSSI with any future applications.
HS6	various	Windfall/ Infill Sites	various	various	Probably mostly brown	35	N/A	Yes	Yes /yes	Yes	Currently 3 per year have been built generally next to existing properties on same plot to provide dwelling for family member. Dependent upon wishes of current landowners. Requirement for developer to submit a Construction Method Statement and Surface Water Drainage Plan to mitigate any adverse impacts on the River Eden and Tributaries SSSI with any future applications.

Table 3 The estimated capacity arising from the housing allocation sites, and windfall allowance, totals 107 units. This equates to 8.2 units per year over the remaining plan period to 2032. A density of 30-50 dwellings per hectare has been used throughout the plan (to accord with the Eden Local Plan), with the numbers in the table calculated on the basis of 33 dwellings per hectare assumed density, except where consent already granted. The number of affordable homes will be determined at the time the application is assessed. LLFA is the Lead Local Flood Authority, for Lazonby Parish this is Cumbria County Council. SUDS standards are those produced by DEFRA, non-statutory technical standards, March 2015.

Note that the Meadows Development of 48 dwellings was completed at the end of 2016. In addition, there have been three completions elsewhere in Lazonby village. A further six further units are under construction within Lazonby parish, leaving a residual housing target of 49 units against the Local Plan target of (at least) 106 dwellings units through to 2032.

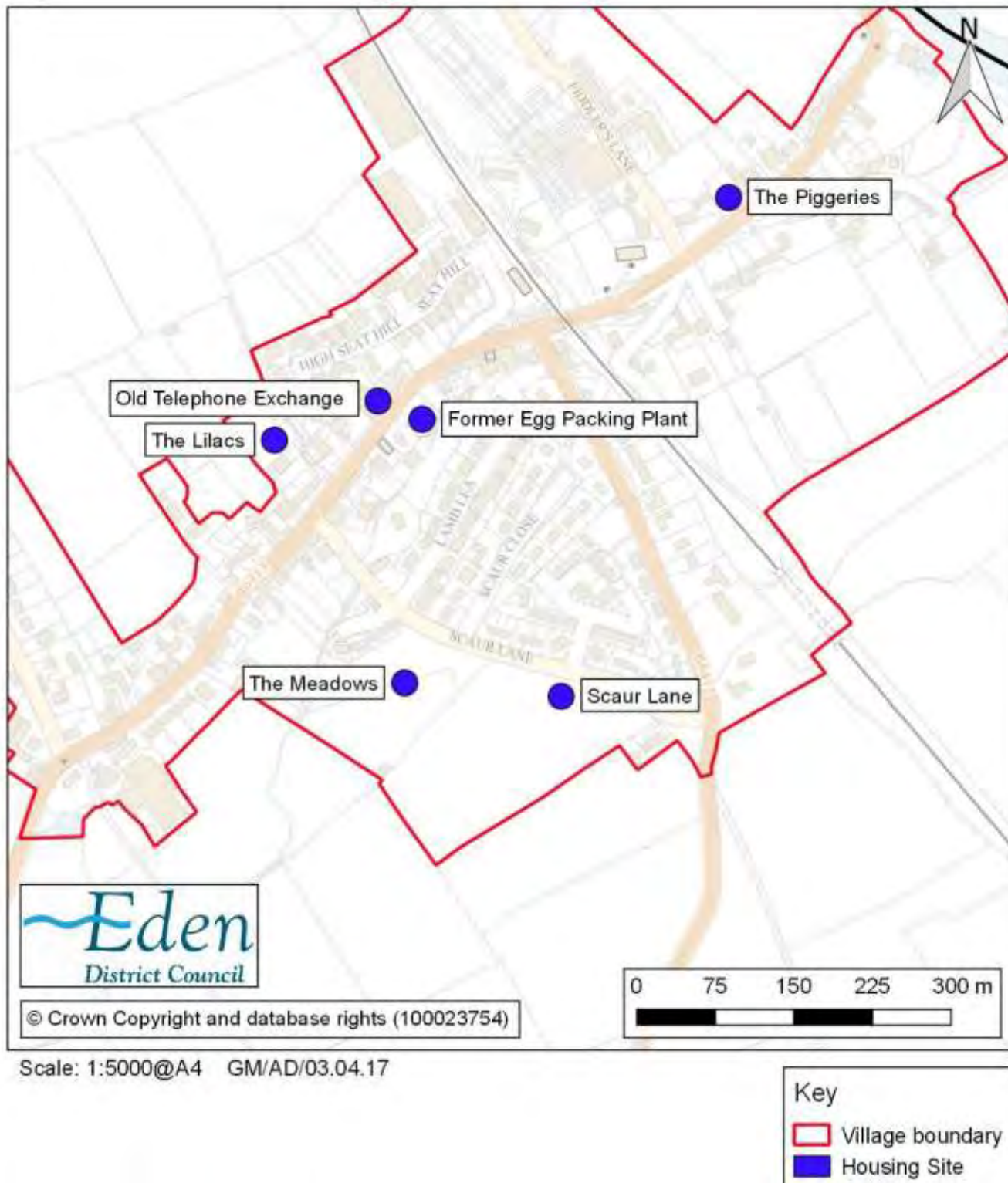


Figure 11 Location of housing allocation sites in the village

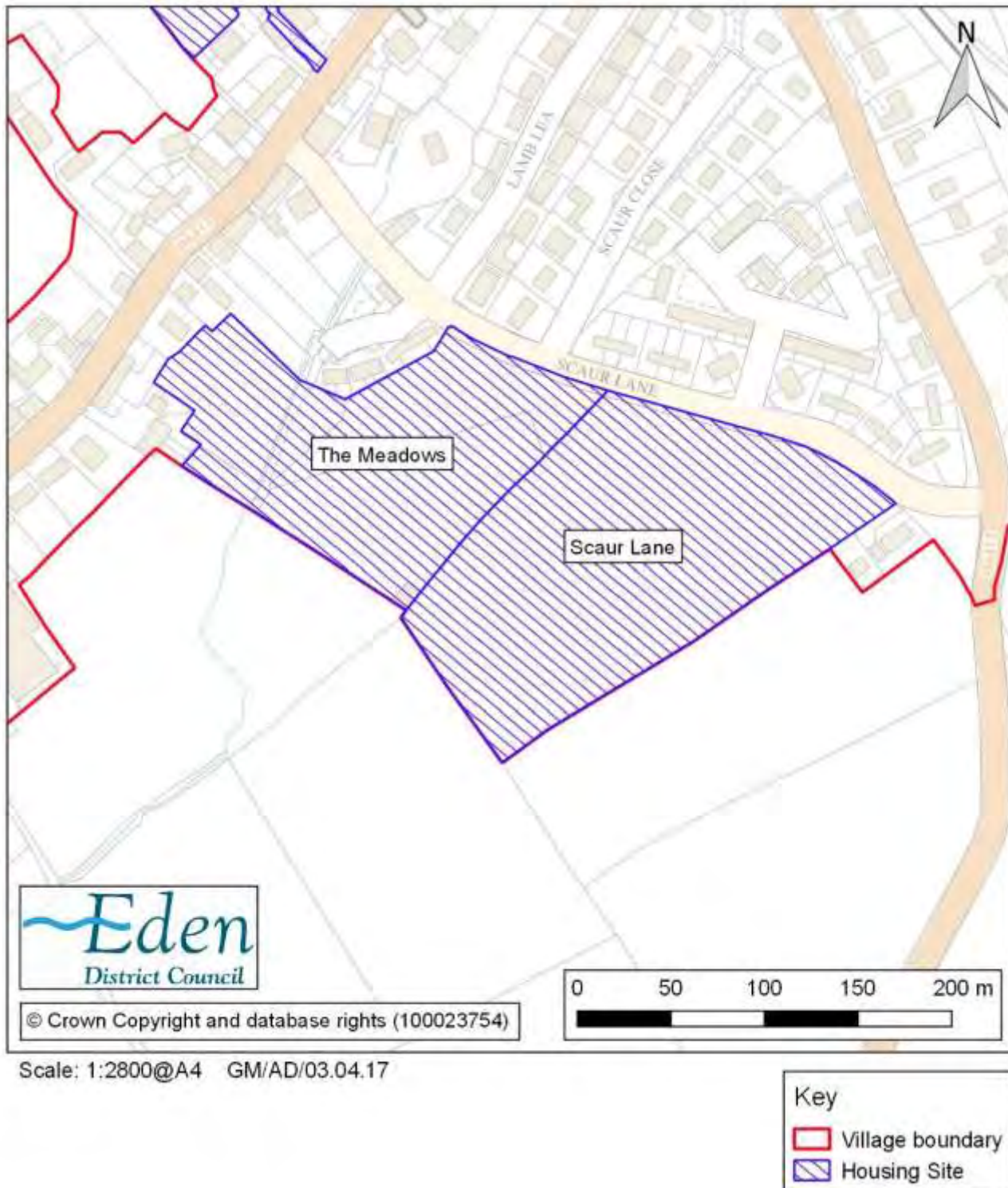


Figure 12 Scaur Lane site also showing the completed Meadows development

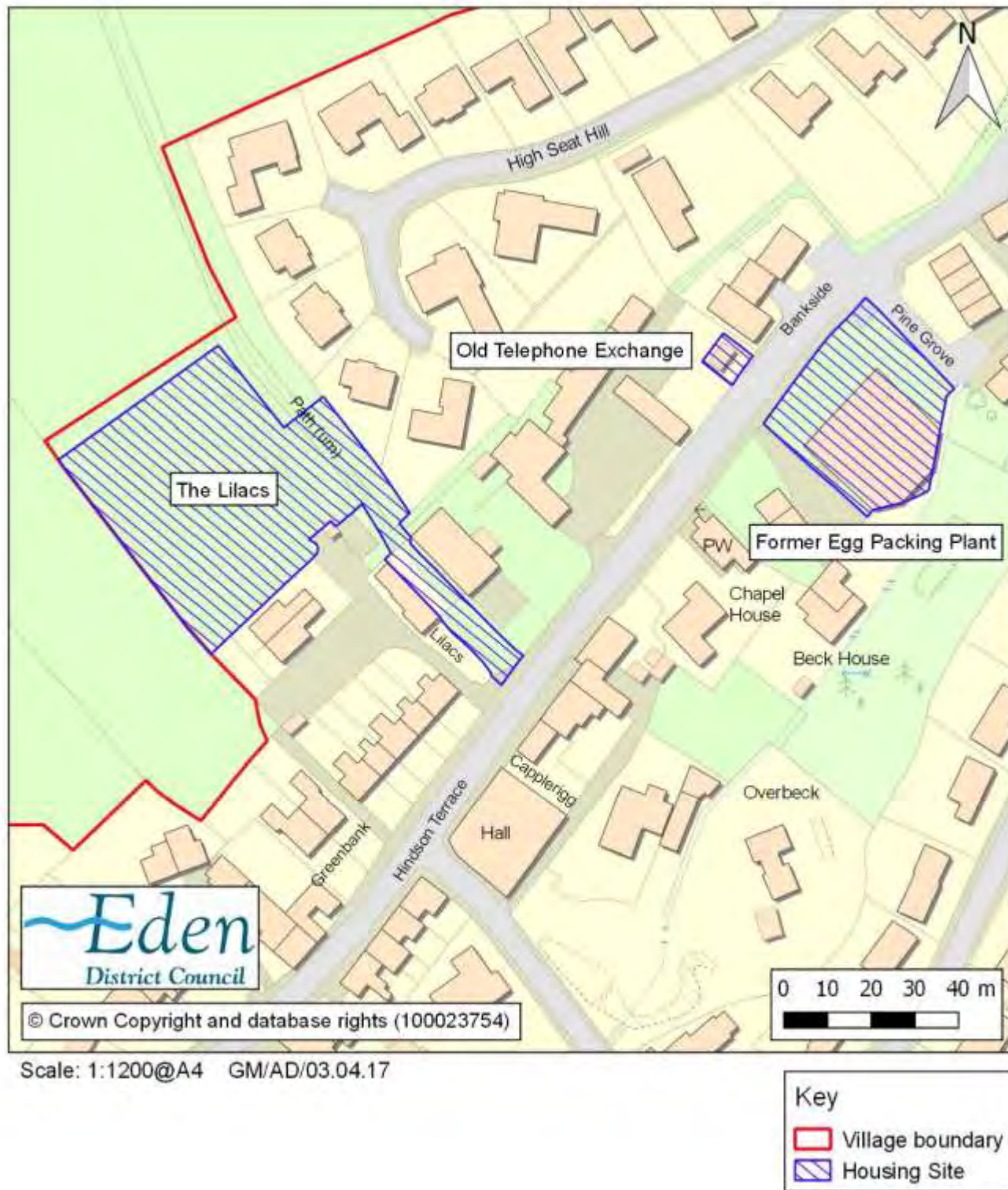


Figure 13 The Lilacs, Old Telephone Exchange and former Egg-packing plant sites

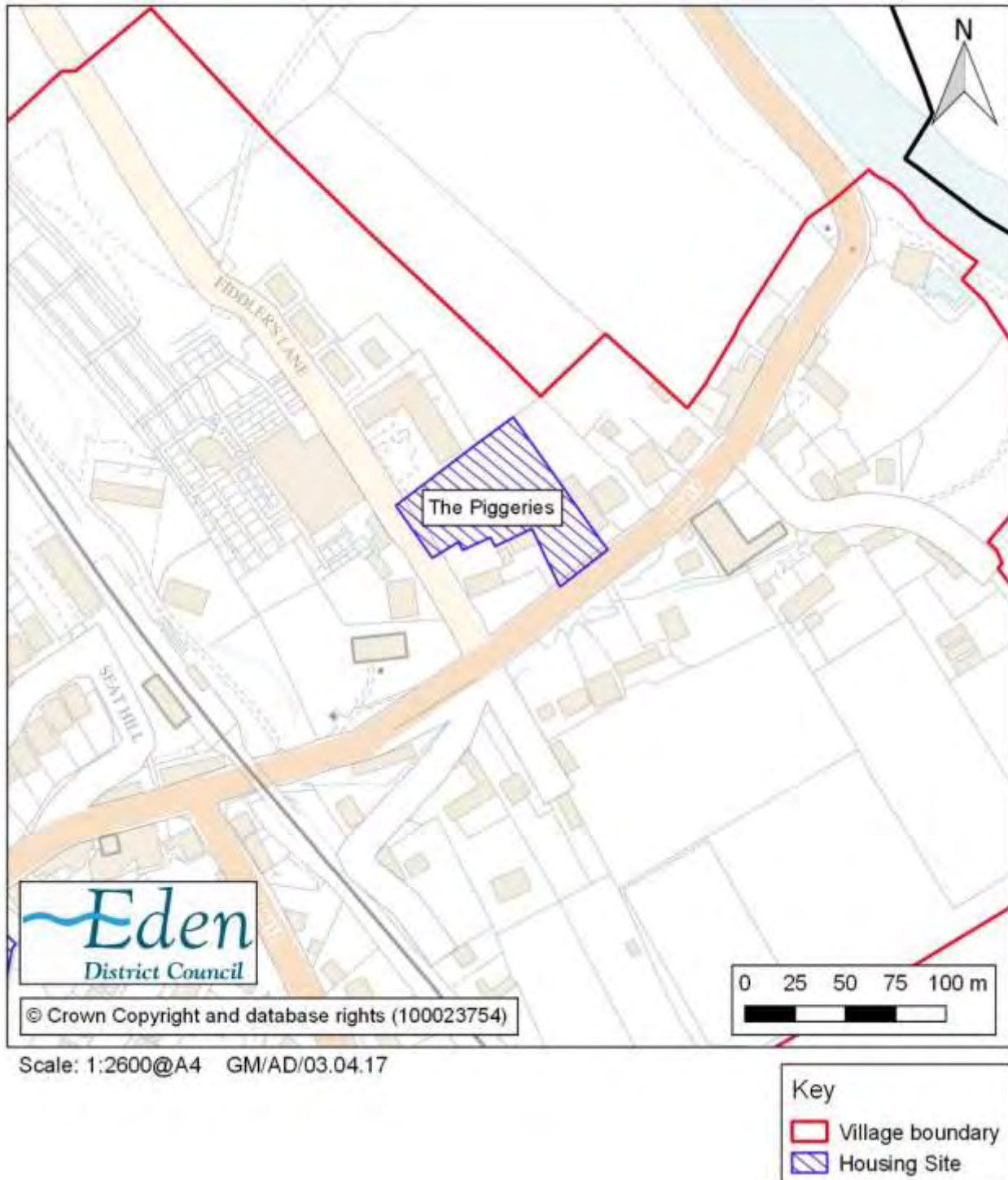


Figure 14 The Piggeries site

7.2 AFFORDABLE HOUSING

The provision of additional affordable housing to meet the needs of existing residents in the Parish and those who have connections to the area was identified by the community as an issue to be addressed through the Plan. Lazonby has a significant amount of social housing accounting for 13.5% of the housing stock. Private rentals account for a further 13% of Lazonby's housing stock. The Plan encourages developments of affordable housing.

Housing needs studies conducted in the past, have demonstrated a small unmet need in the Parish. The 2010 Housing Need Survey identified a need for six additional affordable dwellings.

A significant amount of new affordable housing is being provided through the construction of 48 new houses in Lazonby, in Story Homes 'The Meadows' development. This includes the provision of 12 affordable dwellings.

Though the threshold for compulsory provision of affordable homes within developments has now been lowered, the LNP could specify smaller and therefore cheaper houses. Any development of over 5 houses will still have to provide an affordable agreed percentage of 30%. At this scale, this is likely to involve a shared equity scheme rather than management by a social landlord. The number of affordable units at each of the allocated sites is shown on Table 3.

Policy H2: Affordable Housing

Where planning permission is granted for affordable housing, first and future occupation of each affordable dwelling will be controlled by Section 106 agreement. This will ensure that occupation is limited in the first instance, and in subsequent sales or lettings, to address local needs and, where appropriate, local connections criteria. Where this cannot be achieved a cascade arrangement for first and future sales and lettings shall be set out in the planning obligation.

7.3 SHELTERED HOUSING

Lazonby has an ageing population. The 2011 Census indicated that 24% of the population are aged 60 or over up from 17% in 2001. Elderly people generally wish to remain in Lazonby but need accommodation that is suited to their needs. Eden Court provides 8 one bedroom and 16 purpose-built studio properties. Eden Court residents are a vital part of the village society. A lot of the accommodation needs updating and there is potential to extend the building or support new sheltered units adjacent to it or within Lazonby. This Plan supports the provision of housing suitable for older residents

Policy H3: Housing for the elderly and Sheltered Housing

The LNP would support the extension onto adjacent land or redevelopment of Eden Court as a facility for the elderly population. The plan will support new accommodation that complies with the other policies in the development plan.

7.4 DISCOUNTED SITES

A number of other sites have been considered for allocation for future housing during the development of this plan. All the sites within the village boundary and adjacent to it have been considered for future development. As a result of this consideration each site has either been allocated as having potential for development, or discounted. Where sites with the potential for the construction of more than one dwelling have been considered they are shown in Table 4. The criteria utilised in the consideration have been availability, whether 'developable', accessibility and whether the site connects with existing properties.

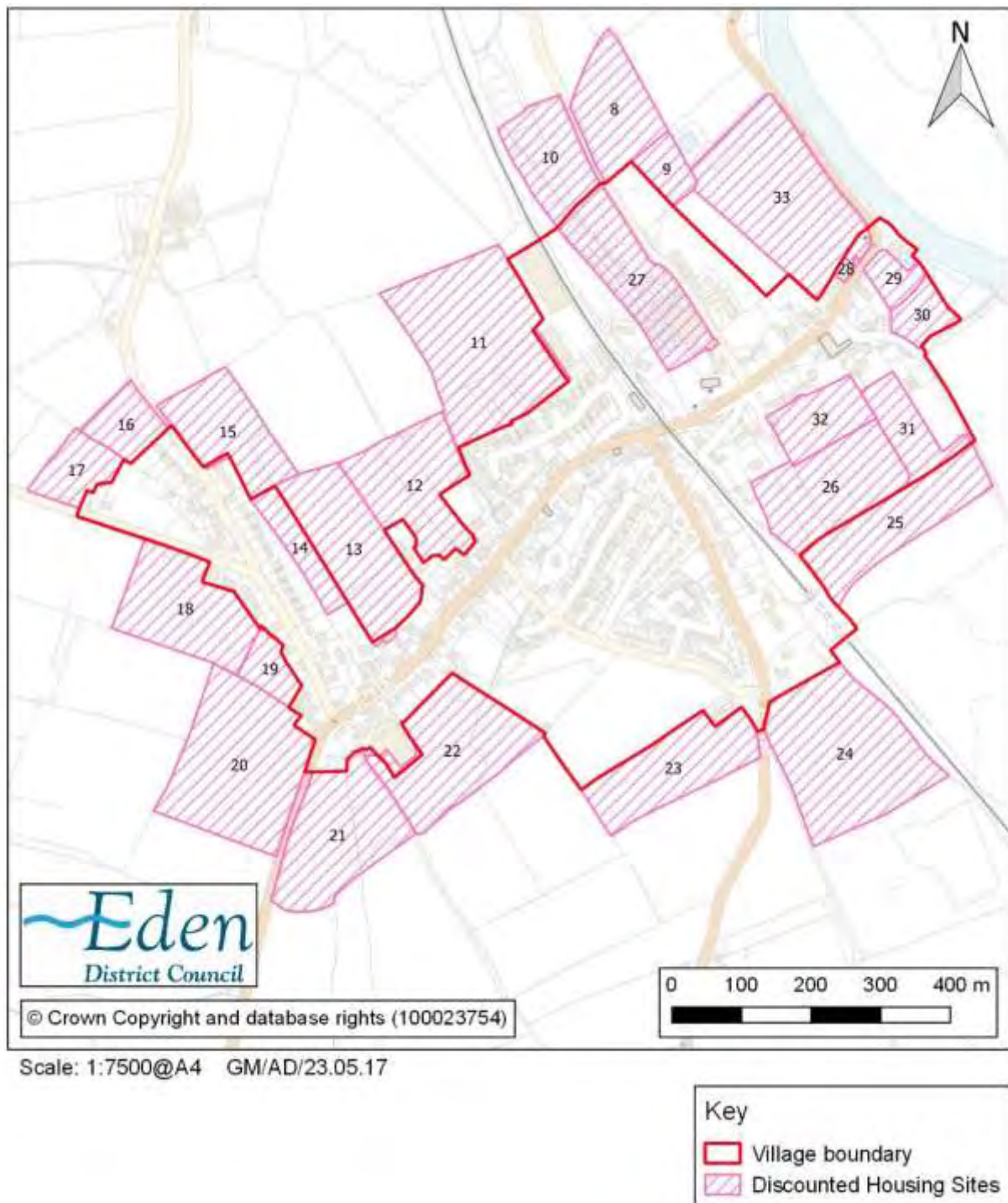


Figure 15 Discounted sites around the village

Lazonby Neighbourhood Plan

Plan reference Number	SHLAA ref	Site name	Approximate area (hectares)	Current Land use	Brownfield/ Greenfield	Estimated capacity at 33dph	Available	Accessible/ Connectable	Developable	Comments
8		Oings Field		Auction Mart Parking	Green		No	Yes/yes	No	Not for Sale, in open countryside.
9		Horse Pasture		Grazing	Green		No	No/no	No	Not for Sale. Adjacent to flood risk area.
10		Vicars Dale		Auction Mart	Green		No	Yes/yes	No	Not for Sale. If it becomes available will be considered with the Auction Mart site.
11	LLZ15	High Maltineer Land		Vacant site with areas of hard standing	Green		No	No/no	No	Access via a narrow single width lane shared by pedestrian access. The railway line, to the east is within Conservation Area. Discounted in Eden Local Plan. Site in multiple ownership and has prominent elevated position. Development here would lead to additional congestion in the centre of the village
12	LLZ7	Land behind Sunray Villas		Agricultural	Green		No	No/yes	No	Steeply sloping site, elevated above most of the village. Inappropriate development in the countryside, which would not respect the settlement pattern of the village. Discounted in Eden Local Plan. Access to HS3 does not provide any separate pedestrian footpath: roadway shared with vehicles. Development here would lead to additional congestion in the centre of the village
13	LLZ13	North Bank		Rough grazing and arable	Green		No	No/yes	No	Not for Sale. No direct access. Discounted in Eden Local Plan
14		'Tree-field'		rough grazing	Green		No	No/yes	No	Most of the trees covered by TPO, only access via North Bank
15		Mason Acre		Grazing/horse pasture	Green		No	Yes/yes		More than 800m from shop, school and station. Ribbon development contrary to the character of the village

Lazonby Neighbourhood Plan

Plan reference Number	SHLAA ref	Site name	Approximate area (hectares)	Current Land use	Brownfield/ Greenfield	Estimated capacity at 33dph	Available	Accessible/ Connectable	Developable	Comments
16		Far Scarrows		Grazing	Green		No	Yes/yes		More than 800m from shop, school and station. Ribbon development contrary to the character of the village
17		Old Quarry		Cultivated Land	Green		No	Yes/yes		More than 800m from shop, school and station. Ribbon development contrary to the character of the village
18		Low Rigg		Grazing	Green		No	Yes/yes		Sloping site
19		Allotments		Cultivated Land	Green		No	No/yes		No direct access
20		Kiln Close/ Mounsey Close		Agricultural	Green		No	Yes/no		Sloping field crossed by public right of way.
21		Fanny Croft		Agricultural	Green		No	Yes/no		Field prone to flooding, access along narrow track.
22	LLZ3	Rosebank Farm	0.72	Operational Farm and buildings and adjacent field	Brown/green	17 (farm only)	No	Yes/yes	No	Field prone to flooding at the west end, no current direct access except through farm.
23		Long Croft		Agricultural	Green		No	Yes/yes		Inappropriate development in the countryside, which would not respect the settlement pattern of the village.
24		Pegdike Dale		Agricultural	Green		No	Yes/yes		Inappropriate development in the countryside, which would not respect the settlement pattern of the village. Within the setting of the Conservation Area
25		Riddles		Agricultural	Green		No	No/no	No	Within the setting of the Conservation Area
26		Croft Field		Agricultural	Green		No	No/no	No	Within the setting of the Conservation Area. Access difficult
27	LLZ2	Kirk Croft/Auction Mart		Sheep and livestock market	Brown		No	Yes/Yes	Yes	Currently in use, if the site becomes available a mixed-use development will be considered.
28	LLZ9	Townfoot farmhouse and stables		Derelict building	Brown		No	Yes/yes	No	Grade II Listed building i(No. 1145315) area prone to flooding by the River Eden, suitable enabling development would be considered.

Lazonby Neighbourhood Plan

Plan reference Number	SHLAA ref	Site name	Approximate area (hectares)	Current Land use	Brownfield/ Greenfield	Estimated capacity at 33dph	Available	Accessible/ Connectable	Developable	Comments
29 & 30	LLZ11	Threlkeld Croft & Little Croft	0.51	Community recreation field	Green	12	No	Yes/yes	No	Discounted in EDLP, in flood risk area, camp site and swimming pool. Restrictive covenant, recreational use only
31	LLZ12	Playing field	1.68	Parish owned sports field	Green	39	No	No/yes	No	Discounted in EDLP. Restrictive covenant, recreational use only
32		Unnamed croft								No direct access, would need to be considered with Croft Field (26)
33		Townfoot Close		Grazing	Green		No	Yes/yes	No	In flood risk area for River Eden, close to SAC area. Not for Sale

Table 4 Discounted sites

8 RURAL BUSINESS DEVELOPMENT

8.1 NEW BUSINESSES

Lazonby parish reflects rural communities across the country. Traditional land based occupations, though important, no longer dominate the economy. The following are points which look at aspects of the changes in rural economic life:

1. A highly mobile, well educated, largely professional and managerial population, willing and able to commute to work from a desirable village location to adjacent towns and cities has become a major component of the village and parish population.
2. House prices are higher in the villages and so it is now normal for all adults in a family to work full or part time.
3. People are attracted to the village on retirement or to care for grandchildren. The population in the parish is ageing over time with difficulties this can cause in accessing services and facilities.
4. Unemployment is very low in this area but wages too are low especially in catering, childcare, retail etc. This locks some families into severe problems where there is no public transport and housing costs can be very high.
5. Changes especially mechanisation in farming, forestry and manufacturing has reduced employment in these areas. For many, self-employment has been the route taken when there are few larger employers.
6. Young people in particular have difficulty accessing opportunities where public transport is poor.
7. Broadband communication is revolutionising the way many businesses work and physical location is no longer so important.
8. The businesses which have survived and thrived through the last 25 years are the ones which have adapted, looked for new markets, and invested in facilities and training.

The LNP must seek to support opportunity for all the residents in the Parish and will need diverse objectives for example: Whilst supporting economic development, some businesses would not be welcome where their impact on the environment or on the amenity of residents would be detrimental.

8.2 OBJECTIVES OF PLANNING FOR EMPLOYMENT AND BUSINESS DEVELOPMENT

The following objectives have been set for planning in regard to business development in the parish.

- To extend the range of employment opportunities in the Parish.
- To reduce commuting.
- To allow for and allocate land for the growth of existing small and medium sized businesses.
- To support new, home based businesses where this does not exacerbate existing traffic and parking problems.
- To support farm diversification initiatives.
- To encourage businesses and services that bring tourists into the parish on a day or overnight basis.
- To support businesses which provide services for children, the elderly, and disabled residents.

8.3 ECONOMIC ACTIVITY OF RESIDENTS

Lazonby Parish had 1028 residents in 2011, of these 356 worked full time, 154 worked part time. The retired population was 202 (19.6%), national average is 13%. Students carers, people on long term sick and disabled make up the remainder of the population (Table 5). A comparison of the census figures between 2001 and 2011 shows the following changes in employment categories:

Table 5 Employment in the parish

Category of employment	2001	2011	Change
Agriculture and forestry	72	41	Down
Mining and quarrying	0	3	
Manufacturing	100	72	Down
Utilities	3	6	
Construction	49	48	
Retail	88	113	Up
Transport and storage	32	24	Down
Hotels and catering	33	48	Up
IT	0	12	Up
Finance and insurance	18	11	Down
Professional and scientific		48	
Public administration	50	57	Up
Education	59	73	Up
Health and social care	71	83	Up
Other (arts, recreation etc)	30	29	

8.4 SELF-EMPLOYMENT IN LAZONBY PARISH

At 18%, this is much higher than national or regional figures (9%). Lazonby has a very wide range of small, usually home based, businesses. These include: plumbers, painters, designers, roofers, builders, window cleaning, farmers, computer services, kennels, road haulage, ceramics, toy making, stone mason, entertainments, driving instruction, bed and breakfast, firewood, garage doors, solicitor and internet businesses.

This degree of enterprise has developed while employment in traditional industry has declined. Most have to be highly professional to survive in a competitive environment and new businesses are very difficult to establish. Most require a van, an office and /or store.

- The LNP should make provision where possible for safe parking of commercial vehicles;
- The plan should support Home-office conversions and new build in principle;
- Existing garages, stores and workshops in the village should be protected and new sites encouraged subject to traffic and design impact assessment.

8.5 CARERS

Fourteen percent of people in the parish provide unpaid care to family and friends with long term physical or mental health problems, often the elderly (national average 10%). A further 21 people are shown as employed in personal care. Support for a growing elderly population will require a range of jobs such as transport, mobile medical services, cleaning, gardening, hairdressing *et cetera* as well as personal care.

- Eden Court does have facilities and could extend its role as a hub for services.

8.6 FARMING

The farming industry, hit catastrophically by foot and mouth, has seen large subsequent changes. These include the move out of dairying to stock rearing, contract harvesting, much smaller workforce, and diversification in to accommodation provision and specialist markets.

There is strong support amongst farmers for the continuation of the Auction Mart in Lazonby which links the small farmers with wider markets.

- The LNP supports appropriate farm diversification (see also Policy B2).

Policy B1: New Business Premises Development

Proposals for the development of new and existing business premises, or the extension of existing businesses in the parish, which will provide local employment opportunities, will be encouraged where they are in conformity with the development plan. New premises should:

- 1) Be of a nature and scale that reflects and respects the character and appearance of the area with regard to the surrounding landscape and/or townscape and the character and appearance of its setting (see Design Guide).**
- 2) Proposals should not result in a material adverse impact on the amenity of any existing neighbours, including businesses; and**
- 3) Not otherwise have a material adverse impact on sensitive environmental or heritage assets.**

8.7 TOURISM

At present tourism is not one of the main economic drivers in Lazonby and this seems unlikely to change over the period the plan is intended to cover. However, it is considered that the relative importance of tourism will grow during the plan period and for that reason it is supportive of small scale development and conversion of farm buildings in sustainable locations where a change to, or partial adoption of tourism as a principal means of employment is proposed.

Based upon 2013 STEAM research figures, Eden District Council estimates that there were around 4.26 million visitors to the district that year who contributed around £250m to the local economy and supported nearly 4,000 full-time equivalent jobs in the area.

There are no precise figures for the parish of Lazonby but an estimate can be made based upon accommodation and supporting activities. There is one family-run bed and breakfast at Seat Hill, within the village, another at Banktop on the main street (2 rooms offered) and Bracken Bank Lodge, outside the village, which offers accommodation and a range of outdoor activities, but especially shooting. In addition, Lazonby Hall offers four rooms for self-catering accommodation. There is also the camp site near the swimming pool and the Heskett Park holiday home site in the north-west corner of the parish.

Besides the jobs associated with accommodation (bookings, catering, cleaning etc.) there are some additional support posts associated with activities like shooting, at Brackenbank Lodge.

In total around 20 FTE posts are supported directly through tourism at present representing only around 2% of the population of the parish compared with more than 7% in Eden District as a whole.

Unlike many of the parishes in the district, tourism is currently fairly peripheral to the economy of Lazonby. There are few visitor attractions which draw people to the parish despite its proximity to both the Lakes and the North Pennines and the presence of a station on the Settle-Carlisle Line. There is a shortage of footpaths linking the village to other parts of the parish and the possibility of re-opening the footpath along the Eden Gorge, one of the most spectacular in the country, will be investigated. There is also no real provision for cycle-routes in the parish even though a Tour of Britain stage passed through Lazonby in September 2015.

The plan will seek to promote further development of this sector in the future through maintaining the natural and historic environment that provides the backdrop to every visitors' experience of the parish, and will seek to permit developments for the enhancement of tourism, where this is supported by clear evidence. New development will not normally be permitted in the countryside but small-scale applications associated with farm diversification will be considered on their merits. The current absence of a café in Lazonby village is seen as an important deficiency (noted during the consultation exercises), both with regards promoting tourism and community cohesion. The plan will support an application for the establishment of a café in suitable premises. This policy does not affect existing permitted development rights, where they exist, nor is it intended to apply to new, or replacement farm buildings related to farming activities.

Policy B2: Farm Diversification and Buildings Outside Current Settlement Areas

New development and extensions to existing buildings, intended to benefit farm diversification, for example cottage industries, holiday rentals and principal residences for sole occupancy by the owners (see Glossary), will be supported provided that:

- 1) they conform to the Design Guide;**
- 2) the site is accessible by an existing track or road to the public highway;**
- 3) in the case of new buildings, existing structures for repair or conversion are not present, or available for the proposed use.**

Any planning permissions granted with respect to Policy B2 will primarily be associated with the conversion of existing barns or other farm structures to bed and breakfast or self-catering accommodation. Any new buildings will be expected to be constructed in a style and using materials that closely match the principal farm buildings. New buildings away from existing settlements or farms will not normally be allowed. Permitted development rights will be severely curtailed or entirely removed upon the granting of planning permission.

Policy B3: Café or A3 premises.

The development of a café in the village will be supported provided that: it conforms to the Design Guide and it provides suitable parking.



Fig 16 Former Methodist Chapel, potential location for café

Any planning permission granted with respect to policy B4 will be associated with the conversion of existing barns or other farm structures to bed and breakfast or self-catering accommodation. Any new buildings will be expected to be constructed in a style and using materials that closely match the principal farm buildings. New buildings will not be permitted away from existing settlements or farms. Permitted development rights will be severely curtailed or entirely removed upon the granting of planning permission.

Policy B4: New Tourism Development

Tourism development proposals intended to support existing, or new amenity- or leisure-based activities (see Glossary) will be supported where not in conflict with other policies in the development plan.

8.8 HOME WORKING

Home working and businesses operating out of residential properties are increasingly important in the parish. They typically fall into two categories: those businesses which involve actual use of the premises, usually computer-intensive/consultancy work; secondly there are businesses using residential properties as an address, but the actual activity takes place at their clients' place of business, or work, such as trades-people.

Where these activities do not adversely impact upon the amenity of others these activities will be encouraged in line with policy B1.

8.9 CONVERSION OF REDUNDANT BUILDINGS

There are a number of redundant and dis-used buildings throughout the parish which would be suitable for refurbishment for business purposes, or for residential use for local farm-workers. Where farm-workers are to be housed this policy will be enforced by the use of conditions, and reversion to market housing will be limited. Bringing redundant buildings back into use will be supported where the above criteria can be met, policy D1 will apply to all such proposals. Note that some conversion and modification work will fall under permitted development.

Policy B5: Conversion of Redundant Buildings

Conversion of redundant buildings (see Glossary) for business purposes will be supported where it will lead to an enhancement to the immediate setting.

Conversion will only be supported where it can be demonstrated that there will be no material adverse impacts upon any heritage assets, local biodiversity and habitats, or the character of the surrounding area, arising from the development or the activities proposed at the site. Planning conditions and/or the removal of permitted development rights may be used to secure compliance with the Neighbourhood Plan policies.

9 MICRO-ENERGY SCHEMES

9.1 MICRO-ENERGY SCHEMES

Recent changes to the approach to renewable energy projects by the Government is likely to require LPAs to allocate areas for wind and solar farms. An application for such an installation would need therefore to be on land allocated in the LPAs Local Plan or in a Neighbourhood Plan. In the Eden Local Plan the majority of the Neighbourhood Plan Area lies within a Wind Energy Suitable Area (see Fig 4).

It is also worth noting that the Government is planning to withdraw, or reduce, subsidies for renewable installations. At this point it is not clear if this will affect only the larger installations or if the Government will withdraw existing subsidies to domestic installations. This would have a significant effect on new renewable energy projects and therefore limit the amount of energy provided from renewables both in EDC and within Lazonby. If the LNP supports micro-energy installations this would facilitate their installation. However, the removal of subsidies is likely to significantly reduce the number of new installations.

The Plan supports domestic and micro energy generation recognising that low-carbon energy generation can help meet local needs whilst addressing wider environmental concerns. Domestic scale generation can provide all or a significant proportion of the energy needs of the building to which it is attached or associated. The Plan also recognises that microgeneration technology can be installed at a scale suitable to provide for a community energy scheme. The compliance of energy generating infrastructure and its installation with the Microgeneration Certification Scheme, or its replacement, is encouraged.

Policy M1: Small Scale Renewable and Low Carbon Energy Schemes

Planning permission will be granted for energy generating infrastructure using renewable or low carbon energy sources to serve individual properties or groups of properties in settlements and countryside locations provided that:

- 1) The impact of the energy generating infrastructure either individually or cumulatively with existing infrastructure does not conflict with other policies in this Plan;**
- 2) The energy generating infrastructure is in a suitable location related to, and in proportion to the scale of the existing buildings or proposed development it is intended to serve;**
- 3) The siting, scale and design of the energy generating infrastructure does not compromise public safety and allows continued safe use of public rights of way;**

- 4) Adjoining uses are not adversely impacted in terms of noise, vibration, or electromagnetic interference;**
- 5) The imposition of a planning condition requiring the removal of energy generating infrastructure as soon as reasonably practicable once it is no longer used for energy generation in order to secure the restoration of the land.**
- 6) Has regard to the other policies in the LNP.**

10 INFRASTRUCTURE CAPACITY

The Parish has expanded rapidly over the last 25 years but the investment in core infrastructure, such as sewerage, water supply and surface water run-off has been more limited. Recent extreme weather events, especially extreme episodes of rainfall, which are expected to increase in frequency during the plan period, have demonstrated that the core infrastructure in the Parish is at, or close to capacity.

Rainwater run-off down the main road through the village and ponding of water on the road near to Will Pool are two particular issues. Flooding of fields and especially close to the River Eden occurred during the winter of 2015/16. The objective of the Plan will be to prevent the current situation from worsening by ensuring adequate provision of sewerage and run-off water drainage for new developments (see Eden Local Plan DEV4). It is important this is achieved without overstressing existing systems. Applicants are also directed to LNP policy B5 where the conversion of redundant buildings requires the provision of new or additional infrastructure.

Parking within the village is limited by the nature of many of the properties and by the character of the road layout.

Increased ownership of vehicles, paucity of public transport alternatives and the extent of commuting to workplaces outside the Parish have all contributed to the large number of cars parked in the village, especially after 6pm.

The volume of traffic passing up and down the main road through the village, while not large, in comparison with urban areas, has been raised as an issue of community concern. Rather than impose a raft of policies unlikely to have any impact on an already existing problem, the plan will seek to reduce the problem over a longer period through a number of measures under the aegis of the Parish Council. New schemes will need to demonstrate a significant commitment to reducing parking on the main thoroughfares in the village.

- 1) The Parish Council will engage with other bodies, such as the Highways Agency, Cumbria County Council and Eden District Council, to identify schemes and proposals which may help to reduce the pressure on parking.
- 2) To develop a long term 'Parking and Traffic Strategy' setting-out measures to be implemented.

- 3) Schemes identified in the Parking and Traffic Strategy may be implemented, in part, through conditions attached to schemes coming forward.
- 4) Parking alleviation schemes will not be suitable if they diminish the character of the village, or conflict with the provisions of the Design Guide.
- 5) New schemes will demonstrate a commitment to minimising any increase in traffic-flow along the main road through the village. This may be through supporting increased public transport provision, especially at peak times, or through other measures deemed appropriate.

Policy I1: Parking and traffic

No development on main thoroughfares (the B6413 and Scaur Lane) will be permitted unless off-street parking provision meets the requirements set-out in the most recent Cumbria Design Guide, and that it can be demonstrated that the development would not have any material adverse impact on highway safety.

11 PLANNING GAIN: LAZONBY PARISH PROPOSED SPENDING

The Parish has identified the following priorities for community spending during the period of the LNP:

- Community amenity area with recreation equipment at north end of village (a site on Scaur Lane has been identified for this).
- Public footpath to join Lazonby with Kirkoswald
- Public Car Park in centre of village and for use during Village Hall events
- Café/A3 premises as Community Enterprise, one possible location is within the former Methodist Chapel building.
- Cycle routes around the parish and to link with neighbouring parishes.
- Increased provision for subsidised bus services, for example by increasing the frequency of the Fellrunner service.
- Support for existing community services, for example capital or maintenance investment at the Swimming Pool.

Specific applications for funding will need to be presented to the Lazonby Parish Council for consideration and should be supported by a business plan and supporting information demonstrating the benefits to the community, together with any associated risks which might reasonably be known at the time. The decision of the Lazonby Parish Council shall be final.

12 ACKNOWLEDGEMENTS

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Gordon Malcolm

Chair, Lazonby Neighbourhood Plan Steering Group

13 GLOSSARY

The definition of terms used in the LNP and the Design Guide are explained in the following paragraphs. Where terms are not separately defined, the assumed usage is in line with current planning practice in Eden District.

Affordable housing:

Social rented, affordable rented and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision.

Amenity:

A positive element or elements that contribute to the positive character of an area, such as lack of noise and disturbance, openness, landscape, opportunities for recreation etc.

Area of Outstanding Natural Beauty (AONB): An area with statutory national landscape designation, the primary purpose of which is to conserve and enhance natural beauty.

Lazonby is located to the west of the North Pennines AONB.

Amenity based activity:

Any activity which utilises, or takes place within an area of amenity value (see Amenity, above), and which requires the conservations, or enhancement of that area. Examples include walking, cycling, fishing, sports and recreational activities undertaken for the purposes of leisure or enjoyment. Activities which may diminish the enjoyment of others, through noise or other disruption, will need to be considered on a case-by-case basis as to whether they constitute an amenity activity, or a nuisance.

Amenity value/green-space:

Open land, often landscaped, that makes a positive contribution to the appearance of an area or improves the quality of the lives of people living or working within the locality. It often provides opportunities for activities such as sports, and can serve other purposes such as reducing the noise from a busy road or providing shelter from prevailing winds.

Basic conditions:

The Localism Act (the Act) sets basic conditions that neighbourhood development plans or orders must meet. These are that the plan or order:

- must have appropriate regard to national policy and advice contained in guidance issued by the Secretary of State.
- must contribute to the achievement of sustainable development
- must be in general conformity with the strategic policies contained in the development plan for the area
- must not breach, and be otherwise compatible with, EU and Human Rights obligations

Biodiversity:

The whole variety of life encompassing all genetics, species and ecosystem variations, including plants and animals.

Climate Change: Long-term changes in temperature, precipitation, wind and all other aspects of the Earth's climate. Now accepted as partly attributable to increased carbon dioxide (CO₂) emissions, such as those resulting from the burning of fossil fuels in vehicles, power stations, factories and homes.

CCC:

Cumbria County Council.

Development:

Defined under the 1990 Town and Country Planning Act as "the carrying out of building, engineering, mining or other operation in, on, over or under land, or the making of any material change in the use of any building or other land." Most forms of development require planning permission (see also "permitted development").

Development Plan:

This includes adopted Local Plans and neighbourhood plans and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.

EDC:

Eden District Council, the local planning authority.

Eyesore:

In the context of the LNP this is defined as a derelict, ruinous or empty building within the village, which has been in that state for at least five years and its immediate setting. The term has been used repeatedly by respondents during the consultation process to describe a number of potential brownfield sites.

Habitat:

An area or type of natural area within which certain species or groupings of species can exist naturally. They should not be considered in isolation but instead they are linked, overlapping and take many forms.

Heritage asset:

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

Household:

A person living alone or a group of people living together at the same address and with common housekeeping.

Infrastructure:

The physical entities (for example roads, railways, sewers, pipes, telecommunications lines) that is necessary for communities to function and move around.

Landscape Character:

The distinct and recognisable pattern of elements that occur consistently in a particular type of landscape. It reflects particular combinations of geology, landform, soils, vegetation, land use and human settlement.

LNP:

Lazonby Neighbourhood Plan.

Local green-space:

Green-space in proximity to a community and which has some special significance of historic, recreational or aesthetic value to the local community.

Local planning authority:

The public authority whose duty it is to carry out specific planning functions for a particular area, primarily the preparation of a Local Plan and the determination of planning applications.

Local Plan:

The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law, this is described as the development plan and is adopted under the Planning and Compulsory Purchase Act 2004.

Low Carbon Energy:

Energy which requires the burning of fossil fuels (i.e. not renewable) but generated through processes and technologies that release less carbon dioxide than conventional means, for example combined heat and power plants (CHP), and heat pumps.

LPC:

Lazonby Parish Council.

Material considerations:

A material consideration is a matter that should be taken into account in making a decision on a planning application.

Material considerations can include (but are not limited to):

- Overlooking/loss of privacy
- Loss of light or overshadowing
- Parking
- Highway safety
- Traffic
- Noise
- Effect on listed building and conservation area
- Layout and density of building
- Design, appearance and materials
- Government policy
- Disabled persons' access
- Proposals in the Development Plan
- Previous planning decisions (including appeal decisions)
- Nature conservation

However, issues such as loss of view, or negative effect on the value of properties are not material considerations.

Microgeneration Certification Scheme:

Internationally recognised quality assurance scheme, supported by the Department of Energy and Climate Change. MCS certifies microgeneration technologies used to produce electricity and heat from renewable sources. It is mandatory for receiving government financial subsidy including the Feed-in Tariff and the Renewable Heat Incentive.

National Planning Policy Framework (NPPF):

A Government document, published in 2012, that sets out nationally important planning issues. It replaces Planning/Mineral Policy Statements and Guidance Notes.

Neighbourhood plans:

A plan prepared by a Parish Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

Open Space:

Usually used in relation to built-up areas. Refers to all open areas of public value, which can offer opportunities for sport, and recreation, as well as a visual amenity and haven for wildlife. Public open space is where public access may or may not be formally established.

Permitted Development:

Certain limited or minor forms of development that may proceed without the need to make an application for planning permission.

Planning obligation:

A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Previously Developed Land or 'Brownfield' Land:

Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Principal Residence:

Any house, or dwelling, occupied by the owner and/or their spouse for a minimum of 150 days per annum.

Redundant building:

Any building which has not been in use for the purposes for which it was intended during the last five years but has been used for those purposes within the last 15 years. Barn and agricultural buildings intended usage assumed being for the storage or quartering of agricultural produce, animals or equipment.

Renewable Energy:

Energy produced using renewable sources such as wind, water or biomass. Off shore renewable energy generation projects such as offshore wind or wave power are dealt with by the Marine Management Organisation and the Infrastructure Planning Unit rather than local planning authorities.

Small scale housing development schemes:

With regard to the LNP, 'small-scale' has the meaning of up to five dwellings, when applied to housing sites and having a site area of less than 0.5 hectares when applied to non-housing sites. Small-scale sites may also be defined in terms of their social sustainability: typically having negligible impact in this regard. Where this is not the case, for example a development with a small footprint but leading to an increase in noise in the vicinity due to proposed operation of activities at the site, then the application will not be considered as being 'small-scale'.

Small Developments:

Housing developments of up to five residential units or having a site area of less than 0.2ha. Any development of more than two-storeys, or more than 8m to the eaves in height, cannot be considered to be a Small Development.

Supplementary planning documents:

Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the development plan. The LNP is accompanied by a Design Guide, which is a Supplementary Planning Document.

Sustainable development:

International and national bodies have set out broad principles of sustainable development. Resolution 42/187 of the United Nations General Assembly defined sustainable development as meeting the needs of the present without compromising the ability of future generations to meet their own needs. The UK Sustainable Development Strategy Securing the Future set out five 'guiding principles' of sustainable development: living within the planet's environmental limits; ensuring a strong, healthy and just society; achieving a sustainable economy; promoting good governance; and using sound science responsibly. National Planning Policy Framework (2012) sets out the government's expression of what constitutes sustainable development.

Trees and hedges of amenity value:

For the purposes of this policy: any tree considered 'veteran' (see below), or any tree or hedge which has been in situ for at least five years and which has worth, or significance to those who use, or view it. Veteran trees are those of great age; relative to others of the same species, existing in an ancient stage of life or due to its biological, aesthetic or cultural interest. Size alone is a poor indicator of veteran status, as different species may have different rates of growth or natural life spans. Management practices such as coppicing may also belittle the true age of the coppice stool. For this reason, the species, relative ages, management practice, aesthetic, cultural and biological importance should all be taken into account when surveying or assessing potential veteran trees (definition from Forestry Commission).

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