

Cumbria Cumbria County Council's Response to: Lazonby Neighbourhood Plan Publication Draft (June 2017) Lazonby Design Guide Updated 18 January 2018

Introduction

Cumbria County Council welcomes the opportunity to provide comment on the Lazonby Neighbourhood Plan Pre-submission Draft and the Lazonby Design Guide.

The County Council's response focuses on strategic issues given its role as Highway and Lead Local Flood Authority.

Once adopted, the Lazonby Neighbourhood Plan will become part of the statutory Local Development Plan for Eden and will constitute a material consideration in future planning matters in the Lazonby Parish area. The Lazonby Design Guide is intended as a supplementary guidance to govern the siting, appearance and character of new developments within Lazonby.

When undertaking the review of the policies of the Neighbourhood Plan it is important that it reflects the strategy and aspirations of the Local Transport Plan; Cumbria County Council's Area Plan for Eden and the Cumbria LEP's Strategic Economic Plan. This is important as the Local Plan sets the spatial strategy and key development opportunities within Copeland. Its implementation will contribute to delivery of Cumbria County Council's vision "For the people of Cumbria to benefit from sustainable economic growth and an enhanced quality of life"; and the following priorities in our Council Plan (2016-2019) to:

- safeguard children and support families and schools so that all children in Cumbria can grow up in a safe environment, and can fulfil their potential;
- support older, disabled and vulnerable people to live independent and healthy lives;
- enable communities to help shape their local services, promote health and wellbeing and support those in poverty;
- provide a safe and well managed highways network, secure infrastructure improvements and support local economic growth;
- be a modern and efficient council.

Lazonby Neighbourhood Plan

The development strategy for the Lazonby Neighbourhood Plan is set out in Eden District Council's Local Plan. Eden Local Plan is at an advanced stage of production, it has been submitted to the Planning Inspector as in now being formally examined. Lazonby is allocated as a key hub. The Eden Local Plan does not propose

any allocation in Lazonby. The village is expected to meet its housing requirement of 116 units.

Policy H1 proposes the allocation of sites. It is noted that the Table 4, page 41 refers to the period 2014- 2029. It is suggested that the timescales should align with the Eden Local Plan 2014-2032.

Monitoring of housing permissions against housing completions will need to be undertaken to ensure that development within Lazonby does not adverse impact upon the village's infrastructure capacity. Where development creates a pressure on infrastructure, mitigation measures will be required to offset such impact.

It is noted that Infrastructure Capacity is dealt with in section 10. However Policy I1: Infrastructure Capacity only deals with the provision of sewerage and surface water run-off. It is suggested that the policy is widen to cover all infrastructure. The scale new development should be dependent upon sufficient capacity being available in the existing infrastructure networks to meet the demands of new development. Where this cannot be demonstrated, permission for new development will only be granted where additional capacity can be released through better management of existing infrastructure, or through the provision of new infrastructure.

The County Council's Planning Obligations Policy Document (September 2013)¹ sets out the council's policy approach to seeking developer contributions towards infrastructure as part of the planning process.

Although not exhaustive the County Council will seek contributions in the following areas:

- Highways and Transport (including walking and cycling) Interventions
- Education Provision (including school transport provision)
- Surface Water Management/ Flood Alleviation Schemes
- Extra Care housing as part of the affordable housing requirement on larger development sites.

The following wording is suggested to amend Policy I1: Infrastructure Capacity

Applicants will need to demonstrate that there is sufficient capacity with existing infrastructure network to meet the demands of the development. Where this cannot be demonstrated, permission for new development will only be granted where additional capacity can be released through better management of existing infrastructure, or through the provision of new infrastructure.

This could include (though not limited to) the following types of infrastructure:

- Highways and Transport (including walking and cycling) interventions
- Education Provision (including school transport provision)

- Surface Water Management (to ensure that the development does not create flood risk to the site and/or surrounding sites and infrastructure)
- Sewerage Systems
- Flood Alleviation Schemes
- Extra Care housing as part of the affordable housing requirement on larger development sites.

Attached are site specific comments made in respect of proposed site allocations.

Support is given to Policy D8: Footpaths which seeks to ensure the retention of all existing footpaths, adopted footpaths and Public Rights of Way.

Support is given to Policy D9: Cycleways but the Parish Council should be mindful to ensure they follow legal requirements for any new designations.

In respect of paragraph 7.1.5 – it is acknowledged that there are traffic issues perceived by residents, however, subject to suitable design of future developments it is considered that the highway network is suitable for the proposed growth.

Policy I2 states:

‘No development on main thoroughfares will be permitted unless off street parking provision meeting Eden Local Plan requirements is required. No exceptions will be allowed’.

This policy is noted and every effort will be made to work with the Parish Council to ensure traffic and parking issues are reduced where possible.

¹ CCC Planning Obligations Policy (September 2013)

<http://www.cumbria.gov.uk/eLibrary/Content/Internet/538/755/1599/41590142248.pdf>

Lazonby Design Guide

The Cumbria Design Guide has been produced by Cumbria County Council. The guide is not designed to be a supplementary planning document, but does show how the County Council will respond to planning applications where it is a statutory consultee. It will therefore have planning weight. The document provides guidance in three areas:

- Residential Development
- Commercial Development
- Sustainable Urban Drainage Systems (SUDs)

In respect of the content of the Lazonby Design Guide the following comments are made.

Para 4.7.3 refers to garden walls being present between the road and the building, however, it should be noted that these should not interfere with visibility splays for accesses to a property or highway users.

The Lead Local Flood Authority would support the statement on 'Large areas of impermeable hardstanding are not considered to be sustainable,...'