

## **Evidence base**

The evidence base for the Lazonby Neighbourhood Plan is mostly contained within the submission documents being integral to the policy statements. However, many other sources have been consulted during the formulation of the plan and utilised during its preparation. In general three main sources have provided backbone of the evidence that has been used:

- 1) Evidence gathered for the Eden Local Plan; in particular the LNP has relied on EDC numbers with regard to housing provision.
- 2) Documents and research carried out by parishioners either for the LNP, for the Village Design Statement of 2007, or for other purposes, such as the historical research carried out by Sheila Fletcher for the Local History Society with regard to the dating of buildings in the village and their characteristics.
- 3) Extensive consultation carried out to support the LNP. The consultation process has been particularly important for providing the basis for policies on design, open spaces and in relation to the location of housing sites. The consultation process has been iterative with results feeding back into further consultation to improve the utility of the responses.

Numerous other sources have been utilised to develop specific policies, or to provide the general policy background (such as the NPPF). A number of existing digital documents and topic papers are reproduced in the following pages in relation to either a range of policies, or focussed on more specific issues. Further evidence is contained in the Consultation Statement which records both responses from residents and businesses, and also includes an analysis of the extensive consultation carried out at the beginning of the LNP process which provided a platform on which to base the emerging policies.

For each policy in the LNP the principal evidence, together with any additional digital documentation used, is reproduced in the following pages. Digital documents have been tinted blue. All the policies have used evidence from the consultations undertaken, but consultation has been of greater import with regard to the policies noted below.

### **Policy D1: General Development Principles**

Principal evidence: Eden Local Plan and NPPF.

### **Policy D2: Greenfield Sites**

Principal evidence: Eden Local Plan, Consultation and Village Design Statement (attached below).

# Village Design Statement

November 2007

## **INTRODUCTION**

### **What is a Village Design Statement?**

Many people feel they have no say over what development takes place in their community. Village Design Statements (VDS's) offer a constructive solution to this dilemma.

Local communities have a unique appreciation and understanding of their own place and a VDS is based on this knowledge. It describes the qualities that residents value in their village and its surroundings.

A Village Design Statement sets out clear and simple guidance for the design of all development in a village based on its character. It is an advisory document produced by the village community, not the planning authority. It will not stop change happening but it can help affect how new buildings fit into the village. A VDS is intended to influence the operation of the statutory planning system, so that new development is in harmony with its settings and makes a positive contribution to the village environment.

- \* It describes the distinctive character of a village and its surrounding countryside
- \* It shows how character can be identified on three levels
  - the landscape setting of the village
  - the shape of the settlement
  - the nature of the buildings themselves
- \* It sets down design principles based on this character

The VDS is an important part of the Lazonby Parish Plan and takes full account of the extensive public consultations in 2005 on which that Plan was based.

In consultation with the Parish Council and the District Council, a group of residents have produced this document for initial consultation.

It is in line with current planning policies of both Cumbria County Council and Eden District Council. At this time, EDC is developing a series of new Development Plan documents to form the Local Development Framework. This document would be advisory but would be used as a supplementary guidance for development in the village. The VDS also acknowledges the policies of Cumbria County Council's Structure Plan (2006) which sets broad policies for housing, rural development, highways and economic development. Cumbria County Council is itself subject to regional and national planning policies.

### **Who is the Design Guide for?**

Changes are brought about not just by new buildings but also, on a smaller scale, by alterations to existing houses, open spaces, walls, hedges and street furniture.

This guide seeks to encourage everyone to look carefully at the impact of what they propose to do in the village and the landscapes as a whole.

In particular it is hoped it is acted upon by;

- \* District and Parish Councils in considering planning applications
- \* Statutory bodies who provide services and utilities
- \* Developers and Builders
- \* Households, businesses and farmers

### **Why do we need it now?**

The public consultations for the Parish Plan showed a clear majority of participants had concerns about the rate of change in Lazonby, about the type and design of new houses, about traffic and about lack of play space for children.

Concerns about the lack of affordable housing both locally and nationally are leading to new policies on identifying potential development sites. House prices on the open market have left many families and individuals unable to afford to live in their home village or near to work. Affordable homes are needed to meet demands from local people for reasons such as:

- \* Young adults living with parents needing independence.
- \* Families with children needing larger houses.
- \* Families breaking up through divorce and separation.
- \* Older people needing smaller or sheltered housing or needing to move near to their children.
- \* Tenants of tied cottages or with time limited tenancies.
- \* People wanting to live near their work to avoiding commuting.

Cumbria Rural Housing Trust has done a survey of housing need for Lazonby Parish which shows a minimum need for 9 houses in the next 5 years for local need. Potentially a further 20 homes could be needed.

Eden District Council has identified Lazonby as a local service centre which means that the village will be the focus of some new development. This document recognises this and seeks to ensure that both local needs are met whilst protecting what is best in the village character.

Sustainability, protecting the environment and biodiversity are national concerns which affect us locally. The VDS is needed to identify the most valued features of our environment, these include our buildings and landscape as well as the important habitats for wildlife.

### **The Parish of Lazonby**

Lazonby Parish lies to the north-east of Penrith, in the Eden District of Cumbria. It is about 5 miles long and 2-3 miles wide with the River Eden along its north-east side and the A6 along the south west. Lazonby village, with almost all the population of the parish lies in the far eastern corner. It is 7 miles from Penrith and 15 miles from Carlisle.

The parish is crossed by minor roads focusing on the river bridge at Lazonby. The most significant are the B6413 running from Plumpton to Brampton and the B6412 running from Lazonby to Edenhall. Other minor roads run north south linking villages within the Eden valley. Country lanes link farms and estates.

The village of Lazonby enjoys a wide range of services benefiting local residents, tourists and adjacent communities. These facilities include the primary school, village hall, two pubs, two churches, bowling green and swimming pool and important business enterprises such as the large Co-op, Bells Bakery, Lace's garage and craft, IT, and insurance businesses. These provide vital employment opportunities in the area. Beyond the village there are rural businesses at Brackenbank and Eden Valley Mineral Water Co. at Low Plains.

The River Eden is a major regional tourist attraction, for fishing, canoeing and walking.

At the last census in 2001, the population of the Parish was 981. This was a considerable rise of 20% since 1991. There were 402 households, 119 had dependant children, 113 were pensioners and 87 single person households. The 402 households owned 620 cars or vans. Since 2001, additional building in the village has expanded this population.

### **The Landscape of the Parish**

Lazonby Parish exhibits broadly three different landscape characters: The Central Area, Sandstone Ridge and the Broad Valley. These are shown on MAP A.

#### **1) The Central area**

The central area covers Lazonby Hall to the north, down to the western part of the village of the village (west of the Settle-Carlisle railway line) and continues down to the west part of Great Salkeld in the south. This is predominantly grazing land at an altitude between 100m-200m above sea level, and is 'intermediate' between the lowland and more rolling upland types.

It varies between the rolling high land with wide views and few hedges to undulating more enclosed land with a regular pattern of sandstone walls, hedges or hedgerow trees. It is fairly bland in character with few strong features. It is generally a large-scale landscape, mainly open. Beyond the village boundary, it is largely unaffected by development pressures.

#### **2) The Sandstone Ridge**

West of this central area is a distinctive ridge, which covers Lazonby Fell which is designated as a Site of Special Scientific Interest (SSSI), Baronwood (part SSSI), Blaze Fell down to Wan Fell (SSSI) within the Parish. The attractive areas of heathland are also largely protected by SSSI designation.

The ridge is particularly prominent when viewed from the M6 corridor to the west, whence it provides a mainly afforested skyline. Lazonby Fell is particularly pronounced. North of Lazonby Fell it breaks into a series of isolated hills.

The landscape is dominated by improved farmland or conifer plantation, but with significant areas of unimproved heathland. There are attractive long distance views eastwards across the Eden to the Pennines and over the Petteril Valley to the Lake District to the west. It is a large-scale, open landscape, sometimes varied in character or more simple. Colourful patches of heather occur in summer and golden bracken in autumn. Woodlands on these hills are nationally significant for the protection of red squirrels.

This landscape has changed in recent times, and was, in the past, dry heathland or rough pasture. However agriculture and forestation have changed that character. There is some consequent neglect of field boundaries. Poorly designed farm entrances and intrusive modern farm buildings also occur.

Areas on Lazonby Fell have now been designated Open Access areas for walkers.

#### **3) The Broad Valley**

To the east of the central area is a broad valley that extends from Staffield in the north, and includes Langwathby down to Kirkby Stephen in the south-east. Within Lazonby parish it covers the area east of Lazonby village and the railway line, to the River Eden across to Kirkoswald down to Eden Lacy, the east side of Great Salkeld, Nunwick Hall to Little Salkeld.

This is a broad, large-scale landscape unified by the River Eden. Some parts are flat with fields of improved grazing land. It is nevertheless a deep and wide valley with extensive plantations, small woodlands, parkland and extensive views. Some of these wooded areas are recorded as ancient woodland and also benefit from statutory planning control in the Eden District Local Plan. These sites are mostly located at the north end of the parish near Armathwaite.

The River Eden itself is a designated Site of Special Scientific Interest with particular value for wild salmon, trout, lamprey and otters and has varied and important bird life. Bank erosion is a continuing problem.

Overall, land cover is mixed, predominantly pastoral. Fences and hedges form boundaries, but stonewalls are also found. North of Kirkoswald the valley narrows to an impressive steep rocky gorge with hanging woodland and fast flowing river, which cuts through the sandstone ridge towards Armathwaite. Agricultural changes and forestation have resulted in some neglect of traditional landscape features, such as the loss of hedgerows and parkland tress. Many trees are now elderly and have not been replaced.

This area is also designated in the Cumbria and Lake District Joint Structure Plan and the Eden District Local Plan as 'County Landscape', and therefore benefits from additional statutory planning over new development control.

### **The Village in the Landscape**

Lazonby village sits within this landscape of green fields and woodlands, linked to the countryside with lanes and paths lined with trees, hedges and stone walls. From a distance, the village is screened by important groups of trees and folds in the shape of the land. The main views of the village are from the opposite side of the river from where the village seems to be well wooded. Buildings which are clearly identifiable from Kirkoswald include the church, the school, the old vicarage, Bells bakery and the Auction mart. There is a clear boundary to the village along the edge of the flood plain of the River Eden.

Other views of the village are more fragmented, coming over the hill from Penrith and getting the sense of the village facing the great sweep of the Pennines and the views from Lazonby Hall and Fiddlers Lane, where new estate development and the Bakery stand out, having not yet been softened by new trees or hedges.

### **Design Principles: Landscape setting and Countryside**

1. *New development in the open countryside should respect the character of the often wooded farm land. The need for large farm buildings is recognised as an essential part of modern farming but the visual impact can be limited by careful siting. Any planning application must be supported by a landscaping scheme.*
2. *Country lanes and grass verges should be recognised as forming a conservation and recreational resource. Certain lanes should be afforded special status as Quiet Lanes. (MAP2) Important grass verges should be surveyed, recorded and protected by the county council.*
3. *Existing mature trees within the landscape of the parish as a whole should be protected and new planting encouraged.*
4. *Countryside stewardship schemes for new hedges, woodland and wetlands are supported, especially in the context of linking wildlife habits.*
5. *Commercial forests should be screened with native species of trees.*
6. *Existing footpaths through the countryside must be preserved and links to form circular walks developed.*
7. *Extraction of minerals (stone and sand) can impact enormously on the landscape. Where there are new proposals within the County Policies, all sites must be fully screened and traffic impact minimised.*

### **The Development of Lazonby Village**

Lazonby as it is today represents the outcome of thousands of individual decisions made by men and women over hundreds of years, an unplanned but happy coincidence of buildings and open spaces which go together to make up a thriving community.

Lazonby developed as a linear village with the main street accompanying the Harrow Beck, which runs from Townhead down to the River Eden for nearly  $\frac{3}{4}$  mile. The village slopes quite steeply on a west/east axis affording spectacular views out over the Pennines from many parts of the village. From the main road, side lanes meander out to criss-cross the countryside linking farms and villages. Some lanes over time have become farm tracks and footways others are short access roads to buildings behind the main street frontage.

The village has probably a Norse origin but its documented history dates from Norman times, mentioned in the character of the Abbey of Holm Cultram in 1165 as having a church, mill and farms. Remains of medieval field systems can still be found in the village. During the 16<sup>th</sup> Century the village suffered from the effects of fighting along the Scottish border, the manor finally passing to the Musgraves of Edenhall in 1716.

The village between the 17<sup>th</sup> and 19<sup>th</sup> centuries was based on gradual development of a number of substantial farms (now mostly residential) and farm cottages. The street led to the ford across the River Eden which was replaced with a bridge in the 18<sup>th</sup> century. Ancillary rural crafts industries supported the rural economy including quarries, blacksmiths and sawmills.

With the coming of the railway in 1850, the village developed as an important sheep sales centre. The following 60 years saw considerable new housing, both terraced and villa style plus community facilities flourishing: the school (built in 1863), the church (rebuilt in 1865), the Reading Room and library, now the village hall (built in 1858), the Wesleyan and Methodist Chapels (1850 and 1898). These still form some of the most important visual elements in the village.

The pace of change quickened during the last 30 years of the 20<sup>th</sup> century. Increasing car ownership meant that commuting to work from rural villages became common. More people were attracted to the village way of life in which to bring up families and to retire to. Old estates were being broken up and new farming methods were changing the face of the countryside. In Lazonby, new housing developments were built both in estates and along the lanes leading from the village. This, together with infilling of land behind the village frontage and conversion of former farm buildings, has made a big impact on the village. Some modern buildings, the Co-op and Bells Bakery have had great economic and social impact. Some former agricultural buildings along the main road have become disused as the needs of modern farming have moved on. Some have been converted to residential use. A question mark hangs over the long term future of livestock markets, although the railway itself seems to be safe from closure.

### **The Character of the village**

The marked slope of the village site means that, for the most part, the local horizons are either close or immediate, nowhere is a full view of the whole village possible. Moving through the village means experiencing a constant change of prospect, with glimpses or long views out to the hills or fields from most parts of the village between or over buildings. The main street and all the roads leading out of the village have changes of gradient or curvature which introduces a picturesque element into what is essentially a working village. The irregular pattern of street frontages and variations in the building line add interest to the long main street. Non residential buildings are dispersed throughout the village and none dominate the village character. The largest of these, the bakery, are on the fringe of the village on former railway land.

The older parts of the villages are characterised by close and varied development but with a spread or small spaces arising from both individualities in design and the placing of buildings on their site. These spaces are important as they minimise the impression of high density and overcrowding. The majority of building is of one or two storeys. An unusually large number of properties do not have a conventional street frontage. A few have gable ends to the street (normally a sign of early foundation). There is a mixture of detached, semi-detached and terrace housing of pre-20<sup>th</sup> century date. 19<sup>th</sup> century buildings predominate but the significant community buildings are well spread out and there is no clear centre for the village. The village is visually divided by the railway bridge with a distinctly older feel to the lower part.

Property boundaries are generally stone walls and these form a unifying feature right through the village.

Other than recent infill and barn conversions, post-war development has been away from the main street: A large estate off Scaur Lane, private estates on Seat Hill and Lamb Lea and Housing Association property of Eden Court and other sites plus ribbon development along the Carlisle Road and Rectory Hill. Much of this development has been low density with wide grass verges and large gardens. This has on the whole respected the shape of the landscape but the choice of architectural style and building materials and urban traffic-based layout has in some cases introduced a suburban element into a rural village. In most cases, estate development does not have a real link to the traditional fabric of the village either in layout or in use of materials.)

### **Focal Points**

Because of the linear nature of the village, there are few clear focal points of reference. The church is visible from most of the village being built on an elevated site. The unique architecture of the school with its tower is also a focal point of the lower village. The railway bridge across the middle of the village street is obviously highly visible; however, residents are more likely to use social reference points when describing the village such as the village hall, Bells or the Co-op, none of which are visual landmarks. Lazonby has a rich social landscape and the way people perceive and describe the village is a combination of streets, buildings and places important to themselves and the community.

### **Design within the village: Location**

1. *A Conservation Area should be designated as shown. (MAP2) There should be a presumption against new development other than infill or essential rebuilding within this area.*
2. *New development should take place within the village envelope and not continue ribbon development along roads into the village.*
3. *Planning applications must be accompanied by drawings showing the impact of the development on the surrounding properties and countryside.*
4. *The siting of new development should be subject to Traffic Assessments where the Highway Authority or Planners or Parish Council consider that it may put undue traffic pressure on unsuitable roads or junctions*

5. *Open spaces identified on the map should not be developed.*
6. *No permanent building should be permitted on the flood plain of the Eden.*
7. *Infill development should only be allowed where it contributes to the village character in terms of layout on the site, materials and style. Conversions of redundant industrial and agricultural buildings should be supported both for residential and commercial use.*

### **Design Principles: Commercial Development**

1. *Employment in the village is to be supported through the Planning system. Applications for extensions to existing enterprises should be supported subject to assessment to traffic impact and good design.*
2. *New enterprise, either home or farm based or workshop/office based, should be supported. Some land at the Mart site should be protected for small scale enterprises.*
3. *Commercial buildings within the village should be subject to the same design criteria as residential buildings. Larger, modern buildings should be screened and an appropriate, subtle colour used for cladding. Yards and materials stores should be screened with fencing and planting of native trees and hedging.*

### **Design within the village: Form of Development**

- 1) *Where there is to be new development, it must adopt a style appropriate to this village and be in the form of a street or courtyard / cul de sac development which provides a combination of terraced, semi-detached and detached properties. Estates of large, single detached houses are not in keeping with village character.*
- 2) *Land for development is precious. Form and layout should reflect existing surrounding development. The developer, through the Design and Access Statement of their planning application, must justify the proposed layout in relation to the surrounding buildings and landscape.*
- 3) *Buildings should be of both one and two storey types with a varied roofline consistent with traditional buildings. Garages and outbuildings should be integrated into the whole design and continue the use of appropriate materials. Roof pitch should be traditional.*
- 4) *Open spaces should be an integral part of the design, with good segregation of traffic from pedestrian movement. Open space could be paved as a yard or be a grass / landscaped area.*
- 5) *Children's play areas should be considered in any development which includes a number of family homes and a suitable communal space provided.*
- 6) *Safe footpaths should link any new substantial developments to the main street of the village.*

### **Traditional Architecture and Historic buildings**

Lazonby has not a big catalogue of important buildings. Those Listed as being of Historical or Architectural importance are few and include the church, the river bridge, the school and Banktop Farm. However, the village has a number of key characteristics, which give it the sense of unity which the older parts of the village display.

A study of the traditional buildings carried out by the Lazonby and District Historical Society in 1999 identified these key features.

The most important feature is the use of red Lazonby sandstone for buildings, outhouses and walls.

\*Buildings have a simple ground plan and are two storeys in height, often standing on boulder or moulded plinths.

•Quoins to buildings are of cut /dressed stone.

\*\*Building walls are either exposed sandstone, roughcast or smooth render.

\*Buildings have stone or cement window surrounds.

\*Some have vertical stone bars and hooded mouldings to the windows.

•Windows are rectangular and vertical, traditionally wooden sash construction.

\*Door openings are simple often with stone lintel or full surround.

•Roofs are simple pitch, single height in stone or slate with stone or tile ridge material.

\*Chimneys are short, rectangular and plain, at the end of the roof edge.

\*Gables are unornamented and plain.

Within this tradition there are many interpretations, Some modern development has taken aspects of this and successfully incorporated it into their designs. Others have not been successful.

In general, buildings featuring dormer windows, pan tiles, bay windows, 'Mock Tudor' timbers, hip-gable or corniced roofs will not sit naturally alongside the older housing. However, within the large newer areas of the village, use of brick is accepted and there is a wide variety of architectural styles.

The treatment of areas around buildings has also a traditional form. Gardens have stone walls as boundaries and these link into the stone walls which are characteristic of the field boundaries around the village. Paved yards running at right angles to the main street, sometimes cobbled, are a local feature. Grass verges have been replaced with pavements within the village. There are now wide areas of tarmac surface through the centre of the village. It is important for safety reasons that road surfaces and pavements be maintained, but this makes the walls, hedges and paved yards even more important in maintaining the village character.

### **Design within the village: Materials and Design Features**

- 1) *Materials for new development or renovation of existing properties should take account of adjacent buildings and the character of the part of the village within which it falls. Within the suggested Conservation Area, the use of stone facing or rendered wall surfaces is expected, together with traditional style roofing, windows and doors.*
- 2) *In more modern parts of the village, materials should blend in with those already in use, but here stone walling round gardens would make a link to the older core of the village.*
- 3) *Nowhere in the village should red roof tiles, yellow brick or 'half timbering' be acceptable.*
- 4) *There is much advice already available on traditional building materials and their use as well as on appropriate doors, windows, rainwater goods etc. Eden District Council is updating its Design Guide as part of the new Local Plan Framework and will offer guidance to householders. Other guides are available including the Eden contribution to 'The North Pennines...Good practice in Design, Maintenance and Adoption of buildings' These guides should be made available through the Library and from the Parish Council.*
- 5) *All planning applications, including change of use, new-build, renovations and alterations to existing buildings should be assessed using the principles of best practice which the District Council Guide will incorporate.*
- 6) *Innovative, contemporary design and that which incorporates energy-saving or generating features should be welcomed where it respects and enhances its surroundings.*

### **Open Space**

*The spaces between, around and in front of buildings can be as important as the buildings themselves. Open spaces often green spaces, soften a hard building style and public open space is vital for recreation, socialising and play as well as to visually link the village to its rural environment.*

*Lazonby does not have a lot of open space within the framework of the village. (MAP2) At the top of the village is the Will Pool, lower down there is the area around the old school and the churchyard and at Townfoot there is the playing field and river frontage. The village is surrounded by productive agricultural land crossed by only a few public footpaths. All other spaces, except roadside verges and paths are usually enclosed private gardens. Older properties often front directly onto the street so there is no sense of spaciousness along the main street and no traditional village green or park. Within the newer areas, there are wide streets and verges but no focal points or again, park or play areas.*

*The Parish Plan survey showed 80% of respondents felt that existing open spaces in the village should be protected from development. Many noted the absence of a proper play area for children.*

### **Design Principles; Open Spaces**

1. Existing public open space should be retained and enhanced. This would include the Will Pool, Swimming Pool fields. Playing fields and incidental open spaces.
2. Within any new large scale development, there will be provision for play facilities for young children.
3. Private open spaces and gardens form an important part of the village character, subdivision of gardens is not often appropriate although in Lazonby there are long back gardens where some very small and individual development may be possible.

4. Open spaces give the views out of the village which are so important to residents. Any new development must give consideration to its impact on existing views.

### **Village Trees**

*There are important groups of trees and individual trees within the village which contribute a great deal to its character. Trees give an extra dimension to a village scene. They 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, at Bank Top, by The Old Vicarage and the length of the river bank. Individual trees in the village include the Coronation copper beech by Croglin Toys. These are shown on Map 2*

### **Design Principles: Trees and landscaping in the village**

1. Existing mature trees and hedges should be retained on any development site. Any planning application should be supported by a landscaping scheme showing how this is to be done and how the developer will include new planting in a way that will ensure long term integration of the new with the old.
2. Trees which contribute to the special character of the village should be protected by Tree Preservation Orders.
3. Use of native trees and shrubs should be encouraged to blend development into the wider landscape. This is particularly relevant to planting in open spaces or along the highway.
4. New planting could take place on village land adjacent to the river and along side the sports ground.
5. Traditional stone boundary walls or low stone wall with a hedge or railing would blend with the village style
6. Traditional paving has been of stone flags, this is expensive but sympathetic modern materials can create a similar effect.

### **Traffic in the village**

The street pattern in the village developed in the age of the horse and cart. Modern roads from newer developments all lead on to this ancient road system. In the 21<sup>st</sup> century there are demands being placed on our transport system which are difficult to accommodate. Near universal car ownership means that every house has at least one car requiring a parking space. As many people work outside the village, cars are used daily for journey to work. Increasingly cars are used to transport children to school, shopping and for leisure activities.

Parking has become a problem by the school, the village hall and the Coop.

Increasing size of vehicles also pose difficulties. Large lorries are now used for deliveries to Bells, the Coop and Auction Mart.

Speeding cars are perceived as a problem especially down the hill.

The Settle and Carlisle railway provides a vital commuter and shopping link to Carlisle, although access to the eastbound platform is still difficult for less physically able passengers.

Bus services are barely adequate. Secondary age children are bussed into Penrith, other services by the Fell runner company are not frequent.

There are no dedicated cycleways or bridleways by which non motorised traffic can avoid the main road through the village.

Footpaths within the village have little impact in terms of providing safe, off road routes to school or shops. Paths have not been integrated into new developments except as pavements.

### **Design Principles: Traffic and Footpaths**

1. Any proposed development in the village will be assessed with regard to its effect on the safety and character of existing roads and paths in the village. A planning application should provide estimates of traffic generation.
2. Any proposed development in the village will be required to provide vehicular and pedestrian access in a way that both reflects the character of the village and reduces the impact of new traffic movements, whilst providing for adequate parking and servicing facilities.
3. Highway and Planning authorities should be aware that the imposition of urban road engineering standards such as turning circles and visibility splays are often inappropriate in a village and add to the dominance by the car of the village. Sensitive and creative design is required for all developments.
4. Parking will continue to be a problem at times. No sites for parking either by the shop or village hall are immediately obvious on a permanent basis.

5. Fiddlers Lane and Scarrows be designate 'Quiet Lanes' with a 20mph speed limit.
6. It is recommended that the feasibility of providing a footpath to Kirkoswald be investigated as a priority by Lazonby and Kirkoswald Parish Councils and the County Council.
7. Every effort should be made by the Parish and District Councils to ensure the retention and extension of the village footpath network both for local use and for encouragement of tourism in the area. Walking to school should be further encouraged.

### **Street Furniture**

Street furniture (everything from lamp posts to benches to street signs) can affect the overall visual quality of the village. Most are located on the roadside in public view. In Lazonby there are a number of good examples such as the war memorial, village notice-boards, benches, wall-mounted letter boxes and older signposts which are familiar and mark aspects of the social history of the village. Others have less resonance being strictly utilitarian....telephone and electricity posts and wires, modern traffic and street signs and advertisements.

### **Design Principles; Street Furniture**

1. *When carrying out works, Utilities should be encouraged to do so in ways which will minimise the visual impact of their poles/wires etc. with the long term aim of undergrounding all wires and cables. In new development, this should already be the case.*
2. *Duplicate street signs are unnecessary.*
3. *Public and private lighting should balance the need for safety with energy efficiency, light pollution and intrusion. Private floodlights should not be necessary except when working as intruder alarms.*
4. *Seats and/or trees of remembrance should be encouraged and sites provided by the Parish within the village or by the river.*

### **Sustainability**

*'Sustainable Development is that which meets the needs of the present without compromising the ability of future generations to meet their own needs'*

Any consideration of development should reflect an understanding that climate change, fuel shortages and the global economy cannot be ignored even in a quiet, rural, English village.

All our assumptions about travel for work and leisure, cheap food and consumption of energy and consumer goods will be challenged in the next decades.

Within the remit of this document, the proposals we have made are intended to make a small contribution towards keeping the village a vibrant community with opportunity for all residents

- The Government is setting targets for housing standards to ensure new buildings are 'carbon-neutral' by 2016. This will bring higher standards of insulation, energy efficient heating and lighting. Micro generation is being encouraged .EDC should ensure compliance with the highest standards.
- Agricultural land is precious and should be protected from development.
- Land for small scale employment use should be protected in the village. Home offices and houses with workshops could be part of new development to encourage local businesses and reduce travel to work.
- The important social amenities of the village should be protected and supported as far as possible. The village hall, school, pool, bowling green, shop, pubs and churches make possible a fulfilling lifestyle without the need to travel.
- Local leisure provision should be encouraged, both for residents and the wider public. Lazonby could be a day trip destination by train from Carlisle.
- Footpaths in and around the village need to be enhanced and extended to provide safe routes to school and for round walks for residents and visitors
- Wildlife corridors should be protected from development and new plantings of trees and hedges encouraged. The Eden Rivers Trust could work with the Parish to improve the river bank.
- A new consideration of a site for allotments should be undertaken.

### **What do local people think of the village and the local landscape?**

A very high proportion of villagers questioned in the survey for the Parish Plan clearly appreciate the appearance and character of the village and its surroundings, stating that they consider the village is a wonderful, "idyllic place to live with a lovely, healthy environment ideal for raising a family". They especially like the proximity to open countryside, the

quietness and tranquillity, the landscape, its' sense of openness and far reaching views of the North Pennines and the wildlife.

#### *Unspoilt landscape and access to wildlife*

They particularly like the relatively unspoilt, picturesque landscape, the traditional sandstone buildings, the green fields, the open panoramic aspects, and the generally clean and tidy appearance of the village, enhanced by attractive flowers and well kept private gardens. The countryside around the village is considered to be beautiful, with scenic views of the river Eden, and the North Pennine fells beyond. Local people appreciate the "glorious views" and sunsets and the proximity to wildlife species such as kingfishers, sand martins, oystercatchers, herons, curlews, owls, woodpeckers, red squirrels deer and game birds".

Allied to these opinions is that local people like the way that the village sits in the landscape and the general style of the village, which is characterised by traditional red sandstone buildings. Many local people had commented that they do not like lots of recent new development that harm that intrinsic rural character. Concerns were expressed about the resultant increase in busyness and traffic through the village. There was overwhelming opposition to the loss of green fields and open space in and around Lazonby. The design of some of the new houses recently built in the village was considered to be out of character. People also expressed strong opposition to further ribbon development.

The survey also showed that the fields and woodland areas around Lazonby, including Lazonby Fell, Blaze Fell, Baron Wood, Brownrigg Fell and the banks along the River Eden itself were particular features that locals felt should be protected from further development and kept as open space. This included the area within the flood plain of the River Eden. Development opportunities within Lazonby village itself were therefore considered to be limited. Many people expressed the view that they did not want any more houses at all. A number of people felt that if there were to be more development, then that should be to meet affordable housing and local business needs only, rather than high value housing. ". Derelict land and buildings in the village were highlighted as being blight. Some suggested that Lazonby should be designated as a Conservation Area, and greater use should be made of Tree Preservation Orders. Some local people highlighted local 'needs' and small-scale 'sustainable development' as the basis upon which new development should be justified.

#### ***Not a 'show village'***

Although its rural character remains, it is not a 'show village' and overly pretty. There is some local employment, and it has the air of a 'working' rural village. The lack of commercialism and overt tourism is considered to be an asset to the area. The countryside is also appreciated for its walks, open spaces and strategically placed seats, with good access on foot or by bicycle. The lanes around the village are sufficiently quiet to walk in. The Parish is considered to be a healthy place to live.

### **Policy D3: Design of New Development; Policy D4: Landscaping of New Development; Policy D5: Trees and the Design Guide**

Principal evidence: Consultation and non-digital documentation. The latter has been provided by Sheila Fletcher (former Chair of Local History Society) relating to research into the age, history and characteristics of buildings in the parish. The evidence was supplemented by a number of 'walk-about' in the village compiling a library of photographs of buildings and other design details which were added to existing photos libraries provided by residents and those compiled for the production of the *Village Design Statement*, in 2007 (some of the photos are reproduced in the Design Guide). Other existing design guides from around the country were also consulted and there was additional consultation with Eden District Council Planning team.

### **Leisure and Recreation**

#### **Policy D6: Protection and Provision of open space, land of amenity value and Local Green Spaces and Policy D7: New Recreation and Play Areas**

Principal evidence: widespread consultation including a visit to the school and discussion with EDC Planning officers. Consideration of NPPF, Eden Local Plan policies and the evidence compiled by EDC for the Local Plan (Eden District Council, 2015, *Open Space Study*), especially in relation to Lazonby. There has been considerable interest through the Lazonby Parish Council which has been promoting the improvements around Will Pond and Scaur Green.

## Recreation and Play for Children (April 2015)

*A report based on questionnaires to 8 -11 yr olds in Lazonby School*

Children overwhelming play at home or at a friend's house. A minority play out in the street.

The school field and community park are the main destinations beyond the home and garden plus the Pool in season.

Very few children play by the river or along footpaths or in fields. Attendance at the village hall is infrequent. A lot of children are driven to clubs and facilities elsewhere.

Children do not play out or away from home more for several clear reasons:

- Traffic: speed, volume, difficulty crossing roads esp with parked cars along most roads and lanes
- The weather
- Parents concerns esp after dark.
- 'strangers'
- Too much homework
- Lack of places for ball games.

Children generally feel though there are places for them to play, they would welcome a hard playing surface for netball, basketball and tennis as well as cricket and football pitches. They would like to use the village hall (and the school hall) more for clubs and classes.

Increasingly, children playing out are subject of complaint and restrictions. (Recent notices forbidding ball games have appeared in Harrowbeck Edge for example. The school has received complaints about children using the school field after hours. ) People are seemingly becoming intolerant of the noise and normal boisterousness of children playing.

The village has such a poor footpath network that children cannot roam safely or find places for imaginative play away from the streets and houses.

Lack of outdoor play links to obesity and sedentary lifestyles amongst children and takes away from the traditional social skills learnt with other children away from the school environment.

The Neighbourhood Plan should have clear components identifying the need for safe places to play and routes around the village, including safe crossing points for the main roads. Recognising that the main problem is the distance for children from the top of the village to the School/ Park area

To achieve this the following could be considered:

- A redevelopment of the playing field area to include a hard surface area.
- Pavements to the Swimming Pool and park and Will Pool where not existing
- A zebra crossing
- Structured play days in the park/ Will Pool
- Integrated footpath network
- New development ,esp if on Scour Lane, to include play areas
- Encouraging youth leaders to base activities in the Village Hall
- Supporting the School in keeping the School field open to the community

### Open Spaces in Lazonby Parish

Name and Grid Reference	Use of Land	Acts of Maintenance	Structures on land and /or leased
<b>Will Pool</b> NY5437 3920	Recreation and picnic area for villagers. Pond dipping	Regular mowing of grass: Dredging of pond; Erection of Pontoon and new picnic benches; Pruning and maintenance of tree. Maintenance of existing seating.	Picnic tables and seating, pontoon and information boards erected by LPC. Bridge over stream erected by Villager (Mr Kidd)
Old Post Office/Old School/ <b>Croglin Toys Land</b> NY5469 3958	Building leased to Mr Butler as 'Croglin Designs' shop.	Tree on land outside shop pruned by LPC. ----- -----	Bench, steps and rail installed by LPC.
<b>Land Adjacent to Parish Church</b> NY5492 3973	General amenity land/open space	Regular mowing of grass	Millennium Stone and Time Capsule installed and maintained by LPC. Bench installed by LPC
<b>Brooklyn Green Area</b> NY 5500 3977	Picnic area for villagers. General amenity land/open space		Tree planted by WI with permission of LPC in 1951
<b>Sports Field</b> NY 5511 3962	Recreation area for villagers; Used by Village Scout/Cub group; Sheep grazing.	LPC maintain the fences	Leased for sheep grazing.to highest bidder, from 1 <sup>st</sup> April – 30 <sup>th</sup> November. ----- . No Tenancy agreement just poster and letter to successful bidder.
<b>Bateman's Lane</b> NY 5528 3985	Nature trail and access track.	Gate to Bateman lane repaired and maintained by LPC	Wooden Bridge. Two gates and posts.

Name and Grid Reference	Use of Land	Acts of Maintenance	Structures on land and /or leased
<b>Riverside Car Park/Picnic Site NY</b> 5498 4028	Recreation area for villagers. River is fished – LPC has fishing rights which are licensed to the public.	Regular mowing of grass. Promotion and maintenance of wild flower area. Inspection and Cleaning of Recycling area in accordance with Adoption Agreement.	Recycling bins installed by EDC and adopted by LPC in 2009.
<b>Coronation Gardens</b>	Recreation area with swings.	EDC paid by LPC to mow grass + weekly inspection of swings under ‘Special Expenses’.	Swing structure put in by Penrith Rural Council and replaced and safety surfacing laid by EDC in 1993
<b>Community Park</b>	Recreation area with various pieces of equipment originally maintained by LPC but now passed to Lazonby and District swimming Pool. Willow tunnel.	Grass mown and equipment originally inspected by EDC paid by LPC. Now the responsibility of Lazonby and District Swimming Pool	Recreation equipment paid for and put in place by Community Park Committee (now defunct) with Lottery Grant funding. Now transferred to Lazonby and District swimming Pool supported by an annual ex-gratia payment from LPC.
<b>Swimming Pool</b>	Outdoor swimming and fitness activities + café.	Upkeep is responsibility of Swimming Pool Committee.	
<b>Scaur Close Green</b>	Small triangle of land at end of Scaur Close	Wild flowers and trees looked after by Geoff Wilson	

**Policy D8: Footpaths**

Principal evidence: research by Sheila Fletcher (former Chair of Local History Society) and others carried out over a number of years together with widespread consultation with residents, landowners, businesses and Cumbria County Council Countryside Management Team.

**Rights of Way in Lazonby Parish**

Ref. No	Name	Description	Status
1845 Tithe map	Woodend Farm	Ran from a Ford across the river to Woodend Farm	Extinct
1865 1 <sup>st</sup> ed. OS map	Brackenbank	Crosses farm land	Became part of footpaths on 'Definitive Map'
1865 1 <sup>st</sup> ed. OS map	Woodend	Crosses farm land	Became part of footpaths on 'Definitive Map'
1865 1 <sup>st</sup> ed. OS map	Bardgett Lane	Crosses farm land	Became part of footpaths on 'Definitive Map'
339025	Garthfolds	Ran from the main road at Banktop to Garthfolds, Scarrow Lane.	
339023	Scaur Lane	Runs from Main Street, turning at right angles, to Scaur lane.	Blocked through garden and sub station to Main Street.
339041	Fiddlers Lane	Ran from Bridge End to Fiddlers Lane	?
339024	Old School	Ran past Croglin Toys to watering place on Harrow Beck and then to a well behind the Co-op.	Deleted in 1999 ?

Ref. No	Name	Description	Status
339040	Armathwaite	Riverside path to Armathwaite followed the river edge and then climbed up through rocky outcrops.	Deleted in 1993
339201	Riverside	This path up the river from the swimming pool went to the Great Salkeld parish boundary connecting with a path there.	
339016	Eden Lacy 1	Bridleway from Townfoot, past the railway, SE to small wood just before Eden Lacy. Connects Lazonby with Eden Lacy.	
339017	Eden Lacy 2	A short path from Bridleway across the beck and field to a gate creating a circular walk with 339016.	

Ref. No	Name	Description	Status
339006	Low Plains	Footpath runs from parish boundary at Blackrack Beck through the garden of Low Plains House down into the field and on through back garden of The Old Granary to the Well at the foot of Blaze Fell.	
339020	Scalehill	Path runs from Scalehill to Lazonby-Salkeld road N of Scatterbeck.	
339021	Townfoot	Path runs from Townfoot along R Eden to Salkeld parish boundary. Potential link to Great Salkeld past Force Mill.	Impassable due to river erosion.
339022	Old Margot's Lane	Runs from Townhead to Scalehill.	

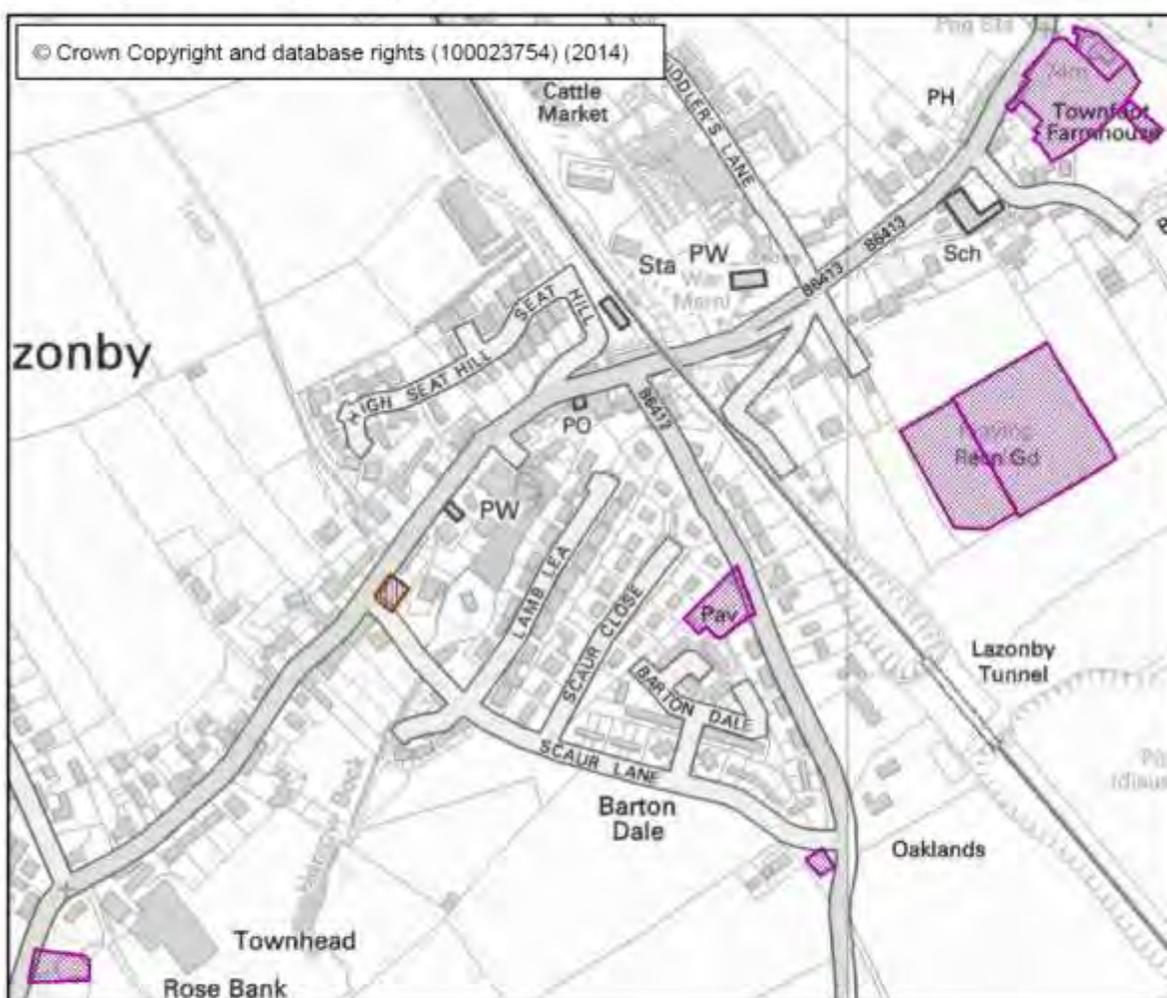
Ref. No	Name	Description	Status
339034	Brackenbank	Runs from Townhead to Brackenbank. Where path crosses Brackenbank Farm it is heavily eroded by cattle and possibly deliberately blocked by farmer.	Not easily accessible. Blocked by old machinery, slurry etc.
339041	Fiddlers Lane	Runs from Fiddlers Lane across fields and beck to Eden Bridge Park.	

**Policy H1: Housing Development, Policy H2: Affordable Housing and Policy H3: Housing for the elderly and Sheltered Housing**

Principal evidence: research by Elizabeth Howe and Chris Hill in relation to current housing stock and existing, and previous, policy in Eden District (see below), together with the use of the evidence base for the Eden Local Plan, especially the Strategic Housing Land Availability Assessment, the Eden Land Supply documents, and the Strategic Housing Market Assessment. The LNP has adopted the housing numbers assigned in the Local Plan as the baseline figure, but has added a number of additional sites to this. There have also been a number of discussion with EDC Planning around this issue in general, and with regard to specific sites.

	Target	Distribution	Site Allocations	Already under construction or permitted	Left to allocate	Annual Requirement	Affordable Housing
Target	3600	100%					
<b>Towns</b>							
Penrith	1800	50%	Yes	391	1409	78	30%
Alston	144	4%	Yes	55	89	5	30%
Appleby	324	9%	Yes	183	141	8	30%
Kirkby Stephen	252	7%	Yes	81	171	10	30%
Total Towns	2520	70%		710	1810	101	
<b>Rural Areas</b>							
Key Hubs	720	20%	Yes	314	406	23	30%
Villages & Hamlets	360	10%	No	405	0	0	Market Enabled
Rural Exceptions	0	0%	No	-	0	0	100%
Total Rural	1080	30%		719	406	23	
<b>Total</b>	<b>3600</b>	<b>100%</b>		<b>1429</b>	<b>2216</b>	<b>124</b>	

### Lazonby (No housing or employment allocation)



Key	
	Sites considered to be open space / amenity
	Community Facilities

# Housing Development

## LAZONBY NEIGHBOURHOOD PLAN HOUSING TOPIC PAPER

Chris Hill and Elizabeth Howe (April 2015)

### Evidence Base

It was agreed that it is essential to determine the existing evidence base for housing available to Eden DC and how this relates to Lazonby. This should include the following:

- Existing Eden DC planning policy – Core Strategy, draft Local Plan
- Eden DC's Five-Year Housing Land Supply and Lazonby sites
- Housing Need specific to Lazonby Parish – 2010 Survey prepared by Cumbria Rural Housing Trust (need to see if this is being updated)
- Eden Housing Land Supply 2012/13 (December 2013)
- Eden Local Plan – Options Paper 1 – Housing Numbers (April 2014)
- Eden Local Plan – Options Paper 2 – Housing Distribution (April 2014)
- Current consented/commenced housing developments in Lazonby Parish
- 2011 Census data for Lazonby Parish

### Core Strategy (2010)

Extracts provided below.

The Cumbria and Lake District Joint Structure Plan 2006 – 2016 indicates that provision should be made for 1,700 dwellings over the plan period 2002 – 2016. This amounts to an annual average rate of house building in the District of 170 homes. However the Regional Spatial Strategy (RSS) has established a rate of 239 dwellings per annum, which equates to a total supply of 5,258 homes from 2003 – 2025.

In locating new housing, the emphasis will be on meeting the sustainable development objectives as set out in Policy **CS1**. Effectively that means reducing the need to travel whilst sustaining local communities and the environment. In line with Policy **CS2** most new housing should go into the Key Service Centres. Other housing should be guided towards villages which have adequate services – the Local Service Centres. Affordable housing in rural areas will only be allowed where it meets identified need based on evidence such as the Strategic Housing market Assessment (SHMAA). Phasing and housing mix is being examined as part of the Housing DPD due for consultation in summer 2010.

**Lazonby was defined as a Local Service Centre in the Core Strategy. But no sites were identified in the Core Strategy.**

### Draft Local Plan Preferred Options Consultation Draft 2014-2032

Extracts provided below.

This is our 'Preferred Options' draft version of our next Local Plan.

The main proposals are:

- 3,600 new homes over the next 18 years, around half of which will be in Penrith
- New policies to encourage affordable and self-build properties in Eden's smaller villages
- 26.3 hectares of new employment land, plus support for longer term growth at Newton Rigg college and Eden Business Park Phase 2 at Penrith

The Plan includes maps which show where new development is anticipated

### Meeting Housing Need Objective 5

To meet local housing needs and aspirations by seeking a concentration of development within or adjacent to the main towns of Penrith, Appleby, Kirkby Stephen and Alston and the key hubs, whilst giving recognition to the need for development in rural areas to support rural communities and services. (Policies **LS1, LS2, PEN1 & 2, AL1, AP1, KS1, RUR1**)

### Objective 6

To support the development and maintenance of a variety of decent, affordable housing which meets the needs of all local people (including the older population) and supports economic and community development. (Policies **HS1-7**)

## Policy LS1 - Locational Strategy

**Key Hubs** - Twenty key hubs will be the focus for development to sustain local services appropriate to the scale of the village, including new housing, the provision of employment and improvements to accessibility.

**Lazonby is defined as a Key Hub.**

Twenty 'Key Hubs' have been identified where some limited housing is allocated and we expect modest amounts of market led development to occur, to help meet local need and enable services to be protected and enhanced. Villages are identified as hubs if they have a daily public transport service to larger centres and include either a GP surgery or primary school. A requirement for 30% of new housing to be affordable will apply.

**Policy LS2 - Housing Targets and Distribution** A minimum of 200 homes per year (a total of 3,600) will be built in Eden over the eighteen years between 2014/15 and 2031/32. New housing will be developed through the district to ensure a rate of housing completions in accordance with the following targets and proportions.

	Target	Distribution	Site Allocations	Already under construction or permitted	Left to allocate	Annual Requirement	Affordable Housing
Target	3600	100%					
<b>Towns</b>							
Pennith	1800	50%	Yes	391	1409	78	30%
Alston	144	4%	Yes	55	89	5	30%
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Rural Exceptions	0	0%	No	-	0	0	100%
Total Rural	1080	30%		719	406	23	
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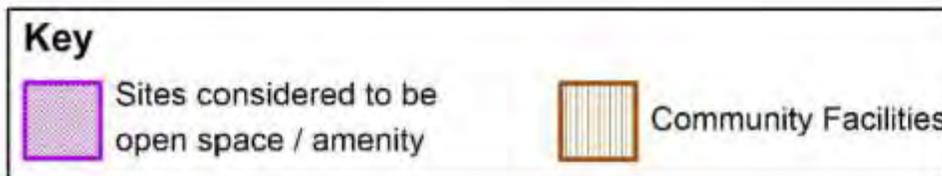
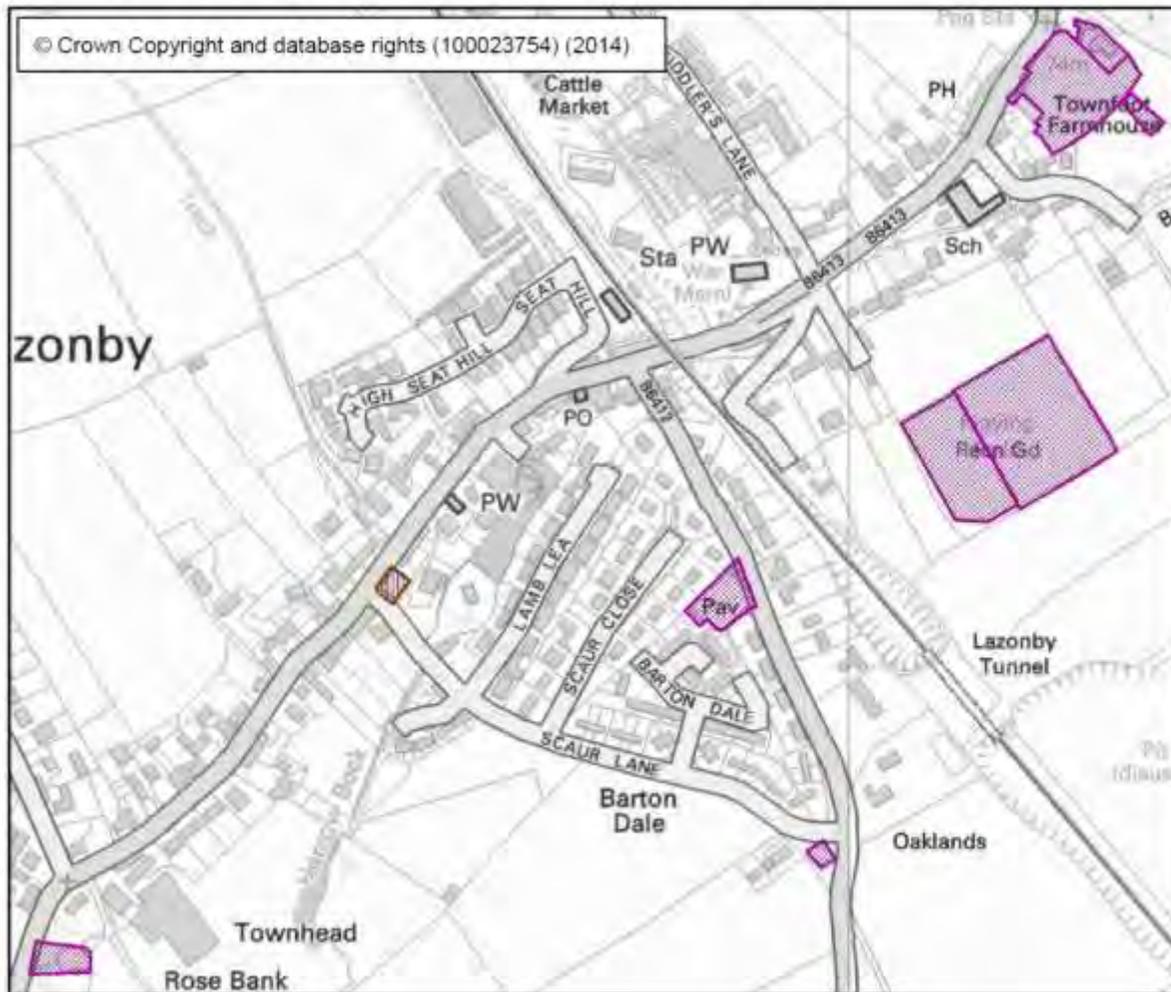
## Policy RUR1 - Rural Settlements and the Rural Areas The Plan for Eden's rural areas aims to deliver:

**New homes.** 406 new homes will be provided in the Key Hubs in the long term. 30% of all new homes will be made available at affordable prices or rents, including self-build housing. The main locations for housing are Brough, Greystoke, Hackthorpe, Kirkby Thore, Langwathby, Nenthead, Orton, Plumpton, Ravenstonedale, Shap, Tebay, Temple Sowerby and Warcop.

**New jobs.** An additional 2.92 hectares of employment land is allocated at Old Tebay Depot (1.42 ha) and Brough main Street (1.5 ha).

**No Housing sites are identified for Lazonby**

## Lazonby (No housing or employment allocation)



**Policy RUR2 - Re-use of Existing Buildings in Rural Areas** The re-use of traditional rural buildings and structures for housing, employment, tourism (including holiday accommodation), recreation and community uses will be supported in rural areas where:

1. The building is structurally sound and capable of conversion without the need for extension, significant alteration or reconstruction
2. It can be demonstrated that the building is of sufficient quality to make it worthy of retention
3. The proposal is of a high quality and sustainable design, retaining the external and/or internal features that contribute positively to the character of the building and its surroundings
4. The building and its curtilage can be redeveloped without an adverse effect on the character of the local landscape or its setting
5. It can be demonstrated that there is no significant impact on local biodiversity, including protected habitats and species

6. The building can be serviced by existing utilities
7. The building is adjacent to or in close proximity to existing dwellings and the classified highway network
8. Access is in place or can be created without damaging the surrounding area's rural character
9. When granting permission for any development under this policy the Council will remove any permitted development rights applying to the building and its curtilage.

### **Housing Need Survey**

The Lazonby Parish Housing Need Report was published in July 2010. This identified six households in housing need.

Since the report the Story Homes development has been granted consent and commenced. This is supposed to provide 16 affordable units (need breakdown of tenure).

Cumbria Rural Housing Trust confirmed that the report had a five-year life and was just on the cusp of being reliable for our needs. EDC is not funding the Trust to carry out new updated surveys. The Parish Council could commission their own update and this would cost in the region of £2,300. The contact for further information is Jane Potts. The Trust confirmed that the location and lack of public transport can be an issue for housing people in need in Lazonby and they are looking at carrying out research into this. The introduction of the "Bedroom Tax" is also an issue for housing people in Lazonby due to the size of units.

### **Lazonby Current consented and in commencement new housing**

There are a total of 56 housing units either consented or being built in Lazonby. These are:

- Story Homes – 48 units
- East Brownrigg – 1 unit
- Egg Packing site – 5 units
- Adjacent to Bank Top – 1 unit
- West Brownrigg – 1 unit

The number of units is probably the reason why no additional housing sites have been proposed for Lazonby in the draft Local Plan.

We also note that the outline planning permission for two units at Ingle Neuk has expired (confirmed by an officer at EDC) but it is likely that should a new application be submitted this would gain consent. EDC have refused outline planning permission for five units to the rear of the Lilacs. This was against officers' recommendation and we will keep under review if the decision is appealed.

### **2011 Census Information**

There is a lot of very useful data to review from the 2011 Census. Of note:

- Total households March 2011 = 432
- Increase in households 2001 – 2011 = 21
- Change in population 2001-2011 = minus 4 (980 to 976)

The increase in households probably equates to the number of houses built at Lamb Lea and Seat Hill during this period.

## Housing policy for the Neighbourhood Plan (April 2015)

### Aims

*Working within the context of the National Planning Framework and the EDC Core Strategy and Draft Local Plan, The Neighbourhood Plan aims to:*

- 1) To allow, and allocate land for, a modest amount of market led housing to meet local need and protect local services. This would be up to 20 homes during the plan period over and above the existing planning permissions.
- 2) Within that provision provide affordable/starter homes
- 3) Within that provision, to provide housing suitable for older residents.
- 4) To encourage the updating and extension of Eden Court
- 5) To encourage affordable housing to rent by social landlords or a Community Land Trust.
- 6) Development must respect the character of the village ( see design policy)
- 7) To minimise the environmental impact of development through careful land allocation.
- 8) To support reuse of existing buildings for housing in rural parts of the parish and allow single dwelling new build where an enterprise requires it.

### Reasoning

- 1) There are outstanding Planning permissions for 56 houses, the impact of which on traffic, services and social cohesion/ sense of place has yet to be felt. A modest expansion of the village gives time for adjustment. This is the expressed view in consultations. The Draft Local Plan does not require Lazonby to make any further provision for housing. So any allocations made in this plan should meet the very specific needs of the village and its population structure. It should not be estate development of large family homes for example.
- 2) Though the threshold for compulsory provision of affordable homes within developments has now been lowered, the Neighbourhood Plan could specify smaller and therefore cheaper houses. Any development of over 5 houses will still have to provide an affordable agreed percentage. At this scale, this is likely to involve a shared equity scheme rather than management by a social landlord.
- 3) House types and design can be specified, in particular more single story homes and those more adaptable internally.
- 4) 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.
- 5) Social housing is still a vital part of the community providing housing available for those on low incomes. Social landlords are responsible for 13.5% of Lazonby's housing stock. There could be a further site provided for a housing association or land made available for a community land trust.

Private rentals account for a further 13% of the housing stock in the Parish. This is a growing sector and includes tied accommodation. This is a largely unregulated market which cannot be influenced by local planning.

- 6) To tie policies together.
- 7) Land allocation should consider the implications for traffic, parking and particularly pedestrian movement through the village. It should protect important views and agricultural land. It should not involve dramatic reshaping of the basic landform.
- 8) Small scale, individual building or conversions, within the strict EDC guidelines, should be supported as part of ongoing support for rural and farm enterprises and diversification.

## **Rural Business Development**

Principal evidence: consultation and Village Design Statement plus Office for National Statistics data.

**Policy B1: New Business Premises Development**

**Policy B2: Farm Diversification and Buildings Outside Current Settlement Areas**

**Policy B3: Café or A3 premises.**

**Policy B4: New Tourism Development**

**Policy B5: Conversion of Redundant Buildings**

## **Renewable Energy**

Principal evidence: consultation and Eden Local Plan data.

**Policy M1: Small Scale Renewable and Low Carbon Energy Schemes:**

## **Infrastructure Capacity**

Principal evidence: consultation.

**Policy I1: Infrastructure Capacity**

**Policy I2: Parking and traffic**