

Meeting with Paula Allen – 5th August 2019 – Neighbourhood Plan

Present: Simon Johnson (SJ), Alan Gerrard (AG), Crosthwaite & Lyrth Neighbourhood Plan Steering Group and Paula Allen (PA), Strategy Planner, Lake District National Park

Meeting Notes

Neighbourhood Plan Document

PA strongly recommended keeping the Neighbourhood Plan (NP) as short as possible and focussed on issues that are distinctive from the LDNPA Policies and Supplementary Planning Documents (SPD) because of demonstrable parish needs. PA gave as an example Matterdale's 'spatial plan' which will take precedence over the LDNP's existing Core Strategy

When challenged about the efficacy of a NP, PA was clear that NPs can influence decisions on planning issues as long as the NPs are distinctive from the Core Strategy and backed up with data related to the Parish's needs. There are several ways that these distinctive issues can be identified:

- analysing the vision document responses for items that already indicate distinctive needs that can be probed in more detail by a questionnaire
- looking through the new Core Strategy and SPD to identify items where 'shoulds' can be promoted to 'musts' on the basis of the specific needs of the parish
- identifying design standards to ensure that new dwellings blend into the existing nature of the parish

Affordable Housing

SJ and AG asked how affordable housing could be prioritised over 4/5 bedroom detached. In discussion several strategies were identified:

- introducing a minimum housing density parameter in the NP to prevent the underutilisation of land
- adopting a lower limit of housing that triggers the requirement for developers to provide affordable housing (currently 5 in the SPD but could be specified as 3 in the NP). This must be accompanied by strong evidence of affordable housing need in the parish.

PA mentioned that the LDNP was number 3 in Homes England's priority list for financing affordable homes. Funding is offered to Registered Providers for affordable housing (like Castles and Coasts). PA pointed out that Registered Provider's business models restrict affordable housing to larger developments.

No detailed housing need survey has been published since 2016 when Castle and Coast commissioned SLDC to complete a study. This study is now nearly 4 years old. At the time of being published, a clear need for affordable housing was concluded. To develop a clear view on the Parish's housing need and to provide a basis for prioritisation of affordable housing, a new study is required. PA mentioned that the LDNPA and SLDC had commissioned and are using a new model to assess local housing need. The contact is the Housing Service Team – Julie Jackson.

LDNPA would be happy to support development in cluster communities like The How, The Row and Bowland Bridge.

Paula – FIO - we have been in touch with Julie and have been led to believe that this model should not to be used to generate stand-alone reports and that “the council no longer employs a housing researcher so we are unable to provide services that may have been available in the past such as carry out parish surveys”.

Local Occupancy

SJ/AG reiterated concerns raised by the Parish Council that current occupancy rules were not believed to be appropriate for Crosthwaite. PA mentioned that LDNP have recommended that the SPD for local occupancy is changed. If accepted, the revised SPD would allow anyone working in Cumbria to live anywhere within the LDNP. This will only apply to new dwellings given Local Occupancy consent after/if the revised SPD is approved and becomes effective. It will not change the restrictions on properties already built with the current Local Occupancy rules. If this were to be adopted it would go a long way to answer PC concerns.

Sustainability

In regards to “sustainability” PA was supportive of any measure that reduced use of private cars (and use of public transport, walking, cycling). It was pointed out that Crosthwaite has no public transport.

In respect of the issues with traffic through the Village and the concerns over the “footway” she did raise the thought that maybe the road through the village be designated access only and through traffic to Kendal be forced to use the A591.