

Important News

for Lazonby residents about the former Egg Packing Station from Lazonby Parish Council

Lazonby Parish Council has been working with Eden District Council, the site owners and possible development partners for nearly three years on proposals to build affordable houses on the former egg packing station site. Residents were asked for views about this last autumn and there was overwhelming support for the project. However, we met a problem earlier this year when our development partner withdrew from the project.

This was a setback, but the Parish Council is delighted to let you know that we are in discussions with a new development partner. As yet, there is no formal agreement but there is strong interest. The project has now been revived.

As previously reported, your Parish Council has been awarded grants to produce detailed plans for the site. Reports and assessments of site conditions have been obtained. These cover flood risks, ground conditions,

drainage matters and access to the main road. We believe that the site can have up to seven houses but the number will be set by Eden District Council. All will be affordable under current regulations, and some may be sold at discounted prices. The consultation with residents showed very strong feelings that the local people should have priority in getting the houses. We have taken this on board and there will be a local lettings policy.

Our prospective development partner has asked that we secure outline planning consent for the site and that we are able to show that we have agreed a purchase price with the vendors. This will be taken as evidence of our commitment to the project. We are working on these matters. A planning application was submitted and can be viewed on Eden District Council website. **To view the application, go to www.eden.gov.uk click on view planning applications and enter application number 21/0577.**

We cannot give guarantees that our efforts will be successful, but we can assure all residents that we will do all that we can to deliver the project.

What happens next?

If we get outline planning permission and we have agreed a price for the site with the vendors, discussions with our possible development partner will be stepped up. These discussions will cover sources of funding for the building works and detailed plans for the layout of the site, house types and numbers, materials and finishes. We will also enter into a formal agreement for the further work that will be necessary.

What must be done to make the project a reality?

When we have a legal agreement with the development partner that covers the build and identifies funding, we should be able to get a further grant to buy the site, demolish the building and repair the wall. We would then take out an option to buy the site at the agreed price.

We must also submit another planning application with all the details of the development. We hope to be able to have public consultation about the detailed proposals before they are submitted.

When will this happen?

Difficult to say at present but we should be able to give residents more information in late summer or early autumn.

Meantime, please see the Parish Council website www.lazonbyparishcouncil.org and Lazonby Lines for updates.

If you have any comments about the content of this leaflet please write to:
LazonbyPC@googlemail.com