

An FAQ guide to 'Having Your Say'...

on new sites for housing in Eden District



22 February - 22 April 2013

 EdenCouncil
 EdenDistrictCouncil
www.eden.gov.uk

Eden
District Council

Welcome

This Guide contains some Frequently Asked Questions (FAQs) about why Eden District Council is consulting the public about where new homes should be built in the area over the next 12 years.

We recognise that housing is a complex and emotive issue, so we have broken down the consultation information and issues into a series of short questions and answers so you can easily find out:

- **What the Council is consulting about and why?**
- **Why its important to ‘Have Your Say’?**
- **How you can find out more information?**
- **How to ‘Have Your Say’ and by when?**

Frequently Asked Questions (FAQs)

What is it all about?

1. **What is this consultation about?**

This consultation asks for your views on Eden District Council’s preferred sites and policies for new housing until 2025. The Housing: Preferred Sites and Policies document will eventually form part of our planning policy framework for housing which will be the main consideration in determining all planning applications.

2. Why is the Council considering preferred sites and policies for new housing?

The Government's planning policy requires us to identify sufficient housing sites to meet our planning targets. There is considerable demand for new housing in Eden. Allocating land for housing provides more clarity for developers and allows us to meet our housing targets.

3. Why are you consulting if you have already selected your preferred housing sites and housing policies?

The Housing Preferred Sites and Policies document is only at draft stage and will be shaped and changed by what you tell us, so please get involved. We need your comments on whether we have identified the best sites, whether there are better alternatives available and whether our information is out of date or incorrect.

4. How much land is needed?

We need to identify land for a total of 2,792 additional new houses in Eden over the next 13 years to 2025. After accounting for sites already permitted, this breaks down as follows:

Penrith	2105
Kirkby Stephen	226
Local Service Centres	168
Appleby	166
Alston	127

5. What policies are being consulted on?

In addition to identifying sites we are also consulting on the following policies:

- Housing allocations
- Housing to meet local needs outside of Key Service Centres
- Housing mix
- Workers dwellings in the countryside
- Housing for older people and those in need of support
- Live/work units
- Conversion of employment sites to housing

Where can I get more information?

6. Where can I get hold of the consultation documents?

The documents can be downloaded from:

www.eden.gov.uk/preferredhousingallocations

You can read a copy of the consultation documents and pick up a response form at the following locations during the consultation period:

- Alston Local Links Centre
- Appleby Library
- Kirkby Stephen Local Links Centre
- Lazonby Local Links Centre
- Mansion House, Penrith
- Penrith Library
- Penrith Town Hall
- Shap Library

7. Where can I get more information and view the plans?

We will be running the following drop in events during the consultation period, where you can view the consultation documents, plans and speak to a planner:

Upper Eden	4.30pm-7.30pm 5 March Kirkby Stephen Primary School
Heart of Eden	4pm-7pm 7 March ECO/Centre 67, Appleby
Lyvennet area	4pm-7pm 12 March Maulds Meaburn Village Hall
Alston Moor	4pm-7pm 14 March Alston House Hotel
Armathwaite	4pm-7pm 19 March The Old School Village Hall, Armathwaite
Penrith North	4pm-7pm 20 March Penrith Methodist Church
Penrith East	4pm-7pm 22 March Penrith Rugby Club
Southern parishes	4pm-7pm 25 March Orton Market Hall
Northern parishes	4pm-7pm 12 April Langwathby Village Hall
Western parishes	4pm-7pm 17 April Skelton Village Hall

How can I respond and by when?

8. How do I make comments on the Council's Housing Preferred Sites and Policies?

You can submit your comments in the following ways:

Online: www.eden.gov.uk/preferredhousingallocations

Email: preferredsites@eden.gov.uk

In writing: Planning Policy Team, Eden District Council,
Mansion House, Penrith CA11 7YG

9. When do you need comments by?

The consultation period runs from Friday 22 February until Monday 22 April 2013. You can submit your comments at any point within this consultation period.

10. What will you do with people's comments and what happens next?

We will consider all comments we receive, and publish details of how we have taken them into account. The next steps will depend on the results of the consultation. If no changes or only minor changes are required, they will be incorporated into a 'Submission Version' of a Housing Development Plan Document. If major changes are required or new sites submitted and selected, we are likely to consult on these.

Additional information

11. Have there been any previous consultations on housing sites and policies?

Yes, two previous rounds of consultation on housing sites have been carried out. We published an Issues and Options paper in 2007 which asked a series of questions about possible policies and sites and a further 'Alternative Sites' document in 2008 which presented additional sites submitted as part of the earlier consultation. Comments on sites at these two stages are summarised in individual site profiles and have been taken account in producing the consultation document (see Appendix 4 of the consultation document).

12. How does this consultation relate to the Council's Core Strategy?

The Core Strategy which sets out its strategic policies was adopted in March 2010. We are now working towards a single Local Plan, and the Housing Preferred Sites and Policies document will eventually form an additional part of it. There are however three smaller changes proposed to the existing Core Strategy relating to Local Service Centres (more details can be found in the consultation document).

13. How did the Council select its preferred sites?

We collected together all the potential sites we knew of. Sites outside the Key and Local Service Centres were excluded because outside those areas only small scale affordable housing for local occupancy should be considered. The remaining sites were subjected to an assessment against planning criteria and any with constraints such as being prone to flooding removed. Finally we took a view on the availability of sites and whether the market is likely to bring them forward and of the views of the people living and working in the District.

14. How much of the new housing will be affordable?

Our policies contain an aspirational target that 30% of all new housing in Eden will be affordable. Affordable in this case means it will be occupied by people who are unable to buy or rent on the open market and in need of housing. The figure of 30% is the starting point for any negotiation with developers but could be reduced if evidence demonstrated it would render a scheme uneconomic. We are also proposing to seek a higher percentage on unallocated sites in rural areas.

15. How can you make sure the affordable houses only meet local need?

We have an adopted policy which states that it will impose a legal agreement on new affordable housing to ensure it goes to local people. This is known as the Local Occupancy Clause. This does not apply to housing available on the free market.

16. Does the consultation cover other types of sites?

No land other than for housing is included in this document. However, we are asking for potential sites to be submitted for Gypsy and Traveller accommodation and employment sites. If you think you know of any suitable land, please let us know. This does not mean we will definitely be allocating Gypsy and Traveller sites as it will depend on whether there is an established additional need.

17. What is the relationship between this consultation and the draft Upper Eden Neighbourhood Plan?

Neighbourhood Plans are a new tier of planning which allow a local community to develop its own plan and have it formally adopted. The Upper Eden Neighbourhood Plan has yet to be endorsed by an independent examiner and is subject to a local referendum (on 7 March 2013). If a majority vote is in favour of the plan, then it will be adopted by us and will be an important factor in deciding planning applications. If adopted, it will form part of our development plan.

18. What happens if I know of a suitable site that isn't included?

Please tell us. As part of the consultation we are asking for additional sites that we may have missed so we can see if they are more suitable than those in this document.

19. What happens to any sites which are not proposed to be allocated?

If a site is not allocated (and is one of our preferred sites) and you think it should be please tell us, with an explanation of why you think it should be. If a site is not allocated it does not mean it won't get planning permission but lack of inclusion in the final version document will reduce the chances of this happening.

20. When will new housing be built?

When new housing will be built is partly down to the housing market but we are required to set out phases when we think new housing will come forward and to make sure there is a steady supply over time. We would welcome any additional information from landowners and developers on this point.

21. What new housing has been built over the previous decade?

We have a target for delivering 239 new homes per year between 2003-2025. This means that a total of 5,258 houses were envisaged over a 22 year period. Over the last 10 years a total of 2,466 houses have been built, are under construction or have been granted planning permission.

22. Why do we need this number of houses?

There is considerable demand for new housing in Eden. The estimated need amounts to the equivalent of 227 new dwellings per year. This is due to a lack of affordable housing, a previous under supply of housing and a growing and ageing population.

23. What other incentives are there for building new housing?

New house building can produce additional revenue and expenditure for local infrastructure and affordable housing through contributions from developers, additional Council Tax receipts and through the Government's New Homes bonus which match funds these Council Tax receipts for six years.

24. Why is so much housing proposed for Penrith?

Penrith is the biggest town in Eden. It contains the most services and has the best transport links and employment opportunities. In addition, there has been an under supply of housing in the town; of the 143 houses per year planned for Penrith, an average of just 33 per year have been built so far. Finally, we are keen to see the town prosper and getting new houses and jobs into the town is key to this.

25. What and where are Key Service Centres and why is new housing being concentrated there?

A Key Service Centre is a town with a range of employment, retail and education opportunities and services and with good local transport. After Penrith, the next three biggest settlements are Alston, Appleby and Kirkby Stephen. These four towns are classed as 'Key Service Centres.'

26. What are Local Service Centres and why is new housing being proposed for them?

Local Service Centres are settlements which contain a range of services and facilities which make them suitable places to focus new development after the Key Service Centres. To be designated as a Local Service Centre, a settlement must contain a public or community transport link to a larger centre and have two out of three of the following – a shop or post office, a primary school, a village or pub. There are currently 46 villages in Eden which have been designated as Local Service Centres.

27. Why is there a proposal to change the Local Service Centre list?

We are proposing to change the list of Local Service Centres from 46 to 38 following a review which took place as part of the preparation of the 'Housing Preferred Sites and Policies' document. The proposed changes are:

New Local Service Centres to be allocated:

Ivegill and Renwick

Local Service Centres to be de-allocated:

Ainstable, Crosby Garret, Dufton and Kelsey, Garrigill, Great Ormside, Knock, Little Salkeld, Nateby, Soulby and Winskill.

For more information:

Contact the Eden District Council's Planning Policy Team:



01768 817817



preferredsites@eden.gov.uk



www.eden.gov.uk/preferredhousingallocations



Planning Policy Team, Eden District Council, Mansion House,
Penrith CA11 7YG

Accessible Information

A summary of the information contained in this document is available upon request in different languages or formats. Contact Eden District Council's Communication Officer, Telephone: 01768 817817 Email: communication@eden.gov.uk

Polish

Streszczenie informacji zawartych w niniejszym dokumencie można uzyskać na życzenie w innym języku lub formacie. Prosimy o kontakt telefoniczny z Referentem Rady ds. Komunikacji Okręgu Eden pod numerem telefonu 01768 817817 lub pocztą e-mail na adres communication@eden.gov.uk.

Cantonese

若閣下要求，本文件的摘要資訊可以其他版式和語言版本向您提供。請聯絡伊甸區地方政府傳訊主任 (Eden District Council's Communication Officer)，其電話為：01768 817817，或發電郵至：communication@eden.gov.uk

Urdu

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