

Housing Issues and Options Paper



Eden District Council

Development Plan Document

Foreword

Eden District Council has prepared this Housing DPD Issues and Options paper for consultation as part of the Eden Local Development Framework. The consultation period for this document will run from **Monday 13 August to Friday 21 September 2007**.

The Housing DPD, when produced, will contain both policies and sites for providing housing development in Eden. It will be in conformity with the Core Strategy and provide greater detail for the management of housing development in the district.

This document seeks your opinion on key issues for housing development in the District. It is hoped that it will encourage responses to key issues affecting housing development and encourage potentially suitable sites to be brought forward for consideration as part of the Local Development Framework. The list of issues and proposed sites are not meant to be conclusive, but represent the Council's initial thoughts as to the key issues and possible locations for development based on existing knowledge.

If you would like to make any comments regarding this Issues and Options Paper please complete the questionnaire that accompanies this document and send it to:

Planning Policy Manager
Department of Policy and Performance
Eden District Council
Town Hall
Penrith
CA11 7QF

All comments must be received no later than 4.45pm on Friday 21 September 2007.

The document and questionnaire are also available on the Council's website www.eden.gov.uk

Further information about the Local Development Framework generally, can also be found on the Council's website.

This document can be made available in large print on request.

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Introduction

The purpose of this document is to encourage responses to the key issues affecting housing development in Eden District. The lists of issues, options and sites are not meant to be exhaustive. The responses received to this Issues and Options Paper will have a major influence on the content of the Housing Development Plan Document as it is produced.

The Housing Development Plan Document

The Housing Development Plan Document forms part of the Eden Local Development Framework and represents a combination of the Housing Development Plan Policy and Housing Site Allocations that are identified in the Local Development Scheme.

It will provide greater detail and clarity to the overarching framework that is identified in the Core Strategy Preferred Options and will include a number of housing policies and also allocate sites for housing in the Eden area outside of the Lake District National Park. This will ensure that future housing development meets local need and takes place in a planned way.

Whilst the Housing Development Plan Document must reflect local need and the views of the local community, it has to be remembered that some planning rules are already set nationally and regionally.

The Housing Development Plan Document must also be in general conformity with the Core Strategy for the Eden Local Development Framework, which sets the strategic framework for planning policies in Eden district.

Issues and Options Consultation

The first consultation stage is in the form of an Issues and Options paper which asks a series of questions about potential policies. It focuses on issues that are important in Eden, such as meeting the high levels of need for affordable housing that exist in the District, and provides a number of potential ways of addressing the issues.

This work has now been drawn together in the form of an Issues and Options paper, and we would like to hear your views on the issues and options that have been identified.

An initial set of sites that have been proposed from a number of sources have also been included in the document for consideration. This is the first opportunity for the public to comment on sites that are currently being considered as well as identify and suggest new sites that may be suitable for housing development in the future.

The Council would also like to hear comments regarding any issues, options or sites (including sites that are not included in the document) that you would like to make so that they can be considered when the Council produces its Preferred Options.

The issues, options and sites included in this document are not an exhaustive list and we would welcome new ideas at this stage.

Sustainability Appraisal

Sustainability Appraisal is a method of testing whether policies and proposals in the Local Development Framework are socially, environmentally and economically sound. The appraisal process also meets the requirements for Strategic Environmental Assessment as laid out in European Union Directive 2001/42/EC. The process is formally integrated into the Local Development Framework with the intention of ensuring that the most sustainable options and sites are selected.

The first stage in the production of a Sustainability Appraisal Report is a scoping report to determine the range and level of detail for the Sustainability Appraisal. This was produced in March 2007.

The results of the scoping exercise have been used to produce an initial Sustainability Appraisal of the Issues and Options paper to accompany this document. The initial Sustainability Appraisal report gives information on the expected social, environmental and economic impacts of the options on which we are currently consulting.

Format/Layout of the Document

The document begins by setting the scene for Eden. This is followed by a number of draft objectives for the Housing Development Plan Document.

The main body of the document is then split into two parts:

- The policy questions
- The proposed sites

The policy questions are arranged into broad issue topics that contain the issue questions. Each issues question has short introduction followed by the question itself which is highlighted in a box. Some issues may have a number of questions that consider the issues from slightly different points of view.

The Council recognises that some questions may appear to contradict each other or not be possible if certain options are chosen in earlier questions. This is due to the fact that the Issues and Options stage is about considering a wide range of options before the Preferred Options are selected for the next consultation stage.

The remainder of the document highlights the potential sites that the Council is currently aware of in each of the Key Service Centres and Local Service Centres proposed in the Core Strategy Preferred Options paper. Each settlement has a map that identifies the proposed sites which is followed by a table to describe the issues and options around each site in that settlement.

There is a separate comments form for each part, with a 14 page form to discuss the policy questions and a 2-sided form to be used to comment on an individual site (or to propose a new site).

What Happens Next?

There will be two further stages in the production process where responses will be sought from the public on the content of the Housing Development Plan Document. These are expected to be:

- Preferred Options Paper - early 2008
- Submission of final draft to the Secretary of State - Autumn 2008

The Current Situation in Eden

The following information is designed to give a flavour of the situation in Eden regarding housing, and also the issues that are currently affecting the district and those that may have an impact in the future.

Physical Characteristics

Eden District has the largest geographical area of all Cumbrian authorities. At 215,646 ha and with a population of 52,807 (Mid 2005 estimate) it is the second largest and most sparsely populated District within England.

Approximately one-fifth of the District lies within the Lake District National Park and one quarter within the North Pennines Area of Outstanding Natural Beauty (AONB). It stretches from North Lakeland in the west, to the Pennines in the east, with Eden Valley running through the centre.

The District benefits from good road transport links running east/west along the A66 trunk road and north/south via the M6 and A6. Most of the county is within a travel time of one hour except for parts of the borders with Scotland, Northumberland, and Yorkshire and down to the west coast of Barrow.

The West Coast Mainline provides rail links to the north and south and the regional railways link from Carlisle to Leeds (via Settle/Carlisle) is of particular importance to settlements in the Eden Valley.

People in Eden

Eden is the most sparsely populated district in England with only 0.23 people per hectare compared with a national average of 3.8 persons per hectare. The population of 52,807 is scattered in small villages through a wide rural area.

Penrith, Kirkby Stephen, Alston and Appleby are the four main towns with Penrith the largest having a population of 15,496 (sum of the mid 2005 estimate for the six Penrith wards).

The population of the district has risen by more than 3,000 (6%) between 2001 and 2005, and projections suggest it will rise by more than 10,000 (19.5%) between 2005 and 2021. The district's past and expected future growth has been greatly driven by in-migration due to the attractive lifestyle and environment of the district.

In line with national trends, the district has an ageing population. However, in Eden this is more pronounced and Eden has a slightly older age profile than that of England (26% of the population aged over 60 compared to 21%).

The table below shows the age structure of the population in Eden, and compares the percentage within each age group to those for Cumbria and England and Wales. The figures are based on the 2004 mid year population estimates and are rounded to the nearest hundred.

Age Group	Eden	Cumbria	England & Wales
0-4 years	4%	5%	5.5%
5-14 years	11.5%	12%	12.5%
15-29 years	14.5%	16%	19%
30-44 years	21.5%	21%	22.5%
45-59 years	22.5%	21.5%	19.5%
60-64 years	6.5%	6%	5%
65 and over	19.5%	18.5%	16%
Total Population	100%	100%	100%

Projections also suggest that the number of older people in Eden will increase at a much faster rate than the national average. The number of people aged over 65 is projected to increase by almost 7,500 (71%) between 2005 and 2025 compared to an increase of approximately 40% for England as a whole (Source POPPI website).

The age structure of the population has implications for the location and types of housing development to be delivered through the LDF. In order to create vibrant, mixed and balanced communities within Eden we need to provide opportunities for younger people to live and work in the district, whilst also meeting the housing (and other) needs of the large and growing number of people in older age groups.

The unemployment rate in Eden is the lowest in the county at 0.5% in June 2007 whilst the national level is 2.3% (June 2007). However, there are pockets of higher unemployment in the district (eg Alston Moor with 1.6%) and even though the area generally has high levels of employment this masks a dependency on low paid work.

The median level of annual pay for full time workers in Eden for 2006 was £22,147, while the annual pay for one quarter of full time workers was £15,654 or lower (source Annual Survey of Hours and Earnings, NOMIS). These figures are similar to both the Cumbria and North West figures. However, there is a high proportion of part-time working and self employment in Eden and when this is also taken into account the annual pay in Eden falls relative to that of Cumbria and the North West.

Housing in Eden

Housing, and particularly affordable housing, is a key issue within the district.

Eden is an attractive place to live and has a significant proportion of retired householders and second homeowners. The 2001 Census identified that there were 23,369 households in Eden of which 1,451 (6.2%) were second homes or holiday lets and 775 were vacant properties. These second homes and holiday lets are not evenly distributed, with the majority concentrated in the areas closest to the Lake District National Park and other rural areas with high landscape value.

Sub-regional household projections have indicated that the number of households in Eden is anticipated to grow by approximately 8,000 (36%) between 2004 and 2021. This compares to the allocation of 4,300 new homes in the draft Regional Spatial Strategy, which highlights the needs for careful planning to ensure that local needs are met.

However, it should be stressed that the projections represent the likely effect of the continuation of recent demographic trends and does not take into account the effect of any future policies. It also cannot be considered an indication of housing need.

The Housing Need Survey of 2006 identifies a need for 265 new affordable homes in the district each year. When the wards that lie outside the Eden LDF area are removed it is approximately 200. This figure equates to more than 80% of the annual allocation from the draft Regional Spatial Strategy.

National research also suggests that household sizes are reducing, which if it also applies to Eden will have an impact on the type of housing required in the future. Even so it will be important to maintaining a vibrant mix of housing in the district.

The proximity of Eden to the M6 also increases pressure on housing as the area is within commuting distance of urban employment areas. Also, increasing numbers of migrant workers require accommodation, resulting in high private sector rents and an increase in the number of Houses in Multiple Occupation (HMOs).

Affordable Housing

House prices in Eden are amongst the highest in Cumbria and the average house price is currently £216,772 (December 2006) compared with an average of approximately £153,112 in the North West. The average price of a flat/maisonette, which is the cheapest type of property in Eden, is currently approximately £125,325.

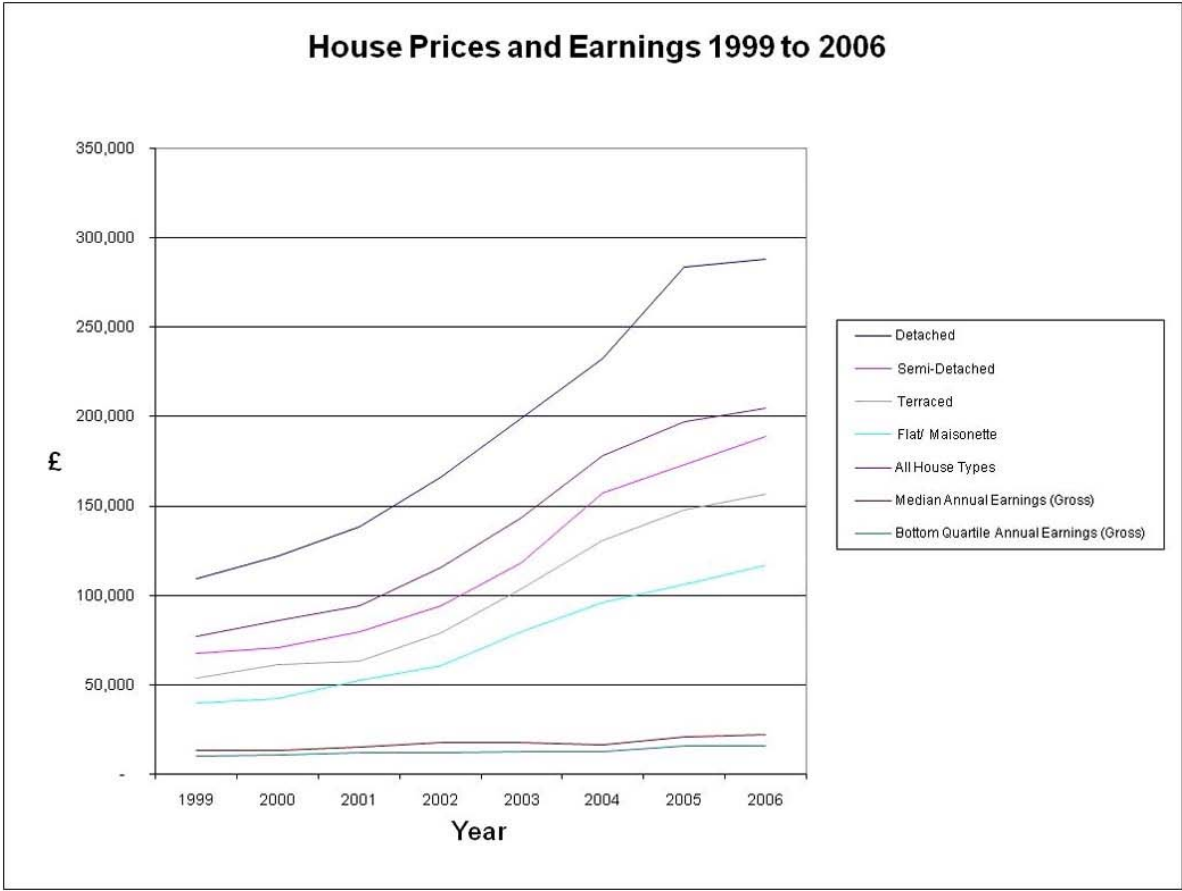
The district also has a high proportion of detached houses, 39% of the housing stock at the 2001 Census, which is usually a more expensive type of property to buy. There is a suggestion that the lack of supply of affordable 'move on' properties (3-4 bedrooms) is having a knock on effect for first time buyers as properties are not re-entering the market.

The gap between house prices and earnings is widening with the average house price approximately nine times median earnings in 2006.

Chart 1 below considers this trend by comparing average house price with average earnings for full time workers employed in Eden between 1999 and 2006. It shows that since 2001 house prices have increased at a faster rate than local earnings and accelerated the widening of the affordability gap between earnings and house prices.

As a result it is becoming increasingly difficult for local people to afford to buy their own home, making the private housing market inaccessible to many local people. As the majority of housing in Eden is owner occupied this is a significant issue and could have a knock on effect of putting increased strain on rented housing in the district.

Chart 1 - House Prices and Earnings in Eden (1999 to 2006)



Sources: NOMIS Annual Survey of Hours and Earnings and calculations made using data from Land Registry Quarterly Property Prices

Recent Housing Policies and Development in Eden

There have been a number of different policy approaches adopted in recent years.

The past strategy of allowing market housing to be dispersed throughout the district failed to meet the needs of the community. It resulted in a significant supply of large detached properties being built in small rural settlements and these properties are available on the open market without any means for the Council to negotiate for affordable housing.

To tackle this, local policies in the Cumbria and Lake District Joint Structure Plan 2001-2016 and Eden Local Plan Review Housing Policies Supplementary Planning Guidance (October 2004) provide for a reduced amount of house building in Eden to compensate for the high build rate since 1991. They also place a strong emphasis on the majority of development taking place in Penrith and the other Key Service Centres.

These local policies provide for an average of 170 dwellings (permissions) each year up to 2016 and reflect the intention of the Regional Spatial Strategy (RSS) to reduce the amount of people moving into Eden from outside the area.

Figures for housing completions between April 2003 and March 2007 show that the number of new houses has been a little below the requirement for an average of 170 new dwellings per year in Eden. This is shown in the table below.

Year	Completions
2003-4	143
2004-5	177
2005-6	128
2006-7	166
Total	614

The number of permissions that have been granted during this time has been lower and so the number of new houses being built is expected to fall over the next couple of years.

In addition to this, the Regional Spatial Strategy (RSS) is currently being reviewed and a revised draft of the RSS was submitted in January 2006. This revised submission draft of the RSS sets out a housing requirement of new 4,300 houses built between 2003 and 2021, which is equivalent to an average of 239 dwellings per year. These figures have been debated at the Examination in Public and the Panel Report into the submitted Regional Spatial Strategy following its Examination in Public has endorsed the allocation of 4,300 new dwellings in the Eden LDF area between 2003 and 2021.

This suggests that increased rates of house building will be encouraged, but in a sustainable and well planned manner, and it is important that the policies in this Housing DPD enable such development to take place. Achieving the appropriate scale of new housing will be one of the most critical issues to be addressed, particularly affordable housing and housing for first time buyers. Evidence from sources such as Housing Market Assessments (to identify housing need) and Housing Land Availability Assessments (to identify suitable sites for housing development) will be crucial to achieve this.

Draft Objectives for Housing

A number of draft objectives for housing have been identified for Eden that are designed to reflect the priorities of the Community Strategy, Eden District Council's corporate objectives, Cumbria Housing Strategy and Eden's Housing Strategy. They also provide greater detail to the Core Strategy Preferred Options objectives that can be related to housing.

The draft objectives for housing are:

- To provide quality affordable housing and meet local housing need
- To provide everyone with a decent home
- To create and maintain balanced communities
- To provide housing that is accessible to local services and jobs
- To ensure housing development is provided sustainably

Question 1: Do you agree with the draft objectives for housing?

- a) Yes
- b) No (what should be changed/added to make them more relevant for Eden?)

The Issues and Options for Eden

The main issues that will be covered in the Issues and Options paper have been broken down into a number of topics.

For each topic there is an introduction to the issue and a brief description of some potential options to address the issue. There then follows a question, or number of questions, to discuss the options provided and/or offer alternative options.

The topics for the issues are:

- Locational strategy and numbers
- Providing affordable housing
- Local connections and local occupancy clauses
- Developer contributions
- Windfall sites
- Redevelopment of agricultural buildings
- Gypsy and traveller sites
- Site based questions
- Other Issues

Locational Strategy and Numbers

The general focus for development within Eden is given in Policy CS2 of the Core Strategy Preferred Options. It should be noted that the Council is proposing to move away from rigid percentages when the Core Strategy is submitted to the Secretary of State later in 2007. Instead, the emphasis for development will be expressed in the same way as outlined in the Cumbria and Lake District Joint Structure Plan 2001-2016. This is likely to be described as follows:

Settlement	Emphasis for Development
Penrith	Sustained development of the large town
Alston, Appleby and Kirkby Stephen	Moderate development appropriate to the scale of the town
Local Service Centres	Small scale development to meet identified local housing need
Other Villages	Rural Exception Housing to provide affordable housing to meet identified local need

This will enable the Core Strategy to provide the strategic framework for housing development, with the detailed (and more flexible) delivery managed within the Housing Policies Development Plan Document.

As a result it is now proposed that the detail in terms of percentages for the different settlements and types of settlements will be shown within this Housing Policies DPD.

It is important that the housing provided meets the needs of local people and supports the needs of businesses, whilst also building in a sustainable way. The Housing Need Survey will be an important tool in ensuring that suitable housing to meet local housing and affordable housing need. However, it is also important that development takes place on appropriate sites and in sustainable locations with good access to services and employment.

The percentages that were shown as the preferred option in the Core Strategy Preferred Options Paper (based on sustainability principles) were:

Table 1 - Proposed Housing Development (%) for Different Settlements

Settlement	Percentage Development
Penrith	60%
Alston	4%
Appleby	9%
Kirkby Stephen	7%
Local Service Centres	20%

Note: Affordable housing development in villages other than Local Service Centres has not been incorporated into the figures as it will be made up from any shortfall in development within the Key Service Centres and Local Service Centres.

Question 2: Are the figures in Table 1 appropriate to create and maintain sustainable communities in Eden?

- a) Yes
- b) No (please provide alternative proportions)

The annual percentages for housing provision by settlement could be shown as a fixed figure or a band range that set maximum and minimum annual targets to meet the overall percentage figure for the plan period.

An example to illustrate how a band range might operate is shown in Table 2 below:

Table 2 - Example Showing Percentage Ranges for the Locational Strategy

Settlement	Fixed Percentage (taken from Core Strategy Preferred Options Paper)	Possible Alternative Percentage Range
Penrith	60%	55% - 65%
Alston	4%	3% - 5%
Appleby	9%	7% - 11%
Kirkby Stephen	7%	6% - 8%
Local Service Centres	20%	18% - 22%

Adopting such an approach could provide greater flexibility in any individual year. However, care would have to be taken to ensure that a particular location was not consistently at one extreme of the range and that the overall target was met over an agreed timescale if such an approach was used. Also, a degree of flexibility around the fixed percentages may mean that a band range would not be required.

Question 3: Should the percentages for housing provision in the different settlements be shown as band ranges rather than specific figures?

- a) Yes
- b) No, there should be single targets (which could be set in tranches e.g. for 5 years at a time)

It should be noted that the release of sites will be prioritised in line with settlement hierarchy together with the sequential approach in the Core Strategy Preferred Options to ensure that previously developed land and sites are developed first to meet our target for brownfield development (as expressed in the Core Strategy Preferred Options, Policy CS11) and that development takes place in sustainable locations. Phasing larger scale development will also allow greater control to manage the delivery of housing in the district.

Policy H5 (criteria 5) of the Local Plan Review Housing Policies 2004 Supplementary Planning Guidance states that *“generally no more than five houses will be granted permission in any one settlement in any given year, in order to ensure that the development is evenly spread across the twelve local service centres...”*.

Some Local Service Centres may not have the infrastructure necessary to accommodate new development until later in the plan period and may have relatively low levels of housing need, whereas other may have high and urgent levels of affordable need and the capacity to provide this housing.

This means that whilst setting limits may enable development to be spread across the district it may not be responsive enough to match the local needs and infrastructure requirements.

Question 4: Should the size of individual developments in Local Service Centres continue to be limited in order to allow development to be spread across the district each year? (If proposals are for developments greater than the threshold this limit could be achieved through phasing)

- a) Yes (If Yes, what should the limit be?)
- b) No

Providing Affordable Housing

Policy CS13 in the Core Strategy Preferred Options sets the overarching requirements for providing affordable housing in Eden and states that the Council will normally require between 50% and 100% of housing in Eden to be affordable. The detail of how this requirement will be managed will be shown in this Housing DPD.

There are different ways of providing affordable housing as defined in Planning Policy Statement 3: Housing (eg social rented, shared ownership) and these different types of affordable housing will meet the needs of different households and have different costs associated with their development. Housing developers may be more willing to provide shared ownership housing rather than social rented housing because it is less of a cost to the development (Affordable Rural Housing Commission, 2006).

This may mean that insufficient social rented affordable housing is being provided to meet local needs, and it may therefore be appropriate to set different targets for different types of affordable housing to ensure a suitable mix of affordable is being provided.

If different targets were to be set it is hoped that an appropriate mix of development could be ensured by making all of the different options for providing affordable housing more viable for developers, and also matching the types of housing that are required to those identified in the Housing Needs Survey.

An example to illustrate this approach is that the Council could require:

- A minimum of 40% for social rented housing
- A minimum of 50% for intermediate housing (eg shared ownership)

However, a potential criticism is that such an approach could be seen to undermine the target of 50% to 100% that is currently set in the Core Strategy Preferred Options paper.

Question 5: Should a more flexible approach to the affordable housing requirement be adopted for social rented housing (allowing less than 50%) in certain circumstances to ensure social rented housing is provided to meet local needs?

- a) Yes, a minimum of 30% social rented should be considered in certain circumstances
- b) Yes, a minimum of 40% social rented should be considered in certain circumstances
- c) No, the minimum of 50% affordable housing should be maintained whatever form the affordable housing takes

Whilst affordable housing is a major issue in Eden, the Housing Needs Survey in 2006 has identified that some wards have a lower need for affordable housing, and these may require some open market housing to maintain a vibrant mix. Also,

some revenue from the urban extensions in Penrith could be used to fund affordable housing elsewhere in the district.

As a result, it may not be appropriate to locate affordable housing on site as part of all developments. Instead, some development could be a source of developer contributions (land or money) to cross subsidise affordable housing in another settlement that has a high need for affordable housing. Making greater use of cross subsidy from open market development is a recommendation in the Affordable Rural Housing Commission Final Report.

As affordable housing is an issue throughout the district it should be noted that the Council would normally require affordable housing to be provided on site and off site contributions only allowed in exceptionally circumstances. Also, the provision of land for affordable housing (in locations that will meet an identified affordable housing need) will usually be preferable to financial contributions. However, a commuted sum may be accepted in circumstances where both on and off site provision is unacceptable.

Question 6: Should the Council consider allowing affordable housing to be provided off-site?

- a) Yes, in any location
- b) Yes, but only in locations with low levels of affordable housing need in the Housing Needs Survey
- c) No, affordable housing should be provided on site

Paragraph 30 of Planning Policy Statement 3: Housing states that *“Where viable and practical, Local Planning Authorities should consider allocating and releasing sites solely for affordable housing, including a Rural Exception Site Policy.”* In addition to this, Policy L5 of the draft Regional Spatial Strategy and Policy A2 of the Cumbria Housing Strategy 2006-2011 support sites being allocated and developed solely for affordable housing.

This may be especially useful in rural areas that would otherwise not be appropriate for development as it may reduce the hope value that can be attached to sites and reduce the development costs.

Question 7: Should the Council allocate sites as being suitable solely for providing affordable housing development?

- a) Yes
- b) No

Eden District Council’s Affordable Housing Policies 2004 define affordable housing for sale as being within fixed multipliers of either individual (3 times) or household (2.5 times) incomes. It may be that more flexibility in terms of defining affordable housing for sale or an alternative definition is required in order to provide a greater mix of housing and affordable housing that meets local needs. This could be achieved in a number of ways, for example:

- By increasing the multiplier from the current levels
- By offering a range of prices that could be classified as affordable for different types of housing
- By considering affordability in terms of the percentage of income that a household has to spend on housing costs (ie mortgage and/or rent) and ensuring that no more than say 30% is spent on housing costs

Increasing the multiplier would increase the price of what is considered an affordable house and also reflect the current mortgage lending market. However, this may not be affordable in terms of the amount that local people can actually afford to pay.

Providing a range of prices for different types of housing could offer greater flexibility and encourage a mix of house type that is considered to be affordable. It also recognises that different households have different requirements and offers a varied response to meet this. However, the prices for family homes are still likely to be high and may be beyond local people (if provided as shared ownership).

Defining affordable housing as spending a proportion of a household's income on housing costs would directly relate to a household's ability to pay for housing and also take better account of shared ownership schemes, which provides more options to households looking for a new home.

However, there may be issues that need to be resolved regarding the impact of interest rate fluctuations. For example, the 1.25% increase in the Bank of England rate over the past year would greatly impact upon the percentage of a household's income that is spent on housing.

Mechanisms for addressing the details of any proposed alternative will be considered and developed as appropriate for the Preferred Options stage and submission draft of this document.

Question 8: What is the best way to define and measure the affordability of housing in Eden?

- a) Keep the current multipliers (ie 3 times individual earnings or 2.5 times household income)
- b) Increase the multiplier to reflect the higher rates offered by mortgage lenders
- c) Provide a price range for different types and size of house that would be considered to be affordable
- d) Consider affordability in terms of the percentage of net income spent on housing costs
- e) Other (please specify)

One of the objectives of Planning Policy Statement 3: Housing is to provide a mix of housing, both market and affordable, particularly in terms of tenure and price, to support a wide variety of households (PPS3, para 10). The Housing Market

Assessment for Eden provides details of housing need for the four Housing Market Areas and also at ward level. It can also give an indication of the house size and tenure that is required, which could be directly linked to individual sites.

Such an approach could give certainty to developers of the requirements and expectations from sites based upon evidence. However, it may be seen as too prescriptive and not offer sufficient flexibility within developments. It may also quickly become outdated, as it relies upon the evidence base being up to date and regular reviews of the requirements for individual sites.

Question 9: Should an indication of the household size, type and tenure be given, based on the Housing Needs Survey, for all sites that are allocated? (Tick all that apply)

- a) Size
- b) Type
- c) Tenure
- d) Other
- e) No indications should be provided

If the percentage of affordable housing was not issued on a site by site basis, and an applicant proposed to offer lower numbers of affordable homes than outlined in the policies, a viability test may need to be undertaken in order to determine the proportion of affordable housing that can be provided on a particular site.

Any viability test would be undertaken by an independent consultant using agreed criteria, and would have to be paid for by the applicant.

Such a tool could have the benefit of aiding the negotiation process when assessing sites and ensuring that a reasonable proportion of affordable housing is provided within developments, and that development takes place. However, viability may differ from one developer to another and the process may be seen as an erosion of Councillors' decision making role and the policies they have adopted.

Question 10: Would you support a viability test, in principle, for assessing the proportion of affordable housing that should be provided on individual sites? (when developers propose a lower figure than stated in the housing policies)

- a) Yes
- b) No

Alternative/additional mechanisms for providing affordable housing in Eden

The following are potential mechanisms that could provide affordable housing in Eden that are not within existing routes (ie social housing or shared ownership schemes).

It is likely that these mechanisms could be applied to Rural Exception Sites as well as Key Service Centres and Local Service Centres.

Community Land Trusts

Community Land Trusts own land in perpetuity on behalf of the community and lease it out to provide a number of local requirements, including affordable housing.

As the Community Land Trust owns the land on which the housing is built it can drastically reduce, or even remove altogether, the land cost element of a development's costs and make providing affordable housing more viable for developers. They also allow the house to remain affordable for future owners as the Community Land Trust retains a stake in the property.

Self-Build

Self-build developments are a potential mechanism for providing low cost market housing to meet local housing needs (primarily in rural areas) as they remove the land costs from a development.

The principle behind self-build is that the land is donated (possibly from one family member to another) in order to build a house that is affordable to that particular household and meet their needs. The house is affordable to build as the cost of purchasing land has been removed from the overall build costs. Self-build housing can then have a Local Occupancy clause attached for future sales.

The main issue with self-build as a mechanism for providing affordable housing as defined by the Government in Planning Policy Statement 3 is that it will be difficult to *"include provision for the home to remain at an affordable price for future eligible households..."* as required by the definition in Planning Policy Statement 3 (page 25). As a result it would probably have to be termed as low cost market housing rather than affordable housing.

Even so, self-build could be used provide much needed low cost housing for local families in villages that could directly meet some of the local need for affordable housing.

It is hoped that there may be some way to extend the self-build principle to private developers to enable them to provide low cost market housing that is affordable to local people to meet the needs of local families who do not have land to donate, and your views/ideas would be welcomed.

'Coat Tailing'

'Coat tailing' takes the idea of self-build as a mechanism for providing affordable housing one step further by requiring the landowner to provide sufficient land for two or more houses (provided there is an identified need for affordable housing).

The first house would be the self-build house for the family member and have a Local Occupancy clause attached to preserve it for local families in the future. The second and any other additional property(s) would be provided as affordable housing and could be donated to a Housing Association (or possibly a Community

Land Trust) to ensure that it remains affordable in perpetuity.

This would then meet the affordable housing need of two or more local families in the short term, even though the self-build house for the family member may not be classified as 'affordable' under the definition in Planning Policy Statement 3.

Such an approach could lead to more affordable housing being provided in rural areas by the private sector and may be an appropriate way to encourage landowners to bring forward more land to provide affordable housing in perpetuity in rural areas.

This idea of 'coat tailing' is similar to the 'Land Swap Levy' proposed in the Affordable Rural Housing Commission Final Report 2006 (page 32).

Question 11: Should the Council support the use of the following in order to provide affordable housing in Eden? (tick all that apply)

- a) Community Land Trusts
- b) Self build
- c) Coat Tailing
- d) Other (please specify and explain your idea)

Another potential source of affordable housing could be thorough converting holiday accommodation to provide affordable housing and this approach is considered to be worthy of merit by the Affordable Rural Housing Commission.

However, if the Council was to allow the conversion of holiday lets to provide affordable housing there would have to be requirements to ensure that the housing met the required design and efficiency etc standards that applied to other new housing. There would also need to be measures in place to prevent this from becoming a way of building houses in the open countryside.

In addition to this, the Council would need to be clear about what the justification for allowing such conversions would be. The justifications could be:

- to meet an identified need for affordable housing; or
- that there is no demand for holiday accommodation or other business use in that location; or
- a combination of both of the above

Question 12: Do you think that the Council should consider the conversion of holiday accommodation to provide affordable housing?

- a) In Key Service Centres only
- b) In Key Service Centres and Local Service Centres only
- c) In any village with an identified need for affordable housing

d) **Holiday accommodation should not be converted into affordable housing**

A final issue is maintaining affordability in perpetuity (ie making sure the housing remains affordable for future owners/occupiers).

This is especially significant in cases where the housing is not maintained by a Registered Social Landlord, or in settlements with a population greater than 3,000 (when owners can staircase to 100% and own a property outright).

Question 13: How can the Council ensure that affordable housing remains affordable and is not lost in the future?

Further issues also exist around how those in housing need will be matched to the appropriate type of housing for their needs and that is affordable to them, and these will be considered in detail at the Preferred Options stage for consultation.

Local Connections and Local Occupancy Clauses

One of the Core Strategy Preferred Options principles for housing is to give priority to meeting local needs for affordable housing (policy CS8). A mechanism available to ensure this is to attach a Local Occupancy clause to new housing to keep housing available for people with a local connection to the area.

A local connection to the area (to justify the local need for the housing with a Local Occupancy clause) is currently defined in the Eden Local Plan Review Housing Policies 2004 Supplementary Planning Guidance as applying to a person or household:

- who currently lives in the relevant locality and has done so for a continuous period of at least three years; and/or
- who works in the relevant locality¹ and has done so for a continuous period of at least three years; and/or
- who has accepted an offer of employment within the relevant locality
- who has moved away but has strong established and continuous links with the relevant locality by reason of birth or long term immediate family connections; and/or
- who has an essential need through age or disability to live close to those who have lived in the relevant locality for at least three years.

¹ For Market Led Housing a local connection to the area will also apply to a person or household who has secured work in the relevant locality.

The Eden Local Plan Review Housing Policies 2004 Supplementary Planning Guidance also state that for Market Led Housing the term 'relevant locality' currently applies to the Parish, or if no potential occupier meeting the criteria listed above can be located in the Parish, then any of the surrounding Parishes, then subsequently the District as a whole, then finally in the County as a whole. A period of marketing of one year in total is considered appropriate. For Affordable Housing, the eligible area will not extend beyond the District boundary.

Question 14: Do you agree with the definition of a local connection to the area as described above?

- a) Yes
- b) No (Please give proposed amendments/reasons)

It is recognised that people's perception of their local community often does not neatly match with administrative boundaries and can cross over district and county boundaries, with people often living and working in different districts. This can especially be the case for those people living in parishes that are next to neighbouring districts and counties.

As a result the criteria for meeting a local occupancy clause may need to be adjusted so that it can fit better with people's perception of their local community.

Question 15: Should a local connection be allowed to extend beyond the district boundary for development in parishes on the edge of the district?

- a) Yes, any parish adjoining the parish where the development is proposed should be considered regardless of which district (or county) it is in
- b) Yes, but only for adjoining parishes of other districts in Cumbria (ie Allerdale, Carlisle and South Lakeland)
- c) No, the local occupancy should only be for Eden residents

In the Key Service Centre of Penrith it may be appropriate to relax the requirement to attach a Local Occupancy clause to all new development, as it has been described as a balanced and sustainable market town (Penrith Partnership, 2006). It is intended that Local Occupancy clauses will continue to be used in all other settlements.

Such an approach may be useful in maintaining the balanced housing market in Penrith and support business investment into the area. It could also be a tool to provide more funds to cross subsidise affordable housing elsewhere in the district, and making greater use of cross subsidy from open market development was a recommendation in the final report of the Affordable Rural Housing Commission in 2006.

However, relaxing the requirement to attach a Local Occupancy clause may undermine the balanced housing market that currently exists by reducing the number of new properties available to local people (than if the local occupancy requirement is maintained). A relaxation may not generate additional funds (or really be required) either as the current definition of a local connection for open market housing includes people who have secured work in the relevant locality.

Question 16: Should the Council attach a local occupancy clause to:

- a) All new housing development in Penrith?
- b) A proportion of housing development in Penrith (eg 80%)?
- c) Only the affordable element of housing development in Penrith?

Developer Contributions

Policy CS7 in the Core Strategy Preferred Options provides an overview of the reasons the Council might seek developer contributions from a development and also an indication of how these contributions may be used.

Many of the sites proposed for housing within this Issues and Options consultation are in Penrith and Appleby and development in these locations may need infrastructure work to alleviate problems around flooding and transport.

Standard levels of developer contribution may be appropriate on housing to ensure that these are taken into account holistically and also to ensure that other facilities are provided. This approach could also provide greater certainty of the costs associated with any particular development at the outset.

Question 17: Do you support, in principle, a standard contribution on housing developments to provide for the following? (tick all that apply):

- a) Affordable housing
- b) Community open space provision
- c) Community facilities including play equipment
- d) Flood alleviation and water extraction (to apply in Penrith and Appleby and other settlements if appropriate)
- e) Transport infrastructure (to apply in Penrith)
- f) Other (please specify)
- g) No standard contributions should be set

Windfall Sites

Planning Policy Statement 3: Housing (PPS3) states that *“Allowances for windfalls (ie sites that have not been specifically identified as available in the local plan process) should not be included in the first ten years of land supply unless Local Planning Authorities can provide robust evidence of genuine local circumstances that prevent sites being identified”* (PPS3, para 59).

There are potentially at least two reasons that may justify allowing a small number of windfall sites in Eden. These are:

- To enable a responsive supply of sites to meet local affordable housing need in rural areas and provide Rural Exception sites for affordable housing in perpetuity
- To enable brownfield sites to be brought forward more quickly for development as they become available

This could then help the Local Development Framework to have the flexibility to meet local affordable housing need within the rural part of the district and also meet the challenging target that has been set for development of brownfield land in Eden.

Question 18: Should the Housing DPD make an allowance for a very small number of windfall developments to take place to provide affordable housing in Eden?

- a) No, there should be no allowance for windfall sites and all sites should be allocated through the Local Development Framework
- b) Yes, windfall sites can be allowed to provide affordable housing in the Key Service Centres and Local Service Centres only
- c) Yes, windfall sites can be allowed to provide affordable housing in any village

Planning Policy Statement 3 describes windfall sites as comprising *“previously-developed sites that have unexpectedly become available... which could include, for example, large sites resulting from, for example, a factory closure or small sites such as a residential conversion or a new flat over a shop”* (DCLG 2006, page 19).

This definition may restrict provision of affordable housing in rural areas by limiting the availability of Rural Exception sites that are often provided on small Greenfield sites. As a result it may be appropriate for a small number of Greenfield sites to be allowed as windfall sites. However, such an approach would have to be carefully controlled in order to maintain the Plan, Monitor, Manage approach to housing development.

Question 19: If windfall sites are to be allowed, should they be allowed on:

- a) Previously developed sites (excluding agricultural buildings) only?
- b) Previously developed sites (including agricultural buildings) only?
- c) Previously developed sites and small Greenfield Rural Exception sites in rural areas to provide affordable housing in perpetuity?

Redevelopment of Agricultural Buildings

The Government favours the reuse and development of previously developed sites as part of sustainable development. However, agricultural buildings are not classified as brownfield (previously developed) under Government definitions.

The Core Strategy Preferred Options paper (page 40) outlines the sequential approach for identifying sites for development. It prioritises locations for new development in the following order:

1. Previously developed land and buildings within the built up area of towns and villages with preference given to sites accessible to services and facilities
2. Previously developed land and buildings adjacent to the built up areas of towns and villages
3. Green field land within the built up area of towns and villages
4. Green field land adjacent to the built up area of towns and villages

Eden has a relatively large number of agricultural buildings within the district. These may provide a more positive alternative to green fields when searching for sites to meet local housing need, especially within the Local Service Centres and other villages.

Question 20: Should Eden consider agricultural buildings as being previously developed land when searching for sites and applying the sequential approach?

- a) Yes, consider the redevelopment and/or re-use of appropriate land containing agricultural buildings (ie the traditional farm stead)
- b) Yes, consider the conversion of appropriate traditional agricultural buildings only
- c) No, consider agricultural buildings as Greenfield sites

It should be noted that the cumulative effect of converting buildings would need to be taken into account to avoid any adverse effects to the overall character of the location of the development.

Question 21: If agricultural buildings are considered to be previously developed, should they be considered for development?

- a) In Key and Local Service Centres only
- b) In any village with services
- c) In any rural settlements

Gypsy and Traveller Sites

The Core Strategy Preferred Options paper has a general policy relating to gypsy and traveller sites (Policy CS14).

Work is currently being carried out to determine how many gypsy and traveller sites are required in each district within Cumbria and the results of this are expected later in 2007. If the survey identifies an additional need in Eden the Council will be required to find suitable sites.

Question 22: If a need for additional gypsy and traveller sites is identified for Eden district, should these sites be located:

- a) As extensions to existing sites?
- b) In Penrith?
- c) In all of the Key Service Centres as appropriate?
- d) In Key Service Centres and Local Service Centres?

Sites Based Questions

Ensuring a sufficient supply of suitable sites is a critical part of the Local Development Framework. The following questions are designed to inform the criteria used to search for and allocate housing sites within Eden. (Please note that any comments regarding specific sites should be made in reference to the specific areas later in the document).

The allocation of housing to Local Service Centres treats these villages as a whole and does not specify an amount for any individual village. As the needs and characteristics of settlements can vary significantly it could be useful to agree how the search for sites in Local Service Centres and other villages can best be done.

Question 23: How should the Council seek to prioritise the search for sites in Local Service Centres and other villages? (tick all that apply)

- a) Proximity to, or availability of public transport to access, a Key Service Centre?
- b) The services that are provided within the village?
- c) Housing need data?
- d) Other? (Please specify)

Another factor to consider is the relationship of potential sites to the existing settlement.

Question 24: When considering sites for housing development within Local Service Centres and villages, should the Council identify sites that are:

- a) Within the village envelope only?
- b) Within the village envelope or directly adjacent to it?

It may be appropriate to identify a number of smaller sites within a settlement rather than one large site to accommodate any additional housing. To help with this process it may be useful to restrict the size of sites that are allocated in villages.

Question 25: Should the maximum size of individual sites that are allocated in villages be limited?

- a) Yes, they should be limited to a maximum of approximately 0.33 hectares or 10 dwellings
- b) Yes, they should be limited to a maximum of approximately 0.67 hectares or 20 dwellings
- c) Yes, they should be limited to a maximum of approximately 1 hectare or 30 dwellings
- d) No, there should be no maximum size for sites in villages

Other Issues

Eden district has a higher proportion of older people than in England, and projections by the Office for National Statistics suggest that the proportion of older people is likely to increase at a faster rate in Eden than England as a whole. This will create new challenges for housing provision in Eden in the future.

Question 26: How can the Council meet the housing needs of an increasingly ageing population?

It is intended that this Issues and Options paper is comprehensive. However there may be issues and options that have not been addressed in the document that you would like to comment upon please feel free to do so.

Question 27: Do you have any additional comments you wish to make regarding housing issues in Eden?

Other housing related issues not covered by this Issues and Options paper

Listed below are the issues have not been covered by this Housing DPD Issues and Options paper together with reasons for their omission.

Design

The Core Strategy Preferred Options paper sets out the core design principles (Policy CS19 and CS20) and these will apply to housing where appropriate.

Specific design policies will be provided in the Primary Development Control Policies DPD. In addition the Council is considering whether to produce a Design Guidance Supplementary Planning Document that will provide detailed design guidance for developments, including residential developments.

As a result no detailed design issues are included in this Housing DPD Issues and Option paper.

Energy Efficiency and Production in Housing Development

The Council does not intend to include any detailed questions around energy efficiency and production in housing development as part of this Housing DPD Issues and Option paper because:

- The Department for Communities and Local Government has proposed that requirements for energy efficiency will be met through progressive changes to building regulations to move towards zero-carbon new homes by 2016 (Consultation Planning Policy Statement: Planning and Climate Change Supplement to Planning Policy Statement 1, December 2006).
- The requirements for energy production are largely covered by the Core Strategy Preferred Options (Policy CS21) and as a result it is not proposed to ask any questions on the subject as part of this Development Plan Document.
- The Council is carrying out a Scrutiny Review focussing on Alternative Energy and any results from this will fed into the LDF process as appropriate in the future.

Home Extensions

This will be covered in the Primary Development Control Development Plan Document.

Residential Sub-divisions

This will be covered in the Primary Development Control Development Plan Document.

Replacement Dwellings

This will be covered in the Primary Development Control Development Plan Document.

Holiday Accommodation

This will be covered in the Primary Development Control Development Plan Document.

Housing Sites in Eden

It is important that sufficient suitable sites are allocated in the Housing Development Plan Document in order to properly manage housing development in Eden in the future. All allocated sites will be tested to ensure that they are available, suitable and achievable as required in paragraph 54 of *Planning Policy Statement 3: Housing*.

The first stage in the process of allocating sites is this initial Issues and Options consultation. This Issues and Options stage enables the Council to test the sites that it is currently aware of and also provides an opportunity for people to propose additional alternative sites that may be suitable for housing development in the future.

Policy CS2 of the Core Strategy Preferred Options paper identifies Penrith as being the main focus for development in the district with the other Key Service Centres of Alston, Appleby and Kirkby Stephen providing moderate development. Local Service Centres can provide small scale housing development that meets identified local housing need and other villages may provide affordable housing to meet identified local housing need.

A number of sites have been identified in these locations from a variety of sources to start the process. The sources used for identifying the sites that have been included in this document were:

- Sites allocated in the Eden Local Plan Review Housing Policies 2004 Supplementary Planning Guidance
- Sites identified in the Urban Capacity Study
- Sites identified in the National Land Use Database (NLUD)
- Sites that were allocated within the Eden Local Plan 1996 and have not been developed
- Sites that were proposed in the Eden Local Plan Review consultation (2002 and/or 2004) but not included within the Eden Local Plan Review Housing Policies 2004 Supplementary Planning Guidance
- Sites proposed as an urban extension for Penrith during the consultation on the Core Strategy Preferred Options

The sites proposed to date from the sources listed above could, if developed, provide 4,907 new houses if development took place at a density of 30 dwellings per hectare. This figure is more than the 4,300 allocated to Eden in the draft Regional Spatial Strategy.

The breakdown of potential housing development from the current sites in the different settlements is shown in Table 3 below. (It should be noted that the housing provision is just a crude approximation and does not include any allowance for roads, open space etc).

Table 3 - Potential Housing Development per Settlement

Settlement	Number of houses	Proportion of RSS Allocation
Penrith	3,575	83.1%
Alston	183	4.3%
Appleby	400	9.5%
Kirkby Stephen	166	3.9%
Local Service Centres	538	12.5%
Other Villages	45	1.0%
Total	4,907	114.1%

It is important that only the most suitable sites are allocated in the Housing Development Plan Document. The most suitable sites may be the sites in this Issues and Options paper or may new sites that are proposed as a result of this consultation.

All of the sites that are proposed will be tested through the Sustainability Appraisal process.

The Council would welcome new proposals for housing sites at this stage, especially brownfield sites. New sites will ideally be located within Key Service Centres or Local Service Centres or would be available to provide affordable housing as Rural Exception sites in other villages.

If you wish to propose an alternative site please provide details of the site, including its location and the reasons it should be included, on the Housing Sites Comment Form.

The Issues and Options stage is an opportunity to propose alternative sites as well as comment on those already included in this document.

The Council has carried out an initial informal consultation with the Environment Agency, Cumbria County Council Highways and Eden District Council's Contaminated Land Officer in order to provide some initial background information to assist the consultation process at this early stage. The comments received have informed the Issues/Constraints sections of the tables for the sites. These consultees may add further formal comments in response to this document if appropriate.

We are now looking for comments from a wider range of consultees.

The following pages are ordered by settlement, starting with Penrith and the other Key Service Centres. Each individual settlement or area of Penrith begins with a map showing the location of the proposed sites.

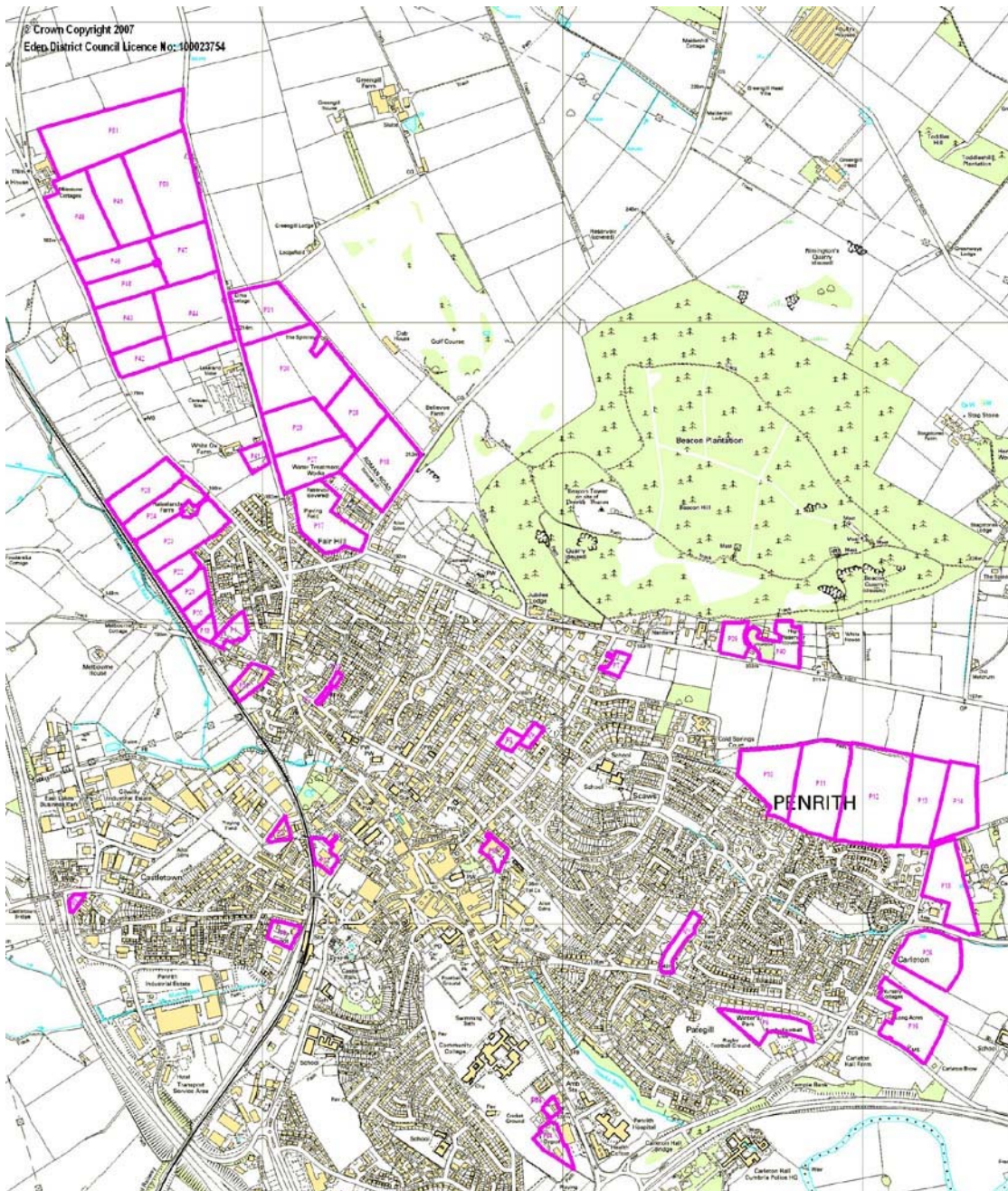
This is followed by a table for each site that identifies:

- The size of the site in hectares
- The number of houses that the site is likely to provide, based on a density of 30 dwellings per hectare (as outlined in Core Strategy Policy CS11)
- Whether the site is brownfield
- Any issues and constraints associated with the site that are currently known
- The source/reason that the site has been included at this stage

If any of the sites are developed during the course of the production of the Housing Development Plan Document they will be removed from the list along with the reason for their removal, which may result in a gap in the numbering system. This is to keep consistency of the site numbering and avoid confusion over the different sites at a later stage in the process.

It should be noted that the Council is not proposing that all of the sites identified in this document are developed for housing. The sites have only been identified as appropriate for this first stage of the consultation process.

Penrith

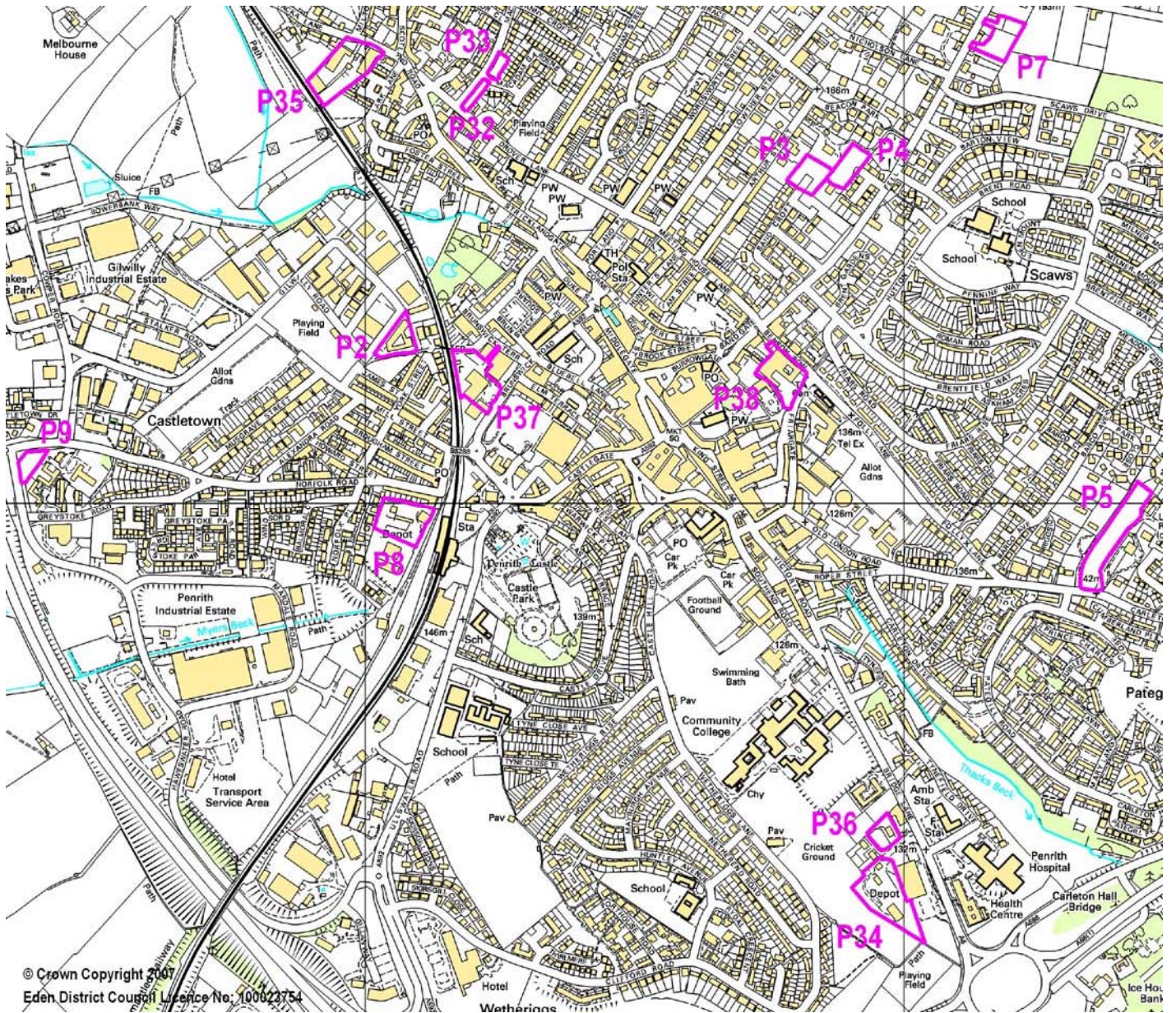


The map above shows all of the sites that have been proposed for Penrith. The sites for Penrith have been broken down into three areas in order to consider proposals in more detail and at a more local level. The three areas for Penrith are:

- Penrith Town
- Penrith East
- Penrith North

It should be noted that any sites that have the same issues and constraints have been grouped together in order to save space and avoid duplication.

Penrith Town



P2 – Gilwilly Road	
Size	0.33 hectares
Number of Houses	10
Brownfield?	Yes
Issues/Constraints	<p>Has buildings on it indicating a previous industrial use. A Phase 1 assessment would be initially required and possibly a Phase 2 assessment prior to any planning decision.</p> <p>Access onto industrial estate road perhaps inappropriate in terms of residential amenity. Footway provision and accessibility to town centre would need to be improved.</p>
Source/Reason it is proposed	Identified in the Urban Capacity Study

P3 – Sandcroft	
Size	0.34 hectares
Number of Houses	10
Brownfield?	No
Issues/Constraints	<p>Within 100m of Fell Lane Landfill. There has been extensive residential development in the surrounding area however since there is no development between the landfill and these proposed residential developments, any development would require further assessment as to the likelihood of gas migration from this site to the proposed properties.</p> <p>Access through Sandcroft no problem, junction onto Fell Lane satisfactory, road infrastructure already largely in place.</p>
Source/Reason it is proposed	Identified in the Urban Capacity Study

P4 – Beacon Square	
Size	0.31 hectares
Number of Houses	9
Brownfield?	No
Issues/Constraints	<p>Adjacent to Fell Lane Landfill. There has been extensive residential development in the surrounding area however since there is no development between the landfill and these proposed residential developments, any development would require further assessment as to the likelihood of gas migration from this site to the proposed properties.</p> <p>Site accessed through Beacon Square. 1m footways both sides. Visibility at Fell Lane junction not good in either direction. Possible mitigation measures - consider amending layout of existing road in line with Home Zone principles & provide traffic calming on Fell Lane to reduce vehicle speed to level commensurate with achievable visibility.</p>
Source/Reason it is proposed	Identified in the Urban Capacity Study

P5 - Chancery Lane	
Size	0.79 hectares
Number of Houses	24
Brownfield?	No
Issues/Constraints	<p>A comprehensive assessment of surface water disposal will be required. Attenuation on site will be required, ideally a discharge to the mains system at a rate acceptable to United Utilities or an attenuated discharge to Carleton Beck will be required.</p> <p>Adequate visibility achievable. Improve accessibility by cycle via contribution to measures identified in Penrith Urban Cycle Network for improved cycle infrastructure on Carleton Road.</p>
Source/Reason it is proposed	Identified in the Urban Capacity Study

P7 – Beaconhill, Fell Lane	
Size	0.42 hectares
Number of Houses	12
Brownfield?	No
Issues/Constraints	None currently identified but the site has an existing planning consent for 8 new dwellings.
Source/Reason it is proposed	Allocated in the Eden Local Plan Review Housing Policies 2004 SPG Identified in the Urban Capacity Study Eden Local Plan 1996 that has not been developed

P8 – Myers Lane, Norfolk Road	
Size	0.63 hectares
Number of Houses	19
Brownfield?	Yes
Issues/Constraints	Has a current industrial use indicated as road haulage. A Phase 1 and most likely a Phase 2 will be required on this site before a planning decision could be made. Myers Lane is not publicly maintainable and would need to be made up to adoption standards. However, there are concerns regarding turning movements at Norfolk Road exacerbating existing peak hour congestion. A public footpath runs along the east boundary and therefore there is an opportunity for an enhancement to this public area.
Source/Reason it is proposed	Eden Local Plan 1996 that has not been developed

P9 – Haweswater Road	
Size	0.17 hectares
Number of Houses	5
Brownfield?	No
Issues/Constraints	This site currently developed - not clear how a further five residential units would be created and accessed. Would be reluctant to see access onto Haweswater Road as this may conflict with possible future scheme to change priorities at Newton Road junction.
Source/Reason it is proposed	Eden Local Plan 1996 that has not been developed

P32 & P33 – Macadam Gardens	
Size	P32 = 0.1 hectares P33 = 0.1 hectares Total = 0.2 hectares
Number of Houses	P32 = 3 P33 = 3 Total = 6
Brownfield?	No
Issues/Constraints	No existing flood risk issues have been identified for this site. Co-ordination with the attenuation of surface water management for the Gilwilly Industrial Estate will be critical. It will also be necessary to establish if any discharge of surface water will be accepted in the sewerage network by United Utilities. Assumed frontage development - acceptable from highways point of view.
Source/Reason it is proposed	Undeveloped portion of a site identified in the National Land Use Database

P34 – Stamper’s Depot, Bridge Lane	
Size	0.92 hectares
Number of Houses	28
Brownfield?	Yes
Issues/Constraints	<p>Currently a haulage yard; it definitely would require a Phase 1 and 2 assessment prior to any planning decision being taken.</p> <p>A planning application for B&Q extension is pending.</p> <p>There is a well showing on the maps near the north end of this site. This might suggest caution with regard to any potentially polluting development.</p>
Source/Reason it is proposed	Identified in the National Land Use Database

P35 – Land off Robinson Street	
Size	0.86 hectares
Number of Houses	26
Brownfield?	Yes

P35 – Land off Robinson Street	
Issues/Constraints	<p>No existing flood risk issues have been identified for this site. Co-ordination with the attenuation of surface water management for the Gilwilly Industrial Estate will be critical. It will also be necessary to establish if any discharge of surface water will be accepted in the sewerage network by United Utilities.</p> <p>This site has formerly had a scrapyard on it. Consequently this would require a Phase 1 assessment and most probably a Phase 2 as well prior to a planning decision.</p> <p>Junction visibility less than satisfactory - mitigation measures might include traffic calming/ public realm improvements in order to reduce vehicle speed to a level commensurate with visibility and improve environment for pedestrians/cyclists. Contributions to improved accessibility by cycle to major employment areas and town centre via improvements to C2C cycle route and link to Gilwilly Business Park (see Penrith Urban Cycle Network).</p>
Source/Reason it is proposed	Identified in the National Land Use Database

P36 – Land behind Esso Garage, Bridge Lane	
Size	0.23 Hectares
Number of Houses	7
Brownfield?	Yes
Issues/Constraints	<p>This site was formerly a garage and already has planning permission for residential development. There has been a Phase 1, Phase 2 and Phase 2b assessment carried out on this site and discussions as to the remediation scheme are now underway.</p> <p>To a certain extent, depends upon outcome of B&Q extension application and impact on existing access. Suitability of existing access for further development is questionable in any event, but more detailed analysis required.</p> <p>Has permission for 29 apartments.</p>
Source/Reason it is proposed	Identified in the National Land Use Database

P37 – Rickerby’s, Brunswick Road	
Size	0.65 hectares
Number of Houses	20
Brownfield?	Yes
Issues/Constraints	<p>Has had a Phase 1, Phase 2 and Phase 2b assessments carried out on it.</p> <p>Would like to see reduction in number of vehicular access points onto Brunswick Road, in order to ease congestion. However, improvements to alternative access roads may be difficult to deliver.</p> <p>There is currently an outline application for residential development that is to be determined.</p>
Source/Reason it is proposed	Identified in the National Land Use Database

P38 – Hutton Hall, Friargate	
Size	0.55 hectares
Number of Houses	17
Brownfield?	Yes
Issues/Constraints	<p>Thacka Beck runs close to this site and consideration will need to be given for building uses at ground floor level.</p> <p>This would require a Phase 1 assessment and possibly a Phase 2 assessment prior to any planning decision.</p>
Source/Reason it is proposed	Identified in the National Land Use Database

P6 – Winters Park	
Size	1.77 hectares
Number of Houses	53
Brownfield?	No
Issues/Constraints	<p>A comprehensive assessment of surface water disposal will be required. Attenuation on site will be required, ideally a discharge to the mains system at a rate acceptable to United Utilities or an attenuated discharge to Carleton Beck will be required.</p> <p>Winters Park landfill is just within 250m of this site however since the landfill has already got residential development on it, it is unlikely to impact on this site.</p> <p>Not clear how this site would be accessed.</p>
Source/Reason it is proposed	Identified in the Urban Capacity Study

P10, P11, P12, P13, P14 & P15 – Carleton Fields/Veterinary Centre	
Size	P10 = 3.44 hectares P11 = 5.03 hectares P12 = 6.58 hectares P13 = 3.48 hectares P14 = 2.83 hectares P15 = 3.11 hectares Total = 24.5 hectares
Number of Houses	P10 = 103 P11 = 151 P12 = 198 P13 = 104 P14 = 85 P15 = 93 Total = 734
Brownfield?	No

P10, P11, P12, P13, P14 & P15 – Carleton Fields/Veterinary Centre

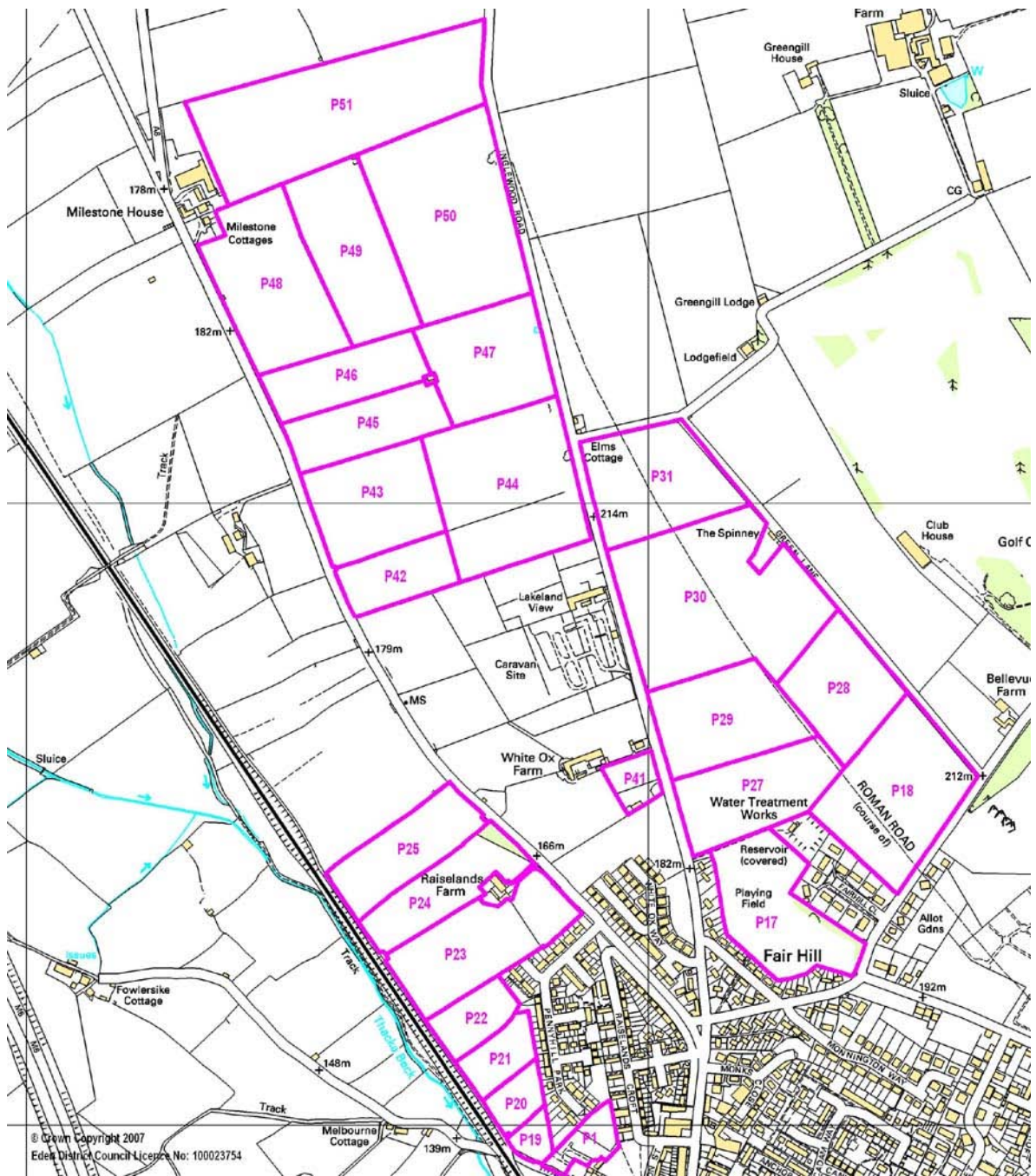
<p>Issues/Constraints</p>	<p>A comprehensive assessment of surface water disposal will be required. Attenuation on site will be required, ideally a discharge to the mains system at a rate acceptable to United Utilities or an attenuated discharge to Carleton Beck will be required.</p> <p>It has been suggested that site P15 could act as a potential drainage route for sites P10 to P14, which could prevent significant drainage problems that might arise further down hill. If this was progressed further then this could be enhanced to double as a wildlife corridor linking to Carleton Beck.</p> <p>Sites P10, P11, P12, P13, P14, P15 and P26 should be treated as one site with a Transport Assessment and Residential Travel Plan undertaken. Issues include:</p> <ul style="list-style-type: none"> • Improvements to Carleton Hill Road • Improvements to A686 (lighting, traffic calming, Carleton Hall junction improvement) • Traffic calming Carleton Meadows/Oak Road/Ash Road • Cycle and pedestrian accessibility • Public transport accessibility • A public footpath runs along the north of this site, giving potential to enhance the corridor along this path and double as a wildlife corridor.
<p>Source/Reason it is proposed</p>	<p>Proposal from the Eden Local Plan Review consultation</p> <p>Proposed to form part of the urban extension for Penrith</p>

P16 – Carleton: Land at Long Acres	
Size	3.33 hectares
Number of Houses	100
Brownfield?	No
Issues/Constraints	<p>A comprehensive assessment of surface water disposal will be required. Attenuation on site will be required, ideally a discharge to the mains system at a rate acceptable to United Utilities or an attenuated discharge to Carleton Beck will be required.</p> <p>Minor amendments to A686 junction necessary eg hard landscaping visibility splay for improved visibility, repositioning direction sign, consider restricting use of 'split' junction. Improve accessibility by cycle via contribution to measures identified in Penrith Urban Cycle Network for improved cycle infrastructure on Carleton Road. Possible contribution to A686 improvements as with P10 to P15 and P26.</p> <p>The course of a Roman road passes through the site, and consultation is required with the county archaeologist regarding the level of potential archaeological interest and any need for surveys etc.</p>
Source/Reason it is proposed	Proposal from the Eden Local Plan Review consultation

P26 – Carleton	
Size	3.03 hectares
Number of Houses	91
Brownfield?	No
Issues/Constraints	<p>A comprehensive assessment of surface water disposal will be required. Attenuation on site will be required, ideally a discharge to the mains system at a rate acceptable to United Utilities or an attenuated discharge to Carleton Beck will be required.</p> <p>Sites P10, P11, P12, P13, P14, P15 and P26 should be treated as one site with a Transport Assessment and Residential Travel Plan undertaken. Issues include:</p> <ul style="list-style-type: none"> • Improvements to Carleton Hill Road • Improvements to A686 (lighting, traffic calming, Carleton Hall junction improvement) • Traffic calming Carleton Meadows/Oak Road/ Ash Road • Cycle and pedestrian accessibility • Public transport accessibility • Access visibility <p>The course of a Roman road passes close to the site, and consultation is required with the county archaeologist regarding the level of potential archaeological interest and any need for surveys etc.</p> <p>There is also a watercourse and public footpath along the site which provides potential for a wildlife corridor within the site.</p>
Source/Reason it is proposed	Proposal from the Eden Local Plan Review consultation

P39 & P40 - Lynwood	
Size	P39 = 0.89 hectares P40 = 1.76 hectares Total = 2.65 hectares
Number of Houses	P39 = 27 P40 = 53 Total = 80
Brownfield?	No
Issues/Constraints	These sites are designated as Amenity Open Space in the Eden Local Plan 1996 Nothing else currently identified as the sites have not been consulted upon.
Source/Reason it is proposed	Proposal from the Eden Local Plan Review consultation

Penrith North



P1 – Pennyhill Park	
Size	0.68 hectares
Number of Houses	21
Brownfield?	No
Issues/Constraints	<p>No existing flood risk issues have been identified for this site. However, a surface water drainage strategy will be required. Co-ordination with the attenuation of surface water management for the Gilwilly Industrial Estate will be critical. It will also be necessary to establish if any discharge of surface water will be accepted in the sewerage network by United Utilities.</p> <p>This area is currently identified as a caravan park. It is unlikely that there would be any significant land quality issues.</p> <p>Access to narrow section of Thacka Lane not appropriate. Could be accessed via Pennyhill Park if accessible.</p>
Source/Reason it is proposed	Identified in the Urban Capacity Study

P17 – Fair Hill Playing Field	
Size	3.36 hectares
Number of Houses	101
Brownfield?	No

P17 – Fair Hill Playing Field

<p>Issues/Constraints</p>	<p>No existing flood risk issues have been identified for this site. However, a surface water drainage strategy will be required. Co-ordination with the attenuation of surface water management for the Gilwilly Industrial Estate will be critical. It will also be necessary to establish if any discharge of surface water will be accepted in the sewerage network by United Utilities.</p> <p>This site is indicated as a former quarry which since it is now described as a playing field is assumed to now be infilled. This would therefore require a Phase 1 assessment and possibly a Phase 2 including gas monitoring which can be a time consuming process (several months of data) since we would need to be confident that we had an accurate assessment of the site conditions.</p> <p>Should be treated as one site with P18 and P27 to P31 and a Transport Assessment and residential Travel Plan undertaken. Issues include:</p> <ul style="list-style-type: none"> • The unsatisfactory layout of Inglewood Road/ Scotland Road junction - redesign needed • Potential to use Beacon Edge to bypass town centre, exacerbated by Carleton Greenfield Extension traffic • Access roads require widening, footway and lighting improvements • Cycle and pedestrian accessibility • Public transport accessibility <p>The site is currently used as playing fields and is often cited as providing local public open space for the north of the town when considering planning applications.</p>
<p>Source/Reason it is proposed</p>	<p>Proposed to form part of the urban extension for Penrith</p>

P18 Salkeld Road / Fair Hill	
Size	4.40 hectares
Number of Houses	132
Brownfield?	No
Issues/Constraints	<p>No existing flood risk issues have been identified for this site. However, a surface water drainage strategy will be required. Co-ordination with the attenuation of surface water management for the Gilwilly Industrial Estate will be critical. It will also be necessary to establish if any discharge of surface water will be accepted in the sewerage network by United Utilities.</p> <p>A quarry is identified on the opposite side of the road which if it has not been filled should not give rise to any issues.</p> <p>Should be treated as one site with P17 and P27 to P31 and a Transport Assessment and residential Travel Plan undertaken. Issues include:</p> <ul style="list-style-type: none"> • The unsatisfactory layout of Inglewood Road/ Scotland Road junction - redesign needed • Potential to use Beacon Edge to bypass town centre, exacerbated by Carleton Greenfield Extension traffic • Access roads require widening, footway and lighting improvements • Cycle and pedestrian accessibility • Public transport accessibility <p>A Roman road runs through the site.</p>
Source/Reason it is proposed	Proposed to form part of the urban extension for Penrith

P19, P20, P21, P22, P23, P24 & P25 – Raiselands	
Size	P19 = 0.40 hectares P20 = 0.67 hectares P21 = 0.95 hectares P22 = 1.06 hectares P23 = 3.01 hectares P24 = 2.23 hectares P25 = 2.35 hectares Total = 10.67 hectares
Number of Houses	P19 = 12 P20 = 20 P21 = 28 P22 = 32 P23 = 90 P24 = 67 P25 = 70 Total = 319
Brownfield?	No
Issues/Constraints	<p>No existing flood risk issues have been identified for this site. However, a surface water drainage strategy will be required. Co-ordination with the attenuation of surface water management for the Gilwilly Industrial Estate will be critical. It will also be necessary to establish if any discharge of surface water will be accepted in the sewerage network by United Utilities.</p> <p>There is a Victorian landfill and some filled ground within 250m of some of the sites. However, that both historic land use sites are likely to be topographically above the level of the proposed residential sites and are therefore unlikely to give rise to any concerns regarding gas migration.</p> <p>It would be appropriate to look at this site in relation to any proposed extension to Gilwilly Business Park including the provision of a link road. Alternatively, the sites could be accessed via loop road from Pennyhill Park to new access onto A6, the whole being constructed in accordance with Homezone principles including retrofit Homezone on Pennyhill Park. Transport Assessment and residential Travel Plan would be required. Contributions to improved accessibility by cycle to major employment areas and town centre via improvements to C2C cycle route and link to Gilwilly Business Park (see Penrith Urban</p>

P19, P20, P21, P22, P23, P24 & P25 – Raiselands	
	Cycle Network). P1/P19 - Narrow section of Thacka Lane not suitable for new access.
Source/Reason it is proposed	Proposed to form part of the urban extension for Penrith Proposal from the Eden Local Plan Review consultation

P27, P28, P29, P30 & P31 – Salkeld Road/Fair Hill	
Size	P27 = 2.94 hectares P28 = 2.68 hectares P29 = 3.20 hectares P30 = 6.95 hectares P31 = 3.52 hectares Total = 19.29 hectares
Number of Houses	P27 = 88 P28 = 80 P29 = 96 P30 = 208 P31 = 106 Total = 578
Brownfield?	No
Issues/Constraints	<p>No existing flood risk issues have been identified for this site. However, a surface water drainage strategy will be required. Co-ordination with the attenuation of surface water management for the Gilwilly Industrial Estate will be critical. It will also be necessary to establish if any discharge of surface water will be accepted in the sewerage network by United Utilities.</p> <p>The only historic land use identified is filled ground within 250m of this site. Any development of this site would require further assessment as to the likelihood of gas migration from this site to the proposed properties.</p> <p>Should be treated as one site with P17 and P18 and a Transport Assessment and residential Travel Plan undertaken. Issues include:</p> <ul style="list-style-type: none"> • The unsatisfactory layout of Inglewood Road/ Scotland Road junction - redesign needed • Potential to use Beacon Edge to bypass town centre, exacerbated by Carleton Greenfield Extension traffic

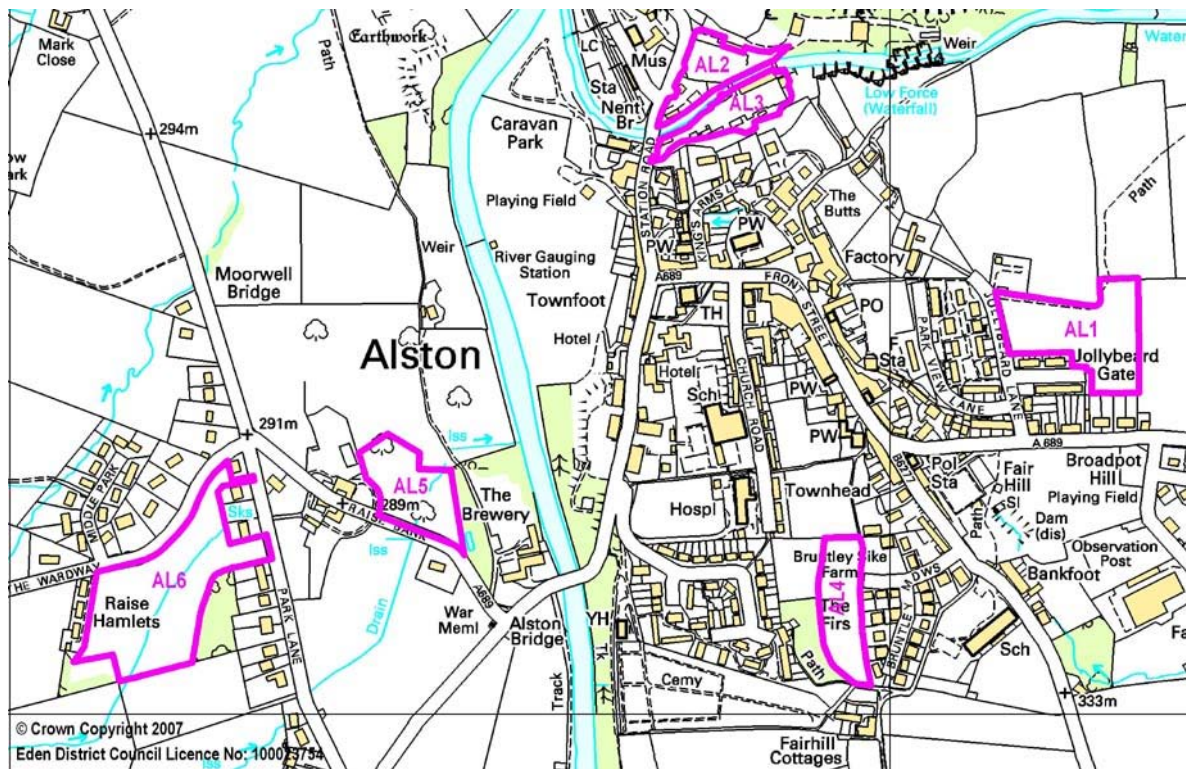
P27, P28, P29, P30 & P31 – Salkeld Road/Fair Hill	
	<ul style="list-style-type: none"> • Access roads require widening, footway and lighting improvements • Cycle and pedestrian accessibility • Public transport accessibility <p>A Roman road runs through the site.</p>
Source/Reason it is proposed	Proposed to form part of the urban extension for Penrith

P41 – White Ox Farm	
Size	0.59 hectares
Number of Houses	18
Brownfield?	No
Issues/Constraints	No issues currently identified as the site has not been widely consulted upon.
Source/Reason it is proposed	Proposal from the Eden Local Plan Review consultation

P42, P43, P44, P45, P46, P47, P48, P49, P50 & P51 - Inglewood Road	
Size	P42 = 1.57 hectares P43 = 3.14 hectares P44 = 5.37 hectares P45 = 2.19 hectares P46 = 2.16 hectares P47 = 3.18 hectares P48 = 4.24 hectares P49 = 3.65 hectares P50 = 6.17 hectares P51 = 7.24 hectares Total = 38.91 hectares
Number of Houses	P42 = 47 P43 = 94 P44 = 161 P45 = 66 P46 = 65 P47 = 96 P48 = 127 P49 = 109 P50 = 185 P51 = 217

P42, P43, P44, P45, P46, P47, P48, P49, P50 & P51 - Inglewood Road	
	Total = 1,167
Brownfield?	No
Issues/Constraints	None currently identified as the sites were not proposed in time to be considered prior to this consultation
Source/Reason it is proposed	Proposed to form part of the urban extension for Penrith

Alston



AL 1 – Jollybeard Lane	
Size	1.32 hectares
Number of Houses	40
Brownfield?	No
Issues/Constraints	<p>The site is not within the Flood Zones but due to the size of the site we would expect the submission a Flood Risk Assessment to address the drainage. Clitheroe Road and the A689 Road experiences flash flooding from the highway drainage and surface water run off from the adjacent land and the old Mill Race maintenance is an on going issue.</p> <p>Jollybeard Lane at its junction with A689 is of insufficient width to serve any significant number of additional dwellings. It is therefore considered unsuitable unless an alternative vehicular access is provided.</p>
Source/Reason it is proposed	<p>Allocated in the Eden Local Plan Review Housing Policies 2004 SPG</p> <p>Eden Local Plan 1996 that has not been developed</p>

AL 2 – Former Gasworks Site	
Size	0.55 hectares
Number of Houses	16
Brownfield?	Yes
Issues/Constraints	<p>This site lies within Flood Zones and therefore a flood risk sequential test would need to be carried out to steer new development to areas with the lowest probability of flooding.</p> <p>Previously had an industrial historic use with part of the site being a former gasworks and part being a former foundry. There have been several Phase 2 studies undertaken on this site and a remediation scheme has been agreed for this development.</p> <p>The site is the subject of a current application. No highway related objections.</p> <p>There is currently an application for 15 houses which is to be determined.</p> <p>The site is a former gasworks and the site was once used for lead processing so there will be a range of pollutants in the area. The site is shown very close to the River Nent. Any building on the site should be stepped back from the river to create (or maintain) a relatively undisturbed river corridor for wildlife access.</p>
Source/Reason it is proposed	<p>Allocated in the Eden Local Plan Review Housing Policies 2004 SPG</p> <p>Identified in the Urban Capacity Study</p> <p>Identified in the National Land Use Database</p>

AL 3 – The Scrap Yard, Station Road	
Size	0.55 hectares
Number of Houses	16
Brownfield?	Yes
Issues/Constraints	<p>This site lies within Flood Zones and therefore a flood risk sequential test would need to be carried out to steer new development to areas with the lowest probability of flooding.</p> <p>Varied industrial use: both currently as a scrapyard and previously as a foundry and textile manufacturer. It is also in a sensitive location being on the banks of the river Tyne. This site would require a Phase 1 and 2 assessments prior to any planning decision being taken.</p> <p>Access to Station Road would be unsatisfactory due to lack of adequate visibility.</p> <p>The site is a currently licensed and operational metal recycling site (scrapyard). The Waste Management Licence will remain in force until the site is successfully surrendered and the Environment Agency accepts the surrender.</p>
Source/Reason it is proposed	<p>Allocated in the Eden Local Plan Review Housing Policies 2004 SPG</p> <p>Identified in the Urban Capacity Study</p> <p>Identified in the National Land Use Database</p>

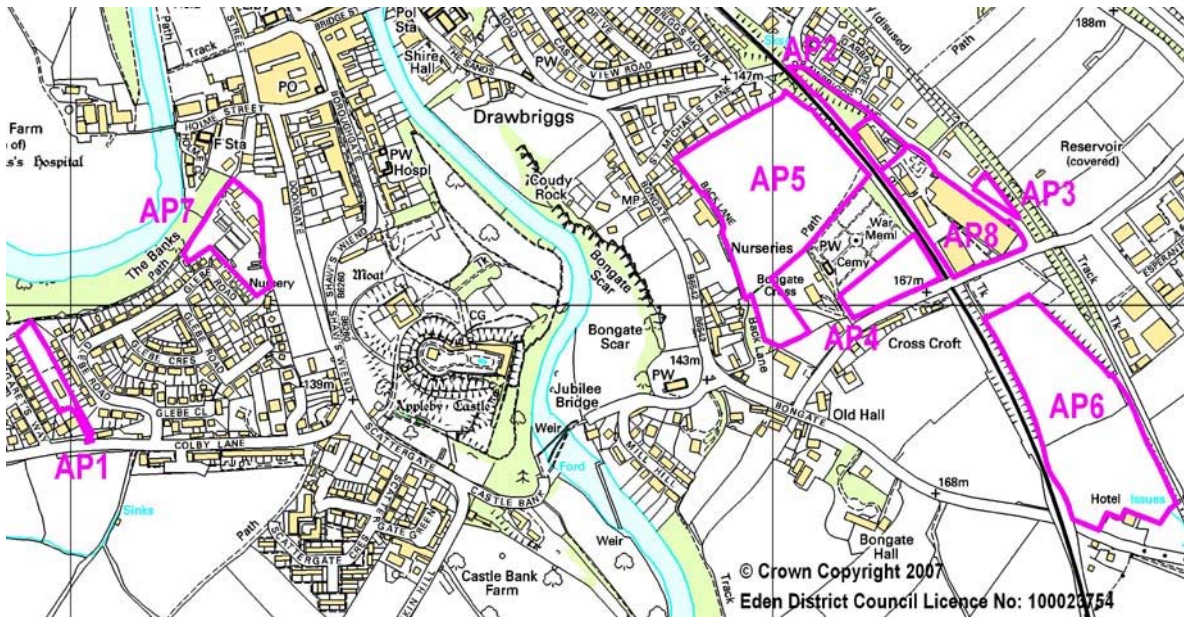
AL 4 – Bruntley Meadows	
Size	0.72 hectares
Number of Houses	22
Brownfield?	No
Issues/Constraints	Bruntley Meadows is suitable to serve extended development. However, development would increase the number of turning movements at the junction with the B6277 at a location where pedestrian/vehicle conflict has already been identified in the draft Alston Community Travel Plan. It would be expected that a developer would be required to mitigate the adverse impact of the development by improving pedestrian crossing facilities on B6277.
Source/Reason it is proposed	Eden Local Plan 1996 that has not been developed

AL 5 – Raise Bank	
Size	0.84 hectares
Number of Houses	25
Brownfield?	No
Issues/Constraints	<p>The site is <1ha therefore no drainage Flood Risk Assessment is required. However, there is a watercourse on site and prior written consent of the Environment Agency will be required for any mill, dam, culverting or diversion of the watercourse.</p> <p>Park Lane and Raise Bank present a number of problems in highway terms including lack of adequate footways, restricted carriageway width and junction problems. These sites would need more detailed assessment in order to determine the impact on Raise Bank and Park Lane. Junction could be located at eastern end where visibility is achievable in both directions including forward visibility.</p> <p>Site contains a small watercourse (Blackhouse Sykes). This should not be culverted but should be retained with a green corridor. Any bridging or culverting of this stream to permit road access will require suitable mitigation in the creation of</p>

AL 5 – Raise Bank	
	alternative wetland habitat.
Source/Reason it is proposed	Eden Local Plan 1996 that has not been developed

AL 6 – The Wardway	
Size	2.14 hectares
Number of Houses	64
Brownfield?	No
Issues/Constraints	<p>The site is not within the Flood Zones but due to the size of the site we would expect a Flood Risk Assessment to assess the drainage. Any applicant will require the prior written consent of the Environment Agency for works such as mill, damming, culverting, diversion of the on site watercourse.</p> <p>Park Lane and Raise Bank present a number of problems in highway terms including lack of adequate footways, restricted carriageway width and junction problems. These sites would need more detailed assessment in order to determine the impact on Raise Bank and Park Lane. Junction to The Wardway acceptable, though carriageway widening and footway improvements may be required.</p> <p>The site contains a small watercourse (Raise Sykes). This should not be culverted but should be retained with a green corridor. Any bridging or culverting of this stream to permit road access will require suitable mitigation in the creation of alternative wetland habitat. The Environment Agency would also wish to see this watercourse retained as a natural feature (with the provision of a buffer strip) in the event that the site is developed for housing in the future. The Environment Agency would also wish to prevent the watercourse becoming 'formalised' if it passes through individual garden areas.</p>
Source/Reason it is proposed	Eden Local Plan 1996 that has not been developed

Appleby



AP 1 – Colby Lane	
Size	0.42 hectares
Number of Houses	12
Brownfield?	Yes
Issues/Constraints	<p>It was a former haulage yard and has had an extensive site investigation and remediation carried out on it prior to the development commencing. This was a brownfield site.</p> <p>The site is subject to existing planning consent - under construction.</p> <p>Dowpits Wood County Wildlife Site (E/NY62/12) is an ancient woodland on the bank of the River Eden and is located at the northern tip of this site. There is also a footpath along the northern boundary. This is generally on the outside edge of a meander of the River Eden and hence there is the possibility of long term erosion/subsidence particularly towards the northern end of the site. Recommend an enhancement of the footpath/wildlife corridor at the northern end of any development on this site.</p>

AP 1 – Colby Lane	
Source/Reason it is proposed	Allocated in the Eden Local Plan Review Housing Policies 2004 SPG Identified in the Urban Capacity Study Eden Local Plan 1996 that has not been developed

AP 2 – Drawbriggs Lane	
Size	0.64 hectares (it should be noted that this site partly overlaps with part of site AP 8)
Number of Houses	19
Brownfield?	Yes
Issues/Constraints	<p>There are capacity issues with the Drawbriggs culvert so any discharge of surface water to this culvert will require attenuation. It is possible that a drainage strategy will be required if more than one site is likely to be developed as piecemeal development may cause problems in the future.</p> <p>This site has had a previous industrial use and so would require at least a Phase 1 assessment (desk top study, site walkover and preliminary risk assessment) and quite possibly a Phase 2 assessment (site investigation) prior to any planning decision being taken.</p> <p>Adequate junction with Drawbridges Lane is achievable subject to visibility splay. The existing highway infrastructure surrounding these sites has a number of actual and potential problems eg poor visibility at Bongate junction (at Old Hall); capacity/safety of mini roundabout at Drawbriggs Lane; accessibility for pedestrians and cyclists; increased traffic volume on The Sands with potential for increased pedestrian/vehicle conflict. The cumulative impact of the developments would need to be assessed and mitigation measures implemented.</p>
Source/Reason it is proposed	Allocated in the Eden Local Plan Review Housing Policies 2004 SPG Identified in the Urban Capacity Study Identified in the National Land Use Database

AP 3 – Site Opposite Old Dairy	
Size	0.12 hectares
Number of Houses	4
Brownfield?	No
Issues/Constraints	<p>There are capacity issues with the Drawbriggs culvert so any discharge of surface water to this culvert will require attenuation. It is possible that a drainage strategy will be required if more than one site is likely to be developed as piecemeal development may cause problems in the future.</p> <p>Currently an agricultural field and unlikely to have any significant land quality issues.</p> <p>The existing highway infrastructure surrounding these sites has a number of actual and potential problems e.g. poor visibility at Bongate junction (at Old Hall); capacity/safety of mini roundabout at Drawbriggs Lane; accessibility for pedestrians and cyclists; increased traffic volume on The Sands with potential for increased pedestrian/vehicle conflict. The cumulative impact of the developments would need to be assessed and mitigation measures implemented.</p>
Source/Reason it is proposed	Identified in the Urban Capacity Study

AP 4 – Site Adjacent to Appleby Cemetery	
Size	0.76 hectares
Number of Houses	23
Brownfield?	No

AP 4 – Site Adjacent to Appleby Cemetery

Issues/Constraints	<p>There are capacity issues with the Drawbriggs culvert so any discharge of surface water to this culvert will require attenuation. It is possible that a drainage strategy will be required if more than one site is likely to be developed as piecemeal development may cause problems in the future.</p> <p>Currently an agricultural field and unlikely to have any significant land quality issues.</p> <p>No problem forming new estate road junction. Junction at Bongate is 'Stop' as visibility on approaching traffic side is poor. The existing highway infrastructure surrounding these sites has a number of actual and potential problems eg poor visibility at Bongate junction (at Old Hall); capacity/safety of mini roundabout at Drawbriggs Lane; accessibility for pedestrians and cyclists; increased traffic volume on The Sands with potential for increased pedestrian/vehicle conflict. The cumulative impact of the developments would need to be assessed and mitigation measures implemented.</p>
Source/Reason it is proposed	Identified in the Urban Capacity Study

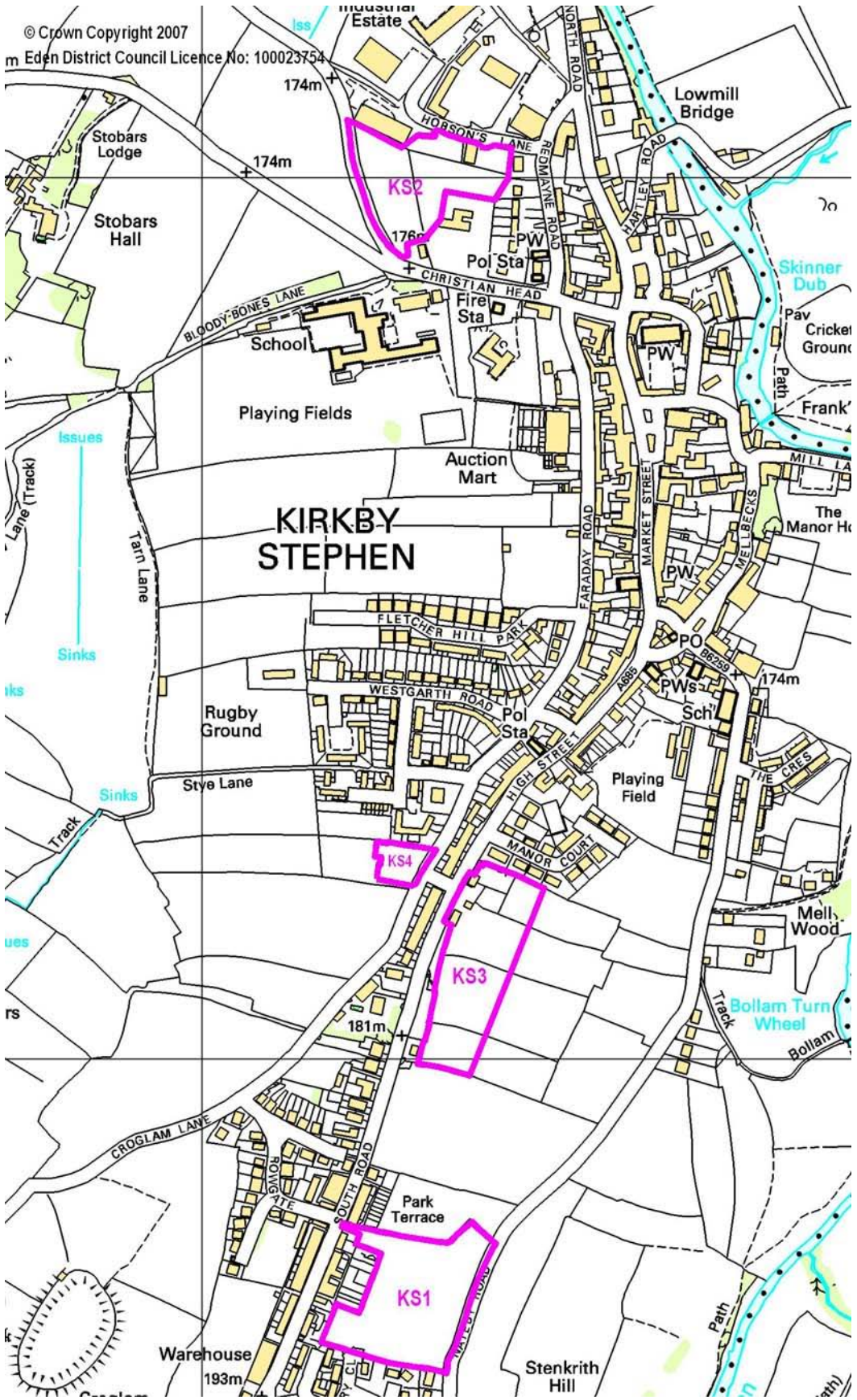
AP 5 – Back Lane	
Size	4.55 hectares
Number of Houses	136
Brownfield?	No
Issues/Constraints	<p>There are capacity issues with the Drawbriggs culvert so any discharge of surface water to this culvert will require attenuation. It is possible that a drainage strategy will be required if more than one site is likely to be developed as piecemeal development may cause problems in the future.</p> <p>Currently an agricultural field and unlikely to have any significant land quality issues.</p> <p>It is not clear where this site would be accessed from.</p> <p>The existing highway infrastructure surrounding these sites has a number of actual and potential problems eg poor visibility at Bongate junction (at Old Hall); capacity/safety of mini roundabout at Drawbriggs Lane; accessibility for pedestrians and cyclists; increased traffic volume on The Sands with potential for increased pedestrian/vehicle conflict. The cumulative impact of the developments would need to be assessed and mitigation measures implemented.</p> <p>There was an outline application for residential development in 2001 which was refused.</p>
Source/Reason it is proposed	Eden Local Plan 1996 that has not been developed

AP 6 – Cross Croft	
Size	4.18 hectares
Number of Houses	125
Brownfield?	No
Issues/Constraints	<p>There are capacity issues with the Drawbriggs culvert so any discharge of surface water to this culvert will require attenuation. It is possible that a drainage strategy will be required if more than one site is likely to be developed as piecemeal development may cause problems in the future.</p> <p>Acceptable junction can be formed, though visibility is poor considering the number of properties under consideration for this site. Detailed junction assessment may indicate need to restrict the extent of development. The existing highway infrastructure surrounding these sites has a number of actual and potential problems eg poor visibility at Bongate junction (at Old Hall); capacity/safety of mini roundabout at Drawbriggs Lane; accessibility for pedestrians and cyclists; increased traffic volume on The Sands with potential for increased pedestrian/vehicle conflict. The cumulative impact of the developments would need to be assessed and mitigation measures implemented.</p> <p>The site is bordered by two railway lines so depending on the details of the development there could be issues.</p>
Source/Reason it is proposed	Proposal from the Eden Local Plan Review consultation

AP 7 – Bank’s Nursery	
Size	1.02 hectares
Number of Houses	31
Brownfield?	Yes
Issues/Constraints	<p>Flooding problems exist at the Doomgate culvert. Appears semi-derelict but also appears to have had some commercial activities take place on the site, so would require a Phase 1 assessment initially and again possibly a Phase 2 assessment as well.</p> <p>Extension of Glebe Road would create an acceptable access. However the total number of dwellings served by Glebe Road would need to be assessed in relation to the adequacy of the existing highway infrastructure. If necessary, appropriate mitigation measures may be estate traffic calming and creation of a 20mph zone.</p> <p>Site is adjacent to Dowpits Wood County Wildlife Site (E/NY62/12) an ancient woodland on the bank of the River Eden. There is also a path along this boundary on the outside of a meander of the River Eden. Recommend that the northern end of this site is developed as a wildlife corridor /enhanced public open space and that development is located further back in the site.</p>
Source/Reason it is proposed	<p>Allocated in the Eden Local Plan Review Housing Policies 2004 SPG</p> <p>Identified in the Urban Capacity Study</p> <p>Identified in the National Land Use Database</p> <p>Eden Local Plan 1996 that has not been developed</p>

AP 8 – Old Dairy Site, Drawbriggs Lane	
Size	1.96 hectares (it should be noted that this site partly overlaps with part of site AP 2)
Number of Houses	59
Brownfield?	Yes
Issues/Constraints	<p>There are capacity issues with the Drawbriggs culvert so any discharge of surface water to this culvert will require attenuation. It is possible that a drainage strategy will be required if more than one site is likely to be developed as piecemeal development may cause problems in the future.</p> <p>Appears to have had extensive industrial use on it. Consequently it would require a Phase 1 assessment and most probably a Phase 2 assessment as well prior to being able to make a decision on any planning application.</p> <p>Adequate junction with Drawbridges Lane is achievable subject to visibility splay. The existing highway infrastructure surrounding these sites has a number of actual and potential problems eg poor visibility at Bongate junction (at Old Hall); capacity/safety of mini roundabout at Drawbriggs Lane; accessibility for pedestrians and cyclists; increased traffic volume on The Sands with potential for increased pedestrian/vehicle conflict. The cumulative impact of the developments would need to be assessed and mitigation measures implemented.</p> <p>The fact that it has had an industrial past does not preclude a residential development on the site. It does however increase the costs of the development and it increases the costs to the developer prior to planning permission being granted.</p> <p>This site was identified as a potential employment in NLUD (overlaps with AP2).</p>
Source/Reason it is proposed	Identified in the National Land Use Database

Kirkby Stephen



KS 1 – Nateby Road	
Size	1.96 hectares
Number of Houses	59
Brownfield?	
Issues/Constraints	<p>There are groundwater flooding problems on this site.</p> <p>Approximately half of this site has been filled and Phase 1 and Phase 2 assessments have already been undertaken. Additional assessment is required to detail the remediation that will be required at this site.</p> <p>No highways objections subject to meeting requirements notified in response to previous planning application.</p> <p>There is currently an application for residential development that is to be determined.</p>
Source/Reason it is proposed	<p>Allocated in the Eden Local Plan Review Housing Policies 2004 SPG</p> <p>Eden Local Plan 1996 that has not been developed</p> <p>Proposal from the Eden Local Plan Review consultation</p>

KS 2 – Hobson’s Lane	
Size	1.54 hectares
Number of Houses	46
Brownfield?	No
Issues/Constraints	<p>This is a field bordering an industrial estate. If it can be demonstrated that this has always been an agricultural field then there are unlikely to be any land quality issues.</p> <p>Junction possible onto Soulby Road, subject to carriageway widening, provision of footway, visibility splay and extension of 30mph speed limit. Hobson’s Lane access inappropriate - industrial estate road serving existing units. Mitigation measures may be necessary in relation to potential conflict between site generated traffic and schoolchildren.</p>
Source/Reason it is proposed	Identified in the Urban Capacity Study

KS 3 – South Road/Whitehouse Farm	
Size	1.80 hectares
Number of Houses	54
Brownfield?	No
Issues/Constraints	<p>Appears to be an agricultural field. If it can be demonstrated that this has always been an agricultural field then there are unlikely to be any land quality issues.</p> <p>May be difficult to achieve adequate visibility along South Road. Inadequate carriageway on South Road due to frontage residential parking. Would need to look at how off-road parking facilities might be improved to prevent worse congestion. Development would need to contribute to measures identified in Kirkby Stephen Mobility Plan to improve pedestrian accessibility to town centre.</p>
Source/Reason it is proposed	Proposal from the Eden Local Plan Review consultation

KS 4 – Croglam Lane	
Size	0.24 hectares
Number of Houses	7
Brownfield?	No
Issues/Constraints	<p>Problems exist with the Crowlam Lane culvert therefore any additional discharge of surface water needs to be carefully considered.</p> <p>Appears to be an agricultural field. If it can be demonstrated that this has always been an agricultural field then there are unlikely to be any land quality issues.</p> <p>Access is problematic as Croglam Lane and the gable end street leading to the A685 are unsuitable in terms of width and pedestrian facilities to serve any proposed development of the site. However, the site would be acceptable if served via an extension of Westgarth estate road.</p> <p>The site received approval for recreational use in 2005 incorporating play equipment and landscaping.</p>
Source/Reason it is proposed	Eden Local Plan 1996 that has not been developed

Local Service Centres

Local Service Centres will provide small scale housing development that meets identified local housing need and it is important that sufficient suitable sites are allocated in the Housing Development Plan Document.

The Local Service Centres that have been considered within this document are the 24 that appear in the Core Strategy Preferred Options paper. Please note that the overall list of Local Service Centres may be subject to change over time.

The Local Service Centre sites that form the basis of this current consultation could provide 538 additional new dwellings, which would represent 12.5% of the 4,300 allocation for Eden in the draft Regional Spatial Strategy.

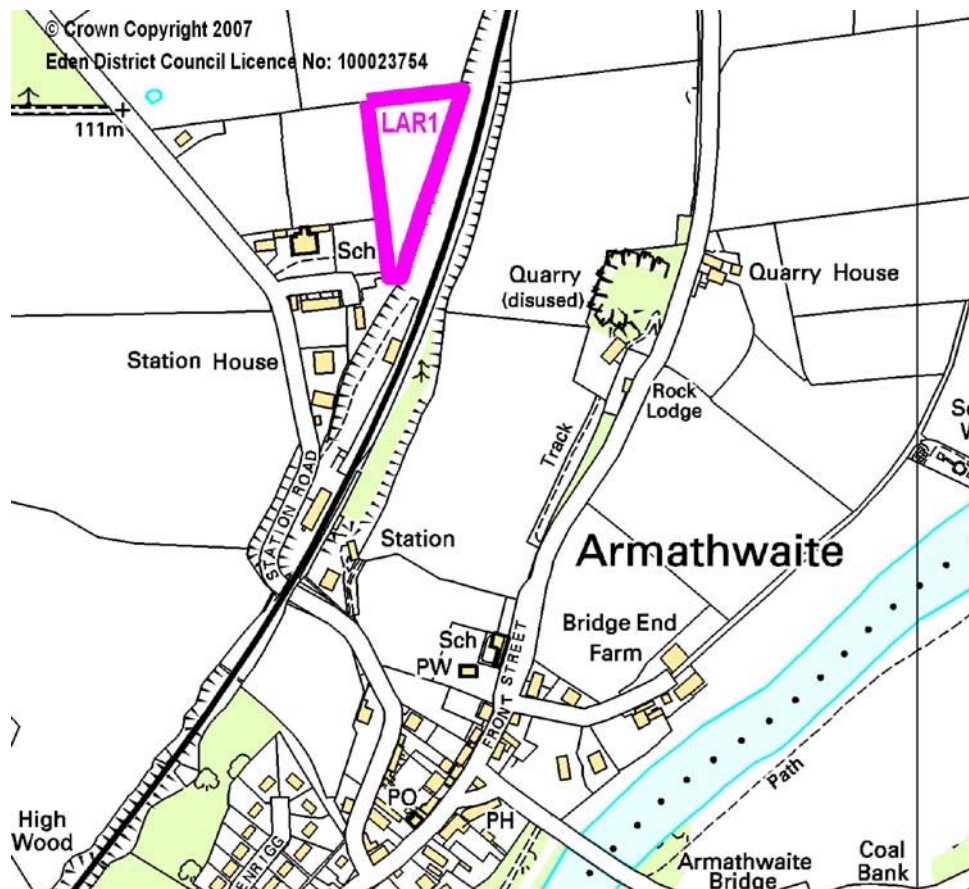
The following pages provide detailed information about the sites that have been proposed to date. However, it should be noted that a number of villages that have been identified as potential Local Service Centres in the Core Strategy Preferred Options paper do not currently have any sites identified from the variety of sources used to form this initial consultation. They include:

- Clifton
- Great Asby
- Great Salkeld
- Greystoke
- High Hesket
- Kirkoswald
- Long Marton
- Nenthead
- Orton
- Stainton

It should be stressed that the Council is not favouring any sites in preference over others at this moment in time. The Council is consulting upon these sites first as they have been proposed or allocated in the past as part of the planning process.

If you wish to propose alternative sites in the Local Service Centres please provide details of the site, including its location and the reasons it should be included, on the Housing Sites Comment Form.

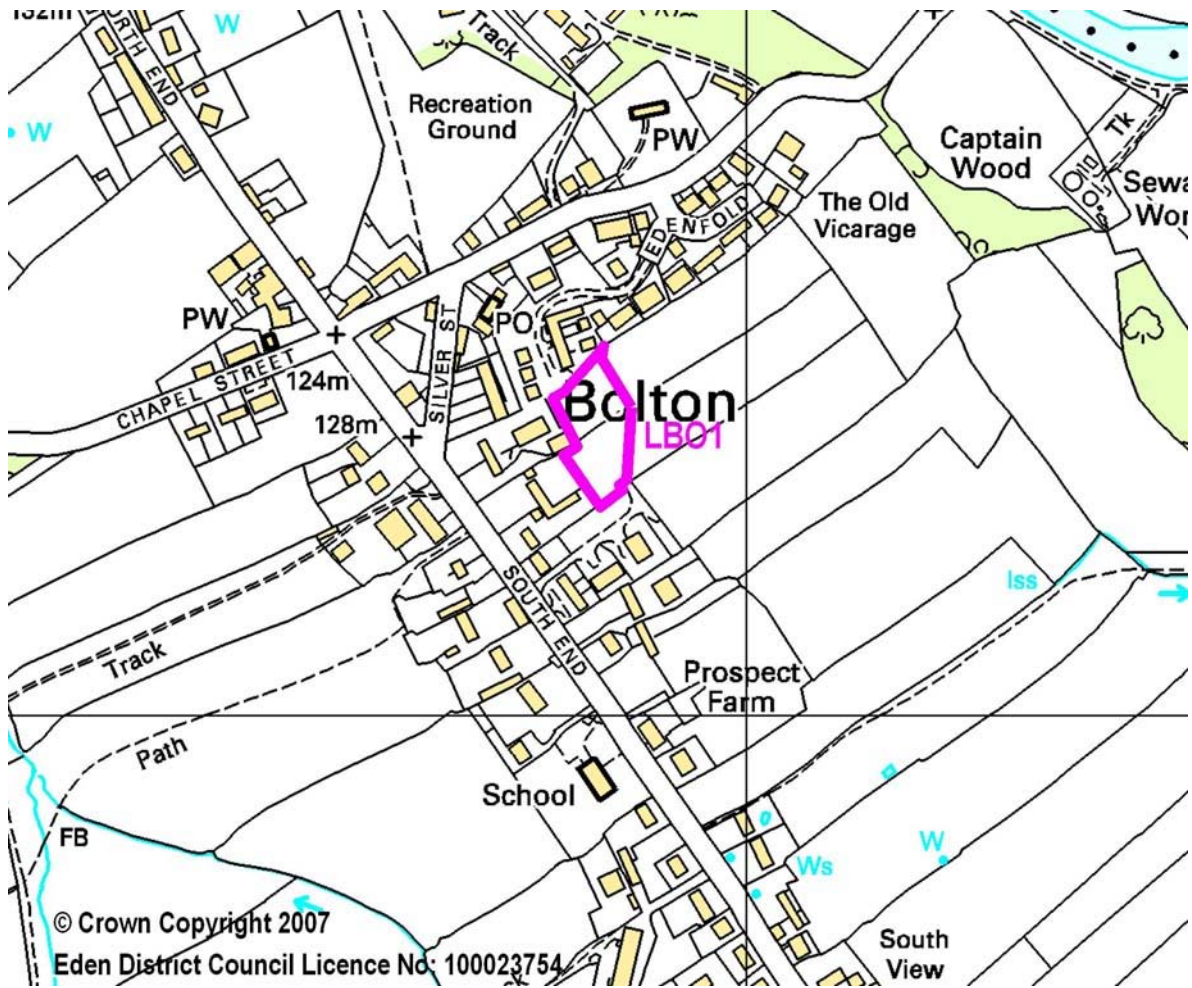
Armathwaite



LAR 1 – Land adjacent to school

Size	0.76 hectares
Number of Houses	23
Brownfield?	No
Issues/Constraints	<p>This site borders the railway line embankment/cutting and it is assumed that any possible development would not encroach on this land.</p> <p>There is also a former landfill (Quarry House Landfill) identified within 200m of the site. Although this is at a lower level than the housing site this would not necessarily preclude the migration of any gas being generated by the landfill. Any development would require further assessment as to the likelihood of gas migration from this site to the proposed properties.</p> <p>There may be land quality considerations for the land immediately adjacent to the railway line.</p>
Source/Reason it is proposed	Proposal from the Eden Local Plan Review consultation

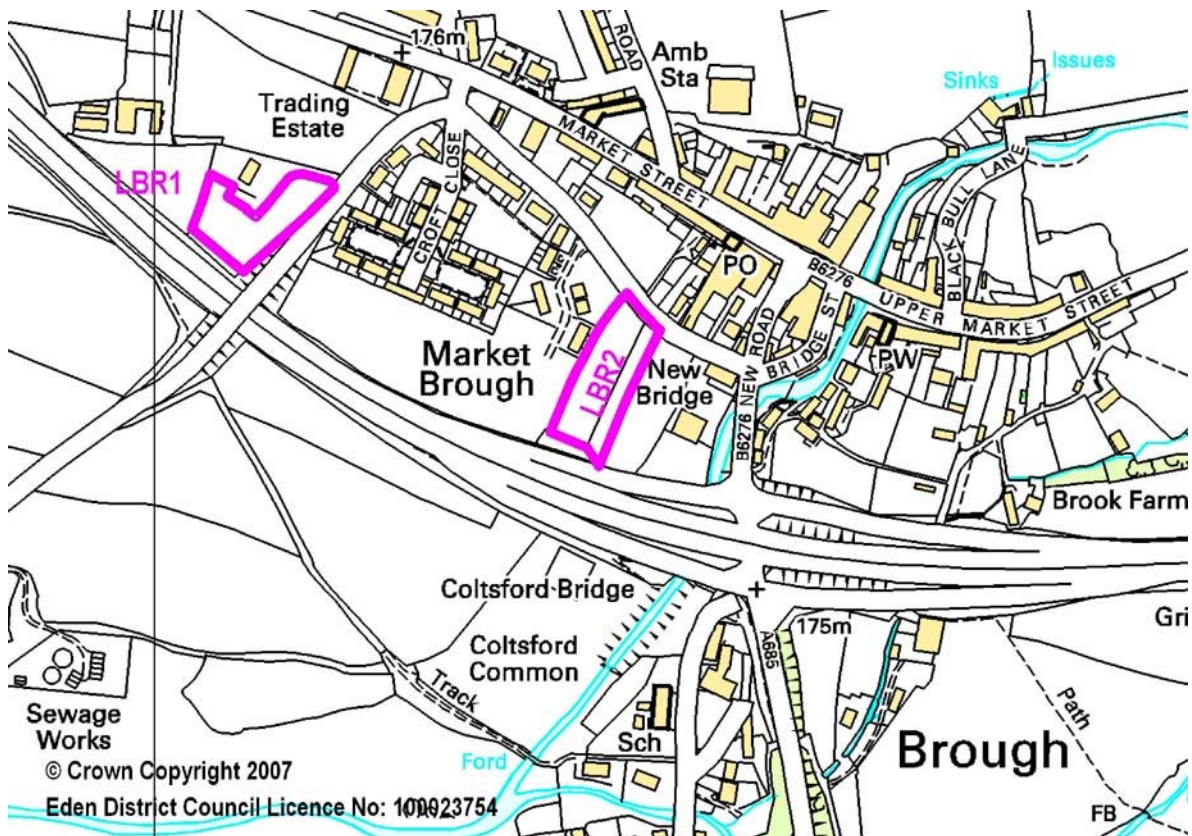
Bolton



LBO 1 – Land behind Applegarth and Croft House

Size	0.34 hectares
Number of Houses	10
Brownfield?	No
Issues/Constraints	None currently identified
Source/Reason it is proposed	Proposal from the Eden Local Plan Review consultation

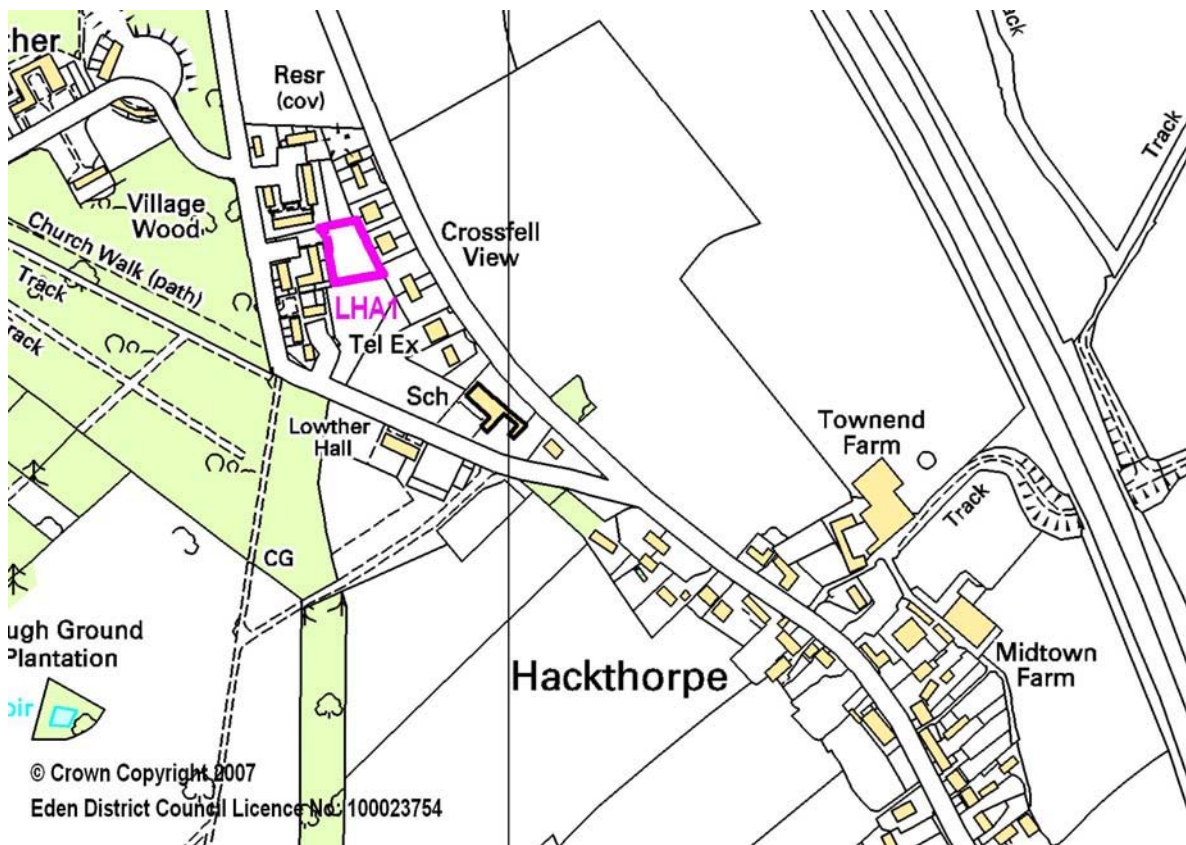
Brough



LBR 1 – Rowan House	
Size	0.41 hectares
Number of Houses	12
Brownfield?	No
Issues/Constraints	Appears to currently be a field although it is bordering an industrial estate. If the site has never been anything but an agricultural field there are unlikely to be any land quality issues, so would therefore be looking for confirmation from the developer that this site has always been an agricultural field.
Source/Reason it is proposed	Eden Local Plan 1996 that has not been developed

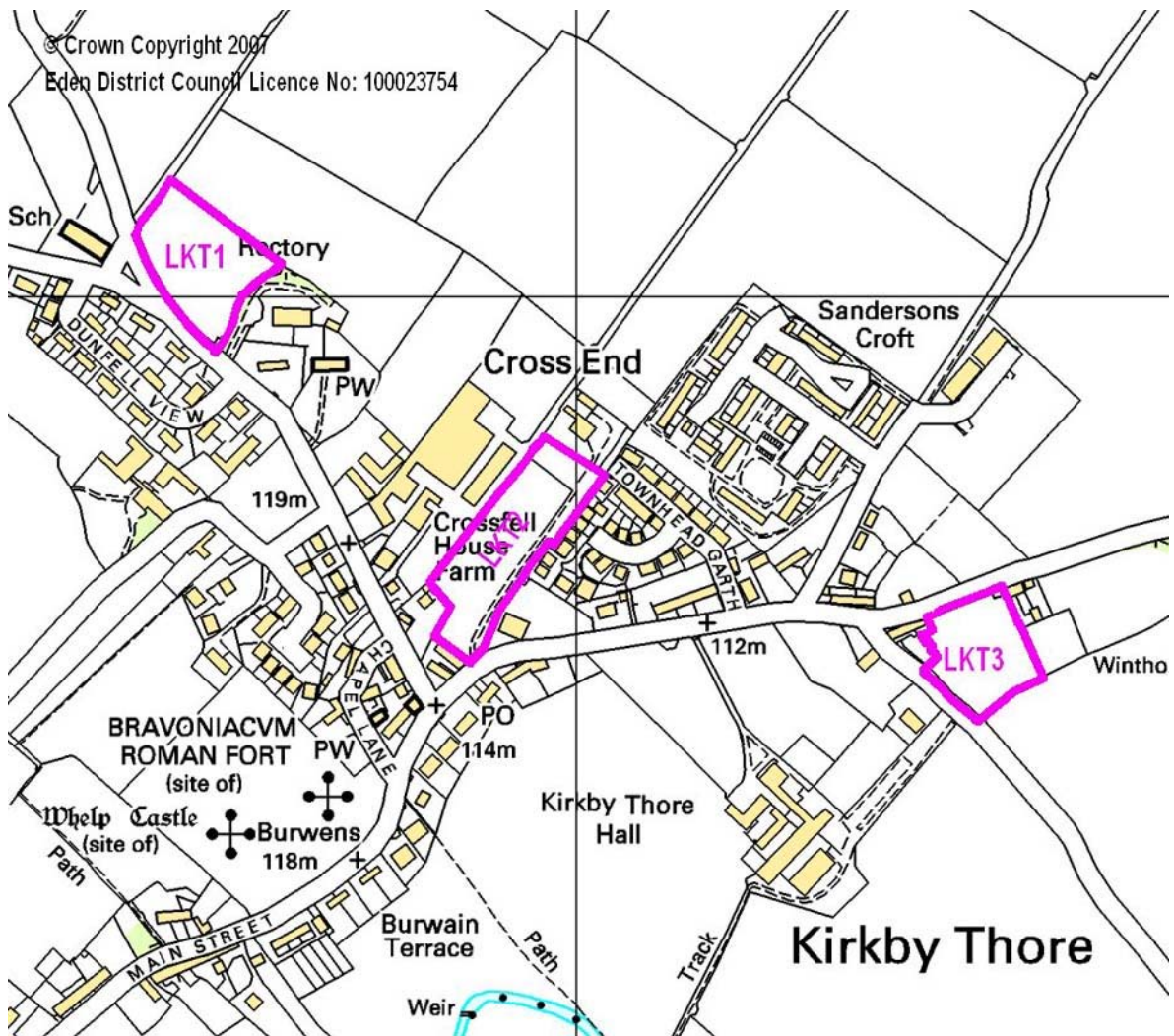
LBR 2 – Castle View	
Size	0.51 hectares
Number of Houses	15
Brownfield?	No
Issues/Constraints	Appears to be a currently undeveloped agricultural field. However filled ground indicated below the A66 in this vicinity.
Source/Reason it is proposed	Eden Local Plan 1996 that has not been developed

Hackthorpe



LHA 1 – Pattinson Close	
Size	0.15 hectares
Number of Houses	5
Brownfield?	No
Issues/Constraints	The sewage treatment works and associated sewerage infrastructure serving Hackthorpe need upgrading. As such, the Environment Agency would not wish to see any significant additional development until such time that the required upgrading has been undertaken.
Source/Reason it is proposed	Eden Local Plan 1996 that has not been developed

Kirkby Thore

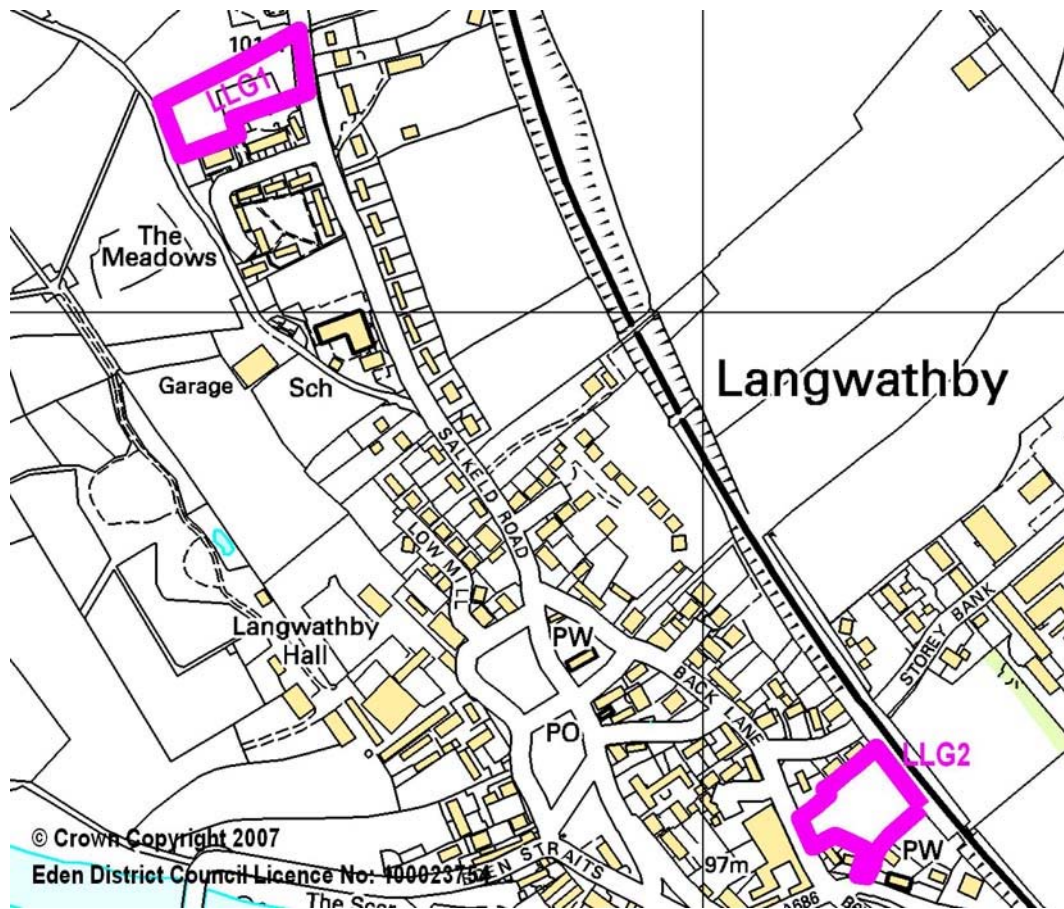


LKT 1 – Land near primary school	
Size	0.75 hectares
Number of Houses	22
Brownfield?	No
Issues/Constraints	The proximity of a very extensive Scheduled Ancient Monument (Bravoniacvm Roman Fort) means that consultation with the county archaeologist would be required before considering development on this site.
Source/Reason it is proposed	Edén Local Plan 1996 that has not been developed

LKT 2 – Ashton Lea	
Size	0.95 hectares
Number of Houses	29
Brownfield?	No
Issues/Constraints	<p>The proximity of a very extensive Scheduled Ancient Monument (Bravoniacvm Roman Fort) means that consultation with the county archaeologist would be required before considering development on this site.</p> <p>An inspector dismissed an appeal for 18 houses on this site in 2000, primarily on the grounds of residential amenity due to proximity to the farm, also density concerns re impact on village character</p>
Source/Reason it is proposed	Eden Local Plan 1996 that has not been developed

LKT 3 – Townhead	
Size	0.6 hectares
Number of Houses	18
Brownfield?	No
Issues/Constraints	<p>The proximity of a very extensive Scheduled Ancient Monument (Bravoniacvm Roman Fort) means that consultation with the county archaeologist would be required before considering development on this site.</p>
Source/Reason it is proposed	Eden Local Plan 1996 that has not been developed

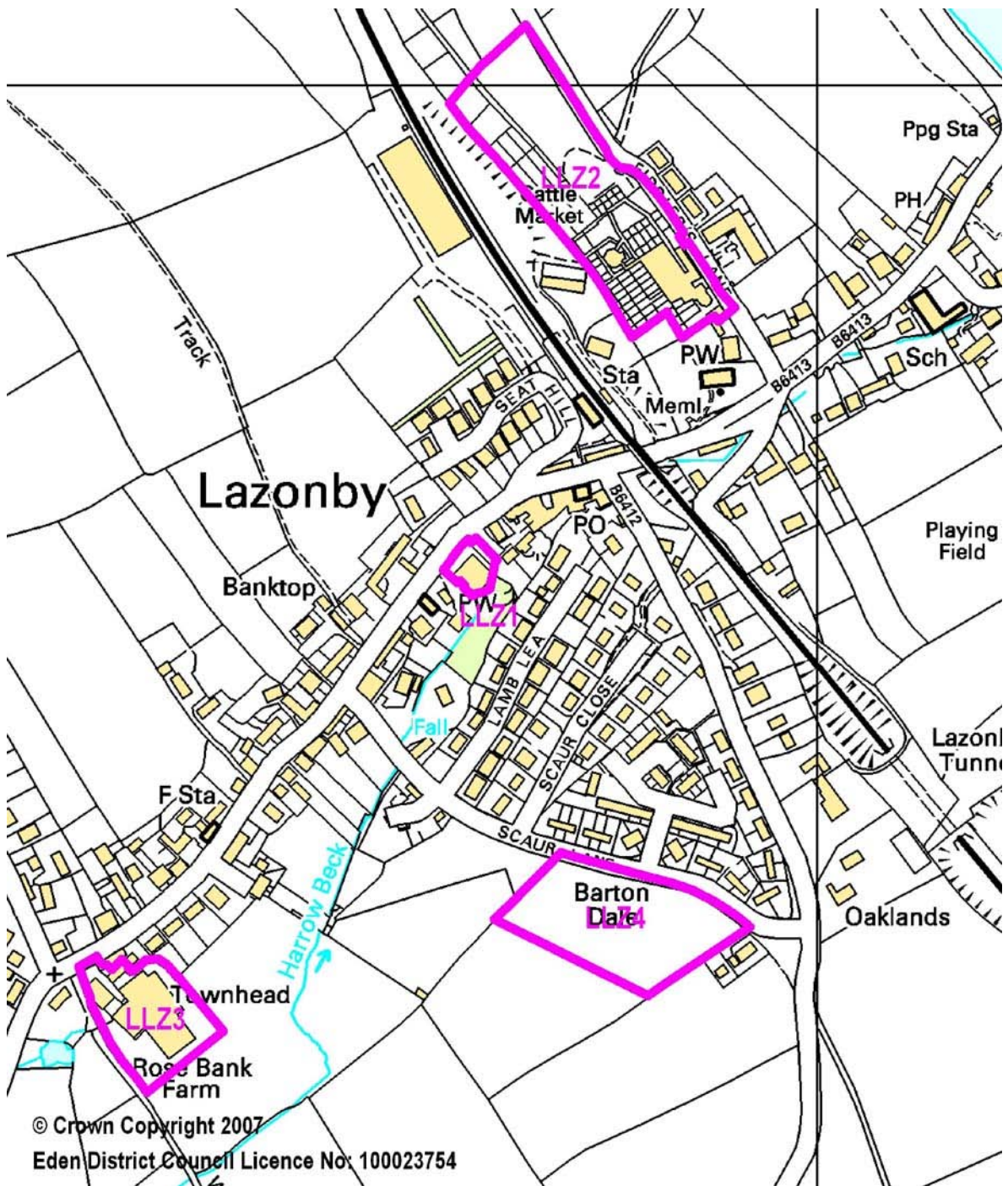
Langwathby



LLG 1 – Meadow Court	
Size	0.51 hectares
Number of Houses	15
Brownfield?	No
Issues/Constraints	<p>The sewage treatment works may be close to capacity and so United Utilities will need to be consulted to provide evidence that the works and associated sewerage infrastructure is capable of taking any increased flows and loading that may result from any additional housing development.</p> <p>Langwathby Effluent Treatment Works landfill which accepted sewage sludge is within 180m of this site. Sewage sludge can generate methane but the extent and age of this site is not currently known. It is likely that gas protection measures beneath the properties or additional information justifying the absence of this would be required.</p> <p>The site has approval for 13 affordable homes.</p>
Source/Reason it is proposed	Eden Local Plan 1996 that has not been developed

LLG 2 – Townhead	
Size	0.44 hectares
Number of Houses	13
Brownfield?	No
Issues/Constraints	The sewage treatment works may be close to capacity and so United Utilities will need to be consulted to provide evidence that the works and associated sewerage infrastructure is capable of taking any increased flows and loading that may result from any additional housing development.
Source/Reason it is proposed	Eden Local Plan 1996 that has not been developed

Lazonby



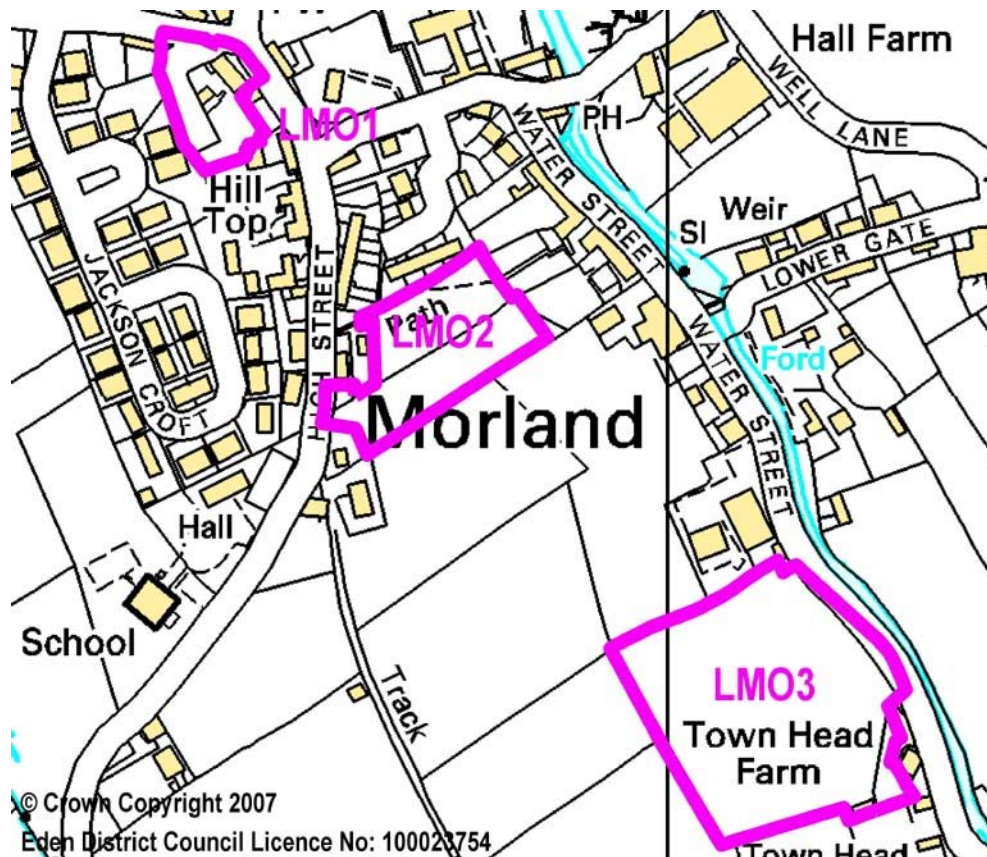
LLZ 1 – Depot opposite Pine Grove	
Size	0.12 hectares
Number of Houses	4
Brownfield?	Yes
Issues/Constraints	<p>The site has a flooding history from Harrow Beck and is in Flood Zone 3 (See SFRA). Foul drainage from Lazonby is conveyed to Kirkoswald Wastewater Treatment Works. United Utilities should be consulted and be requested to demonstrate that the sewerage and sewage disposal systems serving the developments have sufficient capacity to accommodate the additional flows, generated as a result of the development without causing pollution.</p> <p>This site has been used previously indicated by the large building present on the site. This site would therefore require a preliminary risk assessment as a minimum prior to any planning decision and depending on the findings of this report may also require a Phase 2 assessment (site investigation).</p> <p>Harrow Beck flows along one boundary of the site. Any development should retain a natural wildlife corridor along the river (PPS9 - networks of habitats). If the site is within the floodplain of Harrow Beck then restoration to public open space or some other "green" environment would be preferable.</p> <p>There is an English Nature record of a pipistrelle bat roost at NY 547 396, we would recommend consultation with Natural England in case this is relevant to existing buildings on this site.</p>
Source/Reason it is proposed	Identified in the National Land Use Database

LLZ 2 – Cattle Market, Fiddlers Lane	
Size	2.11 hectares
Number of Houses	63
Brownfield?	Yes
Issues/Constraints	<p>The site is greater than 1 hectare and located within Flood Zone 1 therefore a surface water drainage assessment will be required. Foul drainage from Lazonby is conveyed to Kirkoswald Wastewater Treatment Works. United Utilities should be consulted and be requested to demonstrate that the sewerage and sewage disposal systems serving the developments have sufficient capacity to accommodate the additional flows, generated as a result of the development without causing pollution.</p> <p>This has been an auction mart in recent times but the history of the site prior to that is unknown. Consequently a Phase 1 risk assessment would be required as a minimum prior to any planning decision being taken and also possibly a Stage 2 assessment.</p>
Source/Reason it is proposed	Identified in the National Land Use Database

LLZ 3 – Rosebank Farm	
Size	0.72 hectares
Number of Houses	22
Brownfield?	No
Issues/Constraints	<p>The site is greater than 1 hectare and located within Flood Zone 1 therefore a surface water drainage assessment will be required. Foul drainage from Lazonby is conveyed to Kirkoswald Wastewater Treatment Works. United Utilities should be consulted and be requested to demonstrate that the sewerage and sewage disposal systems serving the developments have sufficient capacity to accommodate the additional flows, generated as a result of the development without causing pollution.</p> <p>Not certain about previous use - presumably this site was just a working farm. Would probably want a bit more information on the activities on this site initially before stating whether a Phase 1 assessment would be required.</p> <p>There is potentially a culverted tributary of Harrow Beck through this site. Would recommend an investigation of the presence/absence/route of any such culvert as it may affect the layout of any proposed development. If present then the option of opening up the culvert and reinstating a watercourse should be considered.</p>
Source/Reason it is proposed	New proposal

LLZ 4 – Scaur Lane	
Size	1.29 hectares
Number of Houses	39
Brownfield?	No
Issues/Constraints	The site is greater than 1 hectare and located within Flood Zone 1 therefore a surface water drainage assessment will be required. Foul drainage from Lazonby is conveyed to Kirkoswald Wastewater Treatment Works. United Utilities should be consulted and be requested to demonstrate that the sewerage and sewage disposal systems serving the developments have sufficient capacity to accommodate the additional flows, generated as a result of the development without causing pollution.
Source/Reason it is proposed	New proposal

Morland



LMO 1 – Hilltop (Halmshaws Garage)	
Size	0.3 hectares
Number of Houses	9
Brownfield?	Yes
Issues/Constraints	<p>The site is located on the edge of the 1 in 100 year flood plain. Sites > 1ha in area within Flood Zone 1 require a surface water drainage assessment. There may be also capacity issues at Morland Wastewater Treatment Works and United Utilities should be consulted and be requested to demonstrate that the sewerage and sewage disposal systems serving the developments have sufficient capacity to accommodate the additional flows, generated by the development without causing pollution.</p> <p>This site encompasses Halmshaw Garage. Consequently this site would require a Phase 1 risk assessment and almost certainly a Phase 2 assessment too prior to any planning decision.</p>

LMO 1 – Hilltop (Halmshaws Garage)

Source/Reason it is proposed	Identified in the National Land Use Database
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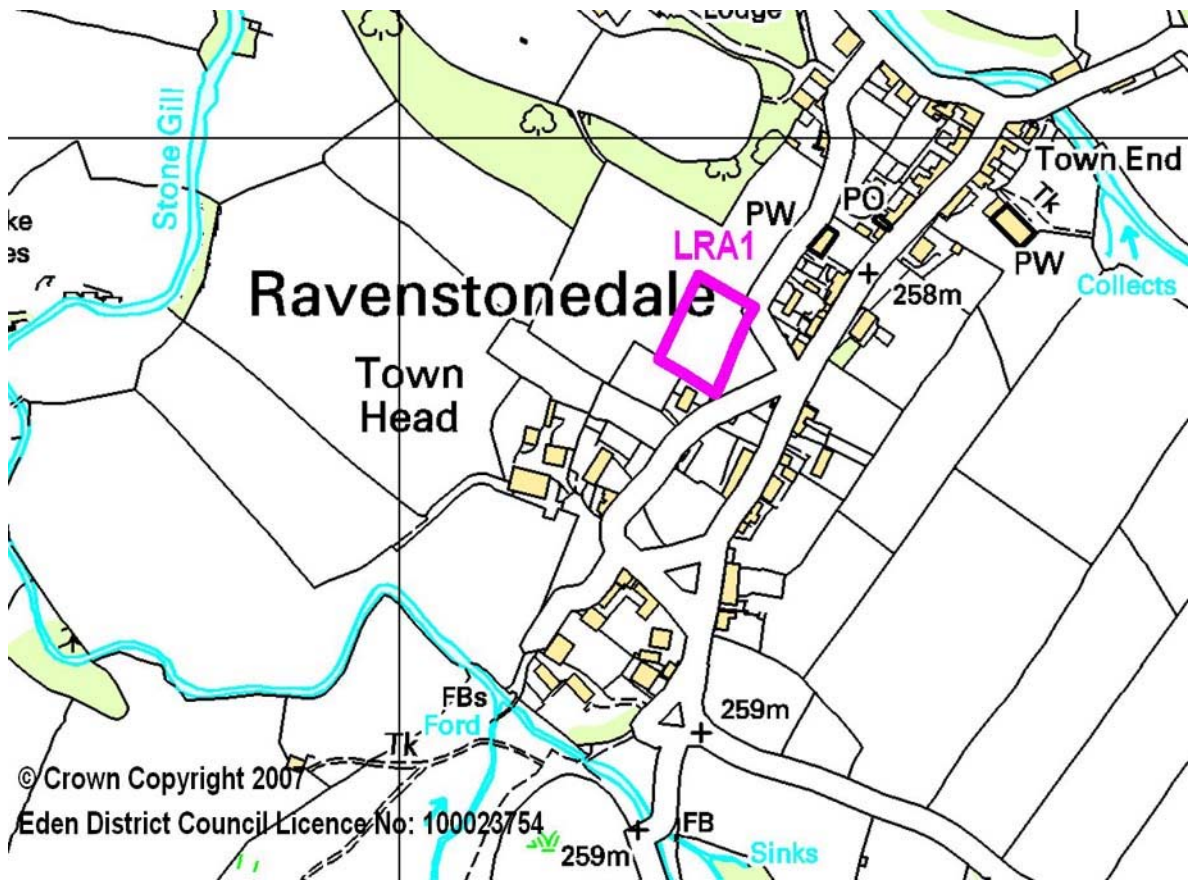
LMO 2 – Land behind Mothercroft, High Street

Size	0.64 hectares
Number of Houses	19
Brownfield?	No
Issues/Constraints	The site is located on the edge of the 1 in 100 year flood plain. Sites > 1ha in area within Flood Zone 1 require a surface water drainage assessment. There may be also capacity problems at Morland Wastewater Treatment Works therefore United Utilities should be consulted and be requested to demonstrate that the sewerage and sewage disposal systems serving the developments have sufficient capacity to accommodate the additional flows, generated as a result of the development without causing pollution.
Source/Reason it is proposed	Eden Local Plan 1996 that has not been developed

LMO 3 – Land at Townhead

Size	1.65 hectares
Number of Houses	50
Brownfield?	No
Issues/Constraints	The site is located on the edge of the 1 in 100 year flood plain. Sites > 1ha in area within Flood Zone 1 require a surface water drainage assessment. There may be also capacity problems at Morland Wastewater Treatment Works therefore United Utilities should be consulted and be requested to demonstrate that the sewerage and sewage disposal systems serving the developments have sufficient capacity to accommodate the additional flows, generated as a result of the development without causing pollution.
Source/Reason it is proposed	Eden Local Plan 1996 that has not been developed

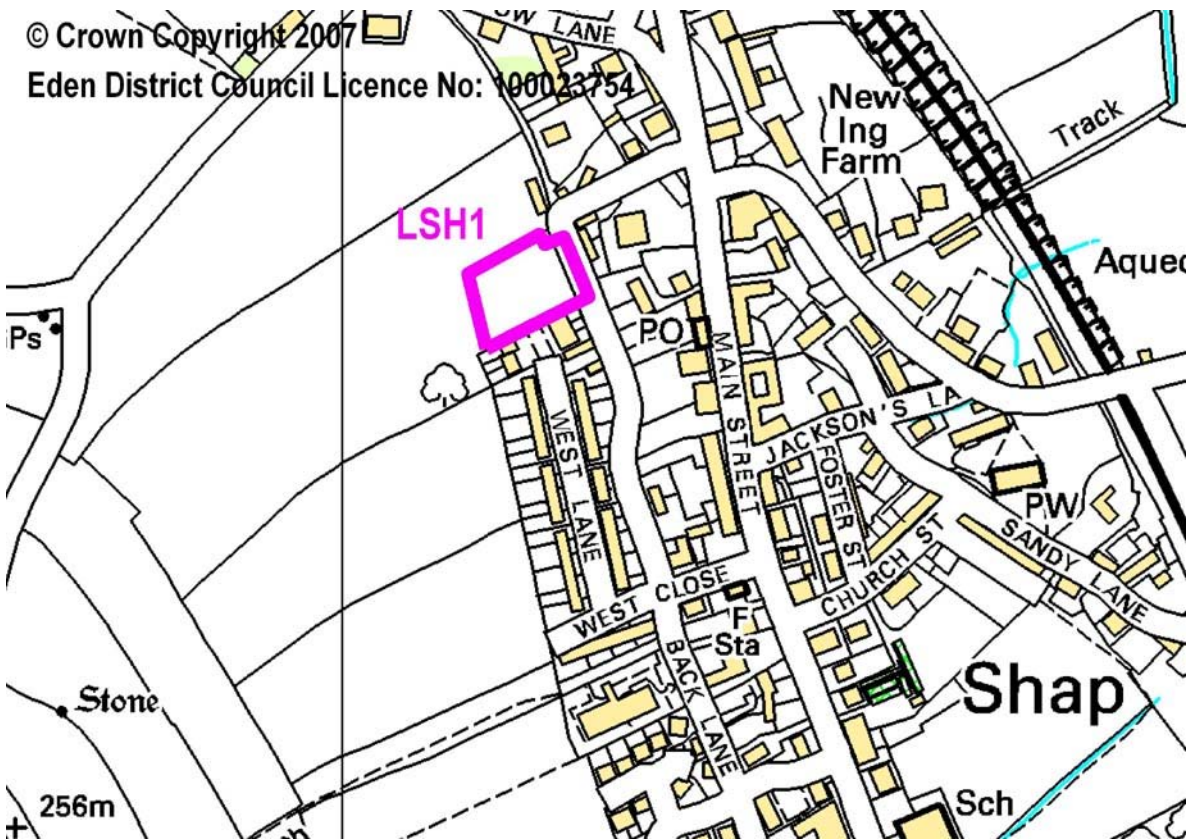
Ravenstonedale



LRA 1 – Land adjacent to Little Close

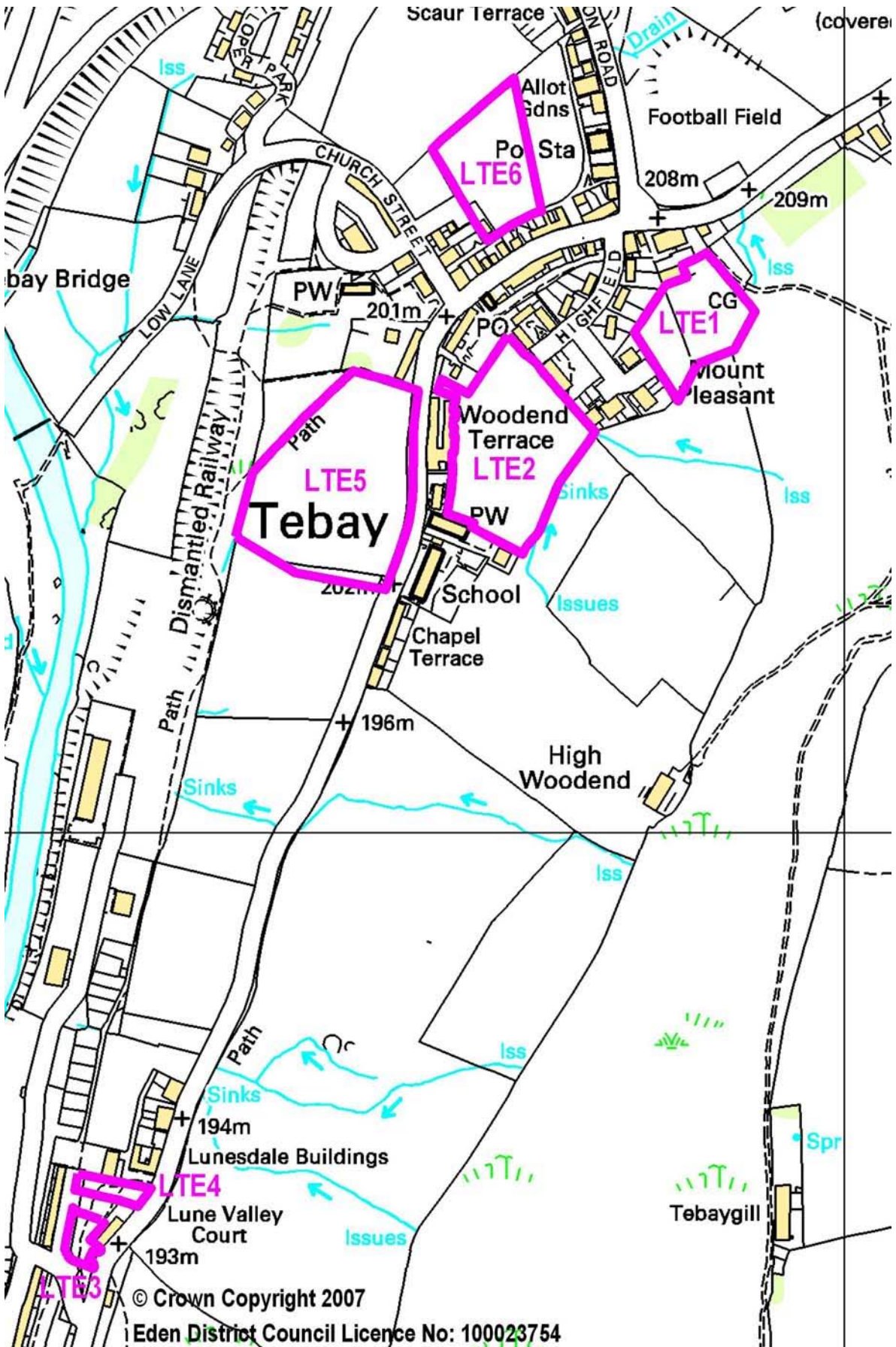
Size	0.24 hectares
Number of Houses	7
Brownfield?	No
Issues/Constraints	None currently identified
Source/Reason it is proposed	Eden Local Plan 1996 that has not been developed

Shap



LSH 1 – West Lane	
Size	0.27 hectares
Number of Houses	8
Brownfield?	No
Issues/Constraints	<p>There are surface water drainage issues. Also, United Utilities should be consulted and be requested to demonstrate that the sewerage and sewage disposal systems serving the developments have sufficient capacity to accommodate the additional flows, generated as a result of the development without causing pollution.</p> <p>The site is less than 400m from a Scheduled Ancient Monument (one of a series of standing stones). Due to its proximity, early consultation with the County Archaeologist is recommended.</p> <p>There is currently an application for six affordable dwellings that is to be determined.</p>
Source/Reason it is proposed	Eden Local Plan 1996 that has not been developed

Tebay



LTE 1 – Highfield (behind School House)	
Size	0.59 hectares
Number of Houses	18
Brownfield?	No
Issues/Constraints	<p>This site is within 50m of the former Mount Pleasant landfill. Any development would require further assessment as to the likelihood of gas migration from this site to the proposed properties.</p> <p>Part of the site has approval for five affordable dwellings.</p>
Source/Reason it is proposed	Eden Local Plan 1996 that has not been developed

LTE 2 – Woodend (near primary school)	
Size	1.25 hectares
Number of Houses	38
Brownfield?	No
Issues/Constraints	<p>Gas Protection measures are being placed under all the properties. Environment Agency said that there is a watercourse that is shown to be flowing along the south eastern boundary of the site which should be protected from development and a buffer zone of no less than 5 metres from top of bank be ensured as part of any future development.</p>
Source/Reason it is proposed	Eden Local Plan 1996 that has not been developed

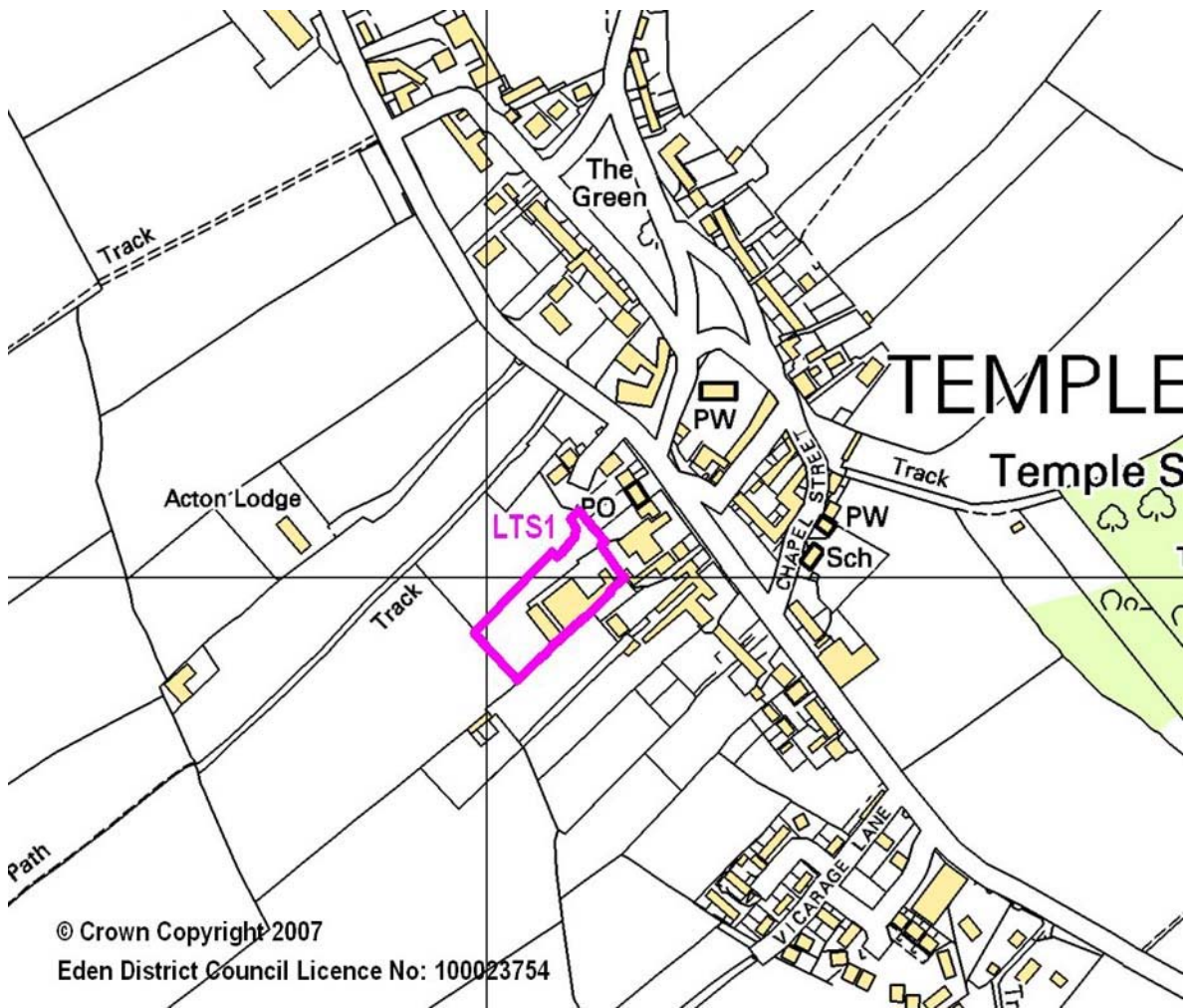
LTE 3 – Lune Valley Court	
Size	0.09 hectares
Number of Houses	3
Brownfield?	No
Issues/Constraints	None currently identified
Source/Reason it is proposed	Eden Local Plan 1996 that has not been developed

LTE 4 – Lune Valley Cottages	
Size	0.08 hectares
Number of Houses	2
Brownfield?	No
Issues/Constraints	None currently identified
Source/Reason it is proposed	Eden Local Plan 1996 that has not been developed

LTE 5 – Land opposite Woodend Terrace and primary school	
Size	1.78 hectares
Number of Houses	53
Brownfield?	No
Issues/Constraints	This site borders a dismantled railway line and if it has always been an agricultural field there are unlikely to be any major land quality issues.
Source/Reason it is proposed	Proposal from the Eden Local Plan Review consultation

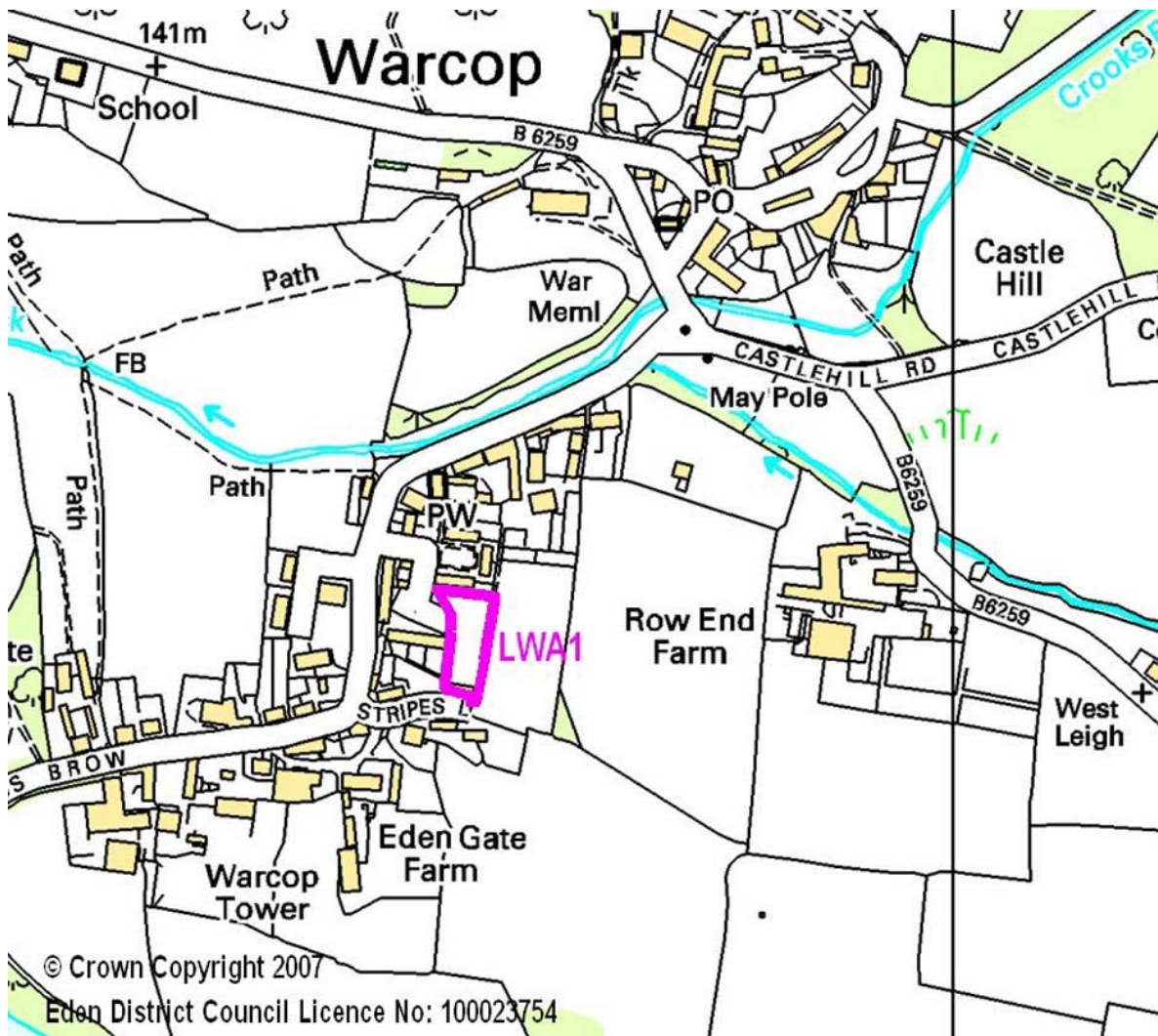
LTE 6 – Land behind Church Rise	
Size	0.63 hectares
Number of Houses	19
Brownfield?	No
Issues/Constraints	<p>The site is designated as Amenity Open Space in the Eden Local Plan 1996.</p> <p>There is currently an application for two homes (one affordable) on this site which is to be determined.</p> <p>There are no other issues identified yet, as the site has not been widely consulted upon.</p>
Source/Reason it is proposed	Proposal from the Eden Local Plan Review consultation

Temple Sowerby



LTS 1 – Linden Farm	
Size	0.57 Hectares
Number of Houses	17
Brownfield?	No
Issues/Constraints	None currently identified as the site was not proposed in time to consult on.
Source/Reason it is proposed	New proposal

Warcop



LWA 1 – Martindale View

Size	0.16 hectares
Number of Houses	5
Brownfield?	No
Issues/Constraints	None currently identified
Source/Reason it is proposed	Eden Local Plan 1996 that has not been developed

Other Villages

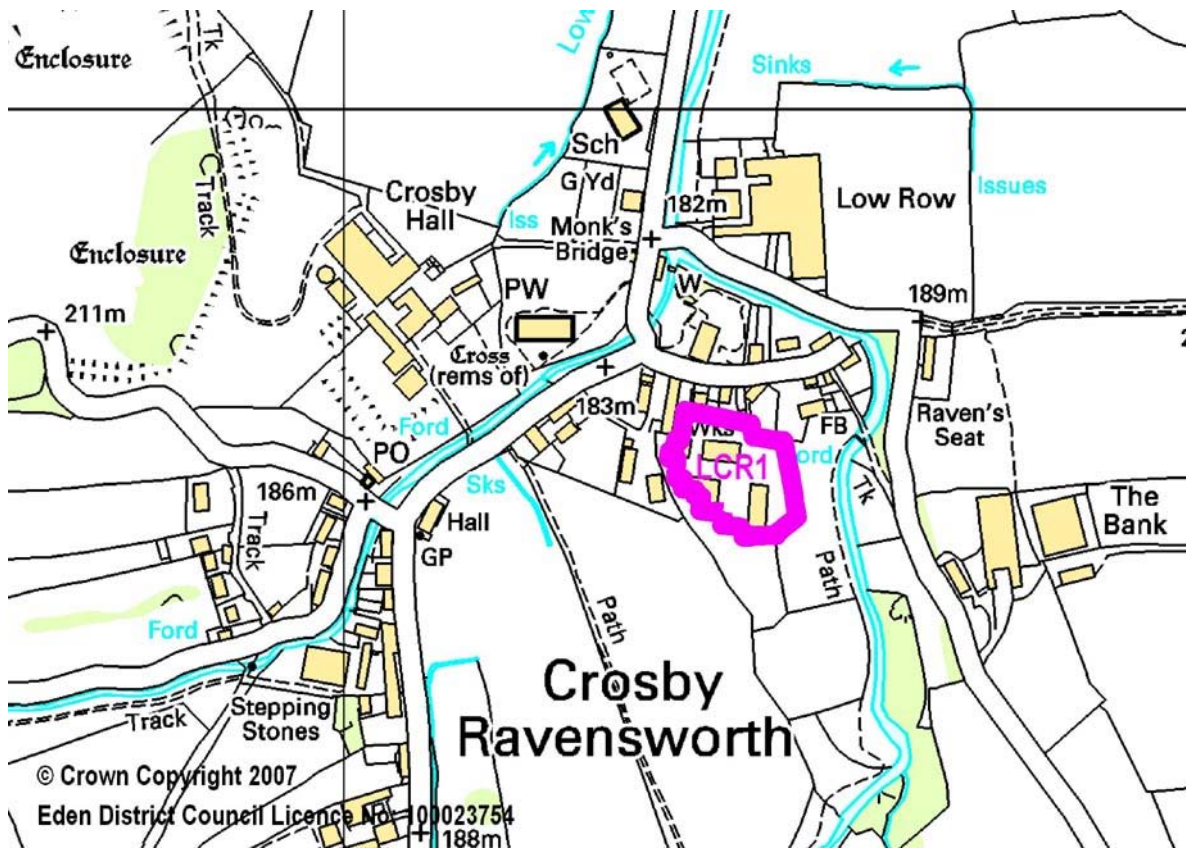
Two other villages (Crosby Ravensworth and Southwaite) both had brownfield sites identified in the National Land Use Database that may be appropriate for housing development. Also, a site at Plumpton Head was proposed along with some sites in Penrith.

These villages are unlikely to be designated as Local Service Centres but may be appropriate for providing affordable housing to meet local affordable housing need as Rural Exception sites.

As a result it is important that such sites in villages are considered as sites to provide affordable housing in areas of high affordable housing need.

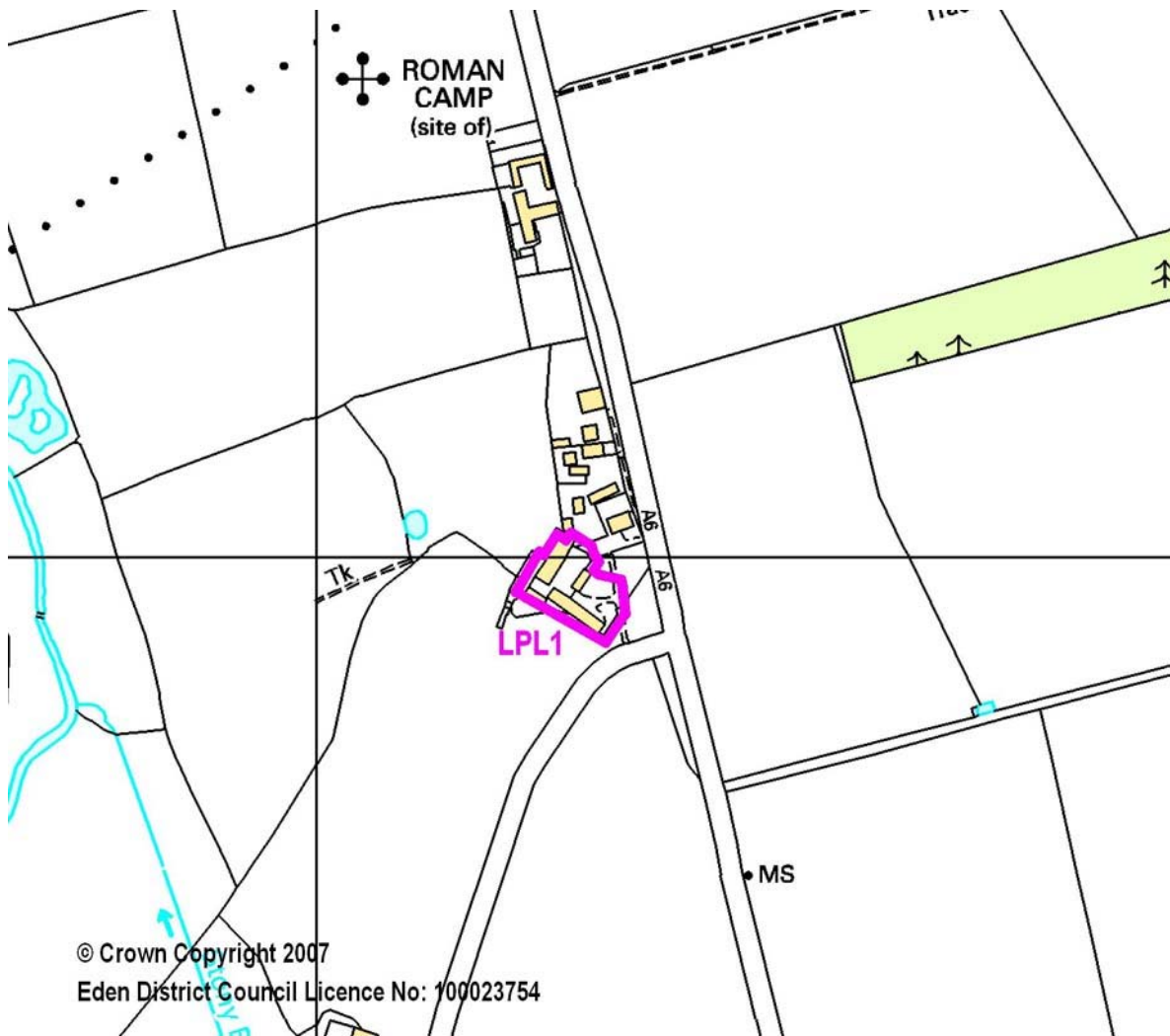
Any development outside Key Service Centres and Local Service Centres will be small scale and meet affordable housing need identified in the Housing Needs Survey.

Crosby Ravensworth



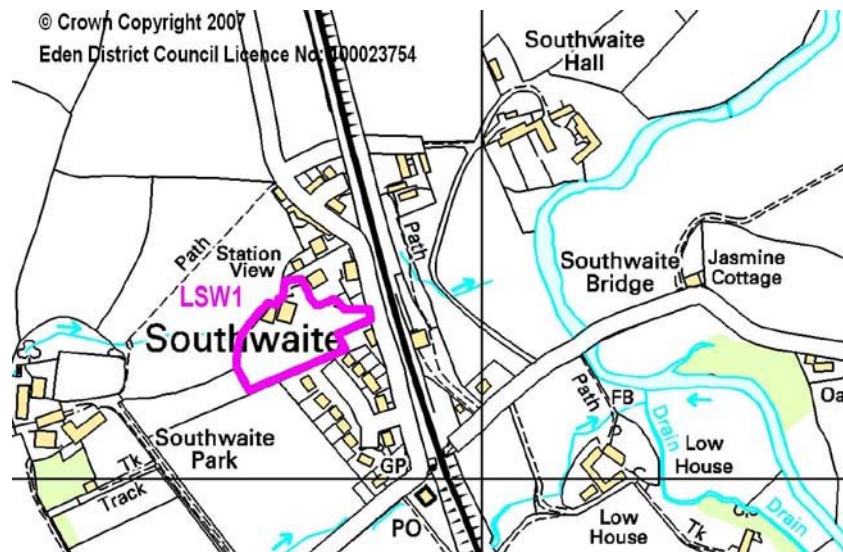
LCR 1 – Stoneworks, Silver Street	
Size	0.55 hectares
Number of Houses	17
Brownfield?	Yes
Issues/Constraints	<p>The site is located within Flood Zone 3 therefore a Flood Risk Assessment would be required.</p> <p>This site is indicated as having had a factory of unspecified use on it. Consequently it would require at least a preliminary risk assessment (desk top study, walkover survey and risk assessment) prior to any planning decision. Depending on the findings of this assessment there may be a Phase 2 assessment (site investigation) required too prior to a planning decision.</p>
Source/Reason it is proposed	Identified in the National Land Use Database

Plumpton Head



LPL 1 – Plumpton Head	
Size	0.36 hectares
Number of Houses	11
Brownfield?	No
Issues/Constraints	No issues yet as the site has not been widely consulted upon
Source/Reason it is proposed	New proposal

Southwaite



LSW 1 – Land Opposite Station House	
Size	0.60 hectares
Number of Houses	18
Brownfield?	Yes
Issues/Constraints	<p>The road immediately outside the proposed development site is known to occasionally flood (impassable by a car).</p> <p>The very limited number of services in Southwaite appears to make this an unlikely "Local Service Centre" - unless the motorway services are being considered as providing services to the village. There is currently no footpath from the village to the service station.</p> <p>Consideration could be given to developing a new public footpath, potentially directly from the proposed development and past Toppinhill along an existing track and through to the services.</p> <p>There is a culverted watercourse through this site that starts as an open watercourse near Toppinhill and flows into the River Petteril. Consideration should be given to opening this watercourse up to provide a wildlife corridor and potentially public open space. (Red squirrels are known to be in the area).</p>
Source/Reason it is proposed	Identified in the National Land Use Database

Appendix 1 - List of Questions

The following list shows all of the questions that are contained within this Housing DPD Issues and Options paper and the page they appear.

Question No.	Question	Page Number
1	Do you agree with the draft objectives for housing?	12
2	Are the figures in Table 1 appropriate to create and maintain sustainable communities in Eden?	14
3	Should the percentages for housing provision in the different settlements be shown as band ranges rather than specific figures?	15
4	Should the size of individual developments in Local Service Centres continue to be limited in order to allow development to be spread across the district each year?	15
5	Should a more flexible approach to the affordable housing requirement be adopted for social rented housing (allowing less than 50%) in certain circumstances to ensure social rented housing is provided to meet local needs?	16
6	Should the Council consider allowing affordable housing to be provided off-site?	17
7	Should the Council allocate sites as being suitable solely for providing affordable housing development?	17
8	What is the best way to define and measure the affordability of housing in Eden?	18
9	Should an indication of the household size, type and tenure be given, based on the Housing Needs Survey, for all sites that are allocated?	19
10	Would you support a viability test, in principle, for assessing the proportion of affordable housing that should be provided on individual sites?	19
11	Should the Council support the use of the following in order to provide affordable housing in Eden?	21
12	Do you think that the Council should consider the conversion of holiday accommodation to provide affordable housing?	22
13	How can the Council ensure that affordable housing remains affordable and is not lost in the future?	22
14	Do you agree with the definition of a local connection to the area as described above?	23

Question No.	Question	Page Number
15	Should a local connection be allowed to extend beyond the district boundary for development in parishes on the edge of the district?	24
16	Should the Council attach a local occupancy clause	24
17	Do you support, in principle, a standard contribution on housing developments to provide the following?	25
18	Should the Housing DPD make an allowance for a very small number of windfall developments to take place to provide affordable housing in Eden?	26
19	If windfall sites are to be allowed, should they be allowed on:	27
20	Should Eden consider agricultural buildings as being previously developed land when searching for sites and applying the sequential approach?	28
21	If agricultural buildings are considered to be previously developed, should they be considered for development?	28
22	If a need for additional gypsy and traveller sites is identified for Eden district, should these sites be located	29
23	How should the Council seek to prioritise the search for sites in Local Service Centres and other villages?	30
24	When considering sites for housing development within Local Service Centres and villages, should the Council identify sites that are	30
25	Should the maximum size of individual sites that are allocated in villages be limited?	30
26	How can the Council meet the housing needs of an increasingly ageing population?	31
27	Do you have any additional comments you wish to make regarding housing issues in Eden?	31

Glossary

The table below contains the various abbreviations which are used throughout the Housing DPD Issues and Options paper and their definitions.

DPD	Development Plan Document	The documents that a local planning authority must prepare, and which have been subject to rigorous procedures of community involvement, consultation and independent examination
LDF	Local Development Framework	The LDF will contain a portfolio of LDDs which will provide the local authority's policies for meeting the community's economic, environmental and social aims for the future of their area where this affects the development of land.
LSP	Local Strategic Partnership	An overall partnership of people that brings together organisations from the public, private, community and voluntary sector within a local authority area, with the objective of improving people's quality of life
PPG	Planning Policy Guidance	Government statements of national planning policy gradually being superseded by PPSs
PPS	Planning Policy Statement	Government statements of national planning policy, being phased in to supersede Planning Policy Guidance notes
RSS	Regional Spatial Strategy	The RSS, incorporating a regional transport strategy, provides a spatial framework to inform the preparation of local development documents, local transport plans and regional and sub regional strategies and programmes that have a bearing on land use activities
SA	Sustainability Appraisal	Assessment of the social, economic and environmental impacts of the policies and proposals contained within the LDF

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