

Eden Draft Local Plan

Eden District Council Response to Representation 19 Comments

Post Submission

February 2016

Introduction

The following report and table details the response of Eden District Council to the representations made pursuant to Regulation 19 and 20 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

This report is intended to assist the Inspector in determining where there are areas of common ground or disagreement between the Council and participants at the Examination. The Council will prepare Statements of Common Ground with participants where possible in order to expand on this document and reduce the need for hearing time at the Local Plan Examination.

The following report is structure to examine Representations and the Council's response by Document, Chapter and Policy number running through responses in numerical order.

A brief summary of the requested changes are followed by the Councils response. The Council's response is categorised into three groups.

1. **No Change** – The Council does not agree with the suggested amendment and therefore no modification is suggested to the Plan.
2. **Accept Representation** – The Council agrees fully with the respondents representation and therefore has either requested Modifications be made to the Local Plan through its Main Modifications Document or has indicated acceptance of the representation content within this document.
3. **Partially Accept Representation** – Elements of the Representation are accepted by the Council and therefore has either requested Modifications be made to the Local Plan through its Main Modifications Document or has indicated acceptance of the representation content within this document.

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
1	1	EB025 Open Space Audit (Greystoke Inset Map 13)	Remove privately owned land from Inset Map 13 in accordance with Annex A and B Maps	Accept Representation - Open Space mapping has been amended to exclude this land. Please refer to Main Modification MM46.
2	2	SD001 - Eden Local Plan 2014-32 Submission Draft	No Change - Support Plan as "sound" and legally compliant.	Accept Representation – Support is welcomed
3	3	SD001 - Eden Local Plan 2014-32 Submission Draft (Policy DEV4)	Conduct full transport improvements studies for all Eden market towns. This should be used to inform housing quantum and allocations ensuring adequate finance exists for transport improvements.	No Change – The capacity of highway networks to accommodate the quantum of development proposed through housing allocations has been subject to consultation with Cumbria County Council Highways Department. It was not considered necessary at this stage to undertake any further studies.
3	4	SD010 – Infrastructure Delivery Plan	Amend Pg. 9 references to Cumbria County Council subsidy for bus services as all subsidies now removed. Examine implications for housing sites.	No Change – Whilst the majority of Cumbria County Council subsidies have been removed some subsidy does still exist for specific routes. The implications of the reduced levels of subsidy have been fully considered which is the driving force for the revised settlement strategy from Preferred Options to Submission Draft stage of the Local Plan

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3	5	EB025 – Open Space Audit	<p>The Open Space Audit with regard to Kirkby Stephen is incorrect. Correct the following elements:</p> <ol style="list-style-type: none"> 1. Include Kirkby Stephen Football Club at Parrots park, Hartley Road 2. Include Edensyde Woodland 3. Include Jubilee Park Woodland, Stenkrith Park Woodland and Franks Bridge amenity area 4. Remove Kirkby Stephen Grammar School 5. Remove Kirkby Stephen Swimming Pool located at the Grammar School. Closed and unlikely to reopen in the foreseeable future 	<p>Partially Accept Representation - Please see Main Modifications MM44, MM47 & MM48.</p> <p>No Change - in relation to the following:</p> <ol style="list-style-type: none"> 1. Jubilee Park, Stenkrith Park and Franks Bridge were and are all included within the Open Space Audit and shown on the Proposals Map
4	6	SD001 - Eden Local Plan 2014-32 Submission Draft	Remove Sockbridge and Tirril as a “Key Hub” and designate within	No Change - the Council is aware of the strength of opinion regarding the designation of Sockbridge and Tirril as a “Key Hub”. The Inspector’s attention

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		(Policy LS1)	<p>“Smaller Villages and Hamlets”</p> <p>Rename “Smaller Villages and Hamlets” category as “Other Villages and Hamlets”</p>	<p>is drawn to this issue and in particular the referendum that was held to ascertain local opinion on the matter.</p> <p>The Council consider the designation as consistent with the settlement strategy identified under Policy LS1 and at the point of designation all relevant criteria were met.</p> <p>The term “Smaller Villages and Hamlets” is considered appropriate as it refers to the size of settlement that forms part of the criteria for the classification of settlements.</p>
4	7	SD001 - Eden Local Plan 2014-32 Submission Draft (Policy COM2)	<p>Policy COM2 should not be used as it allows the sacrifice of functional open space where “loss is unavoidable or the benefits of the development outweigh the loss”.</p> <p>Return to extant Core Strategy Policy CS24 criteria.</p>	<p>No Change - The Council considers the wording of SD001: Eden Local Plan 2014-32 Submission Draft Policy COM2 to be more positively worded than LD002: Core Strategy Policy CS24. Adequate protection of important Open Space remains</p> <p>The revised wording better reflects the revised National Planning Policy Framework</p>
5, 9, 10, 11, 12, 13, 14, 15, 18, 19, 20, 22, 24,	8, 12, 13, 14, 15, 16, 17, 18, 21, 22, 23, 25,	SD001 - Eden Local Plan 2014-32 Submission Draft.	Remove Sockbridge and Tirril as a “Key Hub” and designate within “Smaller Villages and Hamlets”	No Change - the Council is aware of the strength of opinion regarding the designation of Sockbridge and Tirril as a “Key Hub”. The Inspectors attention is drawn to this issue and in particular the

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25, 26, 30, 31, 35, 39, 41	27, 29, 30, 36, 37, 45, 61, 64	(Policy LS1)		<p>referendum that was held to ascertain local opinion on the matter.</p> <p>The Council consider the designation as consistent with the Settlement Strategy identified under Policy LS1 and at the point of designation all relevant criteria were met.</p>
6, 17	9, 20	SD001 - Eden Local Plan 2014-32 Submission Draft (Policy LS1)	Support the Plan.	No Change - support is welcomed.
7	10	SD001 - Eden Local Plan 2014-32 Submission Draft (Policy ENV6)	Disagrees with the identification of the area of suitability for wind energy incorporating Lamonby on the grounds there is no community support for such development.	<p>No Change - in this location, other factors influence a change in the identified areas elsewhere in the District.</p> <p>The existence of community support or otherwise for wind energy development is a consideration to be exercised upon receipt of a planning application.</p> <p>The identification of the area of suitability is considered in line with ministerial advice and robustly evidenced.</p>

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8	11	SD001 - Eden Local Plan 2014-32 Submission Draft (Policy LS1)	Support is offered for the designation of Sockbridge and Tirril as a “Key Hub”	No Change – support is welcomed
9	12	Please see Response ID 8		
10	13	Please see Response ID 8		
11	14	Please see Response ID 8		
12	15	Please see Response ID 8		
13	16	Please see Response ID 8		
14	17	Please see Response ID 8		
15	18	Please see Response ID 8		
16	19	SD001 - Eden Local Plan 2014-32 Submission Draft (Policy LS1)	Separate Sockbridge and Tirril amenities. Conduct a survey of local housing needs and embrace English village development patterns of small scale (2 to 3 house) development.	No Change - The Council considers that Sockbridge and Tirril function as one settlement. NPPF requires production of a “proportionate” evidence base. Planning Practice Guidance specifically states at Paragraph: 014 (Reference ID: 2a-014-20140306) that <i>“Plan makers should avoid expending significant resources on primary research (information that is</i>

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				<p><i>collected through surveys, focus groups or interviews etc. and analysed to produce a new set of findings) as this will in many cases be a disproportionate way of establishing an evidence base."</i></p> <p>The development of villages within England is varied both in terms of form and quantum's being provided at any one point in time. Proposed development is required under Policy DEV1 to respect local distinctiveness.</p>
17	20	Please see Response ID 11		
18	21	Please see Response ID 8		
19	22	Please see Response ID 8		
20	23	Please see Response ID 8		
21	24	SD001 - Eden Local Plan 2014-32 Submission Draft	No change suggested as the respondent feels unable to comment on legality or soundness of the plan due to lack of understanding.	No Change - guidance notes accompanying the consultation form explained these definitions, Officers would have been happy to expand on these explanations if the respondent did not understand.
22	25	Please see Response ID 8		

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23	26	SD001 - Eden Local Plan 2014-32 Submission Draft (Policy LS1)	<p>Only designate settlements as “Key Hubs” where they actually meet the relevant criteria based on up to date survey.</p> <p>Sockbridge and Tirril should only be considered separately after conducting a proper factual survey</p> <p>EDC should directly consult residents and not rely on Parish Council input.</p>	<p>No Change - the Council has surveyed areas utilising secondary data sources and consulted widely including Parish Councils and residents during the previous 4 – 5 years</p> <p>Sockbridge and Tirril are not considered separately within the Plan or previous development plan documents such as the Eden Local Plan 1996 (pg. 42).</p>
24	27	Please see Response ID 8		
25	28	SD001 - Eden Local Plan 2014-32 Submission Draft (Page 19, Para 2.41, Objective 16/17)	<p>Sockbridge and Tirril should be de-designated as “Key Hub” to ensure compliance with Objective 17 of the Local Plan. Objective 17 promotes community level decision making. A local referendum voted 80% against Key Hub status therefore S&T should be reclassified as “smaller Village or Hamlet” in line with community wishes</p>	<p>No Change - objective 17 is clear that community views will be considered “as far as possible” and also in that the objective relates to implementation of the Local Plan and the progression of Neighbourhood Plans. Notwithstanding this the views of the community and results of the Referendum have been communicated to the Inspector for consideration.</p>
25	29	Please see Response ID 8		

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26	30	Please see Response ID 8		
27	31	SD001 - Eden Local Plan 2014-32 Submission Draft (Policy LS1)	Rather than the imposition of "Key Hub" status at Sockbridge and Tirril a "Community Plan" should be considered".	No change - the decision to produce a Community Plan is one to be taken by the Parish Council and local community. The designation as "Key Hub" does not preclude the production of a "Community Plan". The Parish Council have been encouraged to prepare a Neighbourhood Plan.
3	32	SD001 - Eden Local Plan 2014-32 Submission Draft (Policy ENV10)	Identify timeframes within the Local Plan for the production of Conservation Area Management Plans. Identify funding opportunities to protect heritage assets and work with local groups to evidence gather to assist in the conservation of such assets.	Partially accept representation - please refer to Main Modification MM41 in response to comments by Historic England. Whilst not directly addressing the changes requested the suggested modifications strengthen the Local Plan's Policy stance on protection and enhancement of the Historic Environment. The actions suggested are being pursued by the Council, particularly in regard to conservation area appraisals, however the suggested content is not considered appropriate for inclusion within the Local Plan document.
28	33	SD001 - Eden Local Plan 2014-32 Submission Draft	No Comment to make.	No Change – no comments made.

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29	34	SD001 - Eden Local Plan 2014-32 Submission Draft (Policy COM1)	Include specific reference to “cultural facilities” within Policy COM1	Accept Representation - please refer to Main Modification MM42.
29	35	SD001 - Eden Local Plan 2014-32 Submission Draft (Policy COM2)	Include specific reference to “cultural facilities” within Policy COM2	Accept Representation - please refer to Main Modification MM43
30	36	Please see Response ID 8		
31	37	Please see Response ID 8		
32	38	SD001 - Eden Local Plan 2014-32 Submission Draft (Policy LS1, Pg 22)	Considers the criteria for defining “Key Hubs” flawed. Requests that the process and Local Plan content be driven by community wishes and Neighbourhood Plan content in a bottom up approach.	No change – The criteria for selecting ‘Key Hubs’ is considered to be robust and reflect National Policy whilst reflecting challenging local circumstances in respect of transport provision. The Local Plan has been produced with reference to significant public consultation. The views of local communities have been balanced with the requirements of National Planning Policy wherever possible. Neighbourhood Planning is highly supported within Eden District Council, however, these Plans are

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				required to be in general conformity with the strategic elements of the Local Plan and provisions of National Planning Policy. Neighbourhood plans are not intended to drive Local Plan policy.
33	39	SD001 - Eden Local Plan 2014-32 Submission Draft (Policy ENV6)	<p>Respondent wishes to see the entire area between the North Pennines AONB and Lake District National Park identified as suitable for wind turbines.</p> <p>The current approach is considered to offer developers significant leverage to obtain planning consent prior to community wishes.</p>	<p>Partially accept representation - please refer to Main Modification MM39. Further work to refine the identified suitable area is being undertaken and will be supplied to the Inspector. This is not in direct response to this representation.</p> <p>Current guidance requires that Local Plans identify areas suitable for wind turbines on their Proposals Maps. The current area will be amended but not to the extent suggested by this representation.</p> <p>Please refer to SD009: Wind Energy Policy Background Paper for further information.</p>
34	40	SD001 - Eden Local Plan 2014-32 Submission Draft (Policy LS1)	Amend Policy LS1 to include an “or” after the first bullet point in relation to Smaller Villages or Hamlets	Accept representation - please refer to Main Modification MM05.
34	41	SD001 - Eden Local Plan 2014-32 Submission Draft	Amend Policy HS1 to refer to a site threshold of 11 units	<p>Partially accept representation - please refer to Main Modification MM34.</p> <p>No change in respect to site threshold levels or</p>

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
		(Policy HS1)	<p>Delete the following sentences :</p> <p>“Where housing is proposed on sites of less than four units the Council will seek a financial contribution towards new affordable housing, to be paid on completion of the units”</p> <p>“Where on site contribution does not equate precisely to whole number of units, equivalent financial contributions will be sought”</p>	<p>deletion of requirement for contribution to affordable housing on sites of less than four units.</p> <p>The Council has previously commissioned viability assessments to support these figures which are currently being updated. The updated viability assessments will be presented to the Inspector upon receipt.</p>
34	42	SD001 - Eden Local Plan 2014-32 Submission Draft (Policy HS2)	<ol style="list-style-type: none"> 1. Delete Bullet point 3 and last paragraph of the Policy to remove local connection criteria 2. Delete Policy HS2 from Appendix 6 	No Change – the Council considers it to be appropriate to attach ‘Local Occupancy’ clauses to development located within the Smaller Villages and Hamlets. The District Council wishes to support those in rural areas who wish to build or commission their own home where they have a strong local connection.
32	43	SD001 - Eden Local Plan 2014-32 Submission Draft	Considers that a housing figure of 138 per annum is more appropriate than the 200 per annum figure	No Change - The housing figure of 200 per annum is considered robust, deliverable and is aimed at significantly increasing the supply of housing as

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		(Policy LS2)	<p>suggested by the Local Plan.</p> <p>Considers that the housing provision figure is flawed and in particular that the figure should have been derived from the input of communities. Considers Local Communities are better placed to derive the local housing figure.</p> <p>Considers that the level of housing with extant consent in Bolton is inappropriate. Bolton Neighbourhood Plan should provide the starting point for housing provision targets in Bolton.</p>	<p>required by the NPPF. The OAN figure and calculation are derived from a method in compliance with the NPPF, Planning Practice Guidance and PAS Technical Guidance.</p> <p>EDC is unaware of any Objectively Assessed Needs assessment being undertaken by Parish/Town Councils within the District. In this situation the district Level OAN figure is the most robust available.</p> <p>The Bolton Neighbourhood Plan is required to be in conformity with the strategic policies of the Eden Local Plan. Housing supply policies are strategic Plans and therefore the Bolton Neighbourhood Plan is required to be in conformity with Housing Supply Policies of the Local Plan, not dictate these figures.</p>
32	44	SD001 - Eden Local Plan 2014-32 Submission Draft (Evidence Base)	<p>Considers the evidence base to be poorly researched with little in the way of community input.</p> <p>Seeks to attribute current 5 year land supply shortages to delays in the gathering of evidence base data.</p>	<p>No Change - The evidence base and Local Plan have been prepared in a robust fashion. Technical consultants have been employed where in house expertise does not exist and significant community involvement has been undertaken. To date there have been 7 public consultations regarding the Local Plan and evidence base that underpins it.</p> <p>The 5 year land supply shortage developed out of</p>

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				a change in calculation methodology from the “Liverpool” to “Sedgefield” methods. This was required in response to appeal decisions and case law. The delays referred to are limited and there is only one outstanding piece of the evidence base, The affordable housing viability assessment. This does not impact upon the 5 year land supply.
35	45	Please see Response ID 8		
35	46	SD001 - Eden Local Plan 2014-32 Submission Draft (Policy ENV6)	Representor cites Policy ENV6 as a basis for the non-designation of Sockbridge and Tirril as a key hub.	No Change - Issues surrounding the designation of Sockbridge and Tirril are discussed above (see Response ID8) Policy ENV6 is specifically related to the management of development providing renewable energy and not housing development or locational strategy.
35	47	SD001 - Eden Local Plan 2014-32 Submission Draft (Policy DEV4)	Representor cites Policy ENV6 and DEV4 in tandem as a basis for the non-designation of Sockbridge and Tirril as a key hub. I.e. any development would not be permitted and therefore the settlement should not be a key hub.	No Change - Policy ENV6 is specifically related to the management of development providing renewable energy and not housing development. Policy DEV4 is a development management policy; it is not used to determine settlement classification. Issues related to adequate infrastructure relate not just to existing situations but measures that can be secured to improve such

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				provision associated with the potential development.
35	48	EB019 – Housing Land Availability Assessment	Comments relate to LT1, LT2 and LT3 and conflict with Policy CS24 of the Core Strategy.	No change – the site specific comments have been noted. The EB019: Land Availability Assessment considered and discounted sites LT11, LT12 and LT13.
35	49	SD001 - Eden Local Plan 2014-32 Submission Draft (Policy ENV4)	Objects to Site LT13 on the basis of conflict with emerging Policy ENV4 – Green Infrastructure	No change - Site already discounted in the EB019: Land Availability Assessment on the basis of unknown land ownership, lack of developer interest and potential impact on surrounding listed buildings.
35	50	SD001 - Eden Local Plan 2014-32 Submission Draft (Policy DEV2)	Considers that the discharge of surface water to a public combined sewer is poor practice The lack of appropriate drainage facilities is cited as reason for(unidentified) site at Thorpe (OSNY 49747-26496)	No Change - whilst not desirable in certain circumstance the discharge of surface water to combined public sewers is unavoidable. This option is only utilised as the final choice in a cascade of four options. The site referred to is not considered in any EDC documentation and therefore no change can be made.
35	51	SD001 - Eden Local Plan 2014-32 Submission Draft.	Concerned over the capacity of Sockbridge and Tirril to accommodate development without adversely affecting water quality.	No change - any development proposals will be subject to Development Management Policies controlling such issues, with input from United Utilities, the Lead Local Flood Authority and the

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		(Policy ENV9)	Cite a development at Appleby as proof that any development in Sockbridge and Tirril will be provided with inappropriate drainage.	Environment Agency.
35	52	SD001 - Eden Local Plan 2014-32 Submission Draft (Policy ENV10)	The respondent provides a helpful description of Roman heritage assets and infrastructure that exists in and around the settlement of Sockbridge and Tirril. It is assumed this information is provided as a basis why Sockbridge and Tirril is inappropriate as a "Key Hub" No change requested.	No Change - Sockbridge and Tirril is considered appropriate as a Key Hub. Please see above (Response ID8). Respondent is requested to provide such information to Development Management should an application for housing development be submitted.
36	53	SD001 - Eden Local Plan 2014-32 Submission Draft (Policy LS1)	<ol style="list-style-type: none"> 1. Policy LS1 – Delete reference to 10% on one site and refer to "modest" 2. Delete "market led" from Para 3.14 3. Delete last sentence of paragraph 3.14 and replace with "The level of service provision and size of 	No Change. <ol style="list-style-type: none"> 1. The inclusion of a 10% figure is considered to provide greater clarity as to the level of housing that will be considered acceptable within a settlement. 2. The inclusion of the term market led is considered appropriate as it distinguishes the intended provision from local occupancy or affordable housing for which

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			<p>villages could fluctuate over the Plan period; therefore the list of key hubs identified will be reviewed annually”</p> <p>4. Increase the level of planned development at Penrith from 50% to 60% of total housing and reduce allocations to Key Hubs.</p>	<p>separate policy provision applies</p> <p>3. It is not considered appropriate to review the list of Key Hubs annually. This would require a partial review of the Local Plan and be unviable and unachievable.</p> <p>4. The current housing distribution represents a strategy that balances the need to promote sustainable development with the ability to deliver planned levels of development. It is considered necessary to sustain communities and services in the districts smaller settlements through a modest level of development. Whilst additional sites exist at Penrith their ability to be delivered within the Plan period in conjunction with existing allocations is not certain</p> <p>Background information can be found in SD006: Housing Distribution Topic Paper.</p>
37	54	SD001 - Eden Local Plan 2014-32 Submission Draft (Policy LS1)	Policy LS1 is supported in respect of Great Salkeld being identified as a Key Hub.	No change - support is welcome.

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37	55	SD001 - Eden Local Plan 2014-32 Submission Draft (Policy LS1)	Remove the reference to a 10% limit on settlement size increase on single sites and replace with an approach that considers development in the context of the settlements character and form. This approach should respect the need to sustain vitality and viability of rural settlements.	No Change - The existing Policy and 10% reference is intended as a broad indication of acceptable levels of development at Key Hubs. Any development proposals emerging will be considered in the context of wider plan policies such as DEV1 to DEV5 that consider development principles. This includes scale, character and form.
37	56	SD001 - Eden Local Plan 2014-32 Submission Draft (Policy LS2)	Policy LS2 is self-defeating in that it fails to allocate sites at Key Hubs and the levels of planned development are woefully inadequate. The average provision of 25.7 homes per Key Hub over the plan period will not support local services to any meaningful degree. Allocate Land at Townhead Farm, Great Salkeld to accommodate approximately 15 dwellings. Outline consent (14/1079) exists for 9 units with an additional 6 possible from the wider site.	No change - The strategy of non-allocation to Key Hubs is considered robust and also necessary to allow flexibility for the Neighbourhood Planning process to properly operate, please see SD019: Revised Settlement Hierarchy Paper . Further background information can be found in the SD006: Housing Distribution Topic Paper (Paragraph 4.17).

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37	57	SD001 - Eden Local Plan 2014-32 Submission Draft (Policy LS2)	<p>The respondent supports the figure of 200 DPA as a <u>minimum</u> requirement. However has concerns regarding the underlying methodology and the ability to demonstrate a 5 yr. land supply. These concerns are:</p> <ol style="list-style-type: none"> 1. Calculation and treatment of backlog 2. 5 yr. land supply calculation 3. Alignment of housing targets with the Strategic Economic Plan <p>Respondent argues for an identified figure higher than 200 DPA but does not identify such a figure.</p>	<p>No Change - The 200 DPA figure is based on a robust OAN. The annualised housing figure addresses this OAN. Please refer to SD025: Housing Numbers Technical Paper for calculation methodology. The OAN fully considers alignment with job creation provision. Further information on the calculation methodology of our OAN can be found in EB030: Strategic Housing Market Assessment – Taking Stock Parts 1-4.</p> <p>The 5 yr. land supply calculation is fully compliant with the “Sedgefield” calculation method and includes a 20% buffer to account for previous under delivery. As acknowledged in the respondents representations this approach is fully compliant with national policy and guidance.</p> <p>The 200 DPA figure represents a significant but realistic uplift on previous delivery rates in the District. To plan for higher levels would be unrealistic and risk an almost immediate loss of the demonstrable 5 yr. land supply. NPPF guidance requires uplift in housing provision but it also requires Plans to be deliverable.</p>
38	58	SD001 - Eden Local Plan 2014-32	Support Policy DEV1 but seek additional text in the explanation (insert at Para 4.2.4) to refer to the	Accept representation - please refer to Main Modification MM28.

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		Submission Draft (Policy DEV1)	need to consult the Coal Authority on planning applications within high risk areas.	
38	59	SD001 - Eden Local Plan 2014-32 Submission Draft (Policy LS1)	Comment that whilst the Coal Authority are disappointed that their recommendations regarding Policy ENV8 (Previously ENV9) have not been accepted, changes to Policy DEV1 dictate that the objection can no longer be sustained.	No change - the changes made to Policy DEV1 are considered to be adequate to address the Coal Authorities concerns. Please refer to Main Modification MM28 (Response ID 58).
38	60	SD011 – Eden Local Plan 2014 – 2032 Sustainability Appraisal Report	Respondent welcomes changes to SA Report and Policy DEV1. Respondent assumes all land allocations are been subject to assessment against the defined development high risk areas.	No Change - the Local Plan contains no land allocations within areas of high risk for coal hazards.
39	61	Please see Response ID 9		
40	62	SD001 - Eden Local Plan 2014-32 Submission Draft (Policy PEN1)	The respondent wishes to see land north of Allocation N3 allocated for residential development. Respondent believes the site is sustainable, well related to existing development and necessary to	No Change - the EB019: Land Availability Assessment considered this site under site reference N4. The site is considered unsuitable due to landscape and visual impact and its poor relationship to existing development. However, once development has been completed on N3, it

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			address land supply shortages.	would have an improved relationship. The arguments in relation to land supply are addressed under representor's objection to Policy LS2 below (Response ID 63)
40	63	SD001 - Eden Local Plan 2014-32 Submission Draft (Policy LS2)	<p>The respondent supports the figure of 200 DPA as a <u>minimum</u> requirement. However has concerns regarding the underlying methodology and the ability to demonstrate a 5 yr. land supply. These concerns are:</p> <ol style="list-style-type: none"> 1. Calculation and treatment of backlog 2. 5 yr. land supply calculation 3. Alignment of housing targets with the "strategic Economic Plan <p>Respondent argues for an identified figure higher than 200 DPA but does not identify such a figure.</p>	<p>No Change - the 200 DPA figure is based on a robust OAN. The annualised housing figure addresses this OAN. Please refer to SD025 Housing Numbers Technical Paper and EB030: Strategic Housing Market Assessment – Taking Stock Parts 1-4 for calculation methodology. The OAN fully considers alignment with job creation provision.</p> <p>The 5 yr. land supply calculation is fully compliant with the "Sedgefield" calculation method and includes a 20% buffer for previous under delivery. As acknowledged in the respondents representations this approach is fully compliant with national policy and guidance.</p> <p>The 200 DPA figure represents a significant but realistic uplift on previous delivery rates in the District. To plan for higher levels would be unrealistic and risk an almost immediate loss of the demonstrable 5 yr. land supply. NPPF guidance requires uplift in housing provision but it</p>

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				also requires Plans to be deliverable.
41	64	Please see Response ID 9		
42	65	SD001 - Eden Local Plan 2014-32 Submission Draft (Policy EC1)	<ol style="list-style-type: none"> 1. Allocate the auction mart at Skirsgill for employment land uses 2. Allocate land at Stoneybeck as a reserve site for use as an Agricultural Auction Mart 	No Change. <ol style="list-style-type: none"> 1. Land at Skirsgill is currently in use as an Auction Mart and no firm plans for its redevelopment for employment land uses have previously been submitted to EDC. Reuse of the site for employment land uses would be supported under emerging Local Plan Policy. 2. It is inappropriate to allocate land at Stoneybeck as it would be inconsistent with the allocation strategy within the emerging Local Plan. Allocations are only made at Penrith and the Market Towns
43	66	SD001 - Eden Local Plan 2014-32 Submission Draft (Policy LS2)	<ol style="list-style-type: none"> 1. Support Langwathby as a Key Hub. 2. Considers insufficient housing apportioned to Key Hubs within the distribution strategy 3. Consider that site 	No Change - <ol style="list-style-type: none"> 1. Support welcomed. 2. Background information can be found in the SD006: Housing Distribution Topic Paper (Paragraph 4.17). 3. The strategy of non-allocation to Key Hubs

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			allocations should be made at Langwathby. Specifically Land north of Langwathby Hall (former Ostrich World should be allocated).	is considered robust and also necessary to allow flexibility for the Neighbourhood Planning process to properly operate, please see SD019: Revised Settlement Hierarchy Paper . The suggested site is noted as developable within EB019: Land Availability Assessment and partially allocated for residential development within the emerging Langwathby Neighbourhood Plan.
43	67	SD001 - Eden Local Plan 2014-32 Submission Draft (Policy LS2)	<p>The respondent supports the figure of 200 DPA as a <u>minimum</u> requirement. However has concerns regarding the underlying methodology and the ability to demonstrate a 5 yr. land supply. These concerns are:</p> <ol style="list-style-type: none"> 1. Calculation and treatment of backlog 2. 5 yr. land supply calculation 3. Alignment of housing targets with the Strategic Economic Plan 	<p>No Change - the 200 DPA figure is based on a robust OAN. The annualised housing figure addresses this OAN. Please refer to SD025 Housing Numbers Technical Paper and EB030: Strategic Housing Market Assessment – Taking Stock Parts 1-4 for calculation methodology. The OAN fully considers alignment with job creation provision.</p> <p>The 5 yr land supply calculation is fully compliant with the “Sedgefield” calculation method and includes a 20% buffer for previous under delivery. As acknowledged in the respondents representations this approach is fully compliant with national policy and guidance.</p> <p>The 200 DPA figure represents a significant but</p>

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
			<p>4. Insufficient housing provision to support increased economic activity</p> <p>Respondent argues for an annualised figure higher than 200 DPA but does not identify such a figure.</p>	<p>realistic uplift on previous delivery rates in the District. To plan for higher levels would be unrealistic and risk an almost immediate loss of the demonstrable 5 yr. land supply. NPPF guidance requires uplift in housing provision but it also requires Plans to be deliverable.</p> <p>The Council does not consider that building additional houses will lead to an increase in economic growth.</p>
44	68	SD001 - Eden Local Plan 2014-32 Submission Draft (Site N1 – Salkeld Road)	<p>No Change requested. General comment regarding the allocation of residential development within designated Groundwater Source Protection Zones.</p> <p>Respondent requires consideration of sensitivity of groundwater source during the construction of any development at this location.</p>	No Change - comments noted and groundwater issues can be protected through conditions to any planning consent.
44	69	SD001 - Eden Local Plan 2014-32 Submission Draft (Site N1a – Salkeld Road/Fairhill Reserve)	No Change requested. General comment regarding the allocation of residential development within designated Groundwater Source Protection Zones.	No Change - comments noted and groundwater issues can be protected through conditions to any planning consent.

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		Site)	Respondent requires consideration of sensitivity of groundwater source during the construction of any development at this location.	
44	70	SD001 - Eden Local Plan 2014-32 Submission Draft (Site N2 – White Ox Farm)	No Change requested. General comment regarding the allocation of residential development within designated Groundwater Source Protection Zones. Respondent requires consideration of sensitivity of groundwater source during the construction of any development at this location.	No Change - comments noted and groundwater issues can be protected through conditions to any planning consent.
44	71	SD001 - Eden Local Plan 2014-32 Submission Draft (Site N3 – Raiselands)	No Change requested. General comment regarding the allocation of residential development within designated Groundwater Source Protection Zones. Respondent requires consideration of sensitivity of groundwater source during the construction of any development at this location.	No Change - comments noted and groundwater issues can be protected through conditions to any planning consent.
44	72	SD001 - Eden Local	No Change requested. General	No Change - comments noted and groundwater

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		Plan 2014-32 Submission Draft (Site E1 – Carleton Meadows)	comment regarding the allocation of residential development within designated Groundwater Source Protection Zones. Respondent requires consideration of sensitivity of groundwater source during the construction of any development at this location.	issues can be protected through conditions to any planning consent.
44	73	SD001 - Eden Local Plan 2014-32 Submission Draft (Policy PEN2)	Respondent wishes to see the following text included within policy PEN2 “Applicants will be required to demonstrate that their approach to the development of infrastructure is part of a wider strategy to ensure the infrastructure proposed is appropriate for the site as a whole rather than in piecemeal form.”	No Change - Policy PEN2 currently incorporates a requirement for applicants to work with infrastructure providers to demonstrate how infrastructure will be jointly funded and provided. The requirement to provide site masterplans is considered adequate to ensure connected consideration of infrastructure provision.
44	74	SD001 - Eden Local Plan 2014-32 Submission Draft (Policy DEV2)	Remove the following text in Policy DEV2 New development above a certain scale must incorporate Sustainable Drainage Systems (SuDS) to	No Change - the Policy and supporting text are considered to provide clear guidance on circumstances where SUDs will be required.

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			<p>manage surface water run-off.'</p> <p>Replace with</p> <p>'Schemes of ten or more homes (in the case of residential development) will be expected to incorporate SuDS.'</p>	
44	75	SD001 - Eden Local Plan 2014-32 Submission Draft (Policy DEV4)	No change requested. General comment regarding the need for site wide strategies to ensure effective infrastructure provision.	No Change - Comment is acknowledged and the integrated provision of infrastructure supported through existing Local Plan Policies
44	76	SD010 - Eden Local Plan 2014-32 Infrastructure Delivery Plan. (Paragraph 86)	<p>Amend Paragraph 86 to read as follows:</p> <p>With regards waste water infrastructure, new development has the right to connect into the foul network if planning consent is secured. United Utilities/ Northumbrian Water must dispose of and treat foul sewage if there is existing infrastructure within close proximity to the site. A key priority for utilities providers is to ensure that surface water does not enter</p>	Accept Representation – The SD010: Infrastructure Delivery Plan will be amended.

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			combined sewers as it reduces the overall capacity of the sewer and treatment plants, which may lead to more frequent instances of overflow spill and discharges into local watercourse with resultant environmental impacts. It is important that new developments include sustainable surface water drainage systems in order to ensure adequate wastewater capacity remains available and the best environmental outcome can be secured.	
44	77	SD010 - Eden Local Plan 2014-32 Infrastructure Delivery Plan. Para 90.	<p>Amend Paragraph 90 to read as follows:</p> <p>United Utilities will work with the Council and developers to ensure there are options for the disposal of foul sewage, however discussions should commence at the earliest time possible to ensure any upgrading work required is timed in line with the commencement of development. United Utilities investment and upgrade</p>	Accept Representation – The SD010: Infrastructure Delivery Plan will be amended

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			programmes work on 5 year 'AMP' periods. Investment is currently committed up to 2019 with a new AMP period commencing in 2020. The Council will continue to liaise with United Utilities and share its knowledge of future development locations and timescales as the Plan progresses.	
45	78	SD001 - Eden Local Plan 2014-32 Submission Draft (Policy LS1)	<p>Respondent wishes to see criteria for Key Hub status revised, in particular</p> <ol style="list-style-type: none"> 1. Village shop criterion should consider size and range of facility 2. Sustainability assessments should be robustly connected to criteria 	<p>No Change -</p> <ol style="list-style-type: none"> 1. The existence of a village shop is considered to significantly enhance settlements sustainability. The range of facility is a variable factor that may change during the Plan period. 2. The criterion identified for the selection of Key Hubs are considered to balance sustainability criteria and the rural nature of Eden District.
45	79	SD019 – Proposed Changes to Settlement Hierarchy. (Chapter 3)	<p>The Respondent considers proposed Settlement Hierarchy flawed for following reasons:</p> <ol style="list-style-type: none"> 1. Key hub qualification 	<p>No change - the criteria used in the selection of Key Hubs are considered to reflect sustainable criteria. Sustainability must consider economic, environmental and social factors in balance. The Matthew Taylor report identified the concept of the</p>

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			<p>criteria are not robustly linked to sustainability</p> <p>2. Qualification criteria should be assigned weighting and Key Hub status only designated when specified threshold is met</p>	<p>“Sustainability Trap”. The continued failure to provide development opportunities at rural settlements can be directly linked to reducing levels of sustainability and service provision at rural settlements.</p> <p>Please see SD019: Revised Settlement Hierarchy Paper for further background information.</p>
46	80	<p>SD001 - Eden Local Plan 2014-32 Submission Draft</p> <p>(Policy LS1)</p>	<p>The local plan is underpinned by flawed assumptions and conflicted data):</p> <ul style="list-style-type: none"> • Housing distribution options used are too narrow and discount options that can be demonstrated to be more appropriate to the stated objectives • Population forecasts are overestimated resulting in an excessive development burden for the villages and key hubs • The key hub qualification 	<p>No Change – the SD001: Eden Local Plan Submission Draft 2014-32 is based upon a robust evidence base, and a range of options have been considered throughout the Local Plan preparation process. The range of housing distribution options considered is evidenced in the following documents:</p> <ul style="list-style-type: none"> • SD006: Housing Distribution Topic Paper • SD022: Housing Distribution Options Paper <p>The Strategic Housing Market Assessment clearly outlines the projected population forecasts, which are based upon the most up to date nationally</p>

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			criteria are naïve and over simplistic. The current application of these criteria will result in economically, environmentally and socially unsustainable development	<p>produced data.</p> <p>The background to the Key Hub criteria is found in SD009: Proposed Changes to the Draft Settlement Hierarchy.</p> <p>All options regarding housing distribution have been assessed in the SD011: Sustainability Appraisal Report and SD030: Sustainability Appraisal Full Report.</p>
46	81	SD019 – Proposed Changes to Settlement Hierarchy (Chapter 3)	In summary the revised key hub classification criteria is unjustified and not sufficiently evidenced. Furthermore the bluntness of the qualification criteria is likely to result in unsustainable development conflicting with the local plans intent.	<p>No change - the criteria used in the selection of Key Hubs are considered to reflect sustainable criteria. Sustainability must consider economic, environmental and social factors in balance. The Matthew Taylor report identified the concept of the “Sustainability Trap”. The continued failure to provide development opportunities at rural settlements can be directly linked to reducing levels of sustainability and service provision at rural settlements.</p> <p>Please see SD019: Revised Settlement Hierarchy Paper for further background information.</p>
46	82	SD022 – Housing Distribution Options	The points made in this submission are complex and the format of the	No Change – the comments made relate firstly to the response form provided for the Regulation 19

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		Paper	response form does not lend itself to the presentation of coherent arguments. Furthermore the flaws in methodology, data and analysis are fundamental flaws requiring detailed consideration and inspection.	consultation. Secondly, the comments relate to a view that there are flaws in the methodology, data and analysis. The Council disputes this point, the approach taken in SD022: Housing Distribution Options Paper is based upon a sound methodology, using up to date evidence for the analysis.
46	83	EB030 – Strategic Housing Market Assessment – Taking Stock 2015 – Part 1-4	The points made in this submission are complex and the format of the response form does not lend itself to the presentation of coherent arguments. Furthermore the flaws in methodology, data and analysis are fundamental flaws requiring detailed consideration and inspection	No Change – the comments made relate firstly to the response form provided for the Regulation 19 consultation. Secondly, the comments relate to a view that there are flaws in the methodology, data and analysis. The Council disputes this point, the approach taken in EB030: Strategic Housing Market Assessment – Taking Stock 2015 Part 5 is based upon a sound methodology, using up to date evidence for the analysis.
47	84	SD001 - Eden Local Plan 2014-32 Submission Draft (Para 4.5.1)	Respondent argues that Paragraph 4.5.1 fails to comply with National Planning Policy Framework (NPPF) Paragraphs 150, 155 and 177	No Change - the Eden District Local Plan has been subject to extensive community engagement and prepared in accordance with NPPF guidelines. SD010: Infrastructure Delivery Plan provides detail as to the provision of infrastructure to support the planned levels of development.

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47	85	SD001 - Eden Local Plan 2014-32 Submission Draft (Para 4.5.3)	Respondent argues that Paragraph 4.5.3 fails to comply with National Planning Policy Framework (NPPF) Paragraphs 150, 155 and 177	No Change - the Eden District Local Plan has been subject to extensive community engagement and prepared in accordance with NPPF guidelines. SD010: Infrastructure Delivery Plan provides detail as to the provision of infrastructure to support the planned levels of development.
47	86	SD001 - Eden Local Plan 2014-32 Submission Draft (Policy DEV4)	Respondent believes insufficient capacity in infrastructure exists to support residential development that is front loaded in the Plan period. In particular health services, education and highway capacity are cited. Requests infrastructure to be in place prior to construction of dwellings	No Change - Policy DEV4, EB028: Penrith Transport Improvement Study and SD010: Infrastructure Delivery Plan combine to ensure that necessary supporting infrastructure is provided in tandem with residential development. Funding is linked to developer contributions and therefore cannot always be provided in advance of development.
47	87	SD010 - Eden Local Plan 2014-32 Infrastructure Delivery Plan.	Respondent argues that SD010 fails to comply with National Planning Policy Framework (NPPF) Paragraphs 150, 155 and 177	No Change - SD010: Infrastructure Delivery Plan provides detail as to the provision of infrastructure to support planned levels of development within the Local Plan. This is considered compliant with Para 177 of the NPPF. Paragraph 150 and 155 of the NPPF relate to consultation on the Local Plan. The requirements

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				are not considered to apply to supporting documentation.
48	88	SD001 - Eden Local Plan 2014-32 Submission Draft (Policy LS1)	<ol style="list-style-type: none"> 1. Consider a distribution strategy that allows greater levels of development at smaller settlements should be promoted. 2. Policy LS1 should allow for market led housing in the smaller settlements and villages where it constitutes in fill development 3. Refer to Policy HS2 and HS4 within Policy LS1 or supporting text 	<p>No Change -</p> <ol style="list-style-type: none"> 1. The distribution strategy represents a more dispersed settlement strategy than that contained within the adopted LD002: Core Strategy. This is considered to strike the appropriate balance between supporting rural communities, focusing development at the more sustainable settlements and the level of development that is deliverable at the main towns. Please refer to SD006: Housing Distribution Topic Paper for further information. 2. Policy LS1 permits residential development in smaller villages and settlements for infill development and on previously developed land. Market led development is permitted on previously developed land. 3. No requirement to refer to policies HS2 and HS4 within policy LS1 as the Local Plan should be read as a whole
48	89	SD001 - Eden Local	<ol style="list-style-type: none"> 1. Support is offered for the 	No change -

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		Plan 2014-32 Submission Draft (Policy LS2)	<p>200 DPA target and inclusion of a 20% buffer of sites in the first five years.</p> <p>2. Consider the 20% buffer should apply district wide and not just to Penrith and Market towns</p> <p>3. Suggest that greater flexibility be provided for market led housing to be provided at smaller settlements to maintain viability of sites.</p>	<p>1. Support welcomed</p> <p>2. The 20% buffer is applied to the Land Supply calculation; it therefore applies to all locations and not just Penrith and the market towns.</p> <p>3. Market led housing is permitted at smaller settlements where it utilises previously developed land. The release of greenfield land is only considered appropriate to support local communities and therefore local occupancy and affordable housing criteria are applied.</p>
48	90	SD001 - Eden Local Plan 2014-32 Submission Draft (Policy RUR2.)	<p>1. Amend Policy title to refer to reuse of existing buildings rather than redundant buildings</p> <p>2. Support reuse of building s as in line with NPPF (Para 55) and Permitted Development Rights for the change of use of agricultural buildings</p>	<p>Partially accept representation -</p> <p>1. No Change - The title of the policy is correct and in line with NPPF Para 55. References elsewhere within the Local Plan to “existing” are suggested, through Minor Modifications, to be amended to refer to redundant buildings. NPPF Para 55 makes an important distinction between existing and redundant buildings and this is reflected within Local Plan Policy. To permit all existing buildings to change to</p>

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			<p>3. Criterion 6 should be deleted or amended to refer to the lack of existing utilities not precluding development</p> <p>4. Criterion 7 should be deleted</p> <p>5. Paragraph 3.21.3 is considered overly restrictive in its requirement that no changes to roofline will be permitted</p> <p>6. Paragraph 3.21.4 is supported. Consider additional text required to correct grammar</p> <p>7. Support recognition of current Permitted Development Rights within para 3.21.6</p>	<p>residential use risks the loss of community facilities and services in rural areas. This would be directly contrary to the basis for NPPF Para 155 that seeks to permit housing in rural settlements in order to support community services and facilities.</p> <p>2. No Change - support welcomed.</p> <p>3. No change - The criterion is aimed at ensuring that dwellings proposed through this policy are capable of connection to the existing utility networks without the introduction of significant infrastructure in isolated rural locations.</p> <p>4. No change - NPPF Para 55 is clear that isolated homes in the countryside should be avoided. This criterion seeks to avoid such isolated dwellings by ensuring the creation of new planning units are related to at least one other occupied unit and are accessible for occupiers.</p> <p>It is acknowledged that the NPPF at Para 55 allows for isolated dwellings if a redundant building is to be reused <u>and</u> an enhancement to the immediate setting is</p>

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				<p>created. However, the Policy as drafted is considered to allow the reuse of dwelling in locations that would not normally be supported under the proposed settlement strategy whilst protecting particularly remote, unsustainable, potentially landscape sensitive locations from inappropriate development. This is considered compliant with Para 55 of the NPPF as it is not considered that this paragraph is intended to apply to all locations at the complete exclusion of sustainability criteria.</p> <p>5. No change - the increase in height of a roofline can have significant landscape and visual impacts. This is particularly important in the isolated locations this policy will be operated. Minimal alterations to roofline will be treated pragmatically by Development Management in the operation of Policy RUR2</p> <p>6. Accept Representation - Support welcomed. A minor modification has been suggested to the Inspector to correct the Grammar in this Paragraph.</p>

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				7. No Change - Support welcomed.
48	91	SD001 - Eden Local Plan 2014-32 Submission Draft (Policy DEV 1)	Consider that the Model Policy devised by the Planning Advisory Service should be employed. Additional criteria included within this policy are considered onerous and to repeat subject matter dealt with elsewhere in the Plan.	No Change - the Policy as drafted is considered to interpret national level guidance and apply it to local circumstances and priorities.
48	92	SD001 - Eden Local Plan 2014-32 Submission Draft (Policy DEV 3)	Considers that the criterion requiring new development to be connected to Public Transport is overly onerous. The criterion is considered to preclude development at smaller settlements.	No Change - the criterion in relation to public transport connectivity only applies to major development.
48	93	SD001 - Eden Local Plan 2014-32 Submission Draft (Policy DEV 5)	Respondent considers reference to "Building for Life" principles unnecessary and to duplicate Building Regulations. Requests removal of reference to these principles.	No Change - the Building for Life principles do not duplicate Building Regulations and relate to issues that Building Regulations do not address. Building for Life 12 (2015) is considered to be an appropriate mechanism for assessing major developments. The policy has been drafted to reflect the guidance on design found within the Planning Practice Guidance. The Building for Life assessments have been used to monitor the

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				effectiveness of LD002: Core Strategy Policy CS18
48	94	SD001 - Eden Local Plan 2014-32 Submission Draft (Policy HS1)	<ol style="list-style-type: none"> 1. Provide the basis for financial contributions calculation and provision within the Policy, its supporting text or as an appendix to the Plan. 2. State that 70/30 split between affordable rented and intermediate housing is a starting point for discussion. 3. Discount market housing should be discounted at 20% not 40% 4. Affordable housing should not remain so in perpetuity. This should not be stipulated to allow response to changing National Policy Frameworks 5. Local occupancy of 	<p>No Change -</p> <ol style="list-style-type: none"> 1. Paragraph 4.8.3 clearly signposts applicants to the Housing SPD where detail is contained. This is considered adequate and allows for a concise Local Plan supported by detail to those who require it. This approach also allows for changes in the method of calculation to be more quickly updated than a partial review of the Local Plan. 2. Paragraph 4.8.3 already clearly states that flexibility around this proportion will be shown on a case by case basis. 3. 40% figure has been derived from experience within the District and discussions with the Council's Housing Team. No change. 4. Affordable Housing is provided for those in housing need and it is supported by National Policy that this should remain the case for future occupiers. Should National

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			<p>affordable housing is overly restrictive. The Policy text should reflect a cascade approach.</p> <p>6. Support offered for the recognition that viability assessments may justify a lower than 30% provision of affordable units.</p>	<p>Policy change then the revised guidance will take priority over Local Pan Policy as the most up to date document.</p> <p>5. Appendix 6 which details the approach to local occupancy of affordable housing already contains a cascade approach for the identification of residents.</p> <p>6. Support welcomed.</p>
49	95	EB019 – Housing Land Availability Assessment. October 2015.	Inclusion of Site LKT9 within the LAA is considered contrary to the Councils SCI and objective 1 of the Local Plan's rural areas objectives as stated at paragraph 3.19.1.	<p>No Change - the EB020: Land Availability Assessment (LAA) is a technical part of the evidence base not a Policy document and inclusion of the site within the LAA does not expressly allocate the site for development.</p> <p>The LAA was subject to public consultation (in August 2015) as an evidence base document during the development of the Local Plan. The location of a development site adjacent to a heritage asset does not necessarily mean there will be negative impacts on that asset. Historic England advise that a simple proximity or otherwise test is an inappropriate methodology to assess the potential for development on sites</p>

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				containing or adjacent to heritage assets. Mitigation and design measures can be employed that minimise or ensure that no impact is imparted onto the asset.
49	96	SD039 – Statement of Community Involvement	Respondent believes that the SCI has not been complied with as the Land Availability Assessment (LAA) has not been subject to adequate consultation.	<p>No Change - the EB020: Land Availability Assessment (LAA) is based upon evidence collected from partner organisations and information collected from four separate Local Plan consultation periods. In addition the LAA was subject to a separate four week consultation between 27th July and 24th August 2015.</p> <p>The Land Availability Assessment was also available for consultation at Regulation 19 (Publication) stage.</p>
49	97	SD001 - Eden Local Plan 2014-32 Submission Draft (Policy ENV 6)	<p>Policy ENV6 and the associated “areas suitable for wind energy “on the proposals map has not been subject to proper public consultation.</p> <p>Areas within the North Pennines AONB should not be considered suitable for Wind turbine development</p>	<p>Partially Accept Representation - Main Modification MM39 proposes changes to the Proposals Map to exclude areas on the North Pennines AONB and recent extensions to the Yorkshire Dales National Park into Eden District.</p> <p>The “suitable areas for wind energy development “ was developed following a ministerial statement in June 2015 and subsequent changes to the NPPF. It is acknowledged that the inclusion of this area on the proposals map has not previously been</p>

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				<p>subject to public consultation. However, the area was identified through reference to the “Cumbria Wind Energy Supplementary Planning Document” formally adopted by Eden District Council in 2008. This document was subject to public consultation and has been in the public realm for a number of years</p> <p>It was necessary to respond quickly to the change in National Policy in order to produce a Local Plan that is “Sound”. The existence of previous consultation on the background evidence is considered to mitigate to a degree the lack of direct consultation.</p>
50	98	SD001 - Eden Local Plan 2014-32 Submission Draft (Para 4.5.4)	Respondent wishes to see liaison with the NHS regarding addressing the impacts of additional population on Health Services.	No Change - the Local Plan is supported by an SD010: Infrastructure Delivery Plan . The production of this Plan involved consultation with Cumbria Clinical Commissioning Group. The issues of recruitment challenges are also considered within the Infrastructure Development Plan.
50	99	SD001 - Eden Local Plan 2014-32 Submission Draft	Respondent wishes to see an alternative strategy devised that caters for the eventuality that an “influx of young professionals” does	No Change - the OAN for the District is based upon a robust assessment of need. This figure is not affected by a desire to create a framework that “encourages” young people to locate in the District.

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		(Para 2.3.1)	not occur.	The paragraph in question refers to the demographic data underpinning the Districts OAN. This data illustrates an ageing population and the loss of the younger population to locations with higher paid employment and greater service provision. The paragraph simply acknowledges this trend and establishes a desire to promote a planning framework that makes the District more attractive to this younger age group.
50	100	SD001 - Eden Local Plan 2014-32 Submission Draft (Policy LS2)	<p>Respondent believes the housing figure of 3, 600 houses and the distribution of 50% to Penrith risks the following effects:</p> <ol style="list-style-type: none"> 1. Destruction of the rural tranquillity and beauty that characterises the area and underpins investment, employment and tourism 2. Increased urbanisation will lead to loss of community cohesion. 3. How will the Council fund increased pressures on the 	<p>No Change -</p> <ol style="list-style-type: none"> 1. The basis for 50% of dwelling provision being located at Penrith with an additional 20% to Market Towns and 20% to “Key Hubs” is to avoid dwelling provision unduly impacting on the rural character of the District. 2. The studies referred to that identify loss of community cohesion as a consequence of “urbanisation” appear to relate to major cities and conurbations. The level of growth proposed is unlikely to result in such a dramatic change that these factors will apply. 3. Increased pressure on services will be

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			<p>Police Force etc.</p> <p>4. "Mass Immigration" will lead to a loss of cultural identity</p>	<p>funded through the collection of Council tax</p> <p>4. The number of dwellings proposed is derived from not just immigration but natural population change and household structural change. The risk of significant cultural identity issues is considered limited.</p>
51	101	SD001 - Eden Local Plan 2014-32 Submission Draft (Policy LS2)	<p>1. Amend Policy LS1 to remove reference to housing sites limited to 10% of settlement size and replace with "modest new housing proposals will be acceptable only where they respect the historic character and form of the village".</p> <p>2. Delete "market led" from para 3.1.4</p> <p>3. Delete last sentence of Para 3.1.4 and replace with "The level of service provision and size of</p>	<p>No change –</p> <p>1. The 10% reference is included to give an indication of scale that may be acceptable. "Modest" is open to significant variation in interpretation. The need to reflect settlement character and form is secured through policy DEV5.</p> <p>2. Key Hubs are proposed to accommodate 20% of the Districts housing allocation. This will not be met through affordable housing and local occupancy housing in isolation</p> <p>3. It is not practical to review the list on an annual basis as this would require a review of the entire Local Plan and subsequent</p>

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			<p>villages could fluctuate over the plan period; therefore the list of “Key Hubs” identified will be reviewed annually”.</p> <p>4. Increase housing provision at Penrith from 50% to 60% of total housing provision.</p>	<p>consultation and examination requirements.</p> <p>4. The decision to reduce the housing allocation at Penrith was taken in light of historic under delivery at Penrith and the limited number of housebuilders operating in the area. Monitoring of past trends tells us that a 60% figure is not deliverable in this location.</p>
52	102	SD016 - Duty to Cooperate Statement of Compliance	Consider linkages between the Strategic Economic Plan, its housing requirement.	<p>No Change - NPPF and PPG guidance determine the approach to be taken in respect of determining OAN.</p> <p>The Strategic Economic Plan identifies a target for Eden to deliver 2000 homes between 2014 and 2024, which equates to an annual figure of 200 homes per year. This figure is the same as the target contained within the Eden Local Plan and based on our own judgement of our objectively assessed need.</p>
52	103	SD001 - Eden Local Plan 2014-32 Submission Draft (Vision & Objectives)	The HBF generally supports the vision and objectives which underpin the plan.	No Change – support is welcomed.

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52	104	SD001 - Eden Local Plan 2014-32 Submission Draft (Policy LS1)	<p>The HBF therefore recommend the following amendments to the policy wording;</p> <p>Key Hubs - Twenty-eight key hubs will be the focus for development to sustain local services appropriate to the scale of the village, including new housing, the provision of employment and improvements to accessibility. Proposals will only be acceptable where they respect the historic character and form of the village. (text removed)</p> <p>The HBF recommend that the following amendments are made;</p> <p>Development of an appropriate scale will be permitted in these villages and hamlets, to support the development of diverse and sustainable communities. (text removed)</p>	<p>No change – The Council considers that this policy is sound in its current form. The 10% figure quoted is intended to provide clarity about the scale of development appropriate within the Key Hubs. Eden's villages, like many, have grown organically over the years; very few have experienced large housing estate led growth. The aim of this policy wording is to ensure that these growth characteristics are acknowledged in the future development pattern of our villages.</p>
52	105	SD001 - Eden Local Plan 2014-32	<p>Request amendment:</p> <p>'A minimum of 200 homes per year</p>	<p>No Change – This is already explained beneath the table on Pg. 24. The figure of 200 homes per</p>

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		Submission Draft (Policy LS2)	(a total of 3,600 net of demolitions) will be built in Eden over the eighteen years between 2014/15 and 2031/32 '	year is not intended to be a cap.
52	106	SD001 - Eden Local Plan 2014-32 Submission Draft (Policy DEV5)	It is, therefore recommended that the Council amend the policy wording and supporting text to recognise that the Building for Life criteria will be utilised as a tool to facilitate discussions upon design and that specific scores will not be used as a target for achievement.	No Change - Building for Life 12 (2015) is considered to be an appropriate mechanism for assessing major developments. The policy has been drafted to reflect the guidance on design found within the Planning Practice Guidance. The Building for Life assessments have been used to monitor the effectiveness of LD002: Core Strategy Policy CS18
52	107	SD001 - Eden Local Plan 2014-32 Submission Draft (Policy HS1)	The policy is unsound as it is not justified by appropriate evidence.	No Change – The Council is confident that the policy is supported by evidence found within EB011: Economic Viability Appraisal (2009) and EB012: Economic Viability Appraisal – Refresh (2013) . Further work on viability has been commissioned to provide further supporting evidence for the Local Plan. This is due to be completed in March 2016. The new viability evidence, when produced, will replace the two documents referred to above. However, they will continue to provide useful background evidence, particularly in relation to the

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				requirement 30% affordable housing.
52	108	SD001 - Eden Local Plan 2014-32 Submission Draft (Policy HS2)	<p>The policy is unsound as it is not considered to be justified or consistent with national policy. The policy, part 2, identifies an arbitrary size threshold for new dwellings which cannot be exceeded. The reasoning for this or the setting of the specific threshold is unjustified; as such it is recommended this be removed. The policy also effectively prioritises previously developed land, as developments on such land will not be subject to local occupancy criteria, whereas those on greenfield sites will be. Whilst we do not disagree with the lack of local occupancy criteria on previously developed land we consider that this should also be extended to other sites.</p>	<p>No Change – The threshold is the same as Policy HS3 – Essential Dwellings for Workers in the countryside.</p> <p>The policy is intended to provide a greater degree of flexibility than existing policies contained with LD002: Core Strategy. One particular aim of the policy is to encourage self-build or custom-build to meet local housing need.</p> <p>The Council considers it to be appropriate to attach 'Local Occupancy' clauses to development located within the smaller villages and hamlets. The District Council wishes to support those in rural areas who wish to build or commission their own home where they have a strong local connection.</p>
52	109	SD001 - Eden Local Plan 2014-32 Submission Draft	<p>It is therefore recommended that part 5 of the policy be amended state;</p> <p><i>'Current housing market conditions</i></p>	<p>Accept Representation – The policy wording can be amended to include specific reference to viability.</p>

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
		(Policy HS4)	<i>and viability'</i>	
52	110	SD001 – Eden Local Plan 2014-32 Submission Draft (Policy HS5)	The policy is considered unsound as it is not justified by evidence.	<p>No Change – The Housing Standards Review introduced an opportunity for Local Planning Authorities to introduce a requirement for accessible homes, which would be delivered under optional building regulations Part M4 (2). In considering the evidence, the Council concluded that the significant ageing population in Eden necessitated the Council to consider how best to meet these future housing needs. As such, the Council took the view that 20% of all new housing should be built in accordance with Part M4 (2)</p> <p>Further background evidence can be found in EB034: Adaptable and Accessible Homes Background Paper.</p>
52	111	SD001 – Eden Local Plan 2014-32 Submission Draft (Policy ENV5)	It is therefore recommended that part 4 of the policy either be deleted or it be made clear that this does not relate to residential development.	<p>No Change - The purpose of the policy is to encourage developers to consider the opportunities for enhancing the environmental sustainability of their schemes at the outset, so that environmental considerations can inform and help shape the design process rather than being an afterthought. The policy wording was reviewed as a result of the Housing Standards Review; please refer to SD020: Eden Local Plan Preferred Options Draft for the original draft</p>

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
				policy wording.
53	112 - 113	SD001 – Eden Local Plan 2014-32 Submission Draft (Policy LS1 and LS2)	<p>The Housing Target of 200 units per year is insufficient to meet the Council’s aspirations and the NPPF imperative to “boost significantly the supply of housing”.</p> <p>The table in LS2 should have a caveat to say that the percentages and requirements are for illustrative purposes, do not present a cap or limit and that applications in such locations will be determined on their own individual merits.</p>	<p>No Change – The Council’s calculation of our objectively assessed need (OAN) is based upon a robust methodology, further details on this can be found in EB030: Strategic Housing Market Assessment – Taking Stock 2015 (Parts 1-4). The figure of 200 homes per year contains an uplift to reflect future job creation; the OAN figure based on household growth/change alone would be around 132 dwellings per year.</p> <p>This housing target is considered to be ambitious but deliverable in the context of Eden. Since 2003, Eden has consistently failed to deliver the ambitious RSS target of 239 homes per year. The Cumbria and Lake District Joint Structure Plan 2001-2016 established a target of 170 homes per year (Policy H17). A target of 200 homes per year supported by strategic land allocations is considered achievable, but not designed to be a restriction if further development comes forward to support economic growth.</p> <p>Below the table on pg.24, there is a sentence which states “these proportions should not been seen as annualised caps to provide flexibility in</p>

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
				spatial planning”.
54	114-115	SD001 - Eden Local Plan 2014-32 Submission Draft	<p>Section 3.4.2 Penrith - Mention of events such as the Marmalade Festival (at Dalemain) and Potfest as these events contribute to the Penrith tourist economy.</p> <p>Tourism or Parking -Identification of a location for parking of Campervans overnight.</p> <p>Mixed Used Allocation of land off Old London Road - needs to link in with car parking and long term transport survey in the town.</p> <p>EC6 (Page 80) - Telecommunication - Improvements to mobile reception in the area is implied rather than planned.</p> <p>4.4 - Transport - Needs to include mention about possible reinstatement of Penrith - Keswick - Workington Railway.</p> <p>Representatives of Keswick Town</p>	<p>No Change – Whilst the Council acknowledges the positive benefits tourism has on the District it is not necessary for the L</p> <p>ocal Plan to make specific reference to certain annually held events. The SD001: Eden Local Plan Submission Draft contains policy EC4 which is supportive of a range of tourism activities, including the provision of accommodation, it is not considered necessary to identify suitable sites for this purpose.</p> <p>The EB028: Penrith Transport Improvements Study and EB027a/b: Penrith Transport Modelling Report has fully assessed the transport implications for development in Penrith. No detailed proposals have yet been put forward for this site.</p> <p>Policy EC6 is fully supportive of the expansion if the telecommunications network in Eden.</p> <p>Paragraph 4.4 – The Council acknowledged the local interest in reinstating the Keswick to Penrith Railway. However, it has not been established that such a development is required to meet the</p>

Respondent ID	Response ID	Document (Policy/Site)	EDC Response
			<p>Council, Penrith Town Council, Penrith Chamber of Trade, Penrith Partnership and other organisations are progressing work, done by Cedric Martindale, and taking it forward. This needs political backing as the increased growth in Eden needs to be supported by an adequate public transport system - Benefits with link with tourist destination of Keswick and vice versa; raise importance of Penrith Railway Station; enhance ability of rail links and relief of road use. Initially looking at Penrith - Keswick link but also at reinstating through to Workington. Evident from discussions that West Cumbria requires a much link with the outside world - and improvements of the coast links (road and rail) - as well as through the North Lakes (again road (A66) and rail) is much in demand. Estimated £25 billion being spent in Cumbria in next 15 years - especially with Energy Coast - and</p> <p>infrastructure needs of the Eden Local Plan 2014-32. However, The Cumbria Local Enterprise Partnership is currently preparing a Cumbria wide Infrastructure Plan.</p> <p>Paragraph 4.38 – The Council fully supports the protection and enhancement of open spaces. Policy COM3 considers the provision of new areas of open space. EB025: Open Space Audit provides the benchmark for current open space provision.</p> <p>The Council has met with the Clinical Commissioning Group for Cumbria to discuss the need for future provision, further details can be found in the SD010: Infrastructure Plan.</p>

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
			<p>enhanced links much desired.</p> <p>4.34 - Thriving Communities - need to assist and develop a proactive inclusive plan to assist with integration of immigrants into the area. In particular with East Europeans and with other religions - there is only one small mosque in Penrith.</p> <p>4.38 - Education and Health - Encourage active lives to help with health issues.</p> <p>Support GP Referral system instigated by NCL (Eden) - and development of Open Spaces - Penrith Castle Park and Fairhill Recreation area.</p>	
54	116	SD010: Infrastructure Delivery Plan	General comments on the IDP.	No Change.
54	117	SD001 – Eden Local Plan 2014-32 Submission Draft	General comment on the wording of the policy	No Change.

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
		(Policy DEV4)		
54	118	EB027 – Penrith Local Plan Transport Modelling Report.	Consider the approach has been reactive rather than proactive.	No change - The work produced as part of the evidence base includes the EB027a: Penrith Transport Modelling Report . This report is designed to assess the future impact of the identified level of development within the Eden Local Plan.
55	119	SD001 – Eden Local Plan 2014-32 Submission Draft	<p>We welcome the efforts made to address many of the concerns we raised at the preferred options stage. We are particularly pleased to see the inclusion of limestone pavements designated with Limestone Pavement Orders under National Sites in Policy ENV1 and the inclusion of climate change issues in the SWOT analysis.</p> <p>We are content that the Plan is both legally compliant and sound, and so we have no further comments to make.</p>	No Change – we welcome the comments made.
56	120 - 123	SD001 – Eden Local Plan 2014-32	KS13 Land to west of Faraday Road 4.09 hectares has an allocation of 70 houses while site	No Change – At this stage the Council does not wish to amend the site allocations for Kirkby Stephen. The EB020: Land Availability

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
		Submission Draft (Policy KS1 and LS2) (Site KS13 and Site KS18)	<p>KS18 Land adjacent to Croglam Park 1.18 hectares has an allocation of 35 houses.</p> <p>KS13 is better served for roads and accessibility, being central to the town's amenities. Site KS18 is difficult in terms of access and there is concern that its development would aggravate traffic problems in South Road and Rowgate. There are also hydrological questions – the site is a pronounced valley that is occupied by an ephemeral stream and floods after periods of heavy rain. Finally the site adjoins the East Station industrial area and noise and smell may pose problems.</p> <p>Therefore, the Town Council recommends that given the challenges of site KS18 the</p>	<p>Assessment assessed all of the sites in light of their various constraints and concluded site KS13 could accommodate a figure of 92 units¹. Please refer to Main Modification MM21.</p> <p>The EB20: Land Availability Assessment concluded that site KS18 could accommodate a figure of 37 units. Please refer to Main Modification MM24.</p> <p>However, further work with regard to the historic environment is due to be undertaken in relation to site KS18. The outcome of this work may influence the allocation strategy for Kirkby Stephen. This work is expected to be concluded in early March 2016.</p> <p>The phasing strategy shown in Policy LS2, isn't prescriptive and would not preclude development coming forward earlier. Based on the strategy contained within the Local Plan, Kirkby Stephen is expected to deliver 128 units between 2019 and 2024, this averages at 25 homes per year.</p> <p>The table in policy LS2 identifies the number of</p>

¹ Based on a calculation of net developable area – see EB20: Land Availability Assessment for the methodology.

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
			<p>allocation is decreased from 35 to 15 and in order to maintain the housing allocation number of 188 overall it is recommended that the allocation of houses is increased on KS13 from 70 to 90.</p> <p>The Council also has concerns regarding the phasing of the allocations which has a high density of development in the second phase.</p> <p>There is a discrepancy between the figures quoted on page 24 3.2 Policy LS2 – Housing targets and distribution which quotes 198 dwellings are left to be allocated, however on page 46 the total number of houses allocated is 188.</p>	<p>homes the plan needs to allocate which is 188. Policy KS1 provides a list of allocated sites and a total of number of units allocated, which equals 198. As such, the Local Plan exceeds the allocation requirement by 10 units; however, these figures are just indicative.</p>
56	124	SD001 – Eden Local Plan 2014-32 Submission Draft (pg. 10)	<p>The maps on pages 10 and 21 are incorrect as they do not take into account the National Park extensions which come into force on 1st August 2016. As the extensions have now been confirmed this must be reflected in</p>	<p>Accept Representation - The extension to the National Park boundaries which takes effect on 1 August 2016 was announced on 23 October 2015. The Eden Local Plan was published on 19 October 2015. The Plan will be updated to include these revised boundaries.</p>

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
			the Local Plan.	Please refer to Main Modification MM01
56	125	SD001 – Eden Local Plan 2014-32 Submission Draft (pg. 21)	The maps on pages 10 and 21 are incorrect as they do not take into account the National Park extensions which come into force on 1st August 2016. As the extensions have now been confirmed this must be reflected in the Local Plan.	Accept Representation - The extension to the National Park boundaries which takes effect on 1 August 2016 was announced on 23 October 2015. The Eden Local Plan was published on 19 October 2015. The Plan will be updated to include these revised boundaries. Please refer to Main Modification MM01.
56	126	SD001 – Eden Local Plan 2014-32 Submission Draft (Paragraph 3.15 - 3.17)	Section 3.15. Town Plan for Kirkby Stephen. Although the Town Council accepts that its 'Town Plan' has no statutory force it would have been a courtesy, and in keeping with the principle of localism, for Eden District Council to have acknowledged that Kirkby Stephen Town Council had consulted widely and drawn up proposals which had been helpful to the compilers of the Local Plan. Paragraph 3.15.3 will need adjustment following confirmation of the National Park extensions. From 1 August 2016 Kirkby	Paragraph 3.15 - Accept Representation – The Council have worked closely with Kirkby Stephen Town Council to incorporate elements of their Town Plan within the Eden Local Plan. Please refer to Main Modification MM27 Paragraph 3.15.3 - Accept Representation. The extension to the National Park boundaries which takes effect on 1 August 2016 was announced on 23 October 2015. The Eden Local Plan was published on 19 October 2015. The Plan will be updated to include these revised boundaries. Please refer to Main Modification MM01.

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
			<p>Stephen will have designated Protected Landscapes all around it to east, south and west and parts of the town will be within the YDNP.</p> <p>Paragraph 3.16.1 needs re-wording to make it clear that the Park “is to be extended towards the town.”</p> <p>Paragraph 3.17 New Homes - Policy KS1 mentions 188 new homes whereas 198 unallocated to site are mentioned on page 24. This needs clarification.</p>	<p>Paragraph 3.17 – No Change</p> <p>The table in policy LS2 identifies the number of homes the plan needs to allocate which is 188. Policy KS1 provides a list of allocated sites and a total of number of units allocated, which equals 198. As such, the Local Plan exceeds the allocation requirement by 10 units; however, these figures are just indicative.</p>
56	127	EB025 – Open Space Audit 2015	Requested amendments to the Open Space Audit.	<p>Accept Representation – The Open Space Audit will be updated.</p> <p>Please refer to Main Modification MM47 (which covers the associated amendments to the Policies Map).</p>
57	128	SD001 – Eden Local Plan 2014-32 Submission Draft (Policy PEN2)	<p>To address any potential concerns from Natural England we could request that modifications are made along the following lines:</p> <p>We could include specific mention</p>	<p>Accepted Representation – The Council agreed a number of revisions with Natural England, please see Appendix 2 of this document.</p> <p>Please refer to Main Modification MM25.</p>

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
			<p>of HRA issues at Policy PEN2. A line could be added between 3.5.2 and 3.5.3:</p> <p>"The Habitats Regulation Assessment work underpinning this plan has identified that housing sites E1-E4 together with employment site MPC have the potential to cause adverse impacts on the quality of the River Eden, which has European status as both a Site of Special Scientific Interest and a Special Area of Conservation. Adequate policy safeguards exist in this plan to avoid or mitigate impacts (principally through Policy ENV1). It is imperative that these safeguards are properly implemented at the design and construction stage. Any applications for development will therefore be expected to incorporate measures to ensure there is no impact. In particular this will include the inclusion of sustainable drainage systems to</p>	

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
			avoid run off of surface water into the river."	
57	129	SD001 – Eden Local Plan 2014-32 Submission Draft (Policy EC5)	<p>We will mention Areas of Special Control in Policy EC5:</p> <p>"Part IV of the Town and Country Planning (Control of Advertisements) Regulations 1992 enables a Local Planning Authority to make Areas of Special Control Orders for submission to the Secretary of State for approval. Most of the Plan area has been designated as an Area of Special Control. (The central areas of Appleby, Alston, Kirkby Stephen, Penrith, Shap and Tebay are excluded). Within Areas of Special Control the display of advertisements with deemed consent (i. e. without the need for</p>	<p>Accept Representation – The Council agreed a number of modifications with Natural England following the preferred options consultation². However, this one has been omitted from the AD02: List of Requested Amendments. This will now be corrected and a revised list of amendments will be provided to the Inspector.</p>

²

<http://edcsharepoint.eden.gov.uk/sites/pp/SharedDocuments/PlanningPolicy/LocalPlan2013/HabitatsRegulationsAssessment/Natural%20England%20comments%20and%20reponse.doc>

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			the formal approval of the Local Planning Authority) is subject to greater limitation.	
57	130	SD001 – Eden Local Plan 2014-32 Submission Draft	Thank you for providing additional clarification by email (dated 27th November 2015) detailing how Eden Council addressed Natural England's comments made at the preferred options consultation stage (response dated 25 September 2014, reference 130581). It is recommended that this is appended to the Statement of consultation that is included of part of this Proposed Submission Consultation in order to provide a clear audit trail as to how our comments have been addressed.	Accept Representation – This was omitted from the SD0014: Statement of Consultation , but will be passed on to the Inspector for their consideration.
57	131	SD001 - Eden Local Plan 2014-32 Submission Draft	Natural England recommends as outlined you request a change to refer to GI in objective 10 and widen it to policies ENV1-4.	Accept Representation – The wording of Objective 12 (10 was quoted in error for the Preferred Options Draft) has been updated to reflect the request of Natural England. Please refer to Main Modification MM04.

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
57	132	SD015 – Eden Local Plan 2014-32 Habitats Regulation Assessment	Although it appears effects are not known at this stage there should be a mechanism in place once more detail is known, such as additional policy wording and possibly a commitment to undertake a management plan if necessary.	Accept Representation – This will be added to the text in Paragraph 7.5.
58	133-137	SD001 – Eden Local Plan 2014-32 Submission Draft	Concern is raised that there is no mention of a possible rail link to the West Coast. The Local Plan fails to acknowledge the recent work of Community Plan and fails to incorporate its aspirations.	No Change – A draft version of the Town Council's Community Plan was published for consultation in September 2015, just shortly before the Local Plan was published in October 2015. Eden District Council is committed to working closely with Town and Parish Council's. The Community Plan considers a range of ideas and initiatives not all of which fall within the remit of the planning system. Further details on the Community Plan can be found at: http://www.penrithpartnership.org.uk/community-plan
58	138	SD010 – Eden Local Plan 2014-32 Infrastructure Delivery Plan	There is no mention of a possible rail link to the West Coast.	No Change - The Infrastructure Delivery Plan looks at the infrastructure requirements to deliver the amount of development proposed within the Local Plan, and as such the provision of a rail link to the West Coast has not been considered at this stage.

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
				The Cumbria Local Enterprise Partnership are currently working with AECOM to produce a Cumbria Infrastructure Plan, however a draft is yet to be published.
59	139	SD001 – Eden Local Plan 2014-32 Submission Draft (Policy LS1)	Consideration should also be given to an indication for broad locations for potential areas of growth in future plan periods and the infrastructure requirements that future developments may require and how these can support the work arising from the LEP's Strategic Economic Plan (and the Cumbria Infrastructure Plan).	No Change – The Eden Local Plan identifies sufficient employment land for the plan period. The Plan also identifies a longer term strategic growth location at Newton Rigg (see Policy PEN3). In addition to this a range of additional sites are considered in SD08: Employment Site and Target Paper .
59	140	SD001 – Eden Local Plan 2014-32 Submission Draft (Policy LS2)	Consideration should also be given to an indication for broad locations for potential areas of growth in future plan periods and the infrastructure requirements that future developments may require and how these can support the work arising from the LEP's Strategic Economic Plan (and the Cumbria Infrastructure Plan).	No Change – The Eden Local Plan identifies sufficient employment land for the plan period. The Plan also identifies a longer term strategic growth location at Newton Rigg (see Policy PEN3). In addition to this a range of additional sites are considered in SD08: Employment Site and Target Paper .

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
59	141	SD001 – Eden Local Plan 2014-32 Submission Draft (Policy EC1)	<p>Whilst in principle the County Council is supportive of policies which will help to maintain the contribution which Newton Rigg Campus makes to the economy and education attainment of Eden, there is a need to ensure that the traffic impact of development at Newton Rigg is carefully and thoroughly considered before the concept is developed further and applications are submitted for consideration as no clarity on the amount and type of development was assessed in the transport modelling work undertaken for the Local Plan.</p> <p>The County Council would like to work with Eden District Council in the development of the master plan for the site.</p>	No Change – The land at Newton Rigg is identified as a longer term strategic growth location. The Council acknowledges that further work regarding infrastructure provision will be required, and would work closely with Cumbria County Council to achieve this.
59	142	SD001 – Eden Local Plan 2014-32 Submission Draft	Whilst in principle the County Council is supportive of policies which will help to maintain the contribution which Newton Rigg	No Change – The land at Newton Rigg is identified as a longer term strategic growth location. The Council acknowledges that further work regarding infrastructure provision will be

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
		(Policy PEN1)	<p>Campus makes to the economy and education attainment of Eden, there is a need to ensure that the traffic impact of development at Newton Rigg is carefully and thoroughly considered before the concept is developed further and applications are submitted for consideration as no clarity on the amount and type of development was assessed in the transport modelling work undertaken for the Local Plan.</p> <p>The County Council would like to work with Eden District Council in the development of the masterplan for the site.</p>	required, and would work closely with Cumbria County Council to achieve this.
59	143	SD001 – Eden Local Plan 2014-32 Submission Draft (Policy PEN3)	<p>Whilst in principle the County Council is supportive of policies which will help to maintain the contribution which Newton Rigg Campus makes to the economy and education attainment of Eden, there is a need to ensure that the traffic impact of development at</p>	No Change – The land at Newton Rigg is identified as a longer term strategic growth location. The Council acknowledges that further work regarding infrastructure provision will be required, and would work closely with Cumbria County Council to achieve this.

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
			<p>Newton Rigg is carefully and thoroughly considered before the concept is developed further and applications are submitted for consideration as no clarity on the amount and type of development was assessed in the transport modelling work undertaken for the Local Plan.</p> <p>The County Council would like to work with Eden District Council in the development of the masterplan for the site.</p>	
59	144	EB029 – Penrith Transport Improvements Study	General comments regarding infrastructure and joint working between EDC and CCC.	No change – This is background information to the ongoing working relationship between Eden District Council and Cumbria County Council with regards to the provision of infrastructure, particularly transport in this case.
59	145	SD001 – Eden Local Plan 2014-32 Submission Draft (Policy DEV3)	<p>Remove the word ‘minimum’ in 3rd paragraph.</p> <p>Add to paragraph 4 the following:-</p> <p>4. The impact of the development on the local highway network.</p>	<p>Accept Representation – The word minimum has been deleted.</p> <p>Please refer to Main Modification MM30.</p> <p>Accept Representation – The requested text will be added to Paragraph 4.</p>

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
			<p>5. How the site will ensure the permeability and accessibility of the area.</p> <p>6. How the site safely and conveniently link to main attractors (like schools, retail, employment)</p> <p>Add to paragraph 5 the following:-</p> <p>4. Shows a material, unmitigated impact on the surrounding highway network.</p>	Accept Representation – Paragraph 5 will be amended.
59	146	SD001 – Eden Local Plan 2014-32 Submission Draft	Background comments to their role a FFRA.	No Change – These comments provide background information to the County Council's role as Lead Flood Authority.
59	147	SD001 – Eden Local Plan 2014-32 (Policy DEV4)	Policy DEV4 does not list specific potential areas for development contribution; this is done in the explanatory text. The Council is concerned that this approach creates a weakness in the policy which would appear to conflict with planning obligations advice contained in the Government's Planning Practice Guidance which	<p>No Change - Planning Practice Guidance states that policies for seeking planning obligations should be set out in Local Plans to enable open and fair testing of the policy at examination. However, this guidance does not specify the level of prescription required to enable a policy to be considered sound. The policy clearly outlines the Council's approach to seeking developer contributions.</p> <p>The Council's Executive has decided not to</p>

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
			<p>states 'policies for seeking planning obligations should be set out in a local plan'.</p> <p>It is considered that Eden District Council should commence detailed feasibility work on the scope and viability of CIL</p>	<p>proceed with the introduction of a Community Infrastructure Levy (CIL) at this time but remains an option for the future.</p>
59	148	SD001 - Eden Local Plan 2014-32 Submission Draft	Allocation for new School at Carleton should be shown.	<p>Accepted Representation – This was an error that has subsequently been corrected.</p> <p>Please refer to Main Modification MM49.</p>
59	149	EB025 – Open Space Audit 2015	The County Council raises an objection to the allocation school playing fields as Public Open Space. School playing fields are integral to the school and could present an opportunity for a school to be extended to meet changing curriculum needs. A designation of public open space on school playing fields will restrict such development and hamper the operational use of a school.	<p>Accepted Representation – All School Playing Fields will be removed from the Open Space Audit and Allocation as Public Open Space.</p> <p>Please refer to Main Modification MM44.</p>
59	150	SD001 – Eden Local	Comments on County Council	No Change – These comments support various

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
		Plan 2014-32 Submission Draft	owned sites.	County Council owned sites which are available for development either for housing or employment purposes. All of the sites have been considered but not selected for allocation. Further information on this can be found in the EB020: Land Availability Assessment and SD008: Employment Target and Sites Paper .
59	151	SD001 – Eden Local Plan 2014-32 Submission Draft	It is considered that the Plan should include explicit reference in Policy to the enabling mechanisms to provide Extra Housing to show stronger commitment to its provision and the direction of travel of the emerging health and care system in Cumbria.	Accept Representation – The Local Plan has been amended to include reference to extra care housing provision under policy HS5. Please refer to Main Modification MM36.
59	152	SD001 – Eden Local Plan 2014-32 Submission Draft (Paragraph 3.12.2)	Replace “Cumbria Cycleway “with “Lakes and Dales Loop Cycle Route” The revised route/name was opened in October 2015. Replace anywhere else Cumbria Cycleway appears in document	Accepted representation – This has been updated. Please refer to Minor Changes Table in the Main Modifications document (AD02).
59	153	SD001 – Eden Local Plan 2014-32 Submission Draft	Schedule 3 of Flood and Water Management Act 2010 was not enacted. In April 2015 regulations were put in place that requires the	Accepted Representation – This has been corrected.

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
		(Paragraph 4.3.2)	Lead Local Flood Authority (CCC) to be a statutory consultee for major applications. At the current time the County Council are not required to act as a SAB	Please refer to Main Modification MM29
59	154	SD001 – Eden Local Plan 2014-32 Submission Draft (Paragraph 4.3.4)	Amend to read “ This policy aims to put in place safeguards to ensure new development will not compromise existing water supply or flood defences, and avoid development which would be at risk from flooding or increase flood risk outside the site.	Accept Representation – Paragraph 4.3.4 will be updated.
59	155	SD001 – Eden Local Plan 2014-32 Submission Draft (Paragraph 4.4.1)	Delete sentences “Area Transport Plans (ATPs) are developed and maintained for each district. The ATP’s identify improvements needed to meet strategic and local needs. They will be updated to incorporate transport improvements identified as necessary to enable development and developments will be required to contribute to delivering those improvements. “The proposal for	Accepted Representation – These sentences have been deleted. Please refer to Main Modification MM31.

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
			ATP's was dropped.	
59	156	SD001 – Eden Local Plan 2014-32 Submission Draft (Paragraph 4.4.4)	Delete paragraph as the guidelines set out in Appendix 4 are no longer used and the replacement ones are too detailed to include.	Accepted Representation – This paragraph has been deleted. Please refer to Main Modification MM32.
59	157	SD001 – Eden Local Plan 2014-32 Submission Draft (Appendix 4)	Delete Appendix 4 as the guidelines set out are no longer used and the replacement ones are too detailed to include. Attach DfT Threshold	Accepted Representation – The Appendix has been deleted. The guidelines set out in Appendix 4 are no longer used and the replacement ones are too detailed to include. Please refer to Main Modification MM50.
59	158	SD001 – Eden Local Plan 2014-32 Submission Draft (Policy EC5)	Add to the end of the first paragraph 'of road safety'	Accept Representation – Policy EC5 will be updated.
59	159	SD001 – Eden Local Plan 2014-32 Submission Draft (Policy EC6)	Add to fourth point 'not be detrimental to road safety'	Accept Representation – Policy EC6 will be updated.
59	160	SD010 – Eden Local Plan 2014-32	Amend first bullet point to read “ The vast majority of the road	Accept Representation – The SD010: Infrastructure Delivery Plan will be updated with

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
		Infrastructure Delivery Plan (pg. 9)	network in Eden is maintained by Cumbria County Council” Amend second bullet point to read “Highways England is responsible for operating, maintaining and improving the trunk road network in England which in Eden includes the M6 and A66 on behalf of DoT”	the following wording: “The vast majority of the road network in Eden is maintained by Cumbria County Council” “Highways England is responsible for operating, maintaining and improving the trunk road network in England which in Eden includes the M6 and A66 on behalf of DoT”
59	161	SD010 – Eden Local Plan 2014-32 Infrastructure Delivery Plan (pg. 13 – Paragraph 20)	Suggest adding reference to S38 and S278 agreements.	Accept Representation – These agreements are secured between a developer and the relevant Highways Authority and are separate from the planning process. However, they are relevant to the provision of infrastructure. The SD010: Infrastructure Delivery Plan will be amended to include a brief explanation of these agreements.
59	162	SD010 – Eden Local Plan 2014-32 Infrastructure Delivery Plan (pg. 17 – Paragraph 33)	Amend last sentence by replacing “Highways Agency” with “Highways England”	Accept Representation – update the SD010: Infrastructure Delivery Plan . The Highways Agency became Highways England in April 2015.
59	163	SD010 – Eden Local Plan 2014-32	Addition at final sentence “Highways England is undertaking	Accept Representation – include additional sentence.

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
		Infrastructure Delivery Plan (pg. 17 – Paragraph 34)	ongoing studies of its transport routes along the A66.”	
59	164	SD010 – Eden Local Plan 2014-32 Infrastructure Delivery Plan (pg. 17 – Paragraph 35)	Amend first sentence to read “The majority of other roads are managed by Cumbria County Council”. Amend third sentence to read “Reducing road casualties.....”	Accept Representation – The SD010: Infrastructure Delivery Plan will be amended.
59	165	SD010 – Eden Local Plan 2014-32 Infrastructure Delivery Plan (pg. 17 – Paragraph 36)	Amend first sentence “The district by its nature is characterised by rural roads, most of which are historic and not designed or constructed for modern day traffic.”	Accept Representation – The SD010: Infrastructure Delivery Plan will be amended.
59	166	SD010 – Eden Local Plan 2014-32 Infrastructure Delivery Plan (pg. 18 – Paragraph	A rather specific paragraph. It should be noted that the quoted text is the forecast model results for 2032 with the Local Plan development.	Accept Representation – The Infrastructure Delivery Plan will be amended.

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
		39)		
59	167	SD010 – Eden Local Plan 2014-32 Infrastructure Delivery Plan (pg. 18 – Paragraph 40-41)	<p>Suggest:</p> <p>The Local Plan allocates almost 12 hectares of employment land at Gilwilly Industrial Estate (Phase 2A). Access to the estate from the M6 and A66 was constrained due to delays and tight turning radii for heavy goods vehicles at priority junctions on Newton Road, and delays at the Ullswater Road/Haweswater Road roundabout. These issues constrained the expansion of the estate.</p> <p>In order to address these constraints, a scheme has been implemented to address these issues. The Gilwilly Access Improvements scheme was a package of junction improvements to improve traffic flows between the industrial estate and the M6 Junction 40. Improvements at the Ullswater Road/Haweswater Road</p>	Accept Representation – The SD010: Infrastructure Delivery Plan will be amended.

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
			<p>roundabout involved carriageway widening and revised lane markings. Improvements to Newton Road involved the upgrade of priority junctions to double roundabouts. The Department for Transport ...</p> <p>... The scheme was successfully implemented in October 2015</p>	
59	168	SD010 – Eden Local Plan 2014-32 Infrastructure Delivery Plan (pg. 19 – Paragraph 42)	Delete last sentence “ An Implementation Plan accompanies the Transport Plan and sets out the spending plan for transport projects and initiatives, this is reviewed on an annual basis”	Accept Representation – The SD010: Infrastructure Delivery Plan will be amended.
59	169	SD010 – Eden Local Plan 2014-32 Infrastructure Delivery Plan (pg. 19 – Paragraph 43)	Suggest inclusion of wording ‘In addition, the County Council and Eden District Council recognise that the need for Highways and Transport Improvements is fluid overtime dependant on a range of factors outside of the scope of the Local Plan. Further study work will be undertaken to identify other	Accept Representation – The SD010: Infrastructure Delivery Plan will be amended.

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
			potential Highways and Transport improvements that would support additional sustainable economic growth and quality of life.	
59	170	SD010 – Eden Local Plan 2014-32 Infrastructure Delivery Plan (pg. 19 – Paragraph 44)	Clarification required on figures. The local plan would generate around 2,500 extra trips across both peaks (although some of these are double counted, e.g. some trips from new houses will travel to new employment sites)	Accept Representation – The SD010: Infrastructure Delivery Plan will be amended.
59	171	SD010 – Eden Local Plan 2014-32 Infrastructure Delivery Plan (pg. 20 – Paragraph 48)	Amend second sentence “This does not infer in any way that highways infrastructure and transport improvements will not be required to support new development, but these improvements will be site specific and relevant in scale to the proposed development. Amend fourth sentence to read “Transport Assessments and/or Travel Plans will be required on development proposals that meets the criteria defined by the County	Accept Representation – The SD010: Infrastructure Delivery Plan will be amended.

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
			Council"	
59	172	SD010 – Eden Local Plan 2014-32 Infrastructure Delivery Plan (pg. 20 – Table after Paragraph 48)	The table references the Penrith Transport Improvements Study and identifies the schemes and estimated costs. Eden District Council is requested to carefully review the costs as some are incorrectly included, for example the estimated cost for S1 Cycle facilities along the A6 is stated at £109,658. The Study estimates the cost of S1 as £39,299	No Change – Scheme S1 is not mentioned in the table after paragraph 48 please see correction for Response ID 173.
59	173	SD010 – Eden Local Plan 2014-32 Infrastructure Delivery Plan (pg. 24 – Table after Paragraph 54)	The table references the Penrith Transport Improvements Study and identifies the schemes and estimated costs. Eden District Council is requested to carefully review the costs as some are incorrectly included, for example the estimated cost for S1 Cycle facilities along the A6 is stated at £109,658. The Study estimates the cost of S1 as £39,299	Accept Representation – The SD010: Infrastructure Delivery Plan will be amended.
59	174	SD010 – Eden Local Plan 2014-32	Suggest adding as first sentence "Cycling and walking are legitimate	Accept Representation – The SD010:

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
		Infrastructure Delivery Plan (pg. 23 - Paragraph 49)	uses of the highway network and as such are encouraged by Cumbria County Council and Eden District Council as suitable and healthy alternatives to the car travel. Such uses should be supported by the provision and improvement of appropriate facilities in the highway network.	Infrastructure Delivery Plan will be amended.
59	175	SD010 – Eden Local Plan 2014-32 Infrastructure Delivery Plan (pg. 24 - Paragraph 54)	Add as last sentence “Other improvements may be identified from time to time as travel patterns change.”	Accept Representation – The SD010: Infrastructure Delivery Plan will be amended.
59	176	SD010 – Eden Local Plan 2014-32 Infrastructure Delivery Plan (pg. 27 - Paragraph 59)	Amend last sentence after comma “but largely rely on community volunteers and taxi companies to operate them.”	Accept Representation – The SD010: Infrastructure Delivery Plan will be amended.
59	177	SD010 – Eden Local Plan 2014-32	Cumbria County Council delivery role is only in a facilitating role in	Accept Representation – The SD010: Infrastructure Delivery Plan will be amended.

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
		Infrastructure Delivery Plan (pg. 29 – Table S15)	relation to infrastructure.	
59	178	SD010 – Eden Local Plan 2014-32 Infrastructure Delivery Plan (pg. 39 - Paragraph 108)	Clarification of which floodgate in Appleby for funding was secured	Accept Representations – Remove this sentence from the SD010: Infrastructure Delivery Plan
59	179	SD010 – Eden Local Plan 2014-32 Infrastructure Delivery Plan (pg. 41 - Paragraph 118)	Non-statutory technical standards for SUDs has been produced by DEFRA not CCC	Accept Representation – The SD010: Infrastructure Delivery Plan will be amended.
59	180	SD001 – Eden Local Plan 2014-32 Submission Draft (Site E1)	PROWs exist within the site.	No change – This is site specific information only.
59	181	SD001 – Eden Local Plan 2014-32	PROW exists within the site.	No change – This is site specific information only

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
		Submission Draft (Site E3)		
59	182	SD001 – Eden Local Plan 2014-32 Submission Draft (Site P8)	No PROW exist with or adjacent to the site.	No change – This is site specific information only
59	183	SD001 – Eden Local Plan 2014-32 Submission Draft (Site N3)	PROWS exist adjacent to and within the vicinity of the site.	No change – This is site specific information only
59	184	SD001 – Eden Local Plan 2014-32 Submission Draft	General PROW comments for multiple sites.	No change – This is site specific information only
59	185	SD001 – Eden Local Plan 2014-32 Submission Draft (Site AL11)	PROW exists adjacent to the site.	No change – This is site specific information only
59	186	SD001 – Eden Local Plan 2014-32 Submission Draft	PROW exists adjacent to the site.	No change – This is site specific information only

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
		(Site 21 – The Old Creamery)		
59	187	SD001 – Eden Local Plan 2014-32 Submission Draft (Site KS13)	PROW exists adjacent to the site.	No change – This is site specific information only
59	188	SD001 – Eden Local Plan 2014-32 Submission Draft (Site KS15)	PROW exists adjacent to the site.	No change – This is site specific information only
59	189	SD001 – Eden Local Plan 2014-32 Submission Draft (Site KS17)	PROW exists adjacent to the site.	No change – This is site specific information only
59	190	SD010 – Eden Local Plan 2014-32 Infrastructure Delivery Plan (Paragraph 138)	Need to check Ofcom data as there may be some areas of Eden will have some 4G coverage.	Accept Representation – Parts of Eden do benefit from a 4G signal, particularly on the EE network. His data has been obtained from http://www.ofcom.org.uk/mobile-coverage , accessed on 18 February 2016. The SD010: Infrastructure Delivery Plan will be

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
				updated to reflect these new findings.
59	191	SD010 – Eden Local Plan 2014-32 Infrastructure Delivery Plan	Request specific comments to be included within the IDP	No Change – the text included within the SD010: Infrastructure Delivery Plan is broadly the same as submitted by the Cumbria County Council. There is one discrepancy at paragraph 149 which will be corrected, but no further amendments are considered necessary.
59	192	EB027 – Penrith Local Plan Transport Modelling Report	General comments regarding infrastructure and joint working between EDC and CCC.	No Change.
59	193	SD010 – Eden Local Plan 2014-32 Infrastructure Delivery Plan	General comments regarding infrastructure and joint working between EDC and CCC.	No Change.
59	194	SD001 – Eden Local Plan 2014-32 Submission Draft (Delivery)	Cumbria County Council and Eden District Council have signed a Statement of Intent, which commits both councils to work together and prioritise and enable delivery of infrastructure. Delivery of infrastructure will be a key challenge and effective working	No Change.

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
			relationships during the determination of planning applications and the negotiation of developer contributions will be essential.	
59	195	SD001 – Eden Local Plan 2014-32 Submission Draft (Policy HS5)	It is considered that the Plan should include explicit reference in Policy to the enabling mechanisms to provide Extra Care Housing to show stronger commitment to its provision and the direction of travel of the emerging health and care system in Cumbria.	Accept Representation – The Local Plan has been amended. Please refer to Main Modification MM36.
59	196	SD001 – Eden Local Plan 2014-32 Submission Draft (Policy HS1)	It is considered that the Plan should include explicit reference in Policy to the enabling mechanisms to provide Extra Care Housing to show stronger commitment to its provision and the direction of travel of the emerging health and care system in Cumbria.	Accept Representation – The Local Plan has been amended to include reference to extra care housing provision under policy HS5. Please refer to Main Modification MM36.
59	197	SD010 – Eden Local Plan 2014-32 Infrastructure Delivery	Amend first bullet point by deleting “ Cumbria County Council provides subsidies for a number of services which are not commercially viable	Accept Representation – This sentence will be deleted.

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
		Plan (pg9)	but which are considered to be socially necessary”	
59	198	SD010 – Eden Local Plan 2014-32 Infrastructure Delivery Plan (pg9)	Add bullet point 1. “Cycling and walking are encouraged by Cumbria County Council through the provision of appropriate facilities within the highway.	Accept Representation – This sentence will be added.
60	199	SD001 – Eden Local Plan 2014-32 Submission Draft (Objective 11)	The following changes are suggested in order to make the Objective sound: “To protect and enhance the outstanding natural environment, landscape and historic environment of the district, especially the North Pennines AONB, {REMOVE - achieving an acceptable balance between} ensuring that whilst {REMOVE - facilitating} essential development is facilitated {REMOVE - and maintaining the amenity of settlements and the countryside} it is achieved alongside a safeguarded and	No change – the Council does not consider it to be necessary to amend the wording of this objective. It is considered that the drafted policy is NPPF compliant in its current form.

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
			improved environment maintaining the amenity of settlements and the countryside. (Policies ENV1-3)”	
60	200	SD001 – Eden Local Plan 2014-32 Submission Draft (Paragraph 4.5.4)	<p>Add the following bullet points to para 4.5.4:</p> <p>A) Under Social Infrastructure:</p> <ul style="list-style-type: none"> Public realm improvements <p>B) Under Environmental Infrastructure:</p> <ul style="list-style-type: none"> Heritage asset enhancements 	Partially Accept Representation – The Council acknowledges in paragraph 4.5.5 of the SD001: Eden Local Plan 2014-32 that list of infrastructure is not exhaustive, however, we do not consider it necessary to make these requested amendments.
60	201	SD001 – Eden Local Plan 2014-32 Submission Draft (Policy ENV1)	<p>It is important that natural environment assets are adequately recognised and protected through the Local Plan. This is especially so in the case of Eden where a number of jobs are directly reliant upon the proper management of the natural environment and where it is also an important component of its tourism offer.</p> <p>The Policy is considered to be</p>	No Change.

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
			proportionate and appropriate and accordingly National Trust supports it.	
60	202	SD001 – Eden Local Plan 2014-32 Submission Draft (Policy ENV2)	<p>Eden's landscapes are fundamental to its tourism offer, it is therefore entirely appropriate that Policy ENV2 is included in the Local Plan.</p> <p>The Policy is considered to be proportionate and appropriate and accordingly National Trust supports it.</p> <p>It is however noted that the final para of the Policy reads a little oddly in respect of the 'creation of trees' and the following alternative wording might usefully be considered:</p> <p>"Development should contribute to {REMOVE - the creation} landscape enhancement including the provision of new trees and hedgerows of appropriate species in suitable locations {REMOVE -</p>	Accept Representation – Policy ENV2 will be amended in accordance with the suggested wording.

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
			where possible}.”	
60	203	SD001 – Eden Local Plan 2014-32 Submission Draft (Policy ENV3)	<p>It is important that there is an AONB specific Policy in the Plan which recognises the particular qualities and management considerations that apply in this nationally designated area.</p> <p>The specific Policy proposed is considered to be appropriate and is supported.</p>	No Change.
60	204	SD001 – Eden Local Plan 2014-32 Submission Draft (Policy ENV4)	National Trust welcomes the inclusion of a specific Policy on green infrastructure and supports the detailed wording put forward.	No Change.
60	205	SD001 – Eden Local Plan 2014-32 Submission Draft (Policy ENV5)	The approach set out to the sustainable use of natural resources and the management of waste is considered to be entirely appropriate and is supported.	No Change.
60	206	SD001 – Eden Local Plan 2014-32 Submission Draft	<p>It is suggested that Policy ENV6 is amended to read as follows:</p> <p>4.29 Policy ENV6 – Renewable</p>	Accept Representation – Policy ENV6 will be amended.

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
		(Policy ENV6)	<p>Energy</p> <p>11{8}. In addition to criteria 1 to 10 above {For} proposals involving wind energy developments, {the development is} are required to be located in a 'suitable area' (identified on the Policies Map) and following consultation, it {can} must also be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing;</p>	
60	207	<p>SD001 – Eden Local Plan 2014-32 Submission Draft</p> <p>(Paragraph 4.29.5)</p>	<p>It is suggested that following text is added to the end of para 4.29.5:</p> <p>“As set out above the work to define “Suitable Areas” in the related background Topic Paper has been based on landscape character considerations and has not specifically taken into consideration other factors. Paragraph 3.8 of the Topic Paper states that: “It is not considered feasible to undertake an</p>	<p>Accept Representation – Add text after Paragraph 4.29.5.</p>

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
			assessment of all factors outlined in the National Policy Statement as many are clearly focussed on individual site selection rather than the identification of broad areas.” It goes onto note that such matters are “more appropriately considered by applicants in determining specific sites”. Accordingly individual wind energy development proposals, including those within “Suitable Areas”, will be required to assess their impacts upon other relevant considerations, including in particular the historic environment and local amenity.”	
60	208	SD001 – Eden Local Plan 2014-32 Submission Draft (Policy ENV10)	The Policy is considered to be proportionate and appropriate and accordingly National Trust supports it.	No Change.
61	209	SD001 – Eden Local Plan 2014-32 Submission Draft	Remove Sockbridge and Tirril as a 'Key Hub' and include the two villages in the 'Smaller Villages and Hamlets' section.	No Change- The Council is aware of the strength of opinion regarding the designation of Sockbridge and Tirril as a “Key Hub”. The Inspectors attention is drawn to this issue and in particular the referendum that was held to ascertain local opinion

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
		(Policy LS1)		on the matter. The Council consider the designation as consistent with the settlement strategy identified under Policy LS1 and at the point of designation all relevant criteria were met.
62	210	SD001 – Eden Local Plan 2014-32 Submission Draft (Policy KS1)	It is suggested that the housing allocation table on pg. 46 is amended to include the suggested housing sites.	No Change – The housing allocation table on pg. 46 contains the Council's preferred option in terms of housing allocations in Kirkby Stephen. Please refer to individual site comments, Response ID 297, 298 and 299 for further information on each of the suggested alternative sites.
63	211	SD001 – Eden Local Plan 2014-32 Submission Draft (Paragraph 1.2)	The Plan needs to be re-written to take account of the change in boundaries that is going to happen in 2016. If this does not happen there will be considerable confusion and uncertainty with regard to which policies apply.	Accept Representation – The plan will be updated following the Government's October 2015 announcement that the Yorkshire Dales and Lake District National Park boundaries are due to be extended into Eden.
64	212	SD001 – Eden Local Plan 2014-32 Submission Draft	We believe that Policy ENV3 should be amended to.. Policy ENV3 – The North Pennines Area of Outstanding Natural	Accept Representation – Policy ENV3 will be amended.

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
		(Policy ENV3)	<p>Beauty</p> <p>Development within or affecting the North Pennines Area of Outstanding Natural Beauty (AONB) will only be permitted where:</p> <p>1. Individually or cumulatively it will not have a significant, adverse impact on special qualities or statutory purpose.</p> <p>2. It does not lessen or cause harm to the distinctive character of the area.</p> <p>3. It adheres to any formally adopted design or planning policies, including the North Pennines AONB Management Plan, the North Pennines AONB Planning Guidelines and the North Pennines AONB Building Design Guide.</p> <p>Major developments will only be permitted in exceptional</p>	

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
			<p>circumstances, where they are in the long term public interest and where there has been a full consideration of:</p> <ol style="list-style-type: none"> 1. the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy; 2.the cost of, and scope for, developing elsewhere outside the designated area, or meeting the need for it in some other way and; 3. any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated. 	
64	213	SD001 – Eden Local Plan 2014-32 Submission Draft (Policy ENV6)	We recommend that the Wind Energy Suitable Areas map is redrawn to take account of the potential negative impacts that medium-large wind turbine developments would have in views	Partially Accept Representation - SD009: Wind Energy Policy Background Paper outlines the methodology for establishing the 'Wind Energy Suitable Area' for the purposes of the Eden Local Plan. The identification of suitable areas for wind energy in the Eden Local Plan takes account of the

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
			into and out of the North Pennines AONB.	<p>advice contained in the NPPF and PPG and uses a number of factors to determine the areas. The identification of suitable areas has been undertaken in the following broad stages:</p> <ul style="list-style-type: none"> • An assessment of the potential capacity in Eden for wind energy development, taking account of the technical requirements of the technology. This assessment has been based on the Cumbria Renewable Energy Capacity and Deployment Study. • A consideration of the capacity of Eden's landscape and visual receptors to accommodate wind energy development. This has been based on the Cumbria Wind Energy Supplementary Planning Document (2007), Cumbria Landscape Character Guidance and Toolkit (2011) and the Cumbria Cumulative Impacts of Vertical Infrastructure Study (2014). <p>An assessment of sensitive landscapes such as the AONB, and the National Parks has been undertaken when establishing this area.</p>
64	214	SD001 – Eden Local Plan 2014-32 Submission Draft	<p>We believe that Policy ENV9 should be amended to:</p> <p>Policy ENV9 – Other forms of</p>	Accepted Representation - Please refer to Main Modification MM40.

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
		(Policy ENV9)	<p>pollution</p> <p>'Light</p> <p>Where a lighting scheme that could impact neighbouring premises or significantly impact on dark skies is proposed as part of a development, an impact assessment will be required. This will need to evaluate the lighting levels and their acceptability against an agreed methodology. Outdoor lighting schemes will be considered against the following criteria:</p> <ol style="list-style-type: none"> 1. No adverse impact on neighbouring uses, the wider landscape or dark skies; 2. Light levels being the minimum required for security and working purposes; 3. Minimising the potential glare and spillage; 4. Be as energy efficient as possible or run from a renewable 	

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
			energy source and; 5. Minimise upward light pollution.'	
64	215	SD004 – Eden Local Plan 2014-32 Policies Map – Suitable Area for Wind Energy (Amendment)	We recommend that the Wind Energy Suitable Areas map is redrawn to take account of the potential negative impacts that medium-large wind turbine developments would have in views into and out of the North Pennines AONB.	<p>No Change - SD009: Wind Energy Policy</p> <p>Background Paper outlines the methodology for establishing the 'Wind Energy Suitable Area' for the purposes of the Eden Local Plan. The identification of suitable areas for wind energy in the Eden Local Plan takes account of the advice contained in the NPPF and PPG and uses a number of factors to determine the areas. The identification of suitable areas has been undertaken in the following broad stages:</p> <ul style="list-style-type: none"> • An assessment of the potential capacity in Eden for wind energy development, taking account of the technical requirements of the technology. This assessment has been based on the Cumbria Renewable Energy Capacity and Deployment Study. • A consideration of the capacity of Eden's landscape and visual receptors to accommodate wind energy development. This has been based on the Cumbria Wind Energy Supplementary Planning Document (2007), Cumbria Landscape Character Guidance and Toolkit (2011) and the Cumbria Cumulative Impacts of Vertical

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
				<p>Infrastructure Study (2014).</p> <p>An assessment of sensitive landscapes such as the AONB, and the National Parks has been undertaken when establishing this area.</p>
64	216	SD009 – Eden Local Plan 2014-32 Wind Energy Policy Background Paper	We recommend that the Wind Energy Suitable Areas map is redrawn to take account of the potential negative impacts that medium-large wind turbine developments would have in views into and out of the North Pennines AONB.	<p>No Change - SD009: Wind Energy Policy Background Paper outlines the methodology for establishing the 'Wind Energy Suitable Area' for the purposes of the Eden Local Plan. The identification of suitable areas for wind energy in the Eden Local Plan takes account of the advice contained in the NPPF and PPG and uses a number of factors to determine the areas. The identification of suitable areas has been undertaken in the following broad stages:</p> <ul style="list-style-type: none"> • An assessment of the potential capacity in Eden for wind energy development, taking account of the technical requirements of the technology. This assessment has been based on the Cumbria Renewable Energy Capacity and Deployment Study. • A consideration of the capacity of Eden's landscape and visual receptors to accommodate wind energy development. This has been based on the Cumbria Wind Energy Supplementary Planning Document (2007), Cumbria Landscape Character

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
				<p>Guidance and Toolkit (2011) and the Cumbria Cumulative Impacts of Vertical Infrastructure Study (2014).</p> <p>An assessment of sensitive landscapes such as the AONB, and the National Parks has been undertaken when establishing this area.</p>
65	217	SD001 – Eden Local Plan 2014-32 Submission Draft (Vision – Paragraph 2)	It is Story Homes' view that as drafted this sentence is inconsistent with the NPPF and should be deleted from the Vision.	No Change – This sentence contained within the vision is not intended to be interpreted as restrictive. It is an acknowledgment of the value of Eden's character and charm, and an intention to secure development which will compliment this rather than distract from it.
65	218	SD001 – Eden Local Plan 2014-32 Submission Draft (Vision – Paragraph 4)	<p>Our Client would recommend the wording is amended to read as follows:</p> <p><i>"New housing development will have been directed to the main town of Penrith, the market towns of Appleby, Kirkby Stephen and the Key Hubs of the district, whilst</i></p>	No Change – The Council disagrees with the suggestion that Alston should be a 'Key Hub' rather than a Market Town. Alston is an established Market Town providing a good range of vital services and facilities for a number of rural settlements within Alston Moor. Alston holds the title of England's highest Market Town ³

³ <http://www.northpennines.org.uk/Pages/AlstonandtheCumbrianNorthPennines.aspx>

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
			<i>giving recognition to development in rural areas to support rural communities and services. New housing development will include a mix of high quality market and affordable homes which meet the districts objectively assessed needs."</i>	
65	219	SD001 – Eden Local Plan 2014-32 Submission Draft (Objective 1)	<p>On the whole, Story Homes is generally supportive of the proposed strategic objectives, which largely align with the Core Planning Principles set out in the NPPF.</p> <p>Our Client is supportive of EDC's aspirations to deliver the majority of development where services are available and facilities can be supported.</p> <p>However, this Objective should be amended and reference made to the proposed Main Town of Penrith, the Market Towns and Key Hubs as the locations where these services are available and facilities</p>	<p>No change – Objective 1 clearly expresses the Council's intentions for where development will be located, it also identifies the relevant policies to this objective which include LS1 (Locational Strategy), LS2 (Housing Targets & Distribution) as well as each of the 'Town Plans'. In our opinion this objective is clear and does not require the requested amendment to be made.</p>

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
			supported.	
65	220	SD001 – Eden Local Plan 2014-32 Submission Draft (Objectives 2-5)	These Objectives are largely in alignment with the NPPF.	No change – comments are welcomed.
65	221	SD001 – Eden Local Plan 2014-32 Submission Draft (Objectives 6-7)	Objective 6 refers to the need to meet local housing needs and EDC's aspirations to concentrate development in Penrith, the Market Towns and Key Hubs, as well as the need to support local rural communities. Our Client is largely supportive of this objective however we consider that the word "local" should be removed as it should be seeking to meet all housing needs rather than just local.	Accept Representation – The word 'local' will be removed. Please refer to Main Modification MM02.
65	222	SD001 – Eden Local Plan 2014-32 Submission Draft (Objectives 6-7)	Objective 7 sets out the need to support the development and maintenance of a variety of decent, affordable housing which meets the needs of local people. Paragraph 48 of the NPPF states that the	Accept Representation – The word 'local' will be removed. Please refer to Main Modification MM03.

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
			Local Plan must meet the full, objectively assessed needs for both market and affordable housing in the housing market areas. Therefore, Story Homes object to this proposed Objective as drafted as it is inconsistent within the NPPF.	
65	223	SD001 – Eden Local Plan 2014-32 Submission Draft (Objectives 8-10)	Our Client supports EDC's aspirations to develop the local economy and meet local employment needs. However, Objective 8 does not make reference to the locations where these "employment locations" will be delivered, and is inconsistent with the overall Development Strategy and Vision in this respect.	No change – Objective 8 refers to the specific policies relating to the provision of employment sites. These policies provide adequate guidance on suitable locations for employment development to take place.
65	224	SD001 – Eden Local Plan 2014-32 Submission Draft. (Objectives 11-14)	Support.	No Change – support welcomed.
65	225	SD001 – Eden Local Plan 2014-32	Objective 17 sets out the need to encourage and facilitate a sense of	No Change – Objective 17 is supported by policies which will guide development. The Council

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
		Submission Draft (Objectives 15 – 17)	community, which we are generally supportive of, in terms of decisions being made at a community level, the weight that should be attributed to this should be tested through the relevant mechanisms, as there is a need to ensure that decisions align with the Local Plan objectives and policies.	is committed to supporting Neighbourhood Planning activity in the District. Parish Council's actively engage in the planning application process already.
65	226	SD001 – Eden Local Plan 2014-32 Submission Draft (Policy LS1)	<p>It is our Client's position that Alston should be downgraded to a "Key Hub" rather than a Market Town given its limitations for sustainable growth.</p> <p>The number of Key Hubs should be reduced from 28 to 13 settlements which benefit from 6 or more services and facilities.</p>	<p>No Change – The Council disagrees with the suggestion that Alston should be a 'Key Hub' rather than a Market Town. Alston is an established Market Town providing a good range of vital services and facilities for a number of rural settlements within Alston Moor. Alston holds the title of England's highest Market Town⁴</p> <p>The Council is also confident in its methodology for selecting the Key Hubs, the criteria for this is explained in SD019: Proposed Changes to the Draft Settlement Hierarchy.</p>
65	227	SD001 – Eden Local	We therefore object to EDC's	No change – The Council's calculation of our

⁴ <http://www.northpennines.org.uk/Pages/AlstonandtheCumbrianNorthPennines.aspx>

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		Plan 2014-32 Submission Draft (Policy LS2)	proposed housing requirement of 200 dpa on the basis that it is unsound as it does not support the level of growth required, and an annual requirement of 307 dpa is more appropriate.	<p>objectively assessed need (OAN) is based upon a robust methodology, further details on this can be found in EB030: Strategic Housing Market Assessment – Taking Stock 2015 (Parts 1-4). The figure of 200 homes per year contains an uplift to reflect future job creation; the OAN figure based on household growth/change alone would be around 132 dwellings per year.</p> <p>This housing target is considered to be ambitious but deliverable in the context of Eden. Since 2003, Eden has consistently failed to deliver the ambitious RSS target of 239 homes per year. The Cumbria and Lake District Joint Structure Plan 2001-2016 established a target of 170 homes per year (Policy H17). A target of 200 homes per year supported by strategic land allocations is considered achievable, but not designed to be a restriction if further development comes forward to support economic growth.</p>
65	228	SD001 – Eden Local Plan 2014-32 Submission Draft (Paragraph 3.2.5)	Object to the approach taken in relation to the 'reserve/contingency site'. There is no robust mechanism in place to ensure the agreed level of housing is being delivered.	No Change – The Local Plan identifies a longer term possible 'reserve site' (N1a) north of Site N1 (Salkeld Road). The principle for development is supported in this area, but we would anticipate that this land would come forward in the longer term, possibly beyond the end period of this plan, unless

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				<p>land supply considerations meant additional land had to be bought forward to compensate for lack of delivery on other sites. No numbers coming forward on this site have therefore been built into our land allocation calculations.</p> <p>The situation will be kept under constant review through the Monitoring Report and Housing Land Supply calculations which are updated annually.</p>
65	229	EB015 – Eden Local Plan 2014-32 Housing Land Supply Local Plan Update Statement	<p>Overall we do not consider that the current housing land supply is robust and that further land release is required to meet the future needs of Eden.</p> <p>We also consider that the September 2015 Report should be updated to take account of the comments submitted to the LAA and methodology as without this, the document is incomplete.</p>	<p>EB015: Housing Land Supply Local Plan Update Statement was published for information purposes only. It was designed to demonstrate the Council's position in relation to housing land supply if the plan were to be adopted. The situation with regards to housing land supply is constantly changing, but typically the Council only updates its position on an annual basis. However, housing delivery is closely monitored throughout the year.</p> <p>For the avoidance of doubt, the Council will endeavour to produce their update Housing Land Supply Statement in April 2016</p>
65	230	SD001 – Eden Local Plan 2014-32 (Paragraph 3.2.6)	This is ambiguous, as there is discrepancy about what may be considered to be small and larger scale. This wording is therefore	No Change – Paragraph 3.2.6 of the SD001: Eden Local Plan 2014-32 Submission Draft outlines the reason for policy LS2 (Housing Distribution and Target). The policy identifies the

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			considered to be unsound on this basis. Story Homes therefore objects to Policy LS2 as drafted.	future distribution of housing provision in Eden; and the scale of development (in terms of numbers) appropriate for each of the settlement types. Decisions taken on the appropriate scale of individual site proposals (where sites are not allocated) will be for the decision maker. It is not our intention to be overly prescriptive in this regard, and to allow for the policy to be flexible where it is considered appropriate.
65	231	SD001 – Eden Local Plan 2014-32 (Policy PEN1)	<p>We do, however, have a number of objections with this policy as drafted and do not consider it to be sound for the reasons set out below.</p> <ol style="list-style-type: none"> 1. We consider that EDC has overestimated the number of units which will be delivered on the sites, particularly in the numbers that will be delivered in relation to Sites E1 and E3. 2. In relation to E3, an assessment has been completed by our Client in relation to the number of 	<p>Partially Accept Representation – Each point raised will be addressed separately:</p> <ol style="list-style-type: none"> 1. No Change - The numbers contained within the table supporting PEN1 are indicative only; they are largely based on a standard methodology which is explained in detail in the EB019: Land Availability Assessment. 2. No change - The Council is aware of the topographical constraints of site E3. 3. Accept Representation - We received revised flooding data for the Environment Agency towards the end of the process, and as such Site P61 needs to be removed

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			<p>units which could be accommodated on site and this is likely to be circa 280 dwellings.</p> <p>3. Allocation P61 (Garage at Roper Street) was discounted from the LAA on the basis that it is in Flood Zone 2. We would query why this is still included in the supply.</p> <p>4. The proposed "phasing" for the delivery of the sites as set out in the table which accompanies Policy PEN1 is inaccurate as the majority of Story Homes sites are deliverable sites which will / can be brought forward in the short term, rather than the medium to long term.</p> <p>5. We do not support the proposed inclusion of "phasing" within the policy and do not consider this to</p> <p>from the list of allocated sites.</p> <p>4. No change - The 'phasing' shown in Policy LS2 is intended to be indicative only, and will not be used to restrict development coming forward earlier in the plan period.</p> <p>5. See point 4 above.</p> <p>6. Accept representation – this will be amended.</p> <p>7. No Change – Paragraph 2.1.14 of SD007: Housing Sites Topic Paper confirms the Council's view that the principle of development is supported; however, it remains the Council's view that this land will come forward in the longer term i.e. beyond the plan period. This will be reconsidered should land supply calculations necessitate a need to do so.</p> <p>8. No Change - If land supply falls below 5 years it will be necessary for Eden District Council to consider various mechanisms to restore the land supply. The preferred option at this stage is to release site N1a for development before the end of the plan</p>

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			<p>be necessary as it will curtail development which is needed in the short term to deliver housing.</p> <p>6. We object to the wording of the policy as drafted. We do not consider it appropriate to use the term "long term". This should be amended to refer to the plan period up to 2032.</p> <p>7. We object to the proposed exclusion of Site NIa - Salkeld Road. It is a deliverable site and there is a realistic prospect for units to be delivered on the site following the development of Site NI. It should be classified as "developable" as it capable of contributing to the delivery of housing during the plan period and should not be included as a "Reserve Site" rather it</p>	<p>period. However, it will be necessary to review all available options in this regard. The Council is confident that at the point of adoption of the Local Plan, it will have a land supply in excess of 6 years (including 20% buffer). Sufficient land has been allocated in Penrith to meet the needs of the plan.</p>

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			<p>should be included as an allocated site. A site specific representation for the inclusion of this site in the housing allocations has been prepared and submitted separately by our Client.</p> <p>8. We object to the proposed release mechanism with regard to "Reserve Site N1a". The policy states that it "will be released if land supply is below expectations". This differs from text included within Policy LS1 and does not provide a definitive mechanism for when this land will be released. It is implied in Policy LS1 that this will be when the housing land supply falls below a 5 year supply. Consistency between the two policies is required,</p>	

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			<p>particularly, as EDC are relying on this site to come forward to meet the proposed long term housing needs in Penrith.</p> <p>We also object to the proposed "release" mechanism associated with Site N1A. To meet EDC's future housing needs, there is a requirement to allocate land now to meet these needs, and there is no sound justification provided as to why reserved land is required, and why this should not be included as a site allocation. It appears that EDC are uncertain on this Strategy.</p>	
65	232	SD001 – Eden Local Plan 2014-32 (Policy PEN2)	We have concerns with this policy as drafted. We do not consider it to be positively prepared and that it will prevent planning applications advancing and can significantly	No Change – Policy PEN2 has been positively prepared to ensure the effective planning of the urban extensions in and around the town. The policy seeks to encourage collaborative working, to secure the best outcomes for the development of

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			<p>delay proposed allocated sites. This is evident in a number of schemes throughout the District. Furthermore, this Masterplan approach is not applied to all housing sites, so clarification is required as to why this approach is required for only a number of sites as no sound evidence has been provided to demonstrate that this approach is required in Penrith.</p>	<p>these sites. The Council disagrees with the comment that the policy will prevent planning applications from advancing. The Council is already actively working with landowners and developers in these locations.</p>
65	233	SD001 – Eden Local Plan 2014-32 Submission Draft (Policy AP1)	<p>In general we support these policy approaches for Appleby and Kirkby Stephen and the inclusion of "Site AP11 - Fields adjacent to the Coal Yard, Station Road" for 90 dwellings and "Site KS17 - Land behind Park Terrace" for 23 dwellings, and that developments in these two market towns should be supported.</p>	<p>No Change – support welcomed.</p>
65	234	SD001 – Eden Local Plan 2014-32 Submission Draft	<p>We object to the proposed inclusion of Alston as a market town, and do not support the proposed Vision for Alston which</p>	<p>No Change – The Council disagrees with the suggestion that Alston should be a 'Key Hub' rather than a Market Town. Alston is an established Market Town providing a good range</p>

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		(Policy AL1)	seeks for Alston to "remain a focus for services and facilities for the surrounding area'.	of vital services and facilities for a number of rural settlements within Alston Moor. Alston holds the title of England's highest Market Town ⁵
65	235	SD001 – Eden Local Plan 2014-32 Submission Draft (Policy KS1)	In general we support these policy approaches for Appleby and Kirkby Stephen and the inclusion of "Site AP11 - Fields adjacent to the Coal Yard, Station Road' for 90 dwellings and "Site KS17 - Land behind Park Terrace" for 23 dwellings, and that developments in these two market towns should be supported.	No Change – support welcomed.
65	236	SD001 – Eden Local Plan 2014-32 Submission Draft (Policy DEV1)	We consider that it should be retitled to Policy DEV1 - Presumption in favour of Sustainable Development" and a more appropriate wording to be: "When considering development proposals, the Council will take a positive approach, which reflects	No Change - the Policy as drafted is considered to interpret national level guidance and apply it to local circumstances and priorities.

⁵ <http://www.northpennines.org.uk/Pages/AlstonandtheCumbrianNorthPennines.aspx>

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			<p>the presumption in favour of sustainable development, as set out in the NPPF. The Council will work proactively with applicants to find solutions which mean proposals will be approved wherever possible, and secure development which improves the economic, social and environmental conditions. Proposals that are in accordance with relevant policies in the Plan (and where relevant, policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, the Council will grant permission unless material considerations indicate otherwise - taking into account whether any adverse impacts of granting permission would significantly and demonstrably outweigh the</p>	

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			benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or specific policies in that Framework indicate that development should be restricted".	
65	237	SD001 – Eden Local Plan 2014-32 Submission Draft (Policy DEV2)	<p>We continue to object to the inclusion of SUDS on proposals above a certain scale.</p> <p>In its current form, we consider the policy is unsound and unjustified, and unnecessary restrictions are placed on developers, and each site should be assessed on its own merits.</p> <p>We also consider that the wording of point 1 is amended to read:</p> <p>"Avoids risks to the water supply, or includes appropriate mitigation measures to ensure any risk to water supply is minimised".</p>	<p>No Change - the Policy and supporting text are considered to provide clear guidance on circumstances where SUDs will be required.</p> <p>We disagree with the suggestion to amend 'point 1', as we consider the wording to be acceptable in its current form.</p>
65	238	SD001 – Eden Local Plan 2014-32	The Policy as drafted is unsound in its current form. The proposed	No Change – The policy as drafted is considered to be sound and in accordance with the NPPF.

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		Submission Draft (Policy DEV3)	<p>policy as worded is contrary to EDC's position in relation to the location of new development. It is also contrary to the NPPF which states in paragraph 34, that:</p> <p>"plans and decisions should ensure developments that generate significant amounts of travel will be minimised and the use of sustainable transport modes can be maximised. However, this needs to take account of other policies in this framework, particularly in rural areas".</p> <p>This is on the basis that different transport solutions vary from urban to rural areas (NPPF, paragraph 29)</p> <p>Paragraph 2 of Policy DEV3 is also contrary to the NPPF, as it states that:</p> <p>"development will only be permitted if it is able to demonstrate that it would have an acceptable impact</p>	The proposed settlement hierarchy focuses development in settlements with access to public transport, or sufficient service provision in the form of schools etc.

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			<p>on terms of road safety and increased traffic congestion".</p> <p>Paragraph 32 of the NPPF states that:</p> <p>"development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are severe".</p> <p>The policy as drafted is therefore unsound in its current form.</p>	
65	239	SD001 – Eden Local Plan 2014-32 Submission Draft (Policy DEV4)	<p>Story Homes object to this policy in its current form. Whilst it is accepted that developer contributions may be required, it is unclear what level of contributions will be required as the wording as proposed sets out that "developer contributions may be sought". The proposed level of contribution and when this will be required needs to be made clear at the outset. As such, in its current form, the policy</p>	<p>No Change - Planning Practice Guidance states that policies for seeking planning obligations should be set out in Local Plans to enable open and fair testing of the policy at examination. However, this guidance does not specify the level of prescription required to enable a policy to be considered sound. The policy clearly outlines the Council's approach to seeking developer contributions.</p> <p>The Council's Executive has decided not to proceed with the introduction of a Community Infrastructure Levy (CIL) at this time but remains</p>

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			is unjust.	an option for the future.
65	240	SD001 – Eden Local Plan 2014-32 Submission Draft (Policy DEV5)	<p>Story Homes as a high quality housebuilder supports the development of high quality designed schemes, which are based on best practice guidance as this is a standard approach which our Client strives to achieve in each scheme.</p> <p>We do however, object to the proposed traffic light system proposed, as it is unclear how it will be implemented as there is no clear scoring system in place.</p> <p>Furthermore, whilst it is accepted that the traffic light system is based on the principles set out in the "Building for Life" guidelines, this is not a statutory requirement, and is contrary to the NPPF which seeks to ensure that design policies avoid unnecessary prescription and detail, rather they should provide guidance on the overall scale, density, massing etc in relation to</p>	<p>No Change - Building for Life 12 (2015) is considered to be an appropriate mechanism for assessing major developments. The policy has been drafted to reflect the guidance on design found within the Planning Practice Guidance. The Building for Life assessments have been used to monitor the effectiveness of LD002: Core Strategy Policy CS18</p>

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			<p>the local area in building. We consider that the policy should be revised and follow the guidance set out in paragraph 58 of the NPPF.</p> <p>Any proposed standards which EDC may seek to apply should not overburden developers and impact negatively on the viability of the proposal and prevent competitive returns to enable the development to be deliverable.</p>	
65	241	SD001 – Eden Local Plan 2014-32 Submission Draft (Policy HS1)	<p>Story Homes accept the need for affordable housing provision and in general support the provision of affordable housing.</p> <p>We support that where it can be demonstrated that application of the policy requiring 30% affordable housing will render a scheme unviable, a financial viability assessment providing evidence may be provided. Additionally, we support the consideration that the size, type and tenure of affordable housing will be negotiated on a site</p>	<p>No Change – The Council’s viability evidence supports the 30% target agreeing that it is achievable on greenfield sites with no abnormal costs. The policy contains sufficient flexibility where the viability of a scheme could be compromised.</p> <p>Please see EB011 and EB012 for further evidence.</p> <p>The Council has also commissioned further viability work which is due to be completed by March 2016.</p>

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			<p>by site basis based on the most up-to-date housing need evidence.</p> <p>We do however consider that a target of 30% affordable must ensure that it is in conformity with the most up to date evidence base, which comprises of current market conditions, and the cumulative impact of other plan policies and obligations. This is to ensure that it does not impact negatively on viability in accordance with paragraph 173 of the NPPF.</p>	
65	242	SD001 – Eden Local Plan 2014-32 Submission Draft (Policy HS2)	<p>We object to Policy HS2 in its current form on the basis that it conflicts with Policy LS1 and the level of growth that will be achieved. It is not practically possible through Policy HS2 to deliver 10% of the growth required to be met through small villages and hamlets as it is restrictive and limited to infilling and rounding off the current village settlement pattern and floorspace. We note</p>	<p>No Change – Policy HS2 is designed to offer further flexibility to meeting local housing needs. One particular aim of the policy is to encourage self-build or custom-build to meet local housing need.</p> <p>Policy LS2 establishes that the ‘Villages and Hamlets’ will provide around 10% of the housing requirement up to 2032. Simplistically this equates to a delivery rate of 20 per year, however when one removes existing committed development within these settlements this figure reduces to 4</p>

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			the comment regarding the local occupancy clause and that it is not applied on previously developed land, however, we consider this approach to be inconsistent and this proposed restriction is not sustainable.	dwellings per year.
65	243	SD001 – Eden Local Plan 2014-32 Submission Draft (Policy HS4)	Story Homes supports the need for a mix of dwelling types and sizes to be provided, and supports the evidence based approach which informs this including the need to utilise up to date housing needs surveys.	No Change – comments are welcomed.
65	244	SD001 – Eden Local Plan 2014-32 Submission Draft (Policy HS5)	All of Story Homes RSL house types are compliant with M4 (2) Category 2 implemented in October 2015. Whilst it is their future intention to do so for all house types, compliance with M4 (2) Category 2 is not required in building regulation terms, only in planning terms. Therefore any requirement to provide more than 20% would be onerous and create	No change – The Housing Standards Review introduced an opportunity for Local Planning Authorities to introduce a requirement for accessible homes, which would be delivered under optional building regulations Part M4 (2). In considering the evidence, the Council concluded that the significant ageing population in Eden necessitated the Council to consider how best to meet these future housing needs. As such, the Council took the view that 20% of all new housing should be built in accordance with Part M4 (2)

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			discrepancies between planning policy and building standards.	Further background evidence can be found in EB034: Adaptable and Accessible Homes Background Paper .
65	245	SD001 – Eden Local Plan 2014-32 Submission Draft (Policy EC1)	Whilst Story Homes does not object to this policy, we would question the approach and evidence base behind this figure being derived, and why it is substantially less, particularly given the desire for a pro-growth approach by EDC.	No change – The evidence supporting policy EC1 can be found in SD008: Employment Target and Sites Paper .
65	246	SD001 – Eden Local Plan 2014-32 Submission Draft (Policy EC2)	<p>This policy seeks to resist against proposals for non-employment uses on land allocated for employment. However, this approach is inconsistent with the NPPF and unjust in its current form as paragraph 22 of the NPPF seeks to ensure that:</p> <p>"Planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for</p>	<p>Accept Representation – Policy EC2 should be amended to better reflect the NPPF.</p> <p>Suggested wording:</p> <p>"Planning permission for non-employment uses on land allocated for development will not be permitted unless there is no reasonable prospect of a site being used for that purpose"</p>

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			that purpose".	
65	247	SD001 – Eden Local Plan 2014-32 Submission Draft (Policy ENV5)	<p>As a responsible housebuilder, Story Homes considers the issue of energy conservation and efficiency as important aspects of proposed development and give detailed consideration to the layout, features and design to ensure they are sustainable.</p> <p>However, we do object to the inclusion of SUDS as part of this policy as whilst Story Homes supports the need for sustainable drainage techniques, as set out in Policy DC2, they should be determined on a site by site basis. Including this as a policy requirement can impact on the viability of the development, in terms of market and affordable housing.</p>	<p>No Change - The purpose of the policy is to encourage developers to consider the opportunities for enhancing the environmental sustainability of their schemes at the outset, so that environmental considerations can inform and help shape the design process rather than being an afterthought. The policy wording was reviewed as a result of the Housing Standards Review; please refer to SD020: Eden Local Plan Preferred Options Draft for the original draft policy wording.</p> <p>The policy also reflects the guidance found with Paragraph 13 of the Planning Practice Guidance.</p> <p>We have assumed that DC2 actually refers to policy DEV2 in the Local Plan.</p>
65	248	SD001 – Eden Local Plan 2014-32 Submission Draft	Support allocation.	No change – comments welcomed.

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		(AP11 – Fields adj to Coal Yard)		
65	249	SD001 – Eden Local Plan 2014-32 Submission Draft (E3 – Carleton)	Support allocation.	No change – comments welcomed.
65	250	SD001 – Eden Local Plan 2014-32 Submission Draft (KS17 – Land behind Park Terrace)	Whilst Story Homes do not have any current interests in this Site, we support its inclusion as an allocation within the emerging Local Plan. We consider that the Site is deliverable in 0-5 years.	No change – comments welcomed.
65	251	SD001 – Eden Local Plan 2014-32 Submission Draft (LCF4 – Land adj to Cumberland Way and Town End Croft)	Allocation request.	No Change - No sites have been allocated in the Key Hubs, please see SD019: Revised Settlement Hierarchy Paper . The background to the decision not to allocate in the Key Hubs can be found in the SD006: Housing Distribution Topic Paper (Paragraph 4.17). See also comments on Policy LS1
65	252	SD001 – Eden Local Plan 2014-32	Allocation request.	No Change - no sites have been allocated in the Key Hubs, please see SD019: Revised

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		Submission Draft (LLG7 – Land adj Eden View)		Settlement Hierarchy Paper. The background to the decision not to allocate in the Key Hubs can be found in the SD006: Housing Distribution Topic Paper (Paragraph 4.17). See also comments on Policy LS1
65	253	SD001 – Eden Local Plan 2014-32 Submission Draft (LGR5 – Land to East of Howard Park)	Allocation request.	No change - no sites have been allocated in the Key Hubs, please see SD019: Revised Settlement Hierarchy Paper. The background to the decision not to allocate in the Key Hubs can be found in the SD006: Housing Distribution Topic Paper (Paragraph 4.17). See also comments on Policy LS1
65	254	SD001 - Eden Local Plan 2014-32 Submission Draft (N1)	As you will be aware, Story Homes has a legal agreement in place with regard to the Site, and a full planning application for 98 dwellings was submitted to EDC in September 2015 and is due to be determined in early 2016. This follows extensive engagement with EDC regarding design and a	No change – the phasing in Policy PEN1 is intended to be indicative only.

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			<p>masterplan approach to development in conjunction with Site N1A has been carried out.</p> <p>In terms of delivery, it is envisaged that following the grant of planning permission, first on-site completions will take place in January 2017, and the Site will be developed at a rate of 30 - 35 dpa, and completed in 3 years. This differs from the table which accompanies Policy PEN1 on the basis that it is envisaged that the Site will not be completed until end of 2024, with 50 dwellings delivered in the plan period 2018 - 2020. As such, we continue to support the proposed allocation, on the basis the Site is suitable, available and deliverable in the short term and capable of development.</p>	
65	255	SD001 - Eden Local Plan 2014-32 Submission Draft	It is our consideration that Site N1a should be included as an allocated site, rather than as a "Reserve/Contingency Site" as it is	No Change - Sufficient land within Penrith has been allocated to meet our Objectively Assessed Need across the plan period.

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		(N1a)	deliverable within the plan period, and is required to help achieve EDC's housing land requirements in the plan period.	
65	256	SD001 – Eden Local Plan 2014-32 Submission Draft (AL1 – Jollybeard Lane)	In terms of site specific, we note that Site AL1 was included as a housing site within the 1996 Local Plan and has been retained as part of this proposed plan. However, if the site has not forward come to date, in nearly 20 years, we would question its deliverability, considering as it is acknowledged within the site assessments as requiring traffic management issues. We would also question the ability of the other sites being deliverable, particularly due to the landscape impact on the AONB and lack of developer appetite in this location.	No Change – Site AL1 was allocated in the Eden Local Plan 1996. The land owner confirmed the availability of the site in February 2015. In light of deliverability concerns, the site is considered to be developable and phased towards the end of the plan period. The Council will actively work with the landowners to secure development on the site.
35	257	SD001 – Eden Local Plan 2014-32 Submission Draft (LT13 – Land south of	LT13, Greenfield Site at rear of Village Hall. The Village Hall is 100 years old and has two parking spaces. The field at the rear of the	No change - the site was considered in the EB20: Land Availability Assessment and discounted.

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		Village Hall)	<p>village hall, has to the author's knowledge been used by</p> <p>the village for community events and parking for over 25 years. Without the use of this field, the village will be unable to hold any outdoor events and as such would have deleterious effect on the entire community, ie Tirril, Sockbridge, Thorpe, Margate Cross and also Yanwath. Yanwath Village does not have a hall, their villagers and Yanwath School pupils support all the Tirril, Sockbridge etc, events, and use these events to demonstrate the School's gymnastic and singing prowess.</p> <p>Parking, Tirrill Hall committee have for many years sought to obtain a section of the field at the rear of the Hall (LT13) for permanent parking to eliminate the serious congestion problems in the adjacent road. This congestion problem is greatly</p>	

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			<p>exacerbated when the Hall has a function. There is no public off road parking within the two villages.</p> <p>L T13. Historic Site. The field at the rear of the Village Hall is one of the few sites in Cumbria in which the agger of High Street Roman Road can be seen. The major depression at the rear of the Hall (eastern side of the field) contains a large Romano Celtic temple and adjacent toilet block. A large Roman toilet and granary is sited at the western side of the field.</p>	
35	258	<p>SD001 – Eden Local Plan 2014-32 Submission Draft</p> <p>(LT12 – Land adj to Lady Beck)</p>	<p>LT12 Greenfield site .Land South of Lady Beck, Sockbridge and Tirril.</p> <p>This site provides a wonderful vista of the rolling agricultural area, south of the B 5320 to all tourists. A prelude to the Lake District. The view would be totally lost if converted to housing.</p> <p>LT12 Greenfield site .Land South</p>	No change - the site was considered in the EB20: Land Availability Assessment and discounted.

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			<p>of Lady Beck, Sockbridge and Tirril.</p> <p>This site is forms irreplaceable high quality agricultural land and should not be squandered on housing.</p> <p>FLOODING</p> <p>This site already carries considerable water runoff, which if rendered impermeable by a housing development, the additional run off will intensify the already flooding of the adjacent Broad .. Historically, forms part of the Roman Suburb of Sockbridge, contains section of Angelus Line.</p>	
35	259	SD001 – Eden Local Plan 2014-32 Submission Draft (LT11 – Field behind Old Post Office)	L T11.Green field site (Behind old Post Office). One major Roman aqueduct ex L T13 (rear of Village Hall) carries spring water into L T11 which contains a Roman fort / granary/ temple site). Incorrect handling of this aqueduct could result in flooding /destabilisation etc of adjacent property, including	No change - The site was considered in the EB20: Land Availability Assessment and discounted.

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			the Village Hall.	
37	260	SD001 – Eden Local Plan 2014-32 Submission Draft (LGAS10 – Land at Townhead Farm)	<p>In order to address the failure of policy LS2 to allocate any land for new housing within Great Salkeld, the Council is requested to allocate the land at Townhead Farm, which is marked as parcels A and B on the accompanying plan.</p> <p>Parcel A is the subject of an outline planning application (14/1079) for 9no. dwellings. At the time of writing this representation, the requisite s106 agreement is being finalised. For the avoidance of doubt, both parcels A and B are within the ownership of our client and are deliverable within a 5-year period. Together, and without prejudice to the current application, the yield for A and B could be circa 15no. dwellings.</p>	<p>No Change - no sites have been allocated in the Key Hubs, please see SD019: Revised Settlement Hierarchy Paper.</p> <p>The background to the decision not to allocate in the Key Hubs can be found in the SD006: Housing Distribution Topic Paper (Paragraph 4.17).</p>
40	261	SD001 – Eden Local Plan 2014-32 Submission Draft	Objections raised to the decision not to allocate this site.	No Change - sufficient land within Penrith has been allocated to meet our Objectively Assesses Need across the plan period. In addition to these allocations a 'reserve site' has also been identified

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		(N4 – Raiselands Greenfield Extension)		for future development (N1a).
49	262	SD001 – Eden Local Plan 2014-32 Submission Draft (LKT9 – Land at Bridle Cottage)	Object to the inclusion of the site in the Land Availability Assessment.	No Change - The site was considered alongside a number of sites across each of the Key Hubs. The EB20: Land Availability Assessment concluded that the site is potentially developable. However, the site was not included as an allocated site in the SD020: Eden Local Plan 2014-32 Preferred Options consultation.
43	263	SD001 – Eden Local Plan 2014-32 Submission Draft (LLG9 – Langwathby Hall Farm)	Request for the site to be allocated.	No Change - no sites have been allocated in the Key Hubs, please see SD019: Revised Settlement Hierarchy Paper . The background to the decision not to allocate in the Key Hubs can be found in the SD006: Housing Distribution Topic Paper (Paragraph 4.17).
59	264	SD001 – Eden Local Plan 2014-32 Submission Draft (P118 – Land at Tynefield Drive)	The County Council would be grateful of an explanation as to why the following County Council owned sites have not been allocated within the following Key Towns and seek their inclusion within the Submission Document which is submitted to the Secretary	No Change – The site was considered as part of the EB20: Land Availability Assessment , but the site was discounted. The site measures just 0.1ha, and had an assessed capacity of just 4 units.

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
			<p>of State for Inspection. The sites have suitable access and are in one ownership ensuring that they can be easily delivered within the initial phase of the plan period.</p> <p>Site off Tynefield Drive, an infill site between existing ribbon development with the potential to accommodate in the region of 10 - 12 units.</p>	
42	265	<p>SD001 – Eden Local Plan 2014-32 Submission Draft</p> <p>(No Ref – Land adj to Stoneybeck)</p>	<p>The Local Plan could be made sound by:</p> <p>a) Allocating the Penrith and District Farmers Auction Mart at Skirsgill as a site earmarked for potential inward investment employment site, and</p> <p>b) Reserving the Land adjacent to Stoneybeck as a future Auction Mart and rural business hub if relocation is necessary to accommodate redevelopment of the Skirsgill site for employment</p>	<p>No Change – The site is located outside of any settlement but within close proximity to the M6 Motorway. A site in this location would not be suitable for allocation however, an application for the relocation of the Auction Mart facility could be considered as an exception site, subject to adequate justification being supplied.</p> <p>No representations were submitted at Preferred Options stage with regards to see this site.</p> <p>Please refer to Respondent ID 42, for their full comments.</p>

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
			<p>purposes.</p> <p>These changes would reflect the positive approach advocated in the NPPF and make more likely the realisation of the Vision for Penrith set out in the Submission Draft of the Local Plan.</p>	
42	266	SD001 – Eden Local Plan 2014-32 Submission Draft (13 – Penrith and District Farmers Auction Market)	<p>The Local Plan could be made sound by:</p> <p>a) Allocating the Penrith and District Farmers Auction Mart at Skirsgill as a site earmarked for potential inward investment employment site, and</p> <p>b) Reserving the Land adjacent to Stoneybeck as a future Auction Mart and rural business hub if relocation is necessary to accommodate redevelopment of the Skirsgill site for employment purposes.</p> <p>These changes would reflect the positive approach advocated in the</p>	<p>No Change - The site was considered in our SD008: Employment Sites and Target Paper, it was concluded that the site should be discounted until it is known whether the current users wish to depart the site and a credible relocation site has been secured.</p> <p>No representations were submitted at Preferred Options stage with regards to see this site.</p> <p>Please refer to Respondent ID 42, for their full comments.</p>

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
			NPPF and make more likely the realisation of the Vision for Penrith set out in the Submission Draft of the Local Plan.	
59	267	SD001 – Eden Local Plan 2014-32 Submission Draft (42 – Kemplay Bank)	<p>The County Council would be grateful of an explanation as to why the following County Council owned sites have not been allocated within the following Key Towns and seek their inclusion within the Submission Document which is submitted to the Secretary of State for Inspection. The sites have suitable access and are in one ownership ensuring that they can be easily delivered within the initial phase of the plan period.</p> <p>Kemply Way, land to the south west of Penrith Fire Station. The site offers a suitable opportunity to provide an up to 2 acres of deliverable employment land.</p>	No change - The site was considered in our SD008: Employment Sites and Target Paper , the site was not discounted, but it was concluded that further assessment work would be needed before this site could come forward. We identified environmental constraints, most specifically its proximity to the River Eden (SSSI), which require further consideration.
59	268	SD001 – Eden Local Plan 2014-32	The County Council would be grateful of an explanation as to why the following County Council	No Change – The site was considered as part of the EB20: Land Availability Assessment , but the site was discounted. The assessment concluded

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
		Submission Draft (KS26)	<p>owned sites have not been allocated within the following Key Towns and seek their inclusion within the Submission Document which is submitted to the Secretary of State for Inspection. The sites have suitable access and are in one ownership ensuring that they can be easily delivered within the initial phase of the plan period.</p> <p>Kirkby Stephen.</p> <p>Land to the rear Kirkby Stephen Fire Station, Christian Head, could provide 5-10 units make an important contribution to housing target should the other allocation be unable to meet the requirement.</p>	that the site is a constrained narrow site forming part of the garden grounds of the care home. As such this is considered to be an inappropriate overdevelopment of an infill site which serves an open space function for care home residents.
59	269	SD001 – Eden Local Plan 2014-32 Submission Draft (No Ref – Brough Trading Estate)	The provision of the following sites would provide appropriate certainty to deliver the quantum of development needing to deliver necessary development within the Rural Areas:	No Change – The site was considered in our SD008: Employment Sites and Target Paper , but no assessment was undertaken. The SD001: Eden Local Plan 2014-32 Submission Draft does not allocate land within the Key Hubs or Villages and Hamlets.

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
			<p>Brough.</p> <p>Land to adjacent to of the existing trading estate adjacent would provide the opportunity to extend the existing employment site,</p>	
59	270	<p>SD001 – Eden Local Plan 2014-32 Submission Draft</p> <p>(No Ref – Lazonby CCC Highways Depot)</p>	<p>The provision of the following sites would provide appropriate certainty to deliver the quantum of development needing to deliver necessary development within the Rural Areas:</p> <p>Lazonby</p> <p>Redundant CCC Highways Depot, is considered suitable for either residential or employment.</p>	<p>No Change – The site was considered in our SD008: Employment Sites and Target Paper, it was concluded that due to the divorced nature of this site it would not warrant an allocation. Alternative uses should be determined on DC policies.</p> <p>The SD001: Eden Local Plan 2014-32 Submission Draft does not allocate land within the Key Hubs or Villages and Hamlets.</p>
59	271	<p>SD001 – Eden Local Plan 2014-32 Submission Draft</p> <p>(GT1)</p>	<p>PROW exists adjacent to the site.</p>	<p>No change – This is site specific information only</p>
59	272	<p>SD001 – Eden Local Plan 2014-32</p>	<p>No PROW exist within or adjacent to the site</p>	<p>No change – This is site specific information only</p>

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
		Submission Draft (P2)		
59	273	SD001 – Eden Local Plan 2014-32 Submission Draft (P61)	No PROW exist within or adjacent to the site	No change – This is site specific information only
59	274	SD001 – Eden Local Plan 2014-32 Submission Draft (P93)	No PROW exist within or adjacent to the site	No change – This is site specific information only
59	275	SD001 – Eden Local Plan 2014-32 Submission Draft (P94)	No PROW exist within or adjacent to the site	No change – This is site specific information only
59	276	SD001 – Eden Local Plan 2014-32 Submission Draft (TC1)	No PROW exist within or adjacent to the site	No change – This is site specific information only
59	277	SD001 – Eden Local Plan 2014-32	No PROW exist within or adjacent	No change – This is site specific information only

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
		Submission Draft (E2)	to the site	
59	278	SD001 – Eden Local Plan 2014-32 Submission Draft (E4)	No PROW exist within or adjacent to the site	No change – This is site specific information only
59	279	SD001 – Eden Local Plan 2014-32 Submission Draft (P101)	No PROW exist within or adjacent to the site	No change – This is site specific information only
59	280	SD001 – Eden Local Plan 2014-32 Submission Draft (N1)	No PROW exist within or adjacent to the site	No change – This is site specific information only
59	281	SD001 – Eden Local Plan 2014-32 Submission Draft (AL10)	No PROW exist within or adjacent to the site	No change – This is site specific information only
59	282	SD001 – Eden Local Plan 2014-32	PROW exists within and adjacent	No change – This is site specific information only

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
		Submission Draft (AL12)	to the site.	
59	283	SD001 – Eden Local Plan 2014-32 Submission Draft (Site AL1)	PROW exists within the site.	No change – This is site specific information only
59	284	SD001 – Eden Local Plan 2014-32 Submission Draft (Site 26)	No PROW exist within or adjacent to the site	No change – This is site specific information only
59	285	SD001 – Eden Local Plan 2014-32 Submission Draft (Site 29)	No PROW exist within or adjacent to the site	No change – This is site specific information only
59	286	SD001 – Eden Local Plan 2014-32 Submission Draft (Site AL4)	PROWS exist adjacent to the site.	No change – This is site specific information only
59	287	SD001 – Eden Local Plan 2014-32	PROWS exist adjacent to the site.	No change – This is site specific information only

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
		Submission Draft (Site AL5)		
59	288	SD001 – Eden Local Plan 2014-32 Submission Draft (Site 41)	PROWS exist adjacent to the site.	No change – This is site specific information only
59	289	SD001 – Eden Local Plan 2014-32 Submission Draft (Appleby Cemetery Extension)	No PROW exist within or adjacent to the site	No change – This is site specific information only
59	290	SD001 – Eden Local Plan 2014-32 Submission Draft (Site 19 – Cross Croft Industrial Estate)	No PROW exist within or adjacent to the site	No change – This is site specific information only
59	291	SD001 – Eden Local Plan 2014-32 Submission Draft (Site 23 – Shire Hall)	No PROW exist within or adjacent to the site	No change – This is site specific information only

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
59	292	SD001 – Eden Local Plan 2014-32 Submission Draft (Site AP11)	No PROW exist within or adjacent to the site	No change – This is site specific information only
59	293	SD001 – Eden Local Plan 2014-32 Submission Draft (Site AP11)	No PROW exist within or adjacent to the site	No change – This is site specific information only
59	294	SD001 – Eden Local Plan 2014-32 Submission Draft (Site KS7 – Mark John Motors)	PROW exists adjacent to the site.	No change – This is site specific information only
59	295	SD001 – Eden Local Plan 2014-32 Submission Draft (Site KS3 – South	No PROW exist within or adjacent to the site	No change – This is site specific information only

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
		Road/Whitehouse Farm)		
59	296	SD001 – Eden Local Plan 2014-32 Submission Draft (Site 33 – Kirkby Stephen Business Park)	No PROW exist within or adjacent to the site	No change – This is site specific information only
62	297	SD001 – Eden Local Plan 2014-32 Submission Draft (Site KS11)	My clients would suggest the inclusion of KS11 would be a more sensible arrangement for development in the town. These sites have all been accepted as developable within the various Local Plan assessments that have been undertaken and it is considered they would provide a suitable range of sites for the future development of the town.	No Change - we have allocated sufficient land within Kirkby Stephen to meet the needs of the Plan. The EB20: Land Availability Assessment concluded that KS11 concluded that the site is potentially suitable. This site is a greenfield site in marketable location so it is reasonable to assume it could be delivered in the plan period, although the site has attracted major local opposition during past consultation on the town plan.
62	298	SD001 – Eden Local Plan 2014-32	My clients would suggest the inclusion of KS9 would be a more sensible arrangement for	No Change - we have allocated sufficient land within Kirkby Stephen to meet the needs of the

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
		Submission Draft (Site KS9)	<p>development in the town.</p> <p>These sites have all been accepted as developable within the various Local Plan assessments that have been undertaken and it is considered they would provide a suitable range of sites for the future development of the town.</p>	<p>Plan.</p> <p>The EB20: Land Availability Assessment concluded that KS9 concluded that the site is not suitable. The site's elevated position and sloping nature would result in significant adverse landscape and visual impacts as it would be highly prominent and sit higher than existing neighbouring residential development.</p>
62	299	SD001 – Eden Local Plan- 2014-32 Submission Draft (Site KS22)	<p>My clients would suggest the inclusion of KS22 would be a more sensible arrangement for development in the town.</p> <p>These sites have all been accepted as developable within the various Local Plan assessments that have been undertaken and it is considered they would provide a suitable range of sites for the future development of the town.</p>	<p>No Change - we have allocated sufficient land within Kirkby Stephen to meet the needs of the Plan.</p> <p>The EB20: Land Availability Assessment concluded that KS22 concluded that the site is not suitable. There has been a recent refusal and appeal dismissal which concluded the site as unsuitable for development due to significant harmful landscape character impacts.</p>
66	300	SD001 – Eden Local Plan 2014-32 Submission Draft (Policy EC1)	From a locational perspective the key strategic development areas in County Durham for industrial/business development are the A1 and A19 corridors and	No Change – we agree with the comments.

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
			Durham City. Given the geographical extent of the areas indicated in the Eden LP Durham County Council therefore sees no potential conflict with regards to in this aspect of the document.	
66	301	SD001 – Eden Local Plan 2014-32 Submission Draft (Policy ENV6)	<p>The identification of suitable areas for wind energy development would be unlikely to have any significant effects in County Durham. However as a partner in the North Pennines AONB partnership the County Council would observe that development in the areas identified as suitable could in some cases lead to significant effects on views of or from the AONB. In respect of the former, development could in some cases have adverse effects on important views of the western escarpment, the pikes and the northern fells. In respect of the latter, development could in some cases have adverse effects on views from the western edges of the AONB to the peaks of the Lake</p>	<p>Partially accept representation - Main Modification MM39 proposes changes to the Proposals Map to exclude areas on the North Pennines AONB and recent extensions to the Yorkshire Dales National Park into Eden District.</p> <p>The “suitable areas for wind energy development “ was developed following a ministerial statement in June 2015 and subsequent changes to the NPPF. It is acknowledged that the inclusion of this area on the proposals map has not previously been subject to public consultation. However, the area was identified through reference to the “Cumbria Wind Energy Supplementary Planning Document” adopted by Eden District Council in 2008. This document was subject to public consultation and has been in the public realm for a number of years</p> <p>It was necessary to respond quickly to the change in National Policy in order to produce a Local Plan that is “Sound”. The existence of previous</p>

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
			<p>District National Park. It is difficult to see how this could be avoided for development of a medium or large scale in the belts identified as suitable.</p> <p>While such effects could be taken into account in assessing individual applications, consideration should be given to the likelihood of their occurrence when identifying suitable areas in order to avoid a situation arising that the Plan will encourage proposals to come forward in areas that will be found to be unsuitable for reasons that could have been predicted at the plan preparation stage.</p>	consultation on the background evidence is considered to mitigate to a degree the lack of direct consultation.
66	302	SD001 – Eden Local Plan 2014-32 Submission Draft (Policy HS4)	With reference to the Eden LP and Durham SHMAs I note the neighbouring SHMAs of Alston and Eden Valley South are self-contained as are the SHMAs of Durham therefore there is no concern regarding overlapping and conflicting areas indicated – No	No Change – we agree with the comments made.

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
			Objection.	
66	303	SD001 – Eden Local Plan 2014-32 Submission Draft (Policy HS7)	The County Council has no objection to the policy as such.	No Change.
67	304	SD001 – Eden Local Plan 2014-32 Submission Draft Table – SWOT Analysis	The Plan should be amended to include the following: <i>Threats:</i> <i>"New development risks undermining the historic environment and the unique identity and character of the area".</i>	Accept Representation – The table on pg.15 will be updated to include this additional 'threat'.
67	305	SD001 – Eden Local Plan 2014-32 Submission Draft (Paragraph 2.3.1)	The Plan needs to be amended to ensure that it contains strategic policies that demonstrate that it is addressing the requirements of the NPPF for the conservation and enhancement of the historic environment and to ensure that it achieves the Plan's vision for Eden.	Partially Accept Representation - It is the Council's view that Policy ENV10 provides the appropriate protection for the historic environment. Please refer to Main Modification MM41 for the revised wording of ENV10. The policy has been amended, and now provides a more strategic approach.
67	306	SD001 – Eden Local Plan 2014-32	The Plan needs to be amended to ensure that it contains strategic	Partially Accept Representation - It is the Council's view that Policy ENV10 provides the

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
		Submission Draft (Objective 11)	policies that demonstrate that it is addressing the requirements of the NPPF for the conservation and enhancement of the historic environment and to guide how the presumption in favour of sustainable development should be applied locally (para 15.)	appropriate protection for the historic environment. Please refer to Main Modification MM41 for the revised wording of ENV10. The policy has been amended, and now provides a more strategic approach.
67	307	SD001 – Eden Local Plan 2014-32 Submission Draft (Paragraphs 3.3 to 3.5.3)	The Plan should be amended to ensure that there is a positive strategy to demonstrate how the Plan will conserve and enhance the historic environment, heritage assets and their setting and ensure that development has regard to local character, identity and distinctiveness. In this section, in relation to Penrith.	Partially Accept Representation - It is the Council's view that Policy ENV10 provides the appropriate protection for the historic environment. Please refer to Main Modification MM41 for the revised wording of ENV10. The policy has been amended, and now provides a more strategic approach.
67	308	SD001 – Eden Local Plan 2014-32 Submission Draft (Site P94)	That the site be deleted from the Plan.	Partially Accept Representation – Eden District Council has commissioned a conservation specialist to undertake an additional assessment of this site. This is due to be completed in early March 2016. Initial feedback would support Historic England's

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
				advice, and we agree that the site should be removed from the plan.
67	309	SD001 – Eden Local Plan 2014-32 Submission Draft (Paragraphs 3.8 to 3.11.1)	The Plan should be amended to ensure that there is a positive strategy to demonstrate how the Plan will conserve and enhance the historic environment, heritage assets and their setting and ensure that development has regard to local character, identity and distinctiveness.	Partially Accept Representation - It is the Council's view that Policy ENV10 provides the appropriate protection for the historic environment. Please refer to Main Modification MM41 for the revised wording of ENV10. The policy has been amended, and now provides a more strategic approach.
67	310	SD001 – Eden Local Plan 2014-32 Submission Draft (Site AL12)	Objection to the proposed allocation.	Partially Accept Representation – Eden District Council has commissioned a conservation specialist to undertake an additional assessment of this site. This is due to be completed in early March 2016. Initial feedback would support Historic England's advice, and we agree that the site should be removed from the plan.
67	311	SD001 – Eden Local Plan 2014-32 Submission Draft (Paragraphs 3.12 to	The Plan should be amended to ensure that there is a positive strategy to demonstrate how the Plan will conserve and enhance the	Partially Accept Representation - It is the Council's view that Policy ENV10 provides the appropriate protection for the historic environment. Please refer to Main Modification MM41 for the

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
		3.14)	<p>historic environment, heritage assets and their setting and ensure that development has regard to local character, identity and distinctiveness.</p> <p>In this section, in relation to Appleby.</p>	<p>revised wording of ENV10.</p> <p>The policy has been amended, and now provides a more strategic approach.</p>
67	312	<p>SD001 – Eden Local Plan 2014-32 Submission Draft</p> <p>(Paragraphs 3.15 to 3.17)</p>	<p>The Plan should be amended to ensure that there is a positive strategy to demonstrate how the Plan will conserve and enhance the historic environment, heritage assets and their setting and ensure that development has regard to local character, identity and distinctiveness.</p> <p>In this section, in relation to Kirkby Stephen.</p>	<p>Partially Accept Representation - It is the Council's view that Policy ENV10 provides the appropriate protection for the historic environment. Please refer to Main Modification MM41 for the revised wording of ENV10.</p> <p>The policy has been amended, and now provides a more strategic approach.</p>
67	313	<p>SD001 – Eden Local Plan 2014-32 Submission Draft</p> <p>(Site KS18)</p>	<p>Historic England objects to this allocation and it should be deleted from the Plan. The Plan cannot demonstrate that the site can be developed without harm to the</p>	<p>Partially Accept Representation – Eden District Council has commissioned a conservation specialist to undertake an additional assessment of this site. This is due to be completed in early March 2016.</p>

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
			historic environment.	Initial feedback would suggest that the site could be developed without significant harm to the historic environment. We therefore disagree with the suggestion to remove the site from the plan. We do consider a lower density to be more appropriate for the site, which is supported by Kirkby Stephen Town Council.
67	314	SD001 – Eden Local Plan 2014-32 Submission Draft (Paragraphs 3.8 to 3.22.2)	The plan should be amended to ensure that there is a positive strategy to demonstrate how the plan will conserve and enhance the historic environment, heritage assets and their setting and ensure that development has regard to local character, identity and distinctiveness. In this section, in relation to the significant rural environment in Eden.	No Change - it is the Council's view that Policy ENV10 provides the appropriate protection for the historic environment. Please refer to Main Modification MM41 for the revised wording of ENV10. The policy has been amended, and now provides a more strategic approach.
67	315	SD001 – Eden Local Plan 2014-32 Submission Draft (Policy DEV5)	An additional bullet should be introduced to read: "Conserve and enhance the historic environment, heritage assets and their setting".	No Change - It is the Council's view that Policy ENV10 provides the appropriate protection for the historic environment. Please refer to Main Modification MM41 for the revised wording of ENV10.

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
67	316	SD001 – Eden Local Plan 2014-32 Submission Draft (Policy HS3)	<p>Bullet 6 should be amended to read:</p> <p><i>".... On local landscape, heritage assets and their setting or"</i></p>	<p>Accept Representation - The wording of Policy HS3 has been amended.</p> <p>Please refer to Main Modification MM35.</p>
67	317	SD001 – Eden Local Plan 2014-32 Submission Draft (Policy HS7)	<p>Bullet 5 of the policy should be amended to read:</p> <p><i>"the development would not harm the natural or historic assets and their setting of the district"</i></p>	<p>No Change - The Council acknowledges the importance of conserving and enhancing the historic environment. However, such a change would not be entirely NPPF compliant; the NPPF allows less than significant harm to occur where there is sufficient public benefit. The revised wording as suggested would not allow harm in any circumstances.</p> <p>It is the Council's view that Policy ENV10 provides the appropriate protection for the historic environment. Please refer to Main Modification MM41 for the revised wording of ENV10.</p>
67	318	SD001 – Eden Local Plan 2014-32 Submission Draft (Policy EC4)	<p>An additional bullet should be introduced to ensure that the harm to the historic environment and other elements are minimised - wording suggested as in comments on EC3:</p> <p><i>"Development should not cause</i></p>	<p>No Change - The Council acknowledges the importance of conserving and enhancing the historic environment. However, such a change would not be entirely NPPF compliant; the NPPF allows less than significant harm to occur where there is sufficient public benefit. The revised wording as suggested would not allow harm in any</p>

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
			<i>harm to local amenity, landscape, ecology, the historic environment or other environmental considerations".</i>	<p>circumstances.</p> <p>It is the Council's view that Policy ENV10 provides the appropriate protection for the historic environment. Please refer to Main Modification MM41 for the revised wording of ENV10.</p>
67	319	SD001 – Eden Local Plan 2014-32 Submission Draft (Policy ENV3)	The policy should be amended to include reference to "the historic environment, heritage assets and their setting".	<p>Accept Representation - The wording of Policy ENV3 has been amended.</p> <p>Please refer to Main Modification MM38.</p>
67	320	SD001 – Eden Local Plan 2014-32 Submission Draft (Policy ENV6)	<p>Bullet 2 of the Policy should be amended to read:</p> <p><i>"Proposals should reflect the form of the built environment, including settlement character. Proposals should not harm heritage assets and their setting".</i></p>	<p>No Change - The Council acknowledges the importance of conserving and enhancing the historic environment. However, such a change would not be entirely NPPF compliant; the NPPF allows less than significant harm to occur where there is sufficient public benefit. The revised wording as suggested would not allow harm in any circumstances.</p> <p>It is the Council's view that Policy ENV10 provides the appropriate protection for the historic environment. Please refer to Main Modification MM41 for the revised wording of ENV10.</p>
67	321	SD001 – Eden Local Plan 2014-32	The plan needs to be rewritten to provide sufficient detailed guidance	Accept Representation - A revised policy wording for ENV10 has been produced and sent to Historic

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
		Submission Draft (Policy ENV10)	to enable those proposing schemes to determine the level of success where it is likely to affect the different elements of the historic environment, heritage assets and their setting.	England for comment. To date (23/02/2016) no response has been received. Please refer to Main Modification MM41.
67	322	SD011 - Eden Local Plan 2014-32 Sustainability Appraisal Report (Policy PEN1)	We disagree with the SA score (neutral impact) that the sites proposed have considered the impacts on historical, archaeological and cultural issues. The Plan does not contain any strategic policies for the conservation and enhancement of the historic environment. The proposed allocations have not been accompanied by an adequate assessment of the impact the allocation of the site will have on the historic environment, heritage assets and their significance and the impact that the proposed yield will have on its significance. It assumes that the principle is okay and that any potential effects can	Accept Representation - A revised policy wording for ENV10 has been produced and sent to Historic England for comment. To date (23/02/2016) no response has been received. Please refer to Main Modification MM41. Partially Accept Representation – Eden District Council has commissioned a conservation specialist to undertake an additional assessment of this site. This is due to be completed in early March 2016. Initial feedback would support Historic England's advice, and we agree that the site should be removed from the plan.

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
			be dealt with at development stage.	
67	323	SD011 - Eden Local Plan 2014-32 Sustainability Appraisal Report (Site P94)	We disagree with the SA score (+/-). The proposed allocation has not been accompanied by an adequate assessment of the impact the allocation of the site will have on the historic environment, heritage assets and their significance and the impact that the proposed yield will have on its significance. It assumes that the principle is okay and that any potential effects can be dealt with at development stage. Therefore, the Plan has not demonstrated that the site can be developed without harm to the historic environment.	<p>Accept Representation – Eden District Council has commissioned a conservation specialist to undertake and additional assessment of this site. This is due to be completed in early March 2016.</p> <p>Initial feedback would support Historic England's advice, and we agree that the site should be removed from the plan.</p>
67	324	SD011 - Eden Local Plan 2014-32 Sustainability Appraisal Report (Policy AL1)	We disagree with the SA score (neutral impact). The Plan does not contain any strategic policies for the conservation and enhancement of the historic environment. The proposed allocations have not been accompanied by an adequate assessment of the impact the	<p>Accept Representation - A revised policy wording for ENV10 has been produced and sent to Historic England for comment. To date (23/02/2016) no response has been received.</p> <p>Please refer to Main Modification MM41.</p> <p>Partially Accept Representation – Eden District Council has commissioned a conservation</p>

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
			allocation of the site will have on the historic environment, heritage assets and their significance and the impact that the proposed yield will have on its significance. It assumes that the principle is okay and that any potential effects can be dealt with at development stage.	specialist to undertake and additional assessment of Site AL12. This is due to be completed in early March 2016. Initial feedback would support Historic England's advice, and we agree that the site should be removed from the plan.
67	325	SD011 - Eden Local Plan 2014-32 Sustainability Appraisal Report (Site AL12)	We disagree with the SA score (+/+). The proposed allocation has not been accompanied by an adequate assessment of the impact the allocation of the site will have on the historic environment, heritage assets and their significance and the impact that the proposed yield will have on its significance. It assumes that the principle is okay, puts forward detailed proposals for the site and the heritage assets and also assumes that any potential effects can be dealt with at development stage. Therefore, the Plan has not demonstrated that the site can be developed without harm to the	Partially Accept Representation – Eden District Council has commissioned a conservation specialist to undertake and additional assessment of this site. This is due to be completed in early March 2016. Initial feedback would support Historic England's advice, and we agree that the site should be removed from the plan.

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
			historic environment.	
67	326	SD011 - Eden Local Plan 2014-32 Sustainability Appraisal Report (Policy AP1)	We disagree with the SA score (neutral impact). The Plan does not contain any strategic policies for the conservation and enhancement of the historic environment. The proposed allocations have not been accompanied by an adequate assessment of the impact the allocation of the site will have on the historic environment, heritage assets and their significance and the impact that the proposed yield will have on its significance. It assumes that the principle is okay and that any potential effects can be dealt with at development stage.	<p>Accept Representation - A revised policy wording for ENV10 has been produced and sent to Historic England for comment. To date (23/02/2016) no response has been received.</p> <p>Please refer to Main Modification MM41.</p>
67	327	SD011 – Eden Local Plan 2014-32 Sustainability Appraisal Report (Policy KS1)	We disagree with the SA score (neutral impact). The Plan does not contain any strategic policies for the conservation and enhancement of the historic environment. The proposed allocations have not been accompanied by an adequate assessment of the impact the	<p>Accept Representation - A revised policy wording for ENV10 has been produced and sent to Historic England for comment. To date (15/02/2016) no response has been received.</p> <p>Please refer to Main Modification MM41.</p> <p>Partially Accept Representation - In addition to this, EDC has commissioned a conservation</p>

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
			allocation of the site will have on the historic environment, heritage assets and their significance and the impact that the proposed yield will have on its significance. It assumes that the principle is okay and that any potential effects can be dealt with at development stage.	<p>specialist to undertake and additional assessment of Site KS18. This is due to be completed in early March 2016.</p> <p>Initial feedback would suggest that the site could be developed without significant harm to the historic environment. We therefore disagree with the suggestion to remove the site from the plan. We do consider a lower density to be more appropriate for the site, which is supported by Kirkby Stephen Town Council.</p>
67	328	SD011 – Eden Local Plan 2014-32 Sustainability Appraisal Report (KS18 – Croglam Park)	We disagree with the SA score (N/-). The proposed allocation has not been accompanied by an adequate assessment of the impact the allocation of the site will have on the historic environment, heritage assets and their significance and the impact that the proposed yield will have on its significance. It assumes that the principle is okay and also assumes that any potential effects can be dealt with at development stage. Therefore, the Plan has not demonstrated that the site can be developed without	<p>Partially Accept Representation – Eden District Council has commissioned a conservation specialist to undertake and additional assessment of this site.</p> <p>This is due to be completed in early March 2016.</p> <p>Initial feedback would suggest that the site could be developed without significant harm to the historic environment. We therefore disagree with the suggestion to remove the site from the plan. We do consider a lower density to be more appropriate for the site, which is supported by Kirkby Stephen Town Council.</p>

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
			harm to the historic environment.	
67	329	SD011 – Eden Local Plan 2014-32 Sustainability Appraisal Report (Policy ENV10)	We disagree with the SA score (neutral impact). The Plan does not contain any strategic policies for the conservation and enhancement of the historic environment. The proposed allocations have not been accompanied by an adequate assessment of the impact the allocation of the site will have on the historic environment, heritage assets and their significance and the impact that the proposed yield will have on its significance. It assumes that the principle is okay and that any potential effects can be dealt with at development stage.	Accept Representation - A revised policy wording for ENV10 has been produced and sent to Historic England for comment. To date (23/02/2016) no response has been received. Please refer to Main Modification MM41.
67	330	SD010 – Eden Local Plan 2014-32 Infrastructure Delivery Plan	At this stage, we do not have any comments to make on the content of the document.	No change – comments noted and welcomed.
67	331	EB002 – Area Profile – Alston	Requested text to be removed from Area Profile in relation to site AL12 – High Mill.	Accept Representation – The text containing detailed proposals for the scheme will be removed from the Area Profile for Alston.

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
68	332	SD001 – Eden Local Plan 2014-32 Submission Draft (Policy LS1)	I wish Sockbridge and Tirril NOT to be designated as a Key Hub and therefore omitted from the Eden Local Plan 10 Nov 2015.	<p>No Change - The Council is aware of the strength of opinion regarding the designation of Sockbridge and Tirril as a “Key Hub”. The Inspectors attention is drawn to this issue and in particular the referendum that was held to ascertain local opinion on the matter.</p> <p>The Council consider the designation as consistent with the Settlement Strategy identified under Policy LS1 and at the point of designation all relevant criteria were met.</p>
69	333	SD001 – Eden Local Plan 2014-32 Submission Draft (Policy LS1)	Yanwath should be a Key Hub.	<p>No Change – The ‘Key Hubs’ have been identified based on a chosen methodology, Yanwath does not meet this revised criteria. The Council acknowledges that Yanwath is currently a Local Service Centre, however the village is one of a number of Local Service Centres which will become ‘Smaller Villages and Hamlets’ if the plan is adopted in its current form.</p> <p>Please see SD019: Proposed Changes to the Settlement Hierarchy for further information.</p>
69	334	SD019 – Proposed Changes to the Draft Settlement Hierarchy	Yanwath should be a Key Hub.	<p>No Change – The ‘Key Hubs’ have been identified based on a chosen methodology, Yanwath does not meet this revised criteria. The Council acknowledges that Yanwath is currently a Local</p>

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
				<p>Service Centre, however the village is one of a number of Local Service Centres which will become 'Smaller Villages and Hamlets' if the plan is adopted in its current form.</p> <p>Please see SD019: Proposed Changes to the Settlement Hierarchy for further information.</p>
70	335	SD016 – Eden Local Plan 2014-32 Duty to Cooperate Statement of Compliance.	It is clear that the LPA has undertaken consultation with neighbouring authorities and relevant stakeholders, whether this amounts to meaningful co-operations, or if it needs to, is less clear. Overall we concur that there will likely be little, if any consequential opportunities relating to shared housing markets.	<p>No Change – Eden District Council is confident that we have met the legal requirements of the Duty to Cooperate.</p> <p>Please refer to SD016: Eden Local Plan 2014-32 Duty to Cooperate Statement of Compliance.</p>
70	336	SD001 – Eden Local Plan 2014-32	Persimmon is supportive of the focus on Penrith and other larger settlements for growth.	No Change – The Council welcomes the supportive comment.
70	337	SD001 – Eden Local Plan 2014-32 Submission Draft (Policy HS1)	The proposed affordable percentage requirement of 30% is unrealistic and potentially unachievable. This level of provision has only once been	No Change – The Council's viability evidence supports the 30% target agreeing that it is achievable on greenfield sites with no abnormal costs. The policy contains sufficient flexibility where the viability of a scheme could be

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
			achieved in the recent past due to investment in 100% affordable schemes by providers and mixed use led schemes. We question if this can realistically be sustained? It would be interesting to see some consideration of the emerging Starter Home Initiative.	compromised. Please see EB011: Economic Viability Appraisal and EB012: Economic Viability Appraisal – Refresh 2013 for further evidence. The Council has also commissioned further viability work which is due to be completed by March 2016.
70	338	SD001 - Eden Local Plan 2014-32 Submission Draft (Policy LS2)	It is considered appropriate for the Council to utilise a 20% buffer on the housing land supply calculations. Historic completions provide sound justification for this method. We would question the positively prepared nature of the plan without this approach.	No Change - A 20% buffer has been applied to the Housing Land Supply. Please refer to EB015: Housing Land Supply Statement – Local Plan Review .
70	339	SD001 – Eden Local Plan 2014-32 Submission Draft (Policy DEV5)	The use of the Building for Life (BfL) standard is not appropriate. It would be perhaps better to suggest that ideally the principles could be reflected in the requisite Design & Access Statements with submissions. This should be included in the supporting text of a policy and not within the policy	No Change – Building for Life 12 (2015) is considered to be an appropriate mechanism for assessing major developments. The policy has been drafted to reflect the guidance on design found within the Planning Practice Guidance. The Building for Life assessments have been used to monitor the effectiveness of LD002: Core Strategy Policy CS18.

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
			itself.	
70	340	SD001 – Eden Local Plan 2014-32 Submission Draft (Policy ENV5)	It is no longer applicable for Local Authorities apply standards relating to the construction, including energy / emissions requirements via planning as opposed to the Building regulations route. In its present format the condition is contrary to the Housing Standards Review.	<p>No Change - The purpose of the policy is to encourage developers to consider the opportunities for enhancing the environmental sustainability of their schemes at the outset, so that environmental considerations can inform and help shape the design process rather than being an afterthought. The policy wording was reviewed as a result of the Housing Standards Review; please refer to SD020: Eden Local Plan Preferred Options Draft for the original draft policy wording.</p> <p>The policy also reflects the guidance found with Paragraph 13 of the Planning Practice Guidance.</p>
70	341	SD001 – Eden Local Plan 2014-32 Submission Draft (E1 - Carleton)	In relation to site specific policies, Persimmon Homes would like to reiterate the availability and deliverability and developability of the two sites known as E1 (for 561 units) and N3 (for 225units). Both sites are currently subject to separate planning applications.	No change – The Council welcomes Persimmon's confirmation of the availability, deliverability and developability of the site.
70	342	SD001 – Eden Local Plan 2014-32	In relation to site specific policies, Persimmon Homes would like to	No change – The Council welcomes Persimmon's confirmation of the availability, deliverability and

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
		Submission Draft (N3 – Raiselands)	reiterate the availability and deliverability and developability of the two sites known as E1 (for 561 units) and N3 (for 225units). Both sites are currently subject to separate planning applications.	developability of the site.
70	343	SD001 – Eden Local Plan 2014-32 Submission Draft	Persimmon Homes also supports the representation submitted by the HBF.	No Change – Persimmon Homes support the comment of the Home Builders Federation (see Response ID's 109-111)
59	344	SD001 – Eden Local Plan 2014-32 Submission Draft (AL16 – Land adj to Primary School)	PROW exist with or adjacent to the site.	No change – This is site specific information only
59	345	SD001 – Eden Local Plan 2014-32 Submission Draft (AL13 – Land at Clitheroe)	No PROW exist within or adjacent to the site	No change – This is site specific information only
59	346	SD001 – Eden Local Plan 2014-32 Submission Draft	No PROW exist within or adjacent to the site	No change – This is site specific information only

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
		(24 – Skellgillside Workshops)		
59	347	SD001 – Eden Local Plan 2014-32 Submission Draft (KS18 – Land adj Croglam Park)	No PROW exist within or adjacent to the site	No change – This is site specific information only
59	348	SD001 – Eden Local Plan 2014-32 Submission Draft (N1a – Reserve Site)	No PROW exist within or adjacent to the site	No change – This is site specific information only
59	349	SD001 – Eden Local Plan 2014-32 Submission Draft (P115 – Car Park off Brentfield Way)	No PROW exist within or adjacent to the site	No change – This is site specific information only
59	350	SD001 – Eden Local Plan 2014-32 Submission Draft (N2 – White Ox Farm)	No PROW exist within or adjacent to the site	No change – This is site specific information only

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
59	351	SD001 – Eden Local Plan 2014-32 Submission Draft (Site P71 – Brent Road Garages)	No PROW exist within or adjacent to the site	No change – This is site specific information only
59	352	SD001 – Eden Local Plan 2014-32 Submission Draft (Site 2a Gilwilly Industrial Estate Extension)	PROW exist within or adjacent to the site.	No change – This is site specific information only
65	353	SD001 – Eden Local Plan 2014-32 Submission Draft (Site P61 – Roper Street)	Allocation P61 (Garage at Roper Street) was discounted from the LAA on the basis that it is in Flood Zone 2. We would query why this is still included in the supply.	Accept Representation – The site will be removed from the allocations. Please refer to Main Modification MM13.
44	354	SD001 – Eden Local Plan 2014-32 Submission Draft (Appendix 5)	We also note the principles for masterplans (Appendix 5) relate to sites N1, N1a, N2, N3 and E1. All of which fall within SPZs. Notwithstanding our comments set out above, it is our view that within the Principles for Masterplans	Accept Representation – Appendix 5 will be updated.

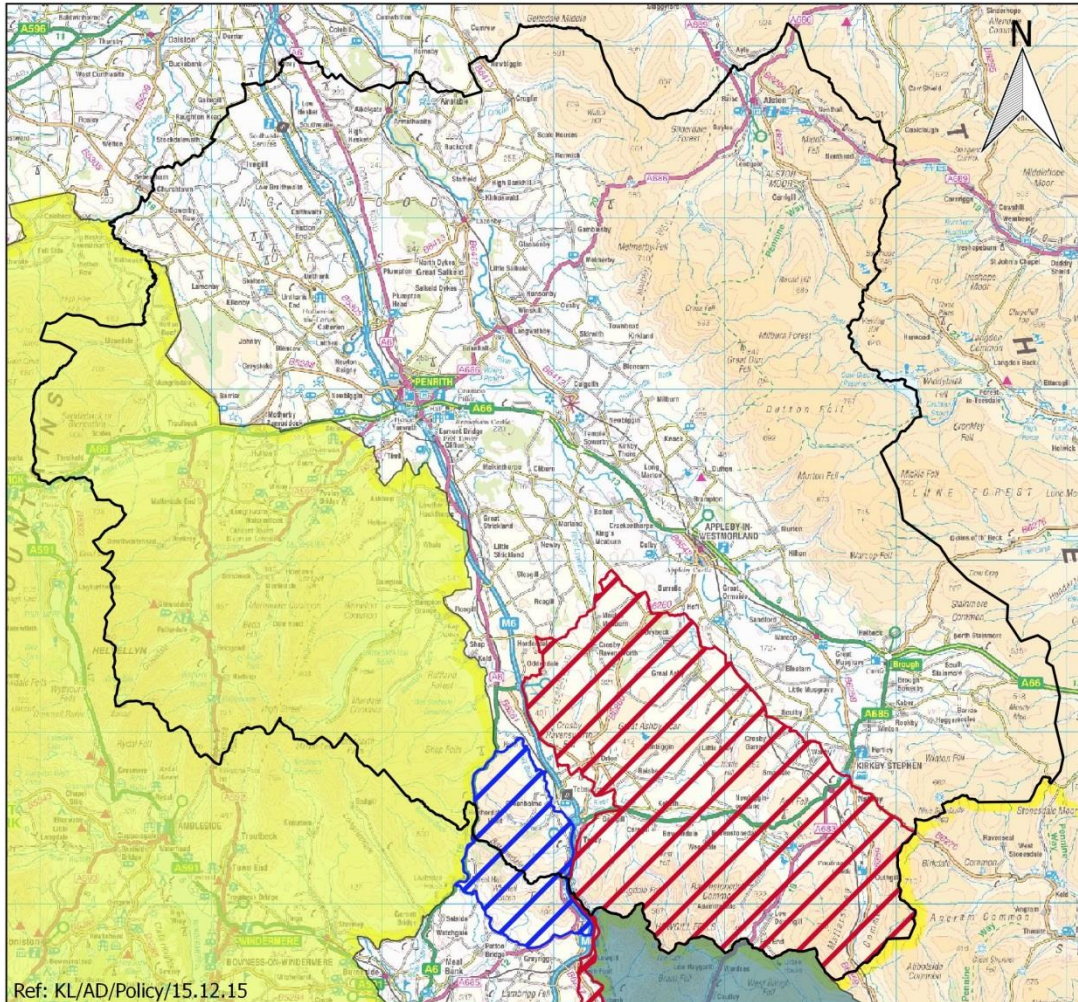
Respondent ID	Response ID	Document (Policy/Site)		EDC Response
			<p>heading 'Infrastructure and Affordable Housing' an additional bullet point should be included to read:</p> <ul style="list-style-type: none"> For sites falling within a Groundwater Source Protection Zone (SPZ), consideration must be given for how the site will dispose of foul and surface water. Evidence should be provided to demonstrate that any future development within a SPZ will appropriately mitigate the risk to water quality. In accordance with Position Statement G8 of Groundwater Protection Principles and Practice (GP3) August 2013, the use of the highest specification pipework and designs for schemes involving new sewerage systems will be required in SPZ1 to 	

Respondent ID	Response ID	Document (Policy/Site)		EDC Response
			minimise leakage and the potential for contamination of the public water supply.	

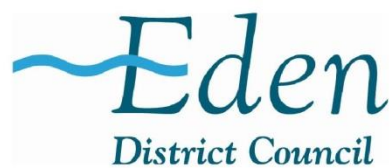
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Appendix 1 – Changes to National Park Boundaries (1 August 2016) affecting Eden District.

Lake District and Yorkshire Dales National Park boundary extensions



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Key

- Eden District boundary
- Yorkshire Dales National Park
- Lake District National Park
- Yorkshire Dales National Park extension area
- Lake District National Park extension area

Appendix 2 – Agreed Changes – Natural England

Section	Advice	Has the comment been addressed?
Vision	The word 'enhance' should be included	Yes
Vision	GI should be referred to in an objective or as a stand-alone objective	Not specifically – the SA picked up that there was a GI policy but there is no specific objective. However, the purpose of the objectives was to inform what policies will be needed (2.4.1 of PO document). Although ENV4 is not specifically mentioned a policy is in place. Objective 10 covers the purpose of GI. We could request a change to refer to GI in objective 10 and widen it to policies ENV1-4.
Sustainability Appraisal	SA findings should be refined/avoided/mitigated during the next version of the plan	Table 8 of the 2015 SA sets out where policies have been modified on the back of the SA conclusions.
HRA	Further work and justification is required on the following risks:	Our latest (September 2015) HRA is here . The earlier draft which prompted the NE response is here . We have adopted a site by site assessment (together with an assessment of in combination effects) rather than a catchment analysis – pages 23-57. It identifies sites E1-E4 as having potential impact on the River Eden SAC, along with employment site MPC at Skirsgill. Possible impacts are identified and mitigating and avoidance measures are identified on pages 59-61
	Recreation and disturbance where development is identified next to the river.	See paras 7.4 – 7.5 and list of policies on page 61 particularly PEN1 and ENV1 Site MPC is closest to the River Eden. Para 7.5 states that effects are impossible to quantify due to lack of data.
	Water quality impacts	Para 7.6 states that UU have raised no

Section	Advice	Has the comment been addressed?
		<p>issues and identifies Policy DEV2 as an avoidance and mitigation measure. Para 7.8 also covers policies that cover mitigation including ENV1 with 7.9 stating that mitigation policies have not been identified for for sites against every policy as the plan should be read as a whole.</p> <p>There is sufficient buffer to ensure that SUDS can be incorporated.</p> <p>An earlier HRA carried out by Amec Consultants for the employment sites also concluded that :</p> <p><i>These allocation sites (including MPC) are all near to the River Eden SAC, which may be affected by their development either during construction (although these effects can almost certainly be avoided or mitigated using normal best-practice) or, more importantly, through their long-term use, particularly with regard to alterations in run-off and the discharge of surface water. Existing riverside sites within Penrith have been developed with appropriate measures (including buffer zones and stand-offs) and buffer zones have been proposed for these sites to maintain a stand-off from the river and to provide sufficient room for appropriate SuDS or treatment. It is therefore considered that there is nothing fundamental about the scale that would inevitably result in significant or adverse effects if the sites were utilised, but it is important that appropriate caveats are included within the supporting policies to help mitigate or avoid potential impacts.</i></p>
HRA	Waste water. The HRA	We have met with United Utilities on several

Section	Advice	Has the comment been addressed?
	<p>should quantify the level of development within each waste water catchment and demonstrate that it will not have a harmful impact.</p>	<p>occasions, most recently on 11 September 2015, and they have confirmed that they can apply wastewater treatment to all planned development.</p> <p>Page 33 of the Infrastructure Delivery Plan covers wastewater. Paragraph 87 confirms that waste water improvements have been made at Penrith but recognises that overspill into watercourses could be an issue. It identifies policy DEV2 as a mitigating measure.</p> <p>NE ask that the quantum of development in each catchment is determined. In our view this information is not of use on its own but would be if it could be used to identify which works may not be currently capable of meeting planned growth. At the meeting UU confirmed that they do not provide specific capacity for wastewater treatment works (see para 89 of the IDP). UU does not release specific information on capacity of the network and assets. It used to provide 'traffic light' styled information but found this was sometimes being misinterpreted by Councils – e.g. 'reds' taken too literally and perhaps used as reasons for refusals or not allocating sites. If all other issues with a site are ok then UU would work to overcome problem – should not be treated as a 'showstopper'.</p> <p>We are therefore unable to identify the options available to ensure waste water is treated, other than take UU's reassurance that it will be dealt with, and put mitigating options and policies in place.</p> <p>We have also followed Carlisle's approach and are aware that their HRA did not identify the quantum of development per catchment and this has not been raised as an issue by NE at Regulation 20 stage.</p>

Section	Advice	Has the comment been addressed?
	Water resource availability	Para 7.6 states that UU have not raised any issues. We have no way of carrying out detailed modelling work on the effect of construction and residential consumption.
	Pollution	7.2-3 covers traffic and air quality with 7.8 mentioning policies ENV8 and ENV10 as mitigation measures.
	Sites E1-E4, Site MPC.	<p>Mentions that further investigation is needed to make sure allocations are sound.</p> <p>This was meant as further investigate beyond scoping stage and 7.8 now sets out a full set of mitigating policies, and as mentioned above buffers have been included so SUDS can be incorporated.</p> <p>Paragraphs 86 to 90 of the infrastructure delivery plan cover wastewater and cross references Policy DEV 2 on SUDS.</p>
Policy LS1	Neighbourhood Plans need to be screened.	Noted, this is carried out on the ones we've done so far.
Policy PEN2	Welcomes, but the Infrastructure Delivery Plan	Noted, IDP has now been prepared.
Policy ENV1	Welcome, but should include soils.	Reference now included.
Page 13. Para 2.1.5	There are 88 SSSIs	Noted and amended.
Page 117 Policy EC5/Policy ENV3	Reference to the North Pennines Area of Special Control should be included.	Not amended
Page 124 Point 5, Page 140 Policy ENV1	BAPs superseded. The North Pennines AONB should be named as a lead partner.	Reference removed in the policy but not in the implementation section. The North Pennines have not been included, there is no reason why not.
Page 136 Policy ENV10	This should include a reference to mitigating against impacts on	Not included as intended as a policy covering impact on human health and amenity. Other policies on protection of habitats, biodiversity, geodiversity (ENV1)

Section	Advice	Has the comment been addressed?
	biodiversity.	Landscape and Trees (ENV2) and Green Infrastructure (ENV4) cover protection of biodiversity.
Page 141 ENV1	This should read 95%	Amended
Page 158 Local Biodiversity Action Plan.	Reference to the Local BAP should be removed	Removed.