

**Eden Local Plan 2014-2032**  
**Schedule of Proposed Main**  
**Modifications**  
**June 2017**

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## Introduction

This schedule sets out changes proposed to be made to the Eden Local Plan 2014 – 2032.

The modifications below are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

The page numbers and paragraph numbering within the schedule refer to the submission draft of the Local Plan, and do not take account of the deletion or addition of text. The proposed modifications are set out within the schedule to follow the order of the Plan.

## Schedule of Main Modifications

Mod Ref	Policy	Page no.	Change	Reason for Change
MM01	1.2.1 & 1.2.2	9-10	<p>1.2.1 Eden District Council is responsible for the preparation of the Local Plan for the whole of the area for which it <del>is was</del> the <u>local</u> planning authority <u>at the time of the plan's submission</u>. This <del>includes means</del> the whole of Eden District apart from that areas which <del>is was</del> within the Lake District National Park (as shown on Map 1 – <del>the Lake District National Park is highlighted in yellow</del>). The Park Authority <del>is producing separate plans for the National Park.</del></p> <p>1.2.2 <del>Natural England is currently working towards designating extensions to the Lake District and Yorkshire Dales National Parks. This work follows agreement in 2005 by the former Countryside Agency on broad areas adjacent to the Lake District and Yorkshire Dales National Parks and the North Pennines Area of Outstanding Natural Beauty that meet the statutory criteria for designation. If the area is designated then the In August 2016 the Lake District and Yorkshire Dales National Parks were extended within and into parts of Eden District. Policies in this plan will continue to apply and be used by the Park Authorities for these areas until they are replaced by policies in new National Park Local Plans at some point in the future.</del></p>	To update the plan following the Government's October 2015 announcement that the Yorkshire Dales and Lake District National Park boundaries are due to be extended into Eden.
MM02	Objective 6 and 7	17	<p>6. To meet <del>local</del> housing needs and aspirations by seeking a concentration of development within or adjacent to the main towns of Penrith, Appleby, Kirkby Stephen and Alston and the key hubs, whilst giving recognition to the need for development in rural communities and services. (Policies LS1, LS2, PEN1 &amp; 2, AL1, AP1, KS1).</p> <p>7. To support the development and maintenance of a variety of decent, affordable housing which meets the needs of all <del>local</del> people (including the older population) and supports economic and community development. (Policies HS1-7).</p>	Following a suggestion from Barton Willmore on behalf of Story Homes who maintain all housing need will be need to be accommodated. (Response ID221)
MM03	Policy LS1	20-23	<p>New development will be distributed as set out below:  <b>Our Main Town - Penrith:</b> Penrith will benefit from sustained development appropriate to that of a larger town. There will be improved town centre facilities and public realm; development of strategic employment sites around the town; provision of large scale new housing</p>	To reflect the proposed modifications to the distribution strategy which have been considered and agreed, specifically the reduction in the number of Key Hubs, and the inclusion of additional villages into the

Mod Ref	Policy	Page no.	Change	Reason for Change
			<p>development to the east and north; and an improving strategic road network and public transport system.</p> <p><b>Market Towns - Alston, Appleby and Kirkby Stephen:</b> Market towns will be the focus for moderate development appropriate to the scale of the town, including new housing, the provision of new employment and improvements to accessibility.</p> <p><b>Key Hubs</b> – <del>Twenty-eight</del> <u>Thirteen</u> key hubs will be the focus for development to sustain local services appropriate to the scale of the village <u>and its hinterland</u>, including new housing, the provision of employment and improvements to accessibility. <u>Unless proposed in this plan, New housing developments which would increase the size of a village by more than 10% on a single site will not normally be supported,</u> and <del>p</del>Proposals will only be acceptable where they respect the historic character and form of the village.</p> <p><b>The Key Hubs are:</b> Armathwaite, <del>Bolton</del>, Brough and Church Brough, Clifton, Culgaith, <del>Great Asby, Great Salkeld, Greystoke, Hackthorpe, High and Low Hesketh, High Hesketh, Kirkby Thore, Kirkeswald,</del> Langwathby, Lazonby, <del>Long Marton, Low Hesketh, Morland, Nenthead, Newton Reigny, Orton, Plumpton, Shap, Skelton, Sockbridge and Tirril, Stainton, Tebay Temple Sowerby and Warcop.</del></p> <p><b>Smaller Villages and Hamlets:</b> Development of an appropriate scale, <u>which reflects the existing built form of adjoining and neighbouring development to the site and the service function of the settlement,</u> will be permitted <del>within these</del> villages and hamlets, to support the development of diverse and sustainable communities. Development in these locations will be permitted in the following circumstances:</p> <ul style="list-style-type: none"> <li>• Where it reuses previously-developed land <u>(PDL) defined in appendix 2.</u></li> <li>• Where it delivers new housing on greenfield sites to meet local demand only, <u>in accordance with the local connection criteria defined in appendix 6.</u></li> </ul> <p><b>The Smaller Villages and Hamlets are:</b> Aiketgate, Ainstable, Blencarn,</p>	Smaller Villages and Hamlets tier.

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			<p>Blencow, <u>Bolton</u>, Brackenber, Brampton, Brough Sowerby, Brougham, Burrells, Calthwaite, Catterlen, Cliburn, <u>Clifton</u>, Clifton Dykes, Colby, Crackenthorpe, Croglin, Crosby Garrett, Crosby Ravensworth, Dufton, Eamont Bridge, Edenhall, Ellonby, Gaisgill, Gamblesby, Garrigill, Glassonby, <u>Great Asby</u>, Great Musgrave, Great Ormside, <u>Great Salkeld</u>, Great Strickland, Greystoke Gill, <u>Hackthorpe</u>, Hartley, High Bank Hill, Hilton, Hunsonby, Hutton End, Ivegill, Johnby, Kaber, Keld, Kelleth, Kings Meaburn, <u>Kirkoswald</u>, Knock, Laithes, Lamonby, Leadgate, Little Asby, Little Musgrave, Little Salkeld, Little Strickland, Longdale, <u>Long Marton</u>, Low Braithwaite, Low Moor, Maulds Meaburn, Melkinthorpe, Melmerby, Milburn, Millhouse, <u>Morland</u>, Motherby, Murton, Nateby, Newbiggin (Ains), Newbiggin (Dacre), Newbiggin (Temple Sowerby), Newbiggin-on-Lune, Newby, <u>Newton Reigny</u>, North Dykes, Old Town (High Hesket), <u>Orton</u>, Ousby, Outhgill, Pallet Hill, Raisbeck, Ravenstonedale, Reagill, Renwick, Roundthorn, Roundthwaite, Ruckcroft, <u>Skelton</u>, <u>Sockbridge and Tirril</u>, South Dykes, Sandford, Skirwith, Sleagill, Soulby, Southwaite, <u>Temple Sowerby</u>, Unthank (Gamblesby), Waitby, <u>Warcop</u>, Winskill, Winton, Yanwath.</p> <p><del>Development of an appropriate scale will be permitted in these villages and hamlets, to support the development of diverse and sustainable communities. Development in these locations will be permitted in the following circumstances:</del></p> <ul style="list-style-type: none"> <li><del>• Where it reuses previously developed land</del></li> <li><del>• Where it delivers new housing on greenfield sites to meet local demand only.</del></li> </ul> <p>All development must be of a high quality design and will be restricted to infill sites, <u>which fill a modest gap between existing buildings within the settlement</u>; or rounding off, <u>which extends the edge of a settlement within a logical, defensible boundary existing development</u>. Villages have been identified on the basis that they contain a coherent <u>and close knit</u> group of ten or more dwellings, <u>which are well related and in close proximity to each other, or clustered around a central element or feature, as opposed to areas of scattered and poorly related development</u>.</p> <p><b>Rural Areas</b> – <u>Development will be Restricted to the re-use of traditional</u></p>	

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			<p>buildings or <u>the provision of affordable housing</u> as an exception to policy only. Some market housing may be acceptable <del>if it facilitates the provision of a significant amount of affordable housing in accordance with the criteria in Policy HS1.</del> To qualify as rural exceptions housing the site must be in a location considered suitable for the development of affordable housing.</p> <p>Evidence will need to be given as to why the scheme's benefits to the locality are such that it justifies an exception to policy.</p> <p>Where a neighbourhood plan or order has been brought forward to increase the amount of development above the levels envisaged under this policy this will take any precedence over policies in this plan.</p> <p>3.1.4 <u>Thirteen 'Key Hubs'</u> have been identified where we expect modest amounts of market led development to occur, to help meet local need and enable services to be protected and enhanced. Villages are identified as hubs if they contain more than one hundred properties and <del>at least three key services out of a primary school, post office, shop, village hall, pub, or a GP surgery and church.</del> It is accepted that the level of service provision, and size of villages could fluctuate over the plan period. <del>However the list of key hubs identified is fixed until any future review of the Local Plan.</del></p> <p>3.1.5 <del>Eighty eight</del> <u>One hundred and two</u> <b>'Villages and Hamlets'</b> <u>have been identified</u> where no sites will be allocated for development, but where small scale, sensitive development will be allowed to help meet local demand, providing it is limited to infill or 'rounding off' development only. <del>On p</del>Proposals of more than four units <del>schemes</del> will be expected to provide some affordable housing for local occupancy. Villages and hamlets have been identified on the basis that they are a coherent <u>and close knit</u> grouping of ten or more dwellings, <u>which are well related and in close proximity to each other, or clustered around a central element or feature, as opposed to areas of scattered and poorly related development.</u> Where new housing is located on greenfield land a local</p>	

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			<p>connection restriction will apply. <del>a</del> A local connection restriction will not apply to new housing located on previously developed land. The District Council recognises that there may be some villages and hamlets where local communities aspire to bring forward additional development or allocate sites to help support local services. The District Council will offer support in these circumstances to help them develop neighbourhood plans or orders to deliver these aspirations.</p>	
MM04	Policy LS2	24-27	<p>A minimum of <del>200</del> <u>242</u> homes per year (a total of <del>3,600</del> <u>4,356</u>) will be built in Eden <u>District</u> over the eighteen years between 2014/15 and 2031/32. New housing will be developed throughout the district to ensure a rate of housing completions in accordance with the following targets and proportions: [See appendix 1 of this document for the revised table].</p> <p><u>The targets will be continually monitored. Housing delivery will be reviewed after five years or earlier if a five year supply of housing land, with an appropriate 20% buffer, is not being achieved. In such circumstances the Local Plan's housing target will be adjusted through an amendment to the Local Plan.</u></p> <p><del>3.2.5 To boost significantly the supply of new housing above past levels and help rectify past and any future shortfalls this plan also includes two mechanisms to make sure new housing is developed within the time frame of the plan, and that the plan is 'frontloaded':</del></p> <ul style="list-style-type: none"> <li><del>• A reserve site or contingency site is included on the Proposals Map at Penrith (Site N1a, Salkeld Road). This site is identified and will be released if the land supply position (measured as the loss of the five year land supply) indicates it should be developed to meet need.</del></li> <li><del>• A 20% buffer of additional sites over the first five years of the plan is included to account for past under delivery.</del></li> </ul> <p><u>To promote the supply of new housing, this plan incorporates a mechanism to make sure that new housing is developed within the time frame of the plan.</u></p>	To reflect the revised assessment of the District's Objectively Assessed Housing Need and to adjust the housing target accordingly.



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			<p><u>Future growth sites are identified on the Policies Map. These sites represent additional suitable land for housing development that builds in flexibility in the supply of land if housing from other sources does not materialise. Where housing completions fall more than 20%* behind the expected rate of delivery, implied by the annual target provision set out in Policy LS2, the Council will consider the reasons for this and may, as a consequence, resolve to release the future growth sites for development if land shortage is considered to be a central consideration.</u></p> <p><u>*Where housing completions in the District's four towns collectively fall more than 20% behind the combined expected rate of delivery for the four towns, identified future growth sites within these towns may be released for development. Where housing completions for the District's 13 Key Hubs collectively fall more than 20% behind the combined expected rate of delivery for the Key Hubs, identified future growth sites within these Key Hubs may be released for development.</u></p>	
MM05	Policy PEN1	30-33	<p>The Town Plan for Penrith aims to deliver:</p> <p><b>New Homes</b> - Land <del>for</del> upon which a minimum of 2,178 <del>1,554</del> additional new homes could be built within the plan period will be provided in the town in the long term. The main locations for housing are at Carleton to the east, and Salkeld Road, White Ox Farm and Raiselands to the north. A 'reserve' site (N1a) is identified at north of the allocation at Salkeld Road. <u>Additional land has been identified as potential locations for future growth and may will be released if land supply is comes forward below expectations.</u> A site for Gypsy and Traveller use is also allocated as an extension to the existing site at Lakeland View, north of Penrith.</p> <p><b>New Jobs</b> - An additional 11.91 hectares of employment land is allocated as an extension to Gilwilly Business Park and a further 3.29 hectares at Skirsgill. A longer-term strategic growth opportunity is identified at Newton Rigg College. A site for mixed use development is allocated at Old London Road.</p> <p><b>New services and facilities</b> - At least one new primary school will be</p>	To reflect the revised allocation strategy for Penrith, which allocates additional land to meet the revised housing requirement.

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			<p>needed, and a site for a school is allocated to serve both the new and existing population of the town at Carleton.</p> <p><b>New Infrastructure</b> - Improvements will be made to improve access to the Gilwilly Industrial estate and to aid movement around the town.</p> <p><u>Details of identified infrastructure requirements can be found in the Council's Infrastructure Delivery Plan. Financial or other contributions will be sought from proposals which give rise to the need for new or improved infrastructure. The Infrastructure Delivery Plan identifies future infrastructure requirements and will be regularly updated.</u></p> <p><u>Where sites fall within a Groundwater Source Protection Zone (SPZ), consideration must be given as to 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 minimise leakage and the potential for contamination of the public water supply.</u></p> <p><u>3.5.3 Planning obligations for infrastructure needed to support development in Penrith will be required in line with what is set out in the Infrastructure Delivery Plan, which was prepared by the Council to support the delivery and implementation of the Eden Local Plan.</u></p> <p>Land for housing is allocated on the following sites: [See appendix 2 of this document for the revised table].</p>	
MM06	3.6.3	34	<p><i>Text to be added after paragraph 3.6.2 and become 3.6.3 (paragraph 3.6.3 is changed to 3.6.4, and 3.6.4 to 3.6.5):</i></p> <p><u>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</u></p>	To incorporate an agreed amendment with Natural England (Response ID128)

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			<p><u>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 avoid run off of surface water into the river.</u></p>	
MM07	Policy AL1	37-38	<p>The Town Plan for Alston aims to deliver:</p> <p><b>New Homes</b> - Land for <del>86</del> <u>131</u> additional new homes will be provided in the town <del>in the long term</del> <u>during the plan period</u>. The main locations for housing <del>will be</del> <u>are south of the Primary School, Land at Clitheroe and Jollybeard Lane.</u></p> <p><b>New Jobs</b> - An additional 1.31 hectares of employment land is allocated at the Skelgillside workshops (1.31 ha). <del>Land is also allocated for mixed-use redevelopment at High Mill. Appropriate mixed use development that complements the site's heritage will be supported at High Mill.</del></p> <p>Development will be expected to adhere to guidance set out in the Alston Character Appraisal and Management Plan Supplementary Planning Document.</p> <p>Land for housing is allocated on the following sites: [See appendix 3 of this document for the revised table].</p>	<p>To reflect the revised allocation strategy for Alston, which allocates additional land to meet the revised housing requirement. The overall proportion of development allocated to Alston has been reduced.</p>
MM08	Policy AP1	41-42	<p>The Town Plan for Appleby aims to deliver:</p> <p><b>New Homes</b> - Land for <del>155</del> <u>392</u> additional new homes will be provided in the town <del>in the long term</del> <u>during the plan period</u>. The main locations for housing are <del>South-east</del> <u>South-east</u> of Station Road, adjacent to the Coal Yard, <del>Station Yard Road</del> <u>and behind Cross Croft.</u></p> <p><b>New Jobs</b> - An additional 4.54 hectares of employment land is allocated at Cross Croft Industrial Estate (2.56 ha) <del>and the</del> <u>redevelopment/refurbishment of t</u><del>The Old Creamery site</del> <u>(1.98 ha)</u> <del>together with the remaining and</del> <u>redevelopment at Shire Hall is proposed.</u></p>	<p>To reflect the revised allocation strategy for Appleby, which allocates additional land to meet the revised housing requirement.</p>

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			Land for housing is allocated on the following sites: [See appendix 4 of this document for the revised table].	
MM09	Policy KS1	45-46	<p>The Town Plan for Kirkby Stephen aims to deliver:</p> <p><b>New Homes</b> – Land for <del>188</del> <u>305</u> new homes will be provided in the town <del>in the long term</del> <u>during the plan period</u>. The main locations for housing are <u>land to the west of Faraday Road, land adjacent to Manor Court, land at Whitehouse Farm and at Croglam Lane</u> land to the west of Nateby Road.</p> <p><b>New Jobs</b> – An additional <del>3.33</del> <u>4.07</u> hectares of employment land is allocated at Kirkby Stephen Business Park.</p> <p>Land for housing is allocated on the following sites: [See appendix 5 of this document for the revised table].</p>	To reflect the revised allocation strategy for Kirkby Stephen, which allocates additional land to meet the revised housing requirement.
MM10	Policy RUR1	47	<p><i>The following policy will be inserted at paragraph 3.20 and become RUR1. All subsequent policies and paragraphs in the Rural Areas chapter will be re-numbered accordingly e.g. Policy RUR1 will become RUR2.</i></p> <p><b>Policy RUR1 – <u>A Plan for the Key Hubs</u></b></p> <p><b><u>New Homes</u></b> – Land for 871 new homes will be provided in the Key Hubs <u>during the plan period</u>. The main locations for housing are <u>Armathwaite, Brough and Church Brough, Culgaith, Greystoke, High and Low Hesket, Kirkby Thore, Langwathby, Lazonby, Nenthead, Plumpton, Shap, Stainton, and Tebay.</u></p> <p><b><u>New Jobs</u></b> – An additional 2.92 hectares of employment land is allocated <u>in Brough and Church Brough, and Tebay.</u></p> <p><u>Land for housing is allocated on the following sites:</u> [See appendix 6 of this document for the allocated sites table].</p>	The policy has been added to reflect the revised strategy for the key hubs, which allocates land to meet the revised housing requirement.
MM11	Policy RUR2	48	The re-use of redundant traditional rural buildings and structures for housing, employment, tourism (including holiday accommodation), recreation and community uses will be supported in rural areas where <u>it meets each of the following criteria:</u>	The policy has been modified to allow for greater flexibility.

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			<ul style="list-style-type: none"> <li>• <u>The building is capable of conversion without the need for extension, significant alteration or full reconstruction.</u></li> <li>• <u>It can be demonstrated that the building is of sufficient architectural quality to make it worthy of retention.</u></li> <li>• <u>The proposal is of a high quality design, retaining the design, materials and external features that contribute positively to the character of the building and its surroundings.</u></li> <li>• <u>The building and its curtilage can be developed without <u>having</u> an adverse effect on the historic environment, the character of the local landscape or its setting.</u></li> <li>• <u>It can be demonstrated that there is no significant impact on local biodiversity, including protected habitats and species.</u></li> <li>• <u>The building can be serviced by existing utilities, <u>or where the provision of new utilities is necessary, such provision can be achieved without resulting in unacceptable adverse impacts on the landscape or rural character of the area.</u></u></li> <li>• <u>The building is adjacent to or in close proximity to an existing habitable dwelling and the public road network, <u>or where this is not the case and the conversion of such a building is justified, the building is capable of being converted without causing adverse harm to the landscape or rural character of the area.</u></u></li> <li>• <u>Access is in place or can be created without damaging the surrounding area's rural character.</u></li> <li>• <u>The proposal will not conflict with existing land uses.</u></li> </ul> <p>When granting <u>planning</u> permission for any development under this policy the Council will remove permitted development rights where appropriate, <del>which</del> This would normally apply to the building and its curtilage.</p>	
MM12	Policy DEV1	54	<p><del>A presumption in favour of sustainable development will apply. Applications for sustainable development will be approved without delay where they are in accordance with the development plan, unless material considerations indicate otherwise. Where there are no policies relevant to the application the Council will grant permission unless material considerations indicate otherwise, including whether adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed</del></p>	To provide a clear and concise policy which reflects the NPPF's presumption in favour of sustainable development.

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			<p><del>against the policies in the National Planning Policy Framework taken as a whole; or where specific policies in that Framework indicate that development should be restricted.</del></p> <p><del>In respecting the need for sustainable development, proposals should:</del></p> <ol style="list-style-type: none"> <li><del>1. Contribute to the creation of locally distinctive, aesthetically pleasing, sustainable, healthy, active, safe, inclusive and vibrant communities</del></li> <li><del>2. Be located to minimise the need to travel and encourage any journeys that remain necessary to be possible by a variety of sustainable transport modes</del></li> <li><del>3. Follow the sequential approach to land use, and where practical re-use previously developed buildings or land in preference to undeveloped land, or lead to the remediation of historically contaminated or unstable land</del></li> <li><del>4. Be designed to a high standard</del></li> <li><del>5. Conserve and enhance the district's historic, natural and cultural environment</del></li> <li><del>6. Address flood risk mitigation and explore all methods for mitigating surface water run-off</del></li> <li><del>7. Avoid the development of the best and most versatile agricultural land (Agricultural Land Classifications 1, 2 and 3a)</del></li> </ol> <p><u>When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves economic, social and environmental conditions in the area.</u></p> <p><u>Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.</u></p> <p><u>Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise –</u></p>	

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			<p><u>taking into account whether:</u></p> <ul style="list-style-type: none"> <li>• <u>Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or</u></li> <li>• <u>Specific policies in that Framework indicate that development should be restricted.</u></li> </ul>	
MM13	Policy DEV2	55	<p>New development must be in a location which <u>meet each of the following criteria</u> :</p> <ul style="list-style-type: none"> <li>• <u>Avoids risks to the water supply, or includes sufficient mitigation measures to ensure <u>that</u> there is no risk to water supply.</u></li> <li>• <u>Would not compromise the effectiveness of existing flood defences.</u></li> <li>• <u>Meets the sequential approach to development in flood risk areas. Inappropriate development will not be permitted in flood zones 2 and 3, critical drainage areas or areas which have a history of groundwater flooding, or where it would increase flood risk elsewhere unless there is an overriding need and <u>a clear absence of a suitable alternatives site</u>. If sites, as an exception, need to be developed in areas at risk of flooding, suitable flood protection measures will be required. Major development, <u>defined in appendix 2</u>, should be informed by a flood risk assessment.</u></li> </ul> <p>New development <del>above a certain scale</del> must incorporate Sustainable Drainage Systems (SuDS), <u>where practicable</u>, to manage surface water run-off. <u>All applications for major development, defined in appendix 2, will be subject to review by the Lead Local Flood Authority.</u></p> <p>Surface water should be discharged in the following order of priority:</p> <ol style="list-style-type: none"> <li>1. <u>To An adequate soakaway or some other form of infiltration system</u></li> <li>2. <u>By An attenuated discharge to <del>the</del> a watercourse</u></li> <li>3. <u>By An attenuated discharge to a public surface water sewer</u></li> </ol>	To provide greater clarity as to when and under what circumstances SUDs will be expected to be provided.

Mod Ref	Policy	Page no.	Change	Reason for Change
			<p>4. <u>By</u> <del>A</del>an attenuated discharge to a public combined sewer.</p> <p><u>Applicants will need to submit clear evidence demonstrating why there is no alternative option but to discharge surface water to the public sewerage system and that the additional discharge can be accommodated. The presumption will be against the discharge of surface water to the public sewerage network.</u></p>	
MM14	Policy DEV3	56	<p>New development will be <del>concentrated</del> <u>encouraged</u> into areas with existing public transport availability, or <u>in</u> areas where new development is <u>likely to</u> leads to the creation of available public transport. Developments <u>likely to generate severe adverse travel impacts</u> <del>significant amounts of travel by private car</del> will not be permitted where they are in isolated <u>or to difficult to</u> access <del>areas</del> <u>locations</u> unless an overwhelming environmental, social or economic need can be demonstrated.</p> <p>Development will <u>be refused</u> if it will result in a <u>severe</u> <del>only be permitted</del> if it is able to <del>demonstrate that it would have an acceptable</del> impact in terms of road safety and congestion. <u>Development should</u> <del>and will</del> provide safe and convenient access <u>to</u> <del>for</del> pedestrians, cyclists and disabled people.</p> <p>Proposals will be expected to adhere to guidance and standards issued by the Highways Authority on the <del>minimum</del> number of parking spaces <u>to be provided</u> (including for the disabled) and for bicycles) <del>parking</del>.</p> <p><u>Applications</u> <del>For</del> major developments (<u>defined in appendix 2</u>), <del>applications</del> will be expected to be accompanied by a Travel Plan and/or <u>a</u> Transport Assessment showing <u>all the following criteria</u>:</p> <ul style="list-style-type: none"> <li>• <u>How the site will be safely connected to public transport.</u></li> <li>• <u>How the site will meet the needs and safety concerns of pedestrians and cyclists.</u></li> <li>• <u>How the impact of any heavy goods vehicles accessing the site will be minimised, including during the construction phase.</u></li> <li>• <u>The impact of the development on the local highway network</u></li> <li>• <u>How the site will ensure the permeability and accessibility of the area.</u></li> </ul>	The policy has been amended to better reflect the NPPF and in response to suggestions from Cumbria County Council. (Response ID145)



Mod Ref	Policy	Page no.	Change	Reason for Change
			<ul style="list-style-type: none"> <li>• <u>How the site safely and conveniently links to main attractors (such as schools, retail and employment uses).</u></li> </ul> <p>Development will not be supported where <u>it meets any of the following criteria:</u></p> <ul style="list-style-type: none"> <li>• It would prevent the future opening of any road or rail schemes under consideration.</li> <li>• It would remove an existing right of way, unless there is no alternative suitable location and the benefits from the development would justify the loss, or where an acceptable diversion is provided and a legal diversion order obtained.</li> <li>• It leads to a material increase or significant change in the character of traffic using a rail crossing, unless it can be demonstrated that safety will not be compromised, in consultation with Network Rail.</li> <li>• <u>Evidence shows a material, unmitigated impact on the surrounding highway network.</u></li> </ul>	
MM15	Policy DEV4	57	<p>The scale and pace of new development will be dependent <u>upon sufficient capacity being available in the existing infrastructure networks to meet the demands of new development. Where this cannot be demonstrated, permission for new development will only be granted where additional capacity can be released through better management of existing infrastructure, or through the provision of new infrastructure, or in the case of transport infrastructure, where it can be demonstrated through the use of a Transport Statement or Transport Assessments that the residual cumulative impacts of the development will not be severe.</u></p> <p>Developer contributions may be sought to fund new infrastructure and a programme of delivery will be agreed before development can take place. <u>Contributions must be necessary to make the development acceptable in planning terms and ensure that the viability of the development is maintained.</u></p> <p><u>In some cases developer contributions will take the form of a financial contribution. In all cases they will be directly, fairly and reasonably related in scale and kind to the proposed development.</u></p>	To provide greater clarity as to the likely infrastructure provision that will be required.

Mod Ref	Policy	Page no.	Change	Reason for Change
			<p><u>Infrastructure requirements are set out in the Infrastructure Delivery Plan.</u></p> <p><u>The ability of a developer to pay contributions, based on an assessment of the economic viability of the development will be considered at the application stage. Negotiations between developers and the Council (advised where appropriate by Cumbria CC) will determine on a case by case basis whether a developer can feasibly pay contributions to infrastructure without undermining the schemes viability.</u></p> <p><u>The need for a Community Infrastructure Levy will be reviewed periodically by the Council</u></p>	
MM16	Policy DEV5	60	<p>The <del>District Council</del> will support high quality design, which reflects local distinctiveness. All development proposals will be expected to perform highly when assessed against best practice guidance and standards for design, sustainability, and place making.</p> <p><del>Proposals for major residential development will be assessed by the District Council using a traffic light system (red, amber and green) against the principles set out in twelve 'Building for Life' guidelines. It will be the responsibility of the developer to demonstrate how their proposals meet the principles.</del></p> <p>New development will be required to demonstrate that it <u>meets each of the following criteria:</u></p> <ul style="list-style-type: none"> <li><u>• Shows a clear understanding of the form and character of the district's built and natural environment, complementing and enhancing the existing area.</u></li> <li><u>• Protects and where possible enhances the district's distinctive rural landscape, natural environment and biodiversity.</u></li> <li><u>• Reflects the existing street scene through use of appropriate scale, mass, form, layout, high quality architectural design and use of materials.</u></li> <li><u>• Optimises the potential use of the site and avoids overlooking.</u></li> <li><u>• Protects the amenity of existing residents and business occupiers and provides an acceptable amenity for future occupiers.</u></li> </ul>	The policy has been amended to remove references to the Building for Life guidelines.

Mod Ref	Policy	Page no.	Change	Reason for Change
			<ul style="list-style-type: none"> <li>• <u>Uses quality materials which complement or enhance local surroundings.</u></li> <li>• <u>Protects features and characteristics of local importance.</u></li> <li>• <u>Provides adequate space for the storage, collection and recycling of waste.</u></li> <li>• <u>Can be easily accessed and used by all, regardless of age and disability.</u></li> <li>• <u>Incorporates appropriate crime prevention measures.</u></li> </ul> <p>Proposals will be expected to demonstrate that they adhere to the design principles set out in the Eden Design Guide.</p>	
MM17	Policy HS1	65	<p><del>The Council will seek provision of 30% of all new housing to be affordable homes on schemes of four units or more. 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. Permission will be linked to an agreement that any affordable housing delivered will remain affordable in perpetuity and occupancy will be restricted to those in the locality.</del></p> <p><del>Where it can be demonstrated that application of this policy will render any housing scheme unviable fewer affordable homes than required by this policy will be acceptable if a financial appraisal provides evidence justifying any lower level. Where the on-site contribution does not equate precisely to whole number of units, equivalent financial contributions will be sought.</del></p> <p><del>In locations outside the settlements named in Policy LS1 new housing will be restricted to affordable 'rural exception' homes only in an existing settlement comprising of a coherent group of three or more dwellings. Small numbers of market housing aimed at enabling the delivery of affordable homes to meet local need may be acceptable on an exceptional basis.</del></p> <p><del>Size, type and tenure of affordable housing will be negotiated on a site-by-site basis based upon the most up to date evidence of housing need.</del></p> <p><u>The Council will seek to secure the provision of 30% of all new housing as affordable homes on schemes with 11 or more units, or more than 1,000 square metres of floor space. Where the on-site contribution does</u></p>	This policy has been modified to reflect recent change to national policy guidance which has introduced new thresholds for the provision of on-site affordable housing.

Mod Ref	Policy	Page no.	Change	Reason for Change
			<p><u>not equate precisely to a whole number of units, the contribution will be rounded down to the nearest unit. Size, type and tenure of affordable housing will be negotiated on a site-by-site basis based upon the most up to date evidence of housing need.</u></p> <p><u>In Penrith no contributions will be required on sites of 10 units or less, and with no more than 1,000 square metres of floor space.</u></p> <p><u>In the designated rural area defined on the Policy Map, a commuted sum will be required from sites with 6 to 10 units. This will be secured by means of a planning obligation.</u></p> <p><u>Planning permission will be linked to an agreement that any affordable housing delivered will remain affordable in perpetuity and occupancy will be restricted to those in the locality as defined in Appendix 6 – Local Connection Criteria for Affordable Housing.</u></p> <p><u>Where it can be demonstrated that application of this policy will render any housing scheme unviable, fewer affordable homes than required by this policy will be acceptable if a financial appraisal provides evidence to justify any reduced provision. This may include potentially higher costs associated with the development of previously developed land.</u></p> <p><u>In Rural Areas outside of the settlements named in Policy LS1, new housing will be restricted to affordable housing, in an existing settlement comprised of a coherent group of three or more dwellings. In addition, small numbers of market housing aimed at enabling the delivery of affordable homes to meet local need may be acceptable in the Smaller Villages and Hamlets named in Policy LS1.</u></p>	
MM18	Policy HS2	67	<p><b><u>Policy HS2 – Housing to Meet Local Demand in the Small Villages and Hamlets</u></b></p> <p><u>Within the Small Villages and Hamlets listed in Policy LS1, permission will be given for small scale housing of an appropriate scale, which reflects the existing built form of adjoining and neighbouring development to the site and the service function of the settlement, (including sub-division of existing housing) in any of the following circumstances:</u></p>	To provide greater clarity as to the intentions of the policy, in particular when the imposition of a local occupancy condition will apply.

Mod Ref	Policy	Page no.	Change	Reason for Change
			<ul style="list-style-type: none"> <li>Where development is restricted to infilling and rounding off of the current village settlement pattern, <u>in accordance with Policy LS1.</u></li> <li>The building does not contain more than 150m<sup>2</sup> internal floorspace (gross).</li> <li><u>In the case of Greenfield sites, where a condition or legal agreement restricting occupancy to only those meeting local connection criteria, defined in appendix 6, is will be applied.</u></li> </ul> <p><u>No local occupancy restrictions will not be applied where suitable housing comes forward on previously developed land. This is in recognition of the higher costs of involved in developing such sites and the opportunities they may bring to help improve the character and appearance of villages and to support local services.</u></p>	
MM19	Policy HS4	69	<p>The mix of dwelling types and sizes provided in new residential schemes will be expected to address the nature of local needs as evidenced through <u>each of the following criteria:</u></p> <ul style="list-style-type: none"> <li>Any up to date local housing needs surveys and local housing market assessments,</li> <li>Any other local housing needs information (e. g. relating to elderly people or special needs),</li> <li>The location and characteristics of the site,</li> <li>The type and mix of housing in the locality, including housing age, condition and occupancy,</li> <li>Current housing market conditions <u>and viability.</u></li> </ul>	To respond to a representation by the Home Builders Federation (Response ID109)
MM20	Policy EC1	74	<p>In order to meet the employment land needs of the district up to 2032, the Council, its partners and service providers will ensure that provision will be made for <del>24.38</del> <u>28.04</u> hectares of land for employment development (B1, B2 and B8 uses), in line with the locational policy set out in LS1.</p>	To reflect the revised strategy, this has been altered in response to the increased housing requirement.
MM21	Policy ENV3	88	<p><u>Development within or affecting</u> the North Pennines Area of Outstanding Natural Beauty (AONB) <del>development proposals</del> will only be permitted where <u>each of the following criteria apply:</u></p> <ul style="list-style-type: none"> <li><u>Individually or cumulatively it will not have a significant or adverse</u></li> </ul>	Following a request by the North Pennines Area of Outstanding Natural Beauty Partnership to refer to development affecting the AONB and within it. (Response ID212)

Mod Ref	Policy	Page no.	Change	Reason for Change
			<p><del>impact upon the special qualities or statutory purpose of the AONB. They can demonstrate that they will conserve and enhance the natural beauty of the designated area</del></p> <ul style="list-style-type: none"> <li><del>• It They does not lessen or cause harm to the distinctive character of the area, <u>the historic environment, heritage assets and their setting.</u></del></li> <li><del>• It They 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.</del></li> </ul> <p>Major developments, defined in appendix 2, will <del>not be permitted</del> <u>only be permitted in exceptional circumstances, where they are in the long term public interest and where there has been a full consideration of each of the following criteria: except where it can be demonstrated:</u></p> <ul style="list-style-type: none"> <li><del>• Other locations outside the AONB are not suitable. 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.</del></li> <li><del>• They are in the long term public interest. The cost of and scope for developing elsewhere outside of the designated area or meeting the need for it in some other way.</del></li> <li><del>• They contribute to the wider economy. Any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.</del></li> </ul> <p>1. <del>They go as far as possible in minimising any change to the local landscape</del></p>	<p>To alter references to the North Pennines AONB documents to include the Planning Guidelines, at their suggestion. (Response ID212)</p> <p>Following a suggestion by the North Pennines AONB Partnership to change the wording on policy on major development to be more in line with the NPPF. (Response ID212)</p> <p>To incorporate a suggestion from Historic England for plan to include a reference to the historic environment, heritage assets and their setting (Response ID 319)</p>
MM22	Policy ENV6	92	<p>Renewable and low carbon energy schemes will be supported where <u>they meet each of the following criteria:</u></p> <ul style="list-style-type: none"> <li><del>• Proposals can be incorporated into the local landscape without significant adverse impact;. Particular attention will be paid to the landscape impact of proposed developments which are located close to or within the North Pennines AONB and the National Parks.;</del></li> <li><del>• Proposals respect the form of the built environment, including</del></li> </ul>	<p>To respond to a suggestion from Durham County Council. (Response ID301), and also to reflect extensions to the Yorkshire Dales National Park, and responses from the North Pennines AONB Partnership (Responses numbers 213, 215, 216)</p> <p>To respond to a representation from National</p>

Mod Ref	Policy	Page no.	Change	Reason for Change
			<p>settlement character and heritage assets, with particular attention paid not only to the potential impact on the heritage asset itself, but also to its wider setting;</p> <ul style="list-style-type: none"> <li>• The development proposed will not have an unacceptable impact on the amenity of local residents and can demonstrate that there is sufficient mitigation measures to minimise the impact of noise, smell or other nuisance or pollutants likely to affect nearby occupiers and neighbouring land uses;</li> <li>• It can be demonstrated that the natural environment, including designated sites will not be adversely affected (and where possible enhanced);</li> <li>• The local road network can satisfactorily accommodate the development proposed;</li> <li>• The proposed scheme will provide benefits to the community through their involvement with the proposal;</li> <li>• Where necessary, an assessment of the cumulative impacts of renewable energy developments has been undertaken, and there is found to be no significant adverse impact;</li> </ul> <p><del>8. For proposals involving wind energy developments, the development is located in a 'suitable area' (identified on the Policies Map) and following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing;</del></p> <ul style="list-style-type: none"> <li>• The proposed scheme will not have an unacceptable effect on civil or military aviation and/or other defence related installations;</li> <li>• The proposed scheme will not have an unacceptable effect on existing telecommunications infrastructure;</li> <li>• Suitable measures have been included for the removal of redundant structures or equipment and for the restoration of the site, should the site become non-operational.</li> <li>• <u>In addition to the criteria above, proposals involving wind energy development, are required to be located in a 'suitable area' (identified on the Policies Map) and following consultation, it must also be demonstrated that the planning impacts identified by</u></li> </ul>	Trust (Response ID206)

Mod Ref	Policy	Page no.	Change	Reason for Change
			<p><u>affected local communities have been fully addressed and therefore the proposal has their backing.</u></p> <p>Where mitigation is required to make any identified impacts acceptable these will, where necessary, be secured through conditions or planning obligations.</p>	
MM23	Policy ENV10	98	<p><del>Development proposals will be expected to avoid harm to the historic environment wherever possible, and should aim to positively enhance Eden's historic environment.</del></p> <p><del>In determining planning applications for development proposals that may affect the historic environment key considerations will be the significance of the heritage asset, the degree of harm that will be caused, and the degree of public benefit that will result from the development. Great weight will be attached to the conservation of heritage assets.</del></p> <p><del>Development proposals that would result in substantial harm to or total loss of significance of a designated heritage asset or its setting will only be permitted where it can be clearly demonstrated that substantial public benefits would outweigh the harm, and that the harm is necessary to achieve those benefits.</del></p> <p><del>Any proposals that cause substantial harm to or loss of a grade I or II* Listed Building, a Scheduled Monument, or a grade I or II* Registered Park and Garden, will only be permitted in wholly exceptional circumstances. Proposals that cause substantial harm to a grade II Listed Building, a grade II Registered Park and Garden and a Conservation Area will only be permitted in exceptional circumstances.</del></p> <p><del>Where a development proposal will lead to less than substantial harm to a designated heritage asset, the harm will be weighed against the public benefit of the proposal in determining the application.</del></p> <p><del>Development proposals in Conservation Areas will be expected to preserve and enhance their special architectural and historic interest.</del></p> <p><del>Any proposals that affect a non-designated heritage asset will be judged on the significance of the heritage asset and the scale of the harm.</del></p>	<p>The policy has been modified to reflect the changes to the policy wording agreed between the Council and Historic England. The revised wording is intended to ensure that the policy is considered to be sound.</p>



Mod Ref	Policy	Page no.	Change	Reason for Change
			<p><u>The Council will attach great weight to the conservation and enhancement of the historic environment, heritage assets and their setting, which help to make Eden a distinctive place.</u></p> <p><u>The Council will require all proposals for development to conserve and where appropriate, enhance the significance of Eden’s heritage assets and their setting. The Council will support proposals that would better reveal the significance of the asset, in particular those heritage assets identified as being most at risk. Opportunities for promotion, interpretation and increasing understanding should also be explored.</u></p> <p><u>Development proposals that would result in harm to or total loss of significance of a designated heritage asset or its setting will only be permitted where it can be clearly demonstrated that the public benefits of the proposal would outweigh the harm, and that the harm is necessary to achieve those benefits.</u></p> <p><u>The Council will require proposals to protect and where appropriate, enhance the significance and setting of Eden’s non-designated heritage assets, including buildings, archaeological sites, parks, landscapes and gardens. Where the harm is outweighed by the public benefits of the proposals, the Council will require an appropriate level of survey and recording, the results of which should be deposited with the Historic Environment Record.</u></p> <p><u>Where a development proposal affecting an archaeological site is acceptable in principle, the Council will ensure preservation of the remains in situ as a preferred solution. Where in situ preservation is not justified, the development will be required to make adequate provision for excavation and recording before or during development.</u></p> <p><u>All development proposals affecting the historic environment, heritage assets and their settings (including where there is the potential of unknown archaeological assets) will need to be accompanied by an assessment of the significance of the asset and its setting and how it will</u></p>	

Mod Ref	Policy	Page no.	Change	Reason for Change
			<p><u>be affected by the proposed development.</u></p> <p><u>The level of information required will be proportionate to the significance of the asset and to the scale of impact of the proposal. For archaeological assets, this may where necessary include archaeological desk based assessment and field evaluation.</u></p> <p>1.33.1 One of the features that makes Eden so unique is the quality of its historic environment. The district has twenty-four conservation areas, 1,600 listed buildings, over 200 scheduled ancient monuments and 5 registered parks and gardens. The full list of designated assets can be found on Historic England's website. Eden's historic environment is not only enriched by its designated heritage assets but also the wealth of other assets such as locally important buildings, earthworks and below ground archaeology and the landscape in which it sits. Together all these assets form an irreplaceable resource for understanding the past.</p> <p><u>Key elements include:</u></p> <ul style="list-style-type: none"> <li>• <u>Castles, houses and their parks and gardens including Appleby, Brough, Brougham, Dacre, Dalemain, Kirkoswald, Lowther and Penrith.</u></li> <li>• <u>Roman sites such as Voreda, and associated archaeology.</u></li> <li>• <u>Prehistoric heritage including Long Meg and her Daughters, the henges of Mayburgh and King Arthur's Round Table, and also the numerous megalithic sites, burial cairns and rock arts.</u></li> <li>• <u>Conservation areas across the district in particular Penrith and the Settle to Carlisle Railway.</u></li> <li>• <u>Remains of historic industrial activity such as sites on Alston Moor including Nenthead and Whitesyke.</u></li> <li>• <u>Historic market towns and settlements such as Penrith, Alston, Appleby and Kirkby Stephen.</u></li> <li>• <u>Upland farming landscapes and their buildings.</u></li> </ul>	

Mod Ref	Policy	Page no.	Change	Reason for Change
MM24	Policy COM2	103	<p>Development proposals that result in the loss of open space, sport, leisure, allotments, <del>and recreational</del> <u>and cultural facilities</u> will not be permitted. The exception to this is <u>will be</u> where <del>the loss is unavoidable or</del> the benefits of the development outweigh the loss.</p> <p>Proposals must satisfy <u>each of</u> the following criteria:</p> <ul style="list-style-type: none"> <li>• There is a strong social or economic justification for the development.</li> <li>• There is no longer a need for the facility in the area, or if a need remains, alternative provision will be provided nearby.</li> </ul> <p>Any replacement facility must provide an equivalent or greater net benefit to the community, in terms of quality, availability and accessibility of open space or recreational opportunities.</p> <p>Where development of a small area of the site would enable investment to improve the rest of the site this may be taken into account as a circumstance under which benefits may outweigh the loss of a site or facility.</p>	<p>Reference to cultural facilities has been added in the first sentence to respond to a representation from the Theatres Trust (Response ID35)</p> <p>To respond to suggestions made by the Inspector.</p>

## Appendix

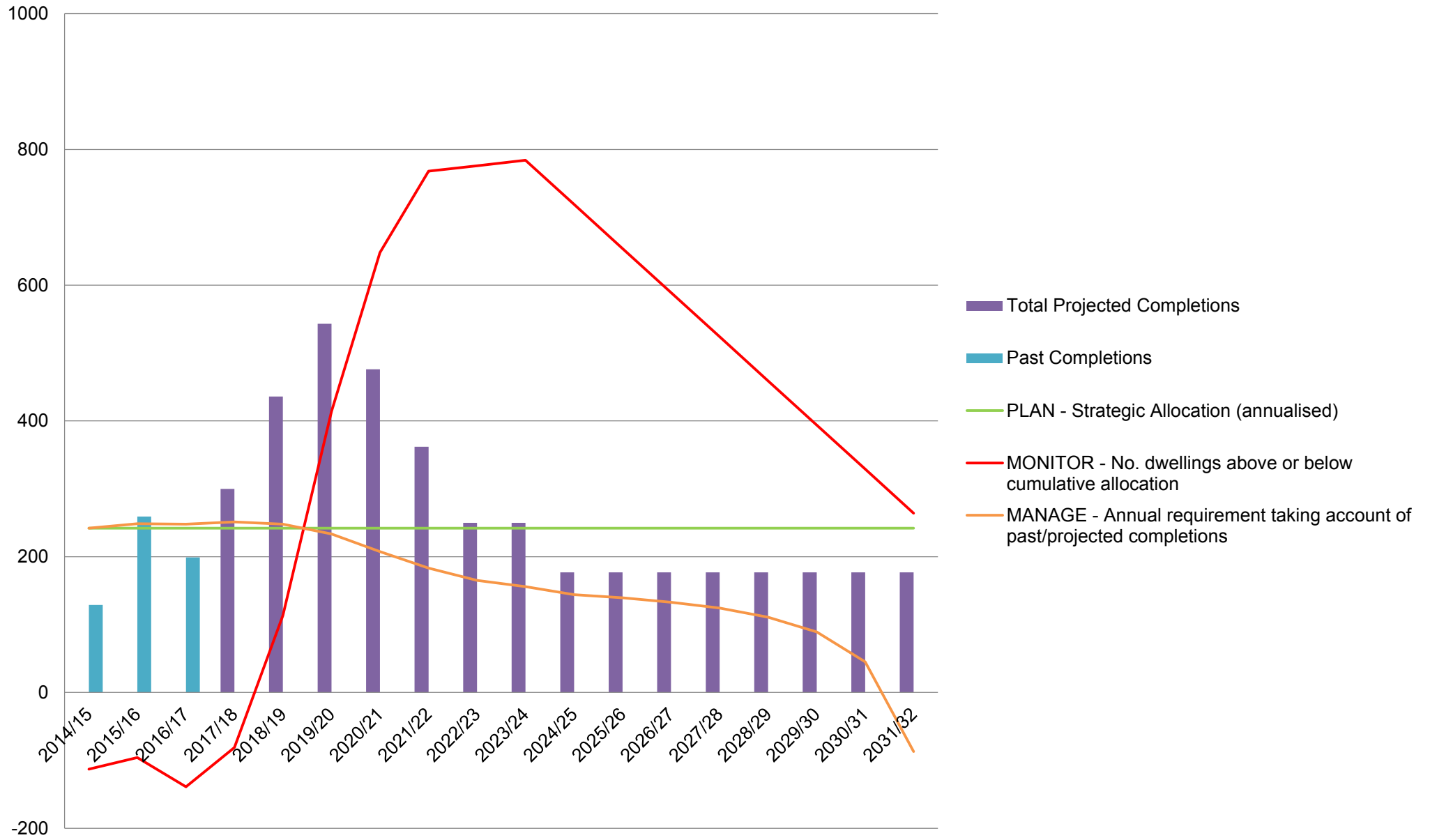
### Appendix 1 – Housing Targets and Distribution

	<b>Target (242)</b>	<b>Distribution</b>	<b>Site Allocations?</b>	<b>Completed</b>	<b>Already under construction or permitted</b>	<b>Windfall</b>	<b>Left to Allocate Residual Requirement (242)</b>	<b>Annual Requirement (242)</b>
Target	<del>3600</del> <u>4356</u>	100%						
<b>Towns</b>								
Penrith	<del>4800</del> <u>2178</u>	50%	Yes	<del>43</del> <u>227</u>	<del>254</del> <u>848</u>	<u>N/A</u>	<del>4503</del> <u>1103</u>	<del>83</del> <u>74</u>
Alston	<del>144</del> <u>131</u>	<del>4%</del> <u>3%</u>	Yes	<del>4</del> <u>6</u>	56	<u>N/A</u>	<del>87</del> <u>69</u>	5
Appleby	<del>324</del> <u>392</u>	9%	Yes	<del>7</del> <u>90</u>	<del>167</del> <u>92</u>	<u>N/A</u>	<del>150</del> <u>210</u>	<del>8</del> <u>14</u>
Kirkby Stephen	<del>252</del> <u>305</u>	7%	Yes	<del>16</del> <u>23</u>	<del>38</del> <u>32</u>	<u>N/A</u>	<del>198</del> <u>250</u>	<del>11</del> <u>17</u>
<b>Total Towns</b>	<del>2520</del> <u>3006</u>	<del>70%</del> <u>69%</u>		<del>67</del> <u>346</u>	<del>515</del> <u>1028</u>	<u>N/A</u>	<del>1938</del> <u>1632</u>	<del>408</del> <u>109</u>
<b>Rural Areas</b>								
Key Hubs	<del>720</del> <u>871</u>	20%	<u>Yes</u>	<del>34</del> <u>119</u>	<del>215</del> <u>249</u>	<u>261</u>	<del>472</del> <u>242</u>	<del>26</del> <u>16</u>
Villages and Hamlets	<del>360</del> <u>479</u>	<del>40%</del> <u>11%</u>	<u>No</u>	<del>21</del> <u>100</u>	<del>267</del> <u>437</u>	<u>N/A</u>	<del>72</del> <u>-57</u>	-4
<b>Total Rural</b>	<del>4080</del> <u>1350</u>	<del>30%</del> <u>31%</u>		<del>55</del> <u>219</u>	<del>482</del> <u>685</u>	<u>N/A</u>	<del>544</del> <u>185</u>	<del>30</del> <u>12</u>
<b>Total</b>	<del>3600</del> <u>4356</u>	<b>100%</b>		<del>122</del> <u>565</u>	<del>997</del> <u>1713</u>	<u>N/A</u>	<del>2484</del> <u>1817</u>	<del>138</del> <u>121</u>

Position at April 2015 2017. Small site permissions discounted to 75% to allow for non-implementation.

These proportions should not be seen as annualised caps to provide flexibility in spatial planning.

# Eden District Council - Housing Trajectory



## Appendix 2 – Allocations in Penrith

Land for housing is allocated on the following sites:

Ref	Address	Area (ha)	Phasing			Total
			2014-2019	2019-2024	2024-2032	
E1	Carleton	23.89		<del>200</del> <u>205</u>	<del>299</del> <u>300</u>	<del>499</del> <u>505</u>
E3	Carleton – land at Longacres.	11.62		120	<del>180</del> <u>141</u>	<del>300</del> <u>261</u>
E4	Land at Carleton Hall Farm	3.8		<del>54</del> <u>32</u>	54	<del>108</del> <u>86</u>
N1	Salkeld Road / Fairhill Greenfield	4.40	50	<del>50</del> <u>48</u>		<del>100</del> <u>98</u>
<u>N1a</u>	<u>Salkeld Road / Fairhill</u>	<u>10.5</u>		<u>125</u>	<u>125</u>	<u>250</u>
N2	White Ox Farm	<del>8.38</del> <u>3.95</u>		<del>49</del> <u>54</u>	106	<del>155</del> <u>54</u>
N3	Raiselands	11.06	70	160	<u>75</u>	<del>230</del> <u>305</u>
TC1	Old London Road	0.5		<del>27</del> <u>26</u>		<del>27</del> <u>26</u>
P2	Gilwilly Road	0.33			<del>17</del> <u>14</u>	<del>17</del> <u>14</u>
P8	Myers Lane, Norfolk Road	0.63			<del>32</del> <u>20</u>	<del>32</del> <u>20</u>
<u>P54</u>	<u>Bellevue Farm, Salkeld Road</u>	<u>2.8</u>			<u>63</u>	<u>63</u>
<del>P61</del>	<del>Garage at Roper Street</del>	<del>0.37</del>		<del>37</del>		<del>19</del>
P71	Brent Road Garages	0.21	7			7
P93	Barn and Yard, Brunswick Road	0.1		<del>5</del> <u>4</u>		<del>5</del> <u>4</u>
P94	QEGS Annexe, Ullswater Road	0.58			<del>29</del> <u>18</u>	<del>29</del> <u>18</u>

P115	Car park off Brentfield Way	0.14	<u>7</u>	40		<del>40</del> <u>7</u>
	<b>Total</b>		<b>125</b> <u><b>134</b></u>	<b>742</b> <u><b>774</b></u>	<b>717</b> <u><b>810</b></u>	<b>1554</b> <u><b>1718</b></u>

Land for employment use (Use Classes B1-B8) is allocated on the following sites:

Ref	Address	Developable Area (ha)
2A	Gilwilly Industrial Estate extension	11.91
MPC	Skirsgill	3.29
	<b>Total</b>	<b>15.2</b>

### Appendix 3 – Allocations in Alston

Land for housing is allocated on the following sites:

Ref	Address	Area	Phasing			Total
			2014-2019	2019-2024	2024-2032	
AL1	Jollybeard Lane	1.32			40	40
<u>AL8</u>	<u>Tyne Café and Garage Building</u>	<u>0.35</u>		<u>18</u>		<u>18</u>
AL11	Land South of Primary School	1.01			10	10
AL12	High Mill (Mixed Use)	0.12	6			6
AL13	Land at Clitheroe	<del>0.65</del> <u>2.6</u>		20	<u>35</u>	<del>20</del> <u>55</u>
AL16	Land adj. to Primary School	0.7			10	10
	<b>Total</b>		<b><u>6</u></b>	<b>38</b>	<b><u>60</u></b>	<b><u>86</u></b>

Land for employment use (Use Classes B1-B8) is allocated on the following sites:

Ref	Address	Developable Area (ha)
24	Skelgillside Workshops	1.31
26	High Mill (Mixed Use)	n/a
	<b>Total</b>	<b>1.31</b>



## Appendix 4 – Allocations in Appleby

Land for housing is allocated on the following sites:

Ref	Address	Area (ha)	Phasing			Total
			2014-2019	2019-2024	2024-2032	
AP10	Land to the South of Station Road	4.02		<del>30</del> <u>15</u>	<del>35</del> <u>30</u>	<del>65</del> <u>45</u>
AP11	Fields adjacent to the Coal Yard, Station Yard	3.44		<del>40</del> <u>15</u>	<del>50</del> <u>24</u>	<del>90</del> <u>39</u>
<u>AP16</u>	<u>Land behind Cross Croft</u>	<u>5.06</u>			<u>115</u>	<u>115</u>
<u>AP24</u>	<u>Land at Westmorland Road</u>	<u>0.49</u>			<u>15</u>	<u>15</u>
	<b>Total</b>			<b><del>70</del><u>30</u></b>	<b><del>85</del><u>184</u></b>	<b><del>155</del><u>214</u></b>

Land for employment use (Use Classes B1-B8) is allocated on the following sites:

Ref	Address	Developable Area (ha)
19	Cross Croft Industrial Estate	2.56
21	The Old Creamery	1.98
23	Shire Hall	n/a
	<b>Total</b>	4.54

## Appendix 5 – Allocations in Kirkby Stephen

Land for housing is allocated on the following sites:

Ref	Address	Area	Phasing			Total
			2014-2019	2019-2024	2024-2032	
<u>KS3b</u>	<u>South Road/Whitehouse Farm</u>	<u>1.2</u>		<u>38</u>		<u>38</u>
KS13	Land to west of Faraday Road	<del>4.09</del> <u>5.39</u>		<del>40</del> <u>60</u>	<del>30</del> <u>68</u>	<del>70</del> <u>128</u>
KS15	Land adjacent Croglam Lane	2.55		30	30	60
KS17	Land behind Park Terrace	0.75		<del>23</del> <u>24</u>		<del>23</del> <u>24</u>
KS18	Land adj. to Croglam Park	1.18		<del>35</del> <u>13</u>		<del>35</del> <u>13</u>
<u>KS24</u>	<u>Land adj to Manor Court</u>	<u>1.2</u>			<u>38</u>	<u>38</u>
<u>KS26</u>	<u>Land at Christian Head Care Home</u>	<u>0.2</u>			<u>9</u>	<u>9</u>
	<b>Total</b>		<b>0</b>	<b><u>128</u> <u>135</u></b>	<b><u>60</u> <u>115</u></b>	<b><u>188</u> <u>250</u></b>

Land for employment use (Use Classes B1-B8) is allocated on the following sites:

Ref	Address	Developable Area (ha)
33	Kirkby Stephen Business Park	3.33
<u>KS5</u>	<u>Land adjacent to Mountain Rescue</u>	<u>0.74</u>
	<b>Total</b>	4.07

## Appendix 6 – Allocations in the key hubs

Land for housing is allocated on the following sites:

<u>Key hub</u>	<u>Ref</u>	<u>Address</u>	<u>Area (ha)</u>	<u>Total</u>
<u>Armathwaite</u>	<u>LAR3a</u>	<u>Land to north east of Armathwaite</u>	<u>0.73</u>	<u>15</u>
<u>Brough and Church Brough</u>	<u>LBR1</u>	<u>Rowan House</u>	<u>0.41</u>	<u>10</u>
<u>Culgaith</u>	<u>LCU3</u>	<u>Land at Lime Tree Farm</u>	<u>0.76</u>	<u>18</u>
<u>Greystoke</u>	<u>LGR5</u>	<u>Land east of Howard Park</u>	<u>1.4</u>	<u>28</u>
<u>High and Low Hesket</u>	<u>LHH2</u>	<u>Land adjacent to Elm Close</u>	<u>1.06</u>	<u>15</u>
<u>Kirkby Thore</u>	<u>LKT1</u>	<u>Land opposite the Primary School</u>	<u>1.0</u>	<u>24</u>
	<u>LKT3</u>	<u>Townhead</u>	<u>0.6</u>	<u>14</u>
<u>Nenthead</u>	<u>LNE3</u>	<u>Wright Brothers Garage</u>	<u>0.56</u>	<u>13</u>
<u>Plumpton</u>	<u>LPL2</u>	<u>Land adjacent to Byrnes Close</u>	<u>1.26</u>	<u>28</u>
<u>Shap</u>	<u>LSH1</u>	<u>West Lane</u>	<u>0.27</u>	<u>8</u>
	<u>LSH5</u>	<u>Land behind Woodville Terrace</u>	<u>0.6</u>	<u>14</u>
	<u>LSH13</u>	<u>Land behind Carl Lofts</u>	<u>0.66</u>	<u>15</u>
	<u>LSH14</u>	<u>Land adjacent to the Library</u>	<u>0.17</u>	<u>5</u>
	<u>LSH16</u>	<u>Former Food Factory</u>	<u>0.63</u>	<u>15</u>
<u>Stainton</u>	<u>LST9</u>	<u>Land to the west of Lakeland Free Range Egg Company</u>	<u>1.57</u>	<u>20</u>

<u>Tebay</u>	<u>LTE5a</u>	<u>Land adjacent to the Cross Keys Inn</u>	<u>0.45</u>	<u>12</u>
	<u>LTE6</u>	<u>Land adjacent to Church Rise</u>	<u>0.4</u>	<u>9</u>
		<b><u>Total</u></b>		<b><u>263</u></b>

Land for employment use (Use Classes B1-B8) is allocated on the following sites:

<u>Ref</u>	<u>Address</u>	<u>Developable Area (ha)</u>
<u>40</u>	<u>Brough Main Street</u>	<u>1.5</u>
<u>38b</u>	<u>Old Tebay Depot</u>	<u>1.42</u>
	<b><u>Total</u></b>	<b><u>2.92</u></b>