

Schedule of Further Additional Modifications - November 2017



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Introduction

Additional modifications are changes that can be made to the Local Plan without affecting soundness. The Changes relate to factual updating, clarification and corrections to grammar and presentation. The following additional modifications are changes that have arisen throughout the Main Modifications consultation (July-August 2017), and are based on the Local Plan Submission Draft but also include the changes made at the Main Modifications stage.

The modifications below are expressed either in the conventional form of ~~strikethrough~~ for deletions and underlining for additions of text, or by specifying the modification in words in *italics*. Changes made since the Main Modifications consultation are shown in [blue](#).

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.

This is a background document to the Further Main Modifications Consultation and, as such, the modifications contained within it are not subject to consultation.

Schedule of Additional Modifications

Further Additional Modification ref.	Policy/ Paragraph Number	Page no.	Change	Reason for change
FA01	LS1	20-21	<p>New development will be distributed as set out below:</p> <p>Our Main Town - Penrith: 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 development to the east and north; and an improving strategic road network and public transport system.</p> <p>Market Towns - Alston, Appleby and Kirkby Stephen: 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>Key Hubs – Twenty-eight <u>Thirteen</u> Key hubs <u>Key hubs</u> 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, N</u>ew 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 p</u>roposals will only be acceptable where they respect the historic character and form of the village.</p> <p>The Key Hubs are: Armathwaite, Bolton, Brough and Church Brough, Clifton, Culgaith, Great Asby, Great Salkeld, Greystoke, Hackthorpe, High and Low Hesketh <u>High Hesketh</u>, Kirkby Thore,</p>	To provide greater clarity on the scale and situation of development in the Smaller Villages and Hamlets referred to in the policy.

		<p>Kirkoswald, Langwathby, Lazonby, Long Marton, Low Hesket, Morland, Nenthead, Newton Reigny, Orton, Plumpton, Shap, Skelton, Sockbridge and Tirril, Stainton, Tebay Temple Sowerby and Warcop.</p> <p>Smaller Villages and Hamlets: Development of an appropriate scale, <u>which reflects the existing built form of the settlement and adjoining and neighbouring development to the site and the service function of the settlement,</u> will be permitted <u>within these Smaller Villages and Hamlets,</u> 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"> • Where it reuses previously-developed land (PDL) defined in <u>Appendix 2.</u> • Where it delivers new housing on greenfield sites <u>to meet local demand only,</u> in accordance with the local connection criteria defined in <u>Appendix 6.</u> <p><u>The Smaller Villages and Hamlets are:</u> Aiketgate, Ainstable, Blencarn, 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, <u>Longdale,</u> <u>Long Marton,</u> <u>Longdale,</u> Low Braithwaite, Low Moor, Maulds Meaburn, Melkinthorpe, Melmerby, Milburn,</p>	
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		<p>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>, <u>South Dykes</u>, Sandford, <u>Skelton</u>, Skirwith, Sleagill, <u>Sockbridge and Tirril</u>, Soulby, <u>South Dykes</u>, Southwaite, <u>Temple Sowerby</u>, Unthank (Gamblesby), Waitby, <u>Warcop</u>, Winskill, Winton, Yanwath.</p> <p>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:</p> <ul style="list-style-type: none"> • Where it reuses previously developed land • Where it delivers new housing on greenfield sites to meet local demand only. <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, which extends the edge of a settlement within provides a modest extension beyond the limit of the settlement to a logical, defensible boundary; <u>existing development and the reuse of redundant traditional rural buildings and structures, subject to the criteria set out in Policy RUR3.</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>	
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			<p><u>Other Rural Areas (outside the Key Hubs and Smaller Villages and Hamlets)</u> – Development will be Restricted to the re-use of traditional buildings or the provision of affordable housing as an exception to policy only. Some market housing may be acceptable if it facilitates the provision of a significant amount of affordable housing in accordance with the criteria in Policy HS1. 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>	
FA02	3.1.4	22	<p>Twenty-eight Thirteen ‘Key Hubs’ 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. <u>On non-allocated sites, housing development which increases the size of a village by more than 10% on a single site will not normally be supported. A proposal that would increase the size of the village by more than 10% may be supported where the particular circumstances and context of the development is appropriate and the development respects the historic character and form of the village.</u> Villages are identified as hubs if they contain more than one hundred properties and at least three key services out of a primary school, post office, shop, village hall, pub, or a GP surgery and church. <u>In addition, a range of criteria, including the provision of retail and transport</u></p>	To provide greater clarity on the scale of development in the Key Hubs referred to in the policy, and the methodology for identifying the Key Hubs.

			<p>facilities, was used to select the most sustainable settlements as Key Hubs. It is accepted that the level of service provision, and size of villages could fluctuate over the plan period. However the list of key hubs identified is fixed until any future review of the Local Plan.</p>	
FA03	3.1.5	23	<p>Eighty-eight One hundred and two 'Smaller Villages and Hamlets' <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 or the re-use of redundant traditional rural buildings and structures only. The scale of modest infill and rounding off development will be proportionate to the scale and form of the site and the settlement within which it is located. This approach will consider proposals on a case by case basis, based on their individual merits, and against other policies of relevance within the Local Plan, and is considered preferable to a prescriptive approach particularly given the diversity of the Smaller Villages and Hamlets within the District. The scale of development would also be self-constrained by the overarching requirement for the proposal to meet local demand only and be restricted by the local connection criteria identified in Appendix 6. On proposals of more than four units between 6 and 10 units, or where the total gross internal floor space exceeds 1000m², schemes will be expected to provide a financial contribution towards the provision of some affordable housing for local occupancy. Villages and hamlets have been identified on the basis that they are a coherent and close knit grouping of ten or more dwellings, 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. Where new housing is located on greenfield land a local connection restriction will apply. a A local</p>	<p>To ensure consistency in grammar throughout the plan and to provide greater clarity on the scale of development in the Smaller Villages and Hamlets referred to in the policy. Also, to ensure the plan is consistent with recent changes to the NPPG.</p>

			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.	
FA04	LS2	24	<p>A minimum of 200 <u>242</u> homes per year (a total of 3,600 <u>4,356</u>) will be built in Eden District 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:</p> <p><i>[See Appendix 1 of this document for the revised table]</i></p> <p>Position at April 2015 <u>21st October 2017</u>. Small site permissions discounted to 75% to allow for non-implementation.</p> <p>These proportions should not be seen as annualised caps to provide flexibility in spatial planning.</p> <p><u>Housing targets for the Key Hubs are included in Policy RUR1.</u></p>	<p>Following an update of the housing completions and commitments. To include a reference to the housing targets for the Key Hubs now included in RUR1.</p>
FA05	3.2.5	25	<p>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':</p> <ul style="list-style-type: none"> • 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 	<p>Following an update of the housing completions and commitments the residual requirement for Stainton is now zero. Therefore site LST9 has been removed as a housing allocation and designated as a Future Growth site (see FA09/ Appendix 5).</p>

		<p>developed to meet need.</p> <ul style="list-style-type: none"> • A 20% buffer of additional sites over the first five years of the plan is included to account for past under delivery. <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. Future gGrowth sites are identified in the table below and 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 fFuture gGrowth sites for development if land shortage is considered to be a central consideration.</u></p> <p><i>[See Appendix 2 of this document for the revised Future Growth sites table]</i></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 fFuture gGrowth sites within these towns may be released for development.</u> <u>i.e. Future Growth sites will be released when: Collective housing completions for the Towns (Penrith + Appleby + Alston + Kirkby Stephen) > 20% behind the expected rate of delivery.</u></p>	<p>To provide greater clarity on the mechanism for the release of Future Growth sites.</p>
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FA06	PEN1	30	<p>The Town Plan for Penrith aims to deliver:</p> <p>New Homes - Land for <u>upon which a minimum of 2,178 1,554</u> additional new homes <u>could be built within the plan period</u> 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</u> be released if land supply is <u>comes forward</u> below expectations. 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>New Jobs - 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>New services and facilities - At least one new primary school will be needed, and a site for a school is allocated to serve both the new and existing population of the town at Carleton.</p>	<p>To ensure the reference to guidance for groundwater protection is the most up to date document.</p> <p>To provide greater clarity on the phasing of allocated sites.</p>

			<p>New Infrastructure - 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 Environment Agency’s Approach to Groundwater Protection (March 2017), 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>Land for housing is allocated on the following sites:</p> <p><i>[See Appendix 3 of this document for the revised table]</i></p>	
FA07	3.5.1	30	In considering options for new housing our preferred option is heavily influenced by the 2011 Penrith Masterplan, which provided a considered assessment of development opportunities around the town. It included a relatively even split of housing to the north and east. This plan now includes 44-10 sites capable	To remove references to deleted sites.

			<p>of accommodating a minimum of 1,554 <u>846</u> new homes. It is anticipated that housing sites to the east of the town will be delivered in the short to medium term, with sites to the north forming longer term growth opportunities. This plan includes provision for a new primary school alongside site E1. Indicative housing numbers for Masterplan sites E1/E2 indicates a lower density ies to account for potential landscape impacts and it is considered that land to the north of site E1 should remain undeveloped to act as a landscape buffer; preventing development coming forward that would be prominent from most of the town due to the height of the land. Development sites to the north have been adjusted to reflect topographical constraints and curtailed to prevent unnecessary urban sprawl. <u>The lower portion of site N2 is allocated without a dwelling capacity attached. The capacity of this part of the site can only be confirmed by the submission of a detailed planning application clearly demonstrating appropriate noise attenuation and mitigation via a noise assessment and a detailed layout supported by finished floor and site levels clarifying the scale and form of the proposal and serviced by and adoptable road and drainage network. To guard against possible under-delivery a 'reserve site' (N1a) is identified at Salkeld Road. To guard against possible under delivery Future Growth sites have been identified to the north of Penrith and at Carleton. This-These</u> will be released for development is housing supply is below expectations. We are also required to meet the needs of Gypsies and Travellers and allocate sites to help meet need and avoid unauthorised encampments being the only option for Gypsies and Traveller in the area. An expanded site for Gypsy and Traveller use is therefore allocated at Lakeland View, around a mile and a half north of Penrith.</p>	
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FA08	PEN2	34	<p>The remaining sStrategic sites adjacent to in the north and east of Penrith will not be given permission for development until masterplans for those areas have been agreed with the Council. Masterplans will be expected to be in accordance with the objectives and outputs contained in the 2011 masterplan for Penrith.</p> <p>In order to address the cumulative impacts of development potential, applicants will be expected to work with infrastructure providers to demonstrate how the developments will jointly provide and fund the physical and social infrastructure necessary to support this amount of development in the town. This may take the form of financial contributions or the provision of appropriate serviced land.</p> <p>Masterplans should be prepared on a collaborative basis including genuine public consultation and include an agreed approach to internal layout, housing type, mix and tenure, landscaping, open space, community facilities, access, and design. They should be used to create attractive, functional and sustainable places, which respect the character of the town. <u>Their preparation should include genuine public consultation.</u></p> <p>Principles for <u>to be used in the preparation of</u> masterplans are set out at Appendix 5-4.</p>	To remove superfluous terms.
FA09	AP1	42	<p>The Town Plan for Appleby aims to deliver:</p> <p>New Homes - Land for 155 <u>392</u> additional new homes will be provided in the town in the long term <u>during the plan period</u>. The main locations for housing are South-<u>east</u> of Station Road, adjacent to the Coal Yard, Station Yard <u>Road</u> and behind <u>Cross</u></p>	To provide greater clarity on the phasing of allocated sites.

			<p><u>Croft.</u></p> <p>New Jobs - An additional 4.54 hectares of employment land is allocated at Cross Croft Industrial Estate (2.56 ha) <u>and the redevelopment/refurbishment of tThe Old Creamery site</u> (1.98 ha) <u>together with the remaining and redevelopment at Shire Hall is proposed.</u></p> <p>Land for housing is allocated on the following sites:</p> <p><i>[See Appendix 4 of this document for the revised table]</i></p>	
FA10	RUR1	47	<p>Policy RUR1 – A Plan for the Key Hubs</p> <p>New Homes – Land for 871 new homes will be provided in the Key Hubs during the plan period. <u>The se main locations for housing are Armathwaite, Brough and Church Brough, Culgaith, Greystoke, High and Low Hesket, Kirkby Thore, Langwathby, Lazonby, Nenthead, Plumpton, Shap, Stainton, and Tebay.</u></p> <p>New Jobs – An additional 2.92 hectares of employment land is allocated in Brough and Church Brough, and Tebay.</p> <p><u>New housing will be developed in the Key Hubs in accordance with the following targets:</u></p> <p><i>[See Appendix 5 of this document for the revised tables]</i></p>	<p>To provide greater clarity on the individual housing targets for the Key Hubs.</p> <p>Following an update of the housing completions and commitments the residual requirement for Stainton is now zero. Therefore site LST9 has been removed as a housing allocation and designated as a Future Growth site (see also FA05/ Appendix 2).</p>
FA11	4.4.4	57	<p><i><u>The text in paragraph 4.4.4 is removed (paragraph 4.4.5 becomes 4.4.4).</u></i></p> <p>Appendix 4 sets out guidelines for when Transport Assessments and Travel Plans will be automatically required as part of a</p>	<p>To ensure the reference to guidance for Transport Assessments and Travel Plans is the most up to</p>

			<p>planning application for new development. These guidelines are taken from the Cumbria Local Transport Plan.</p> <p><u>It is recommended that applicants consult the guidance provided in the Cumbria Development Design Guide when producing a Transport Assessment or Travel Plan.</u></p>	date document.
FA12	4.6.6	61	<p>Major development proposals will also be expected to adhere to 'Building for Life' principles. This is an established and recognised methodology for assessing the design of new housing and neighbourhoods, and all new housing development will be expected to perform well against it, or any successor standards. It uses a traffic light system where developers are encouraged to secure as many 'greens' as possible, minimise the number of 'ambers' and avoid 'reds'.</p>	The reference to the Building for Life principles has been removed from the policy, therefore the explanatory text is no longer required.
FA13	4.6.6	61	<p><u>Providing a safe environment and incorporating appropriate crime prevention measures is an important element of a high quality design. Enabling opportunities for natural surveillance is essential and may be provided in a number of ways, for example, through the avoidance of blank frontages; the positioning of doors and windows so as to overlook public spaces; a mix of uses that encourage activity throughout the day; the minimisation of visual obstacles; and the use of CCTV. Rear gardens should normally be avoided adjacent to public spaces, because they provide no casual surveillance. Places of concealment need to be avoided, for example through the careful siting and design of buildings and landscaping, and use of lighting. Consideration should also be given to the need to install intruder alarm equipment in buildings and park vehicles and bikes in a secure space.</u></p>	To provide greater clarity on how the design of development can minimise crime.
FA14	4.6.7	61 - 62	<p>The twelve Building for Life principles are: <u>Integrating into the neighbourhood</u></p>	The reference to the Building for Life

		<p>Connections: Does the scheme integrate into its surroundings by reinforcing existing connections and creating new ones; whilst also respecting existing buildings and land uses along the boundaries of the development site?</p> <p>Facilities and services: Does the development provide (or is it close to) community facilities, such as shops, schools, workplaces, parks, play areas, pubs or cafes?</p> <p>Public transport: Does the scheme have good access to public transport to help reduce car dependency?</p> <p>Meeting local housing requirements: Does the development have a mix of housing types and tenures that suit local requirements?</p> <p>Creating a place</p> <p>Character: Does the scheme create a place with a locally inspired or otherwise distinctive character?</p> <p>Working with the site and its context: Does the scheme take advantage of existing topography, landscape features (including water courses), wildlife habitats, existing buildings, site orientation and microclimates?</p> <p>Creating well-defined streets and spaces: Are buildings designed and positioned with landscaping to define and enhance streets and spaces and are buildings designed to turn street corners well?</p> <p>Easy to find your way around: Is the scheme designed to make it easy to find your way around?</p> <p>Street and Home</p> <p>Streets for all: Are streets designed in a way that encourage low vehicle speeds and allow them to function as social spaces?</p> <p>Car parking: Is resident and visitor parking sufficient and well integrated so that it does not dominate the street?</p> <p>Public and private spaces: Will public and private spaces be clearly defined and designed to be attractive, well managed and</p>	<p>principles has been removed from the policy, therefore the explanatory text is no longer required.</p>
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			<p>safe? External storage and amenity space: Is there adequate external storage space for bins and recycling as well as vehicles and cycles?</p>	
FA15	HS1	65	<p>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. 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. 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. 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.</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 not equate precisely to a whole number of</u></p>	<p>To provide greater clarity on when a commuted sum will be required and the definition of Rural Areas.</p>

		<p><u>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 the three market towns (Alston, Appleby and Kirkby Stephen) and the Key Hubs, 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 5-6 – 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 Other Rural Areas (outside the Key Hubs and Smaller Villages and Hamlets) 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</u></p>	
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			<u>named in Policy LS1.</u>	
FA16	4.8.10	67	In the <u>main</u> three <u>market</u> towns and Key Hubs, small developments (that is, below the threshold of <u>4-11</u> units) will not be expected to provide an affordable housing component, but a financial contribution in lieu <u>may will</u> be sought <u>for between 6 – 10 dwellings</u> . <u>The Housing Supplementary Planning Document will provide further details.</u>	To provide greater clarity on when a commuted sum will be required.
FA17	Policy EC4	77	<p>Large scale tourism proposals that would result in a substantial increase in visitor numbers will only be permitted if the following criteria are met:</p> <ul style="list-style-type: none"> ● <u>The development proposed improves the range or quality of tourism accommodation and facilities in the area.</u> ● <u>The site is close to the strategic road network.</u> ● <u>They offer substantial economic benefits to the district.</u> ● <u>The development offers the highest possible standards of siting, design and landscaping.</u> ● <u>The traffic generated by the proposal will not have an unacceptable impact on nearby settlements or the local network.</u> ● <u>Arrangements have been made to provide access by means other than the private car.</u> ● <u>The tranquillity and dark skies associated with the open countryside are not compromised.</u> <p>Small scale tourism development will be permitted <u>for permanent structures (e.g. new holiday cottages)</u> where it meets one of the following criteria:</p> <p>1. For permanent structures (e.g. new holiday cottages) where:</p> <ul style="list-style-type: none"> ● <u>Any proposed new-build development is located within a Town or Key Hub;</u> ● <u>The proposal involves the re-use of an existing building,</u> 	

			<p>or previously developed land;</p> <ul style="list-style-type: none"> • The proposed development forms part of a farm diversification scheme; • The development proposed is located outside of a Town or Key Hub, but due to the nature of the development proposed it relies upon a specific geographic resource or countryside location, and the specific location selected for the development can be justified. <p>The Council may impose planning conditions to avoid continual <u>permanent</u> residential use of such sites where they are located in the open countryside.</p> <p>Small scale tourism development will be permitted <u>for temporary accommodation (caravan, camping and chalet sites)</u> where it meets one <u>all</u> of the following criteria:</p> <p>2. For non-permanent accommodation (caravan, camping and chalet sites), where:</p> <ul style="list-style-type: none"> • The site is screened by existing topography and vegetation. • Suitable access and car parking arrangements are defined and the site does not give rise to unacceptable impacts on the local road network either through traffic generation from the site itself or through cumulative impacts alongside other sites. • The development is capable of being removed without damage or material change to the land on which it was sited. <p>The Council may impose planning conditions to avoid continual <u>permanent</u> residential use of such sites or seasonal restrictions where necessary to safeguard the landscape.</p>	
FA18	ENV1	85-86	New development will be required to avoid any net loss of	To provide greater clarity

		<p>biodiversity and geodiversity, and where possible enhance existing assets. Should emerging proposals identify potential impacts upon designated sites, regard should be given to the objectives for each of the hierarchy of sites.</p> <p>The following designations are of international importance and will be afforded the highest level of protection:</p> <p>International/European Sites</p> <ul style="list-style-type: none"> • Special Areas of Conservation (SAC) • Special Protection Areas (SPA) • Candidate SACs or SPAs • Ramsar sites <p>Where harm cannot be avoided, development will only be permitted where mitigation measures would result in no significant harm being caused. Where the proposal cannot rule out possible significant effects, no alternatives exist and the proposal is deemed to be of overriding public interest proposals will only be permitted if adequate compensatory measures can be put in place.</p> <p>National Sites</p> <p>The following areas are of national importance to the promotion and protection of biodiversity and geodiversity:</p> <ul style="list-style-type: none"> • Sites of Special Scientific Interest (SSSI) 	<p>on the protection of agricultural land in line with the NPPF.</p>
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		<ul style="list-style-type: none"> ● <u>National Nature Reserves (NNR)</u> ● <u>Limestone Pavement Orders (LPO)</u> <p>Protection of these sites will be given significant weight when determining planning applications. Proposals which either directly or indirectly impact on the integrity of the sites will only be permitted in exceptional circumstances, where alternative sites have been ruled out and significant benefits have been identified which outweigh the impacts on the ecological network.</p> <p>Local Sites</p> <p>The following areas are considered of local importance to the promotion and protection of biodiversity:</p> <ul style="list-style-type: none"> ● <u>County Wildlife Sites (CWS)</u> ● <u>Regionally Important Geological Sites (RIGS)</u> ● <u>Local Nature Reserves (LNR)</u> ● <u>Habitats and Species in the Cumbria Biodiversity Action Plan (BAP)</u> ● <u>Habitats and Species of Principal Importance (NERC Act Section 41 list)</u> <p>Development which directly or indirectly affects these sites should only be permitted in circumstances where there is an identified need for development in that location. The benefits derived from development must significantly outweigh the harm</p>	
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			<p>and loss to species, soils and habitats.</p> <p>All development, where appropriate, should follow the following principles:</p> <ul style="list-style-type: none"> • It will protect and maintain and enhance habitats or species in the Cumbria Biodiversity Action Plan, including the linked wildlife corridors which support them. • It will protect, maintain and enhance interest features of geological value identified in the Cumbria Geodiversity Action Plan. • Residential and commercial sites will consider the benefits of including wildlife corridors. <p><u>Where the significant development of agricultural land is deemed to be necessary, applicants should seek to avoid the best and most versatile agricultural land (defined as land in grades 1, 2 and 3a of the Agricultural Land Classification) in preference of developing land of a poorer quality.</u></p>								
FA19	4.24.4	86	<p><i>Text to be added after paragraph 4.24.3 and become 4.24.4 (paragraph 4.24.4 is changed to 4.24.5):</i></p> <p><u>The National Planning Policy Framework recognises the benefits of best and most versatile agricultural land. Where agricultural land is highly graded (grade 1, 2 or 3a) the council will seek to resist its irreversible loss to development.</u></p>			To provide greater clarity on the protection of agricultural land in line with the NPPF.					
FA20	Thriving Communities Monitoring Table – COM2	107	<table border="1"> <thead> <tr> <th>Policy</th> <th>Indicator</th> <th>Targets</th> </tr> </thead> <tbody> <tr> <td>COM2 – Protection of Open Space, sport, leisure and</td> <td>% of open space/recreation land lost to</td> <td>100% <u>0%</u></td> </tr> </tbody> </table>	Policy	Indicator	Targets	COM2 – Protection of Open Space, sport, leisure and	% of open space/recreation land lost to	100% <u>0%</u>	To correct a typographical error.	
Policy	Indicator	Targets									
COM2 – Protection of Open Space, sport, leisure and	% of open space/recreation land lost to	100% <u>0%</u>									

			recreation facilities development_	
FA21	Glossary of Terms - PDL	111	Land which is, or has been occupied by a permanent structure. This includes curtilage surrounding the developed land associated to the fixture. The full definition of Previously Developed Land is included in the NPPF.	To provide greater clarity on the definition of PDL.
FA22	Appendix 5	118	<p><i>Appendix 4 was deleted in the Schedule of Proposed Additional Modifications (June 2017) so Appendix 5 becomes Appendix 4. Appendix 6 (Local Connection Criteria) is divided into two separate appendices; the first section (Affordable Housing) becomes Appendix 5 and the second section (Housing in the Smaller Villages and Hamlets) remains in Appendix 6.</i></p> <p>Policy HS1 - Local Occupancy Connection Criteria - Affordable Housing Only</p> <p>A person will be considered to meet the local occupancy conditions if immediately before taking up occupation of the affordable dwelling, he/she or a member of his/her household <u>meets one of the following criteria:</u></p> <ul style="list-style-type: none"> • <u>Currently</u> <u>The person</u> lives in the relevant locality and has done so for a continuous period of at least three years. • <u>The person</u> <u>works permanently</u> in the relevant locality and has done so for a continuous period of at least three years. • <u>The person is an existing social tenant who</u> <u>needs to move</u> to take up an offer of work in the district, as detailed in the Government's 'Right to Move' statutory guidance (DCLG, March 2015). 	To ensure consistency in grammar and clarity in the criteria, and to improve workability.

			<ul style="list-style-type: none"> • <u>The person H</u>has moved away but has strong established and continuous links with the relevant locality by reason of birth or long term immediate family connections; and/or • <u>The person needs to live in the locality because they N</u>needs substantial care from a relative who has lived in the locality for at least three years, or needs to provide substantial care to a relative who has lived in the locality least three years. Substantial care means that identified as required by a medical doctor or relevant statutory support agency. <p>The definition of “<u>I</u>Locality” refers to the parish and surrounding parishes* in the first instance, and <u>In terms of marketing an affordable property</u>, if after a reasonable period of active marketing an occupier cannot be found the definition would cascade out to include the County of Cumbria. Following a further reasonable period of marketing if no reasonable offers have been received from qualifying potential occupiers the property may be marketed on the open market.</p>	
FA23	Appendix 6	118	<p>Policy HS2 - Local Connection Criteria - Housing in the Villages and Hamlets listed in Policy LS1</p> <p>New houses permitted in the villages and hamlets under Policy HS2 shall only be occupied by a person with a local connection and this will be controlled by a planning condition or legal agreement. A person with a local connection means a person who meets one of the following criteria:</p> <ul style="list-style-type: none"> • <u>The person lives in the locality and has done for a</u> 	To provide greater clarity in the criteria.

		<p>continuous period of at least three years.</p> <ul style="list-style-type: none"> • <u>The person works permanently</u> in the locality and has done so for a period of at least a year, for a minimum of 16 hours per week. Where a person is employed in an established business that operates in multiple locations, their employment activities should take place predominantly inside the locality. • The person has a firm offer of <u>permanent</u> employment, for a minimum of 16 hours per week in an already established business within the locality. • The person has moved away but has strong established and continuous links with the locality by reason of birth or long term immediate family connections. • The person needs to live in the locality because they need substantial care from a relative who has lived in the locality for at least three years, or needs to provide substantial care to a relative who has lived in the locality least three years. Substantial care means that identified as required by a medical doctor or relevant statutory support agency. <p>It is intended that housing permitted under policy HS2 will be restricted to those with a local connection in perpetuity.</p> <p>The Council will only consider removing a condition/legal agreement in exceptional circumstances. This may include where it can be demonstrated to the satisfaction of the Council that the property has been appropriately marketed in accordance with the local connection criteria for a reasonable</p>	
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			<p>length of time, and that no reasonable offers from a qualifying purchaser have been received.</p> <p>“Locality” refers to the parish and surrounding parishes* in the first instance. In terms of marketing a local occupancy property, if after a reasonable period of active marketing an occupier cannot be found the definition would cascade out to include the County of Cumbria. It will generally be expected that a dwelling is actively marketed for at least 6 months before the definition of locality will be extended to cover Eden District.</p> <p><u>*Where the new house is in Penrith “locality” refers to Eden District.</u></p>	
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Appendix 1 – Housing Targets and Distribution

	Target	Distribution	Site Allocations?	Completed	Already under construction or permitted	Windfall	Left to Allocate Residual Requirement	Annual Requirement
Target	3600 <u>4356</u>	100%						
Towns								
Penrith	1800 <u>2178</u>	50%	Yes	43 <u>227</u> <u>246</u>	254 <u>848</u> <u>1098</u>	N/A	1503 <u>1103</u> <u>835</u>	83 <u>74</u> <u>56</u>
Alston	144 <u>131</u>	4% <u>3%</u>	Yes	4 <u>6</u>	56 <u>65</u>	N/A	87 <u>69</u> <u>60</u>	5 <u>4</u>
Appleby	324 <u>392</u>	9%	Yes	7 <u>90</u> <u>110</u>	167 <u>92</u> <u>73</u>	N/A	150 <u>210</u> <u>209</u>	8 <u>14</u>
Kirkby Stephen	252 <u>305</u>	7%	Yes	16 <u>23</u>	38 <u>32</u> <u>146</u>	N/A	198 <u>250</u> <u>136</u>	11 <u>17</u> <u>9</u>
Total Towns	2520 <u>3006</u>	70% <u>69%</u>		67 <u>346</u> <u>385</u>	515 <u>1028</u> <u>1382</u>	N/A	1938 <u>1632</u> <u>1239</u>	108 <u>109</u> <u>83</u>
Rural Areas								
Key Hubs	720 <u>871</u>	20%	<u>Yes</u>	34 <u>119</u> <u>124</u>	215 <u>249</u> <u>290</u>	<u>261</u>	472 <u>242</u> <u>196</u>	26 <u>16</u> <u>13</u>
Villages and Hamlets	360 <u>479</u>	40% <u>11%</u>	<u>No</u>	21 <u>100</u> <u>125</u>	267 <u>437</u> <u>647</u>	N/A	72 <u>57</u> <u>293</u>	4 <u>20</u>
Total Rural	1080 <u>1350</u>	30% <u>31%</u>		55 <u>219</u> <u>249</u>	482 <u>685</u> <u>937</u>	<u>261</u>	544 <u>185</u> <u>94</u>	30 <u>12</u> <u>6</u>
Total	3600 <u>4356</u>	100%		122 <u>565</u> <u>634</u>	997 <u>1713</u> <u>2319</u>	<u>261</u>	2481 <u>1817</u> <u>1142</u>	138 <u>121</u> <u>76</u>

Appendix 2 – Future Growth Sites

<u>Location</u>	<u>Settlement Type</u>	<u>Ref</u>	<u>Address</u>	<u>Area</u>	<u>Total</u>
<u>Penrith</u>	<u>Main Town</u>	<u>[No Ref]</u>	<u>Land to the north and east of E1 (Carleton)</u>	<u>25.7</u>	<u>To be determined following further detailed assessment</u>
<u>Penrith</u>	<u>Main Town</u>	<u>N1b</u>	<u>Salkeld Road/Fairhill/Greenfield Extension (North of N1a)</u>	<u>5.3</u>	<u>106</u>
<u>Penrith</u>	<u>Main Town</u>	<u>P108</u>	<u>Land at Green Lane</u>	<u>5.46</u>	<u>123</u>
<u>Appleby</u>	<u>Market Town</u>	<u>AP18</u>	<u>Land at Battlebarrow</u>	<u>2.46</u>	<u>55</u>
<u>Kirkby Stephen</u>	<u>Market Town</u>	<u>KS11</u>	<u>Land adj to Park Terrace</u>	<u>1.02</u>	<u>32</u>
<u>Brough</u>	<u>Key Hub</u>	<u>LBR2</u>	<u>Castle View</u>	<u>0.51</u>	<u>6</u>
<u>Culgaith</u>	<u>Key Hub</u>	<u>LCU1</u>	<u>Land at Rose Bank Farm</u>	<u>0.56</u>	<u>14</u>
<u>Nenthead</u>	<u>Key Hub</u>	<u>LNE1</u>	<u>Moredun Garage</u>	<u>0.2</u>	<u>5</u>
<u>Plumpton</u>	<u>Key Hub</u>	<u>LPL6</u>	<u>Land behind Brockley Moor</u>	<u>1.40</u>	<u>33</u>
<u>Stainton</u>	<u>Key Hub</u>	<u>LST9</u>	<u>Land to the west of Lakeland Free Range Egg Company</u>	<u>1.57</u>	<u>20</u>
			<u>Total</u>		<u>374-394</u>

Appendix 3 – Penrith Housing Site Allocations

Ref	Address	Area (ha)	Indicative Phasing			Total
			2014-2019	2019-2024	2024-2032	
E1	Carleton	23.89		200-205	299-300	499-505
E3	Carleton – land at Longacres.	11.62		120	480 <u>141</u>	300 <u>261</u>
E4	Land at Carleton Hall Farm	3.8		54 32	54	108 <u>86</u>
N1	Salkeld Road / Fairhill Greenfield	4.40	50	50-48		100-98
<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	8.38 <u>3.95</u>		49 <u>54</u>	106	155 <u>54</u>
N3	Raiselands	11.06 <u>3.27</u>	<u>70</u>	<u>160</u>	<u>75-76</u>	<u>230-305-76</u>
TC1	Old London Road	0.5		27-26		27-26
P2	Gilwilly Road	0.33			17 <u>14</u>	17 <u>14</u>
P8	Myers Lane, Norfolk Road	0.63			32 <u>20</u>	32 <u>20</u>
<u>P54</u>	<u>Bellevue Farm, Salkeld Road</u>	<u>2.8</u>			<u>63</u>	<u>63</u>
P61	Garage at Roper Street	0.37		37		19
<u>P71</u>	<u>Brent Road Garages</u>	<u>0.21</u>	<u>7</u>			<u>7</u>

P93	Barn and Yard, Brunswick Road	0.1		5 <u>4</u>		5 <u>4</u>
P94	QEGS Annexe, Ullswater Road	0.58			29 <u>18</u>	29 <u>18</u>
P115	Car park off Brentfield Way	0.14	7	10		10 <u>7</u>
	Total		125 <u>134.0</u>	712 <u>774.335</u>	717 <u>810.511</u>	1554 <u>1718.846</u>

Appendix 4 – Appleby Housing Site Allocations

Ref	Address	Area (ha)	Indicative Phasing			Total
			2014-2019	2019-2024	2024-2032	
AP10	Land to the South of Station Road	4.02		30 <u>15</u>	35 <u>30</u>	65 <u>45</u>
AP11	Fields adjacent to the Coal Yard, Station Yard	3.44		40 <u>15</u>	50 <u>24</u>	90 <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>
	Total			70<u>30</u>	85<u>184</u>	155<u>214</u>

Appendix 5 – Housing Targets and Distribution and Site Allocations in the Key Hubs

<u>Settlement</u>	<u>Target</u>	<u>Windfall Allowance</u>	<u>Commitments</u>	<u>Completions</u>	<u>Residual requirement</u>
<u>Armathwaite</u>	<u>24</u>	<u>7</u>	<u>3</u>	<u>2</u>	<u>12</u>
<u>Brough</u>	<u>89</u>	<u>27</u>	<u>33</u>	<u>24</u>	<u>5</u>
<u>Culgaith</u>	<u>49</u>	<u>15</u>	<u>50</u>	<u>9</u>	<u>-25</u>
<u>Greystoke</u>	<u>69</u>	<u>21</u>	<u>41</u>	<u>8</u>	<u>0</u>
<u>Hesket</u>	<u>70</u>	<u>21</u>	<u>16</u>	<u>13</u>	<u>3</u>
<u>Kirkby Thore</u>	<u>81</u>	<u>24</u>	<u>18</u>	<u>2</u>	<u>37</u>
<u>Langwathby</u>	<u>71</u>	<u>21</u>	<u>20</u>	<u>0</u>	<u>30</u>
<u>Lazonby</u>	<u>106</u>	<u>32</u>	<u>12</u>	<u>46</u>	<u>16</u>
<u>Nenthead</u>	<u>32</u>	<u>10</u>	<u>15</u>	<u>4</u>	<u>3</u>
<u>Plumpton</u>	<u>44</u>	<u>13</u>	<u>7</u>	<u>0</u>	<u>24</u>
<u>Shap</u>	<u>100</u>	<u>30</u>	<u>10</u>	<u>6</u>	<u>54</u>
<u>Stainton</u>	<u>97</u>	<u>29</u>	<u>64</u>	<u>4</u>	<u>0</u>
<u>Tebay</u>	<u>39</u>	<u>12</u>	<u>1</u>	<u>6</u>	<u>21</u>
<u>Total</u>	<u>871</u>	<u>261</u>	<u>289</u>	<u>124</u>	<u>180</u>

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>LINE3</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>
		<u>Total</u>		<u>263-215</u>