



Eden Local Plan 2014-2032

Schedule of Modifications

May 2018



~Eden
District Council

Contents

Introduction	3
Schedule of Modifications	4
Appendix 1 – Housing Targets and Distribution	32
Appendix 2 – Future Growth Sites	33
Appendix 3 – Penrith Housing Site Allocations	34
Appendix 4 – Allocated sites for housing in Alston	36
Appendix 5 – Appleby Housing Site Allocations	37
Appendix 6 – Allocated sites for housing and employment in Kirkby Stephen	38
Appendix 7 – Housing Targets and Distribution and Site Allocations in the Key Hubs	39

Introduction

This schedule sets out the modifications to be made to the Eden Local Plan 2014 – 2032 Submission Draft.

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*.

Main Modifications are coloured **blue** and Further Main Modifications are coloured **green**.

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 modifications are set out within the schedule to follow the order of the Plan.

Schedule of Modifications

Modification reference	Policy/ Paragraph/ Table	Page	Change
MM01	1.2.1 & 1.2.2	9-10	<p>Eden District Council is responsible for the preparation of the Local Plan for the whole of the area for which it <u>is was</u> the <u>local</u> planning authority <u>at the time of the plan's submission</u>. This <u>includes means</u> the whole of Eden District apart from that areas which <u>is was</u> within the Lake District National Park (as shown on Map 1 the Lake District National Park is highlighted in yellow). The Park Authority is producing separate plans for the National Park. 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.</p>
MM02	Objective 6 and 7	17	<p>To meet <u>local</u> 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 & 2, AL1, AP1, KS1).</p> <p>To support the development and maintenance of a variety of decent, affordable housing which meets the needs of all <u>local</u> people (including the older population) and supports economic and community development. (Policies HS1-7).</p>

Modification reference	Policy/ Paragraph/ Table	Page	Change
MM03	Policy LS1	20-23	<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 Thirteen 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,</u> <u>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, <u>Belton</u>, Brough and Church Brough, <u>Clifton</u>, Culgaith, <u>Great Asby</u>, <u>Great Salkeld</u>, Greystoke, <u>Hackthorpe</u>, <u>High and Low Hesket</u> <u>High Hesket</u>, Kirkby Thore, <u>Kirkoswald</u>, Langwathby, Lazonby, <u>Long Marton</u>, <u>Low Hesket</u>, <u>Morland</u>, Nenthead, <u>Newton Reigny</u>, <u>Orton</u>, Plumpton, Shap, <u>Skelton</u>, <u>Sockbridge and Tirril</u>, Stainton, Tebay <u>Temple Sowerby and Wareop</u>.</p>

Modification reference	Policy/ Paragraph/ Table	Page	Change
			<p>Smaller Villages and Hamlets: <u>In the following settlements Development of an appropriate scale, which reflects: the existing built form of the settlement, adjoining and neighbouring development to the site, and the service function of the settlement, will be permitted within villages and hamlets, to support the development of diverse and sustainable communities.</u> <u>Development in these locations will be permitted in the following circumstances:</u></p> <ul style="list-style-type: none"> • <u>Where it reuses previously-developed land (PDL) defined in Appendix 2.</u> • <u>Where it delivers new housing on greenfield sites only, in accordance with the local connection criteria defined in Appendix 6.</u> <p>The Smaller Villages and Hamlets are: 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, Ivecill, 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>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>

Modification reference	Policy/ Paragraph/ Table	Page	Change
			<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>; rounding off, which provides a modest extension beyond the limit of the settlement to a logical, defensible boundary; <u>existing development</u> and the reuse of redundant traditional rural buildings and structures, subject to the criteria set out in Policy RUR3. 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>Other Rural Areas (outside the Key Hubs and Smaller Villages and Hamlets) – <u>Development will be R</u>estricted to <u>the</u> re-use of traditional buildings or <u>the provision of</u> affordable housing as an exception to policy only, or where proposals accord with other policies in the Local Plan. Some market housing may be acceptable <u>if it facilitates the provision of a significant amount of affordable housing in accordance with the criteria in Policy HS1</u>. 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>

Modification reference	Policy/ Paragraph/ Table	Page	Change
			<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 Twenty-eight <ins>Thirteen</ins> ‘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. 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. 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 <ins>and church</ins>. In addition, a range of criteria, including the provision of retail and transport 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.⁷ However the list of key hubs identified is fixed until any future review of the Local Plan.</p>

Modification reference	Policy/ Paragraph/ Table	Page	Change
			<p>3.1.5 Eighty eight One hundred and two 'Smaller Villages and Hamlets' have been identified 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 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 a local occupancy criteria identified in Appendix 6. On pProposals of between 6-10 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 <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 connection restriction will apply. aA 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>

Modification reference	Policy/ Paragraph/ Table	Page	Change
MM04	Policy LS2	24-27	<p>A minimum of <u>200 242</u> homes per year (a total of <u>3,600 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 through<u>out</u> 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 21st October 2017. 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>Housing targets for the Key Hubs are included in Policy RUR1.</p> <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 developed to meet need. • A 20% buffer of additional sites over the first five years of the plan is included to account for past under delivery.

Modification reference	Policy/ Paragraph/ Table	Page	Change
			<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> <p><u>Future growth 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 future growth 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 future growth sites within these towns may be released for development.</u></p> <p>i.e. Future Growth sites will be released when: Collective housing completions for the Towns (Penrith + Appleby + Alston + Kirkby Stephen) > 20% of the expected rate of delivery.</p> <p><u>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> <p>i.e. Future Growth sites will be released when: Collective housing completions for the Key Hubs > 20% of the expected rate of delivery.</p>

Modification reference	Policy/ Paragraph/ Table	Page	Change
MM05	Policy PEN1	30-33	<p>The Town Plan for Penrith aims to deliver:</p> <p>New Homes - Land <u>for upon which a minimum of 2,178</u> <u>1,554</u> additional new homes <u>could be built within the plan period</u> will be provided in the town <u>in the long term</u>. The main locations for housing are at Carleton to the east, and Salkeld Road, White Ox Farm and Raiselands to the north. <u>A 'reserve' site (N1a) is identified at north of the allocation at Salkeld Road.</u> <u>Additional land has been identified as potential locations for future growth</u> and may <u>will</u> be released if land supply <u>is 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.</p> <p>New services and facilities - At least one new primary school will be needed to serve both the new and existing population of the town at Carleton.</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>Land for housing is allocated on the following sites:</p> <p>[See Appendix 3 of this document for the revised table]</p> <p><i>Text to be added after paragraph 3.5.2 and become 3.5.3 (paragraph 3.5.3 is changed to 3.5.4):</i></p>

Modification reference	Policy/ Paragraph/ Table	Page	Change
			<p>3.5.3 <u>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>
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 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/FM01	Policy AL1	37	<p>The Town Plan for Alston aims to deliver:</p> <p>New Homes - Land for <u>86</u> <u>131</u> additional new homes will be provided in the town <u>in the long term during the plan period</u>. The main locations for housing <u>will be are south of the Primary School, Land at Clitheroe and Jollybeard Lane</u>.</p> <p>New Jobs - An additional 1.31 hectares of employment land is allocated at the Skelgillside workshops (1.31 ha). <u>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.</u></p> <p>Land for housing is allocated on the following sites: <u>[See Appendix 4 of this document for the revised table]</u></p>

Modification reference	Policy/ Paragraph/ Table	Page	Change
MM08	Policy AP1	41	<p>The Town Plan for Appleby aims to deliver:</p> <p>New Homes - Land for <u>155 392</u> additional new homes will be provided in the town <u>in the long term during the plan period</u>. The main locations for housing are South<u>-east</u> of Station Road, adjacent to the Coal Yard, Station <u>Yard Road and behind Cross 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 t</u><u>he 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: <i>[See Appendix 5 of this document for the revised table]</i></p>
MM09/ FM02	Policy KS1	45	<p>The Town Plan for Kirkby Stephen aims to deliver:</p> <p>New Homes – Land for <u>188-305</u> new homes will be provided in the town <u>in the long term 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 land to the west of Nateby Road</u>.</p> <p>New Jobs – An additional <u>3.33 4.07 3.33</u> hectares of employment land is allocated at Kirkby Stephen Business Park.</p> <p>Land for housing is allocated on the following sites: <i>[See Appendix 2 of this document for the revised tables]</i></p>
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>

Modification reference	Policy/ Paragraph/ Table	Page	Change
			<p>Policy RUR1 – <u>A Plan for the Key Hubs</u></p> <p>New Homes – Land for 871 new homes will be provided in the Key Hubs during the plan period. These are Armathwaite, Brough and Church Brough, Culgaith, Greystoke, High and Low Hesket, Kirkby Thore, Langwathby, Lazonby, Nenthead, Plumpton, Shap, Stainton, and Tebay.</p> <p>New Jobs – An additional 2.92 hectares of employment land is allocated in Brough and Church Brough, and Tebay.</p> <p>New housing will be developed in the Key Hubs in accordance with the following targets: <i>[See Appendix 7 of this document for the revised tables]</i></p>
MM11	Policy RUR2	48	<p>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></p> <ul style="list-style-type: none"> • The building is capable of conversion without the need for extension, significant alteration or full reconstruction. • It can be demonstrated that the building is of sufficient architectural quality to make it worthy of retention. • 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. • 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. • It can be demonstrated that there is no significant impact on local biodiversity, including protected habitats and species. • 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>

Modification reference	Policy/ Paragraph/ Table	Page	Change
			<ul style="list-style-type: none"> • 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> • Access is in place or can be created without damaging the surrounding area's rural character. • The proposal will not conflict with existing land uses. <p>When granting <u>planning</u> permission for any development under this policy the Council will remove permitted development rights where appropriate, <u>which This</u> would normally apply to the building and its curtilage.</p>
MM12	Policy DEV1	54	<p><u>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.</u></p> <p><u>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 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.</u></p> <p><u>In respecting the need for sustainable development, proposals should:</u></p> <ol style="list-style-type: none"> <u>1. Contribute to the creation of locally distinctive, aesthetically pleasing, sustainable, healthy, active, safe, inclusive and vibrant communities</u> <u>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</u> <u>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</u>

Modification reference	Policy/ Paragraph/ Table	Page	Change
			<p>4. Be designed to a high standard 5. Conserve and enhance the district's historic, natural and cultural environment 6. Address flood risk mitigation and explore all methods for mitigating surface water run off 7. Avoid the development of the best and most versatile agricultural land (Agricultural Land Classifications 1, 2 and 3a)</p> <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> <u>Planning applications that accord with the policies in this Local Plan (and, where relevant, with polices in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.</u> <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 – taking into account whether:</u></p> <ul style="list-style-type: none"> • <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> • <u>Specific policies in that Framework indicate that development should be restricted.</u>
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"> • <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> • <u>Would not compromise the effectiveness of existing flood defences.</u>

Modification reference	Policy/ Paragraph/ Table	Page	Change
			<ul style="list-style-type: none"> • 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 a <u>clear</u> absence of a suitable alternatives <u>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. <p>New development <u>above a certain scale</u> 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"> 1. <u>To Aan</u> adequate soakaway or some other form of infiltration system 2. <u>By Aan</u> attenuated discharge to <u>the a</u> watercourse 3. <u>By Aan</u> attenuated discharge to a public surface water sewer 4. <u>By Aan</u> attenuated discharge to a public combined sewer. <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>

Modification reference	Policy/ Paragraph/ Table	Page	Change
MM14/FM03	Policy DEV3	56	<p>New development will be <u>concentrated encouraged</u> into areas with existing public transport availability, or <u>in</u> areas where new development <u>is likely to</u> leads to the creation of available public transport. Developments <u>likely to generate</u> <u>severe adverse travel impacts significant amounts of travel by private car</u> will not be permitted where they are in isolated or difficult to access <u>areas locations</u> unless an overwhelming environmental, social or economic need can be demonstrated.</p> <p>Development will <u>be refused if it will result in a severe only be permitted if it is able to demonstrate that it would have an acceptable</u> impact in terms of road safety and congestion. <u>Development should and will</u> provide safe and convenient access <u>to for</u> pedestrians, cyclists and disabled people.</p> <p>Proposals will be expected to adhere to guidance and standards issued by the Highways Authority on the <u>minimum</u> number of parking spaces <u>to be provided</u> (including for the disabled) and for bicycles<u>s</u> parking.</p> <p><u>Applications F</u>or major developments (<u>defined in Appendix 2</u>), <u>applications</u> 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"> ● How the site will <u>be</u> safely connected to public transport. ● How the site will meet the needs and safety concerns of pedestrians and cyclists. ● How the impact of any heavy goods vehicles accessing <u>the site</u> will be minimised, including during the construction phase. ● <u>The impact of the development on the local highway network</u> ● <u>How the site will ensure the permeability and accessibility of the area.</u> ● <u>How the site safely and conveniently links to main attractors (such as schools, retail and employment uses).</u>

Modification reference	Policy/ Paragraph/ Table	Page	Change
			<p>Development will not be supported where <u>it meets any of the following criteria, individually or cumulatively in combination with other development proposals:</u></p> <ul style="list-style-type: none"> • It would prevent the future opening of any road or rail schemes under consideration. • 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. • It <u>would</u> leads to a material increase or significant change in the character of traffic (<u>vehicles, pedestrians, cyclists, horse riders and animals</u>) using a rail crossing, unless it can be demonstrated that safety will not be compromised, in consultation with Network Rail. • <u>Evidence shows that there would be a material severe, unmitigated impact on the surrounding highway network.</u>
MM15	Policy DEV4	57	<p>The scale and pace of new development will be dependent <u>upon</u> sufficient capacity being available in <u>the</u> existing infrastructure <u>networks</u> 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, <u>or</u> through the provision of new infrastructure, <u>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. Contributions must be necessary <u>to make the development acceptable in planning terms</u> and ensure that the viability of the development is maintained.</p>

Modification reference	Policy/ Paragraph/ Table	Page	Change
			<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. 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 County Council) will determine on a case by case basis whether a developer can feasibly pay contributions to infrastructure without undermining the scheme's 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 District Council 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><u>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.</u></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"> • Shows a clear understanding of the form and character of the district's built and natural environment, complementing and enhancing the existing area, • Protects and where possible enhances the district's distinctive rural landscape, natural environment and biodiversity, • Reflects the existing street scene through use of appropriate scale, mass, form, layout, high quality architectural design and use of materials, • Optimises the potential use of the site and avoids overlooking,

Modification reference	Policy/ Paragraph/ Table	Page	Change
			<ul style="list-style-type: none"> • Protects the amenity of existing residents and business occupiers and provides an acceptable amenity for future occupiers. • Uses quality materials which complement or enhance local surroundings. • Protects features and characteristics of local importance. • Provides adequate space for the storage, collection and recycling of waste. • Can be easily accessed and used by all, regardless of age and disability. • Incorporates appropriate crime prevention measures. <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>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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>

Modification reference	Policy/ Paragraph/ Table	Page	Change
			<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 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. 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>In the three Market Towns (Alston, Appleby and Kirkby Stephen), and the Key Hubs and the Smaller Villages and Hamlets, <u>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>In Other Rural Areas (outside the Key Hubs and Smaller Villages and Hamlets), new housing will be restricted to affordable housing, in an existing settlement comprised of a coherent group of three or more dwellings.</u></p> <p><u>Where it can be demonstrated that application of the 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>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 – Local Connection Criteria for Affordable Housing.</u></p>
MM18/FM04	Policy HS2	67	<p>Within the <u>S</u>smaller <u>V</u>illages and <u>H</u>hamlets listed in Policy LS1, permission will be given for <u>small scale</u> housing <u>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,</u> (including sub-division of existing housing) <u>where it meets in all of the following criteria circumstances:</u></p> <ul style="list-style-type: none"> • Where development is restricted to infilling and rounding off of the current village settlement pattern, <u>in accordance with Policy LS1.</u>

Modification reference	Policy/ Paragraph/ Table	Page	Change
			<ul style="list-style-type: none"> • The resultant dwelling does not contain more than 150m² gross internal floorspace. • <u>In the case of Greenfield sites, where</u> a condition or legal agreement restricting occupancy to only those meeting local connection criteria, <u>defined in Appendix 6, is will be applied.</u> <p><u>No IL</u>ocal occupancy restrictions will <u>not</u> be applied where suitable housing comes forward on previously developed land. <u>This is</u> in recognition of the higher costs <u>of involved in</u> developing such sites and the opportunities they may bring to help improve the character and appearance of villages and to support local services.</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"> • Any up to date local housing needs surveys and local housing market assessments, • Any other local housing needs information (e. g. relating to elderly people or special needs), • The location and characteristics of the site, • The type and mix of housing in the locality, including housing age, condition and occupancy, • Current housing market conditions <u>and viability.</u>
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 <u>24.38</u> <u>27.3</u> hectares of land for employment development (B1, B2 and B8 uses), in line with the locational policy set out in LS1.</p>

Modification reference	Policy/ Paragraph/ Table	Page	Change
MM21	Policy ENV3	88	<p><u>Development</u> within <u>or affecting</u> the North Pennines Area of Outstanding Natural Beauty (AONB) <u>development proposals</u> will only be permitted where <u>each of the following criteria apply:</u></p> <ul style="list-style-type: none"> • <u>Individually or cumulatively it will not have a significant or adverse 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</u> • <u>It They does</u> not lessen or cause harm to the distinctive character of the area, <u>the historic environment, heritage assets and their setting.</u> • <u>It They adheres</u> to any formally adopted design or planning policies, including the North Pennines AONB Management Plan, <u>the North Pennines AONB Planning Guidelines</u> and <u>the North Pennines AONB Building Design Guide.</u> <p>Major developments, <u>defined in Appendix 2</u>, will <u>not be permitted only be permitted in exceptional circumstances</u>, where they are in the long term public interest and where there <u>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"> • <u>Other locations outside the AONB are not suitable</u> <u>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.</u> • <u>They are in the long term public interest</u> <u>The cost of and scope for developing elsewhere outside of the designated area or meeting the need for it in some other way.</u> • <u>They contribute to the wider economy</u> <u>Any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.</u> • <u>They go as far as possible in minimising any change to the local landscape</u>

Modification reference	Policy/ Paragraph/ Table	Page	Change
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"> • Proposals can be incorporated into the local landscape without significant adverse impact.; <u>P</u>articular 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.; • Proposals respect the form of the built environment, including 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.; • 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.; • It can be demonstrated that the natural environment, including designated sites will not be adversely affected (and where possible enhanced).; • The local road network can satisfactorily accommodate the development proposed.; • The proposed scheme will provide benefits to the community through their involvement with the proposal.; • 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.; 8. <u>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;</u>

Modification reference	Policy/ Paragraph/ Table	Page	Change
			<ul style="list-style-type: none"> • The proposed scheme will not have an unacceptable effect on civil or military aviation and/or other defence related installations; • The proposed scheme will not have an unacceptable effect on existing telecommunications infrastructure; • 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. • <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 affected local communities have been fully addressed and therefore the proposal has their backing.</u> <p>Where mitigation is required to make any identified impacts acceptable these will, where necessary, be secured through conditions or planning obligations.</p>
MM23/FM05	Policy ENV10	98	<p>Development proposals will be expected to avoid harm to the historic environment wherever possible, and should aim to positively enhance Eden's historic environment.</p> <p>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.</p> <p>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.</p>

Modification reference	Policy/ Paragraph/ Table	Page	Change
			<p>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.</p> <p>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.</p> <p>Development proposals in Conservation Areas will be expected to preserve and enhance their special architectural and historic interest.</p> <p>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.</p> <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 substantial harm 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 or loss, and that the harm or loss is necessary to achieve those benefits.</u></p>

Modification reference	Policy/ Paragraph/ Table	Page	Change
			<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 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><u>The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.</u></p>

Modification reference	Policy/ Paragraph/ Table	Page	Change
			<p>4.33.1 One of the features that makes Eden so unique is the quality of its historic environment. The district has twenty-four conservation areas (of which six are within the Yorkshire Dales National Park), 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"> • <u>Castles, houses and their parks and gardens including Appleby, Brough, Brougham, Dacre, Dalemain, Kirkoswald, Lowther and Penrith.</u> • <u>Roman sites such as Voreda, and associated archaeology.</u> • <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> • <u>Conservation areas across the district in particular Penrith and the Settle to Carlisle Railway.</u> • <u>Remains of historic industrial activity such as sites on Alston Moor including Nenthead and Whitesyke.</u> • <u>Historic market towns and settlements such as Penrith, Alston, Appleby and Kirkby Stephen.</u> • <u>Upland farming landscapes and their buildings.</u>

Modification reference	Policy/ Paragraph/ Table	Page	Change
MM24	Policy COM2	103	<p>Development proposals that result in the loss of open space, sport, leisure, allotments, <u>and</u> recreational <u>and cultural</u> facilities will not be permitted. The exception to this <u>is will be</u> where <u>the loss is unavoidable or</u> 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"> • There is a strong social or economic justification for the development, • There is no longer a need for the facility in the area, or if a need remains, alternative provision will be provided nearby. <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. 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>

Appendix 1 – Housing Targets and Distribution

	<u>Target (242)</u>	Distribution	Site Allocations?	Completed	Already under construction or permitted	<u>Windfall</u>	<u>Left to Allocate Residual Requirement (242)</u>	Annual Requirement (242)
Target	<u>3600 4356</u>	100%						
Towns								
Penrith	<u>1800 2178</u>	50%	Yes	<u>43</u> -246	<u>254</u> -1098	<u>N/A</u>	<u>1503</u> -835	<u>83</u> -56
Alston	<u>144 131</u>	<u>4% 3%</u>	Yes	<u>16</u>	65	<u>N/A</u>	<u>87</u> 60	4
Appleby	<u>324 392</u>	9%	Yes	<u>7</u> -110	<u>167</u> -73	<u>N/A</u>	<u>150</u> -209	<u>8</u> <u>14</u>
Kirkby Stephen	<u>252 305</u>	7%	Yes	<u>16</u> <u>23</u>	<u>38</u> -146	<u>N/A</u>	<u>198</u> 136	<u>11</u> 9
Total Towns	<u>2520 3006</u>	<u>70% 69%</u>		<u>67</u>-385	<u>515</u>-1382	<u>N/A</u>	<u>1938</u>-1239	<u>108</u>-83
Rural Areas								
Key Hubs	<u>720 871</u>	20%	<u>Yes</u>	<u>34</u> -124	<u>215</u> -290	<u>261</u>	<u>472</u> -196	<u>26</u> -13
Villages and Hamlets	<u>360 479</u>	<u>10% 11%</u>	<u>No</u>	<u>21</u> -125	<u>267</u> -647	<u>N/A</u>	<u>72</u> -293	-20
Total Rural	<u>1080 1350</u>	<u>30% 31%</u>		<u>55</u>-249	<u>482</u>-937	<u>261</u>	<u>544</u>-94	<u>30</u>-6
Total	<u>3600 4356</u>	100%		<u>122</u>-634	<u>997</u>-2319	<u>261</u>	<u>2481</u>-1142	<u>138</u>-76

Appendix 2 – Future Growth Sites

The following have been identified as 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 south of Carleton Hill Road</u>	<u>22</u>	<u>To be determined following further detailed assessment</u>
<u>Penrith</u>	<u>Main Town</u>	<u>[No Ref]</u>	<u>Land between Beacon Edge and Scaws Drive</u>	<u>9</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>0.37</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>		394

Appendix 3 – Penrith Housing Site Allocations

Land for housing is allocated on the following sites:

Ref	Address	Area (ha)	Indicative Phasing			Total
			2014-2019	2019-2024	2024-2032	
E3	Carleton – land at Longacres.	9.69		120	180 141	300 261
E4	Land at Carleton Hall Farm	3.8		54 32	54	108 86
N1a	Salkeld Road / Fairhill	10.5		125	125	250
N2	White Ox Farm	8.38 3.95		49 54	106	155 54
N3	Raiselands	3.27			76	76
P2	Gilwilly Road	0.33			17 14	17 14
P8	Myers Lane, Norfolk Road	0.63			32 20	32 20
P54	Bellevue Farm, Salkeld Road	2.8			63	63
P61	Garage at Reper Street	0.37		37		19
P71	Brent Road Garages	0.24	5			5
P93	Barn and Yard, Brunswick Road	0.1		5 4		5 4
P94	QEGS Annexe, Ullswater Road	0.58			29 18	29 18
	Total		125 0	712 335	717 511	1554 846

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
	Total	15.2

Long-term strategic employment growth is also supported at Newton Rigg College and on Gilwilly Industrial Estate Phase 2B.

Gypsy and Traveller accommodation is allocated as an extension to Lakeland View, Penrith

Appendix 4 – Allocated sites for housing in Alston

Ref	Address	Area	<u>Indicative Phasing</u>			Total
			2014-2019	2019-2024	2024-2032	
AL1	Jollybeard Lane	1.32			40	40
AL8	Tyne Café and Garage Building	0.35		18		18
AL11	Land South of Primary School	1.01			10	10
AL12	High Mill (Mixed Use)	0.12	6			6
AL13	Land at Clitheroe	0.65 <u>2.6</u> 1.4		20	<u>35</u> 22	<u>20</u> <u>55</u> 42
AL16	Land adj. to Primary School	0.7			10	10
	Total		6-0	20 38	60 35-22	86 73-60

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
	TOTAL	1.31

Appendix 5 – Appleby Housing Site Allocations

Land for housing is allocated on the following sites:

Ref	Address	Area (ha)	Indicative Phasing			Total
			2014-2019	2019-2024	2024-2032	
AP10	Land to the South of Station Road	4.02		30_15	35_30	65_45
AP11	Fields adjacent to the Coal Yard, Station Yard	3.44		40_15	50_24	90_39
AP16	Land behind Cross Croft	5.06			115	115
AP24	Land at Westmorland Road	0.49			15	15
	Total			70_30	85_184	155_214

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
	Total	4.54

Appendix 6 – Allocated sites for housing and employment in Kirkby Stephen

Land for housing is allocated on the following sites:

Ref	Address	Area	<u>Indicative Phasing</u>			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	<u>4.09-5.39</u>		<u>40-60</u>	<u>30-68</u>	<u>70-128</u>
<u>KS15</u>	<u>Land adjacent Croglam Lane</u>	<u>2.55</u>		<u>30</u>	<u>30</u>	<u>60</u>
KS17	Land behind Park Terrace	0.75		<u>23-24</u>		<u>23-24</u>
<u>KS18</u>	<u>Land adj. to Croglam Park</u>	<u>1.18</u>		<u>35-13</u>		<u>35-13</u>
<u>KS24</u>	<u>Land adj to Maner 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>5</u>	<u>5</u>
	Total		0	128-84	60-73	188-157

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 adj to Mountain Rescue</u>	<u>0.74</u>
	Total	4.07-3.33

Appendix 7 – Housing Targets and Distribution and Site Allocations in the Key Hubs

New housing will be developed in the Key Hubs in accordance with the following targets:

Settlement	Target	Windfall Allowance	Commitments	Completions	Residual requirement
Armathwaite	24	7	3	2	12
Brough	89	27	33	24	5
Culgaith	49	15	50	9	-25
Greystoke	69	21	41	8	0
Hesket	70	21	16	13	20
Kirkby Thore	81	24	18	2	37
Langwathby	71	21	20	0	30
Lazonby	106	32	12	46	16
Nenthead	32	10	15	4	3
Plumpton	44	13	7	0	24
Shap	100	30	10	6	54
Stainton	97	29	64	4	0
Tebay	39	12	1	6	21
Total	871	261	289	124	197

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>
Armathwaite	LAR3a	Land to north east of Armathwaite	<u>0.73</u>	<u>15</u>
Brough and Church Brough	LBR1	Rowan House	<u>0.41</u>	<u>10</u>
Culgaith	LCU3	Land at Lime Tree Farm	<u>0.76</u>	<u>18</u>
High and Low Hesket	LHH2	Land adjacent to Elm Close	<u>1.83</u>	<u>20</u>
Kirkby Thore	LKT1	Land opposite the Primary School	<u>1.0</u>	<u>24</u>
	LKT3	Townhead	<u>0.6</u>	<u>14</u>
Nenthead	LNE3	Wright Brothers Garage	<u>0.56</u>	<u>13</u>
Plumpton	LPL2	Land adjacent to Byrnes Close	<u>1.26</u>	<u>28</u>
Shap	LSH1	West Lane	<u>0.27</u>	<u>8</u>
	LSH5	Land behind Woodville Terrace	<u>0.6</u>	<u>14</u>
	LSH13	Land behind Carl Lofts	<u>0.66</u>	<u>15</u>
	LSH14	Land adjacent to the Library	<u>0.17</u>	<u>5</u>
	LSH16	Former Food Factory	<u>0.63</u>	<u>15</u>
Tebay	LTE5a	Land adjacent to the Cross Keys Inn	<u>0.45</u>	<u>12</u>
	LTE6	Land adjacent to Church Rise	<u>0.4</u>	<u>9</u>
		Total		220

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>
40	Brough Main Street	<u>1.5</u>
38b	Old Tebay Depot	<u>1.42</u>
	Total	<u>2.92</u>