

Your Reference:  
Our Reference:  
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Date: 16 November 2017

The logo for Eden District Council features the word "Eden" in a large, elegant, serif font. A decorative flourish or wave-like line is positioned above the letter "E".

**District Council**

Mansion House, Friargate, Penrith, CA11 7YG  
Tel: 01768 817817

Melvyn Middleton

c/o Tony Blackburn  
15 Ottawa Close  
Blackburn  
BB2 7EB

Dear Mr Middleton,

### **Eden Local Plan – Weight to be given to Policies**

As you will be aware, the Council anticipates being in a position to write to you very shortly to ask for your endorsement of the Further Main Modifications to the Eden Local Plan. As soon as your endorsement is received, it will proceed with arrangements for this additional round of public consultation on the Plan.

In the interim, the Council will be looking to apply increased weight to Local Plan policies in the determination of planning applications and also in defending residential appeals. It is the Council's understanding that all Local Plan policies that are **not** listed in the Further Main Modifications schedule (i.e. all policies other than Policies AL1, KS1, DEV3, HS2 and ENV10) can now be attributed greater weight in the decision making process, given that the Framework advises (para 216) that:

*“From the day of publication, decision-takers may also give weight to relevant policies in emerging plans according to:*

- *the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);*
- *the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given)”.*

The Council would be grateful for written confirmation from the Inspector that he now considers all Local Plan policies, other those listed above, to be sound and that, as such, the Council is acting correctly in attributing them greater weight in the Development Management process.

As the Council understands that the Inspector has no further concerns regarding the soundness of Policy LS2 (Housing Targets and Distribution), the Council's housing target can be confirmed to be 4,356 dwellings over the period 2017 – 2032 (242 dwellings p/a). Using this figure, the Council calculated a 6.34 year housing land supply position in its Five Year Housing Land Supply Report of July 2017. The Council now intends to attach weight to the fact that it will have in excess of a five year housing land upon adoption of the Eden Local Plan. However, we would be grateful for written confirmation from the Inspector that he is content with the Council's five year housing land supply calculation as set down in that document.

We look forward to hearing from the Inspector at his earliest possible convenience.

Yours sincerely,

Rachael Armstrong

Senior Planning Policy Officer