



Infrastructure Funding Statement 2021/2022

**Annual Statement regarding Developer Contributions
obtained through s106 Agreements**

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1.0 Introduction

- 1.1 Following revisions to the Community Infrastructure Levy (Amendment) (England) Regulations 2019 No. 1103 on the 1 September 2019, the Council is required to produce an Infrastructure Funding Statement as it is a contribution receiving authority.
- 1.2 Producing an Infrastructure Funding Statement will provide transparency regarding s106 Agreements signed by the Council; an s106 Agreement is a legal agreement attached to a planning permission to mitigate the impact of an approved development. It can secure the provision of on-site infrastructure or financial payments for off-site infrastructure.
- 1.3 s106 Agreements can secure different types of infrastructure such as affordable housing, public open space, education and highways and transport.

As Eden is within a two-tier authority system, Cumbria County Council is the responsible authority for education, flooding, social care and highways and transport. In most instances, Cumbria County Council is a signatory to s106 Agreements where there is a contribution towards these types of infrastructure.
- 1.4 As a contribution receiving authority, the County Council is required to produce its own Infrastructure Funding Statement¹; it is recommended that their Infrastructure Funding Statement is read in conjunction with this Statement to ensure a full understanding of contributions received and spent within Eden.
- 1.5 If contributions have been sought as part of a s106 Agreement which relate to the responsibilities of Cumbria County Council and the County Council is not a signatory, Eden District Council has the responsibility to collect the contribution from the applicant and pass it to the County Council for them to spend.
- 1.6 s106 Agreements can also be used to:
 - restrict a development or use of land in a specified way;
 - require specified operations or activities to be carried out in, on, under or over the land; and
 - require land to be used in a specified way.
- 1.7 The Statement will identify new activity relating to relevant s106 Agreements in this reporting year which is from 1 April 2021 until 31 March 2022. This will include identifying:
 - new agreements entered into by the Council in 2021/2022;
 - money which has been received but not yet allocated or spent;
 - money which has spent in 2021/2022;
 - non-financial agreements secured through an s106 Agreement; and
 - affordable homes which have been delivered.

1.8 It should be noted that not all the money secured through s106 Agreements will have been received by the Council due to the need to wait for certain trigger points in the timescale of development (eg on commencement of development and phasing). As this Statement only relates to contributions agreed, received and spent in the period from 1 April 2021 and 31 March 2022, there are some contributions which will not be included in this Statement as they do not meet the criteria for inclusion. They will be included in future Infrastructure Funding Statements when they have had relevant activity.

2.0 Developer Contributions Agreed in 2021/2022 (Table 1)

2.1 Three s106 Agreements were entered into by the Council in the period between 1 April 2021 and 31 March 2022.

2.2 These result in a commitment by the developers to provide 16 affordable homes.

3.0 Developer Contributions Received in 2021/2022 (Table 2)

3.1 The Council received an additional £22,700 in 2021/2022 towards s106 Agreement contributions fund.

4.0 Developer Contributions Spent in 2021/2022 (Table 3)

4.1 The Council has spent £144,000 during the financial year on a Scheme at Newton House, Penrith which is the Extra Care scheme developed by Housing 21. This resulted in the provision of 28 shared ownership, and 26 rented apartments (a mix of 1 bed and 2 bed). The contribution was the second contribution towards the scheme with an additional £144,000 being paid in the previous financial year.

5.0 Developer Contributions Outstanding (ie not spent or allocated) (Table 4)

5.1 At the end of the 2021/22 there was £1,184,354 classified as 'outstanding' as the Council has yet to spend the money or allocate it for a project.

6.0 Delivery of Affordable Housing (Tables 5 and 6)

6.1 In the period of 1 April 2021-31 March 2022, 106 affordable or extra care units were delivered in Eden. This included 27 houses for discounted sale, 26 houses for affordable rent, 38 for Low Cost Home Ownership and 15 for social rent.

6.2 A further 336 affordable units have been secured through planning agreements and are yet to be completed.

Table 1 – Developer Contributions Agreed in 2021/2022

Application No	Address	Approval Type	Number of Units	Affordable Units	S106 Agreements
19/0272	Land North of Newbiggin Road, Kirkby Thore	Full	26	7	£38,000 towards secondary education transport
19/0913	Land off Croglam Park, Kirkby Stephen	Full	21	6	Affordable housing
21/0370	Land South of Low Hesket Village, Low Hesket	Outline	13	3	Affordable housing

Table 2 – Developer Contributions Received in 2021/2022

Application No	Address	Trigger	Amount Received	Date Received
14/0677	The Barn Pea Top Farm	3% OMV	£5,850	May 2021
12/0424	Newlands Villa Soulby aka Site adjacent Barney Scar Soulby Kirkby Stephen	3% OMV	£16,850	June 2021

Table 3 – Developer Contributions Spent in 2021/2022

Development	Developer	Scheme	Units	Contribution Spent
Newton House Penrith	Housing 21	Extra Care	28 shared ownership 26 rented apartments (mix of 1 & 2 bed)	£144,000

Table 4 – Developer Contributions Outstanding up to March 2022 (ie not spent or allocated) Affordable Housing Agreements to be delivered

Application Reference	Description	Amount Received	Allocated to	To be spent by
08/0295 16/0056	Manor Park	£839,129	Affordable Housing Fund	2027/28
10/1010	Melmerby Hall	£30,000	Affordable Housing Fund	2029/30
11/0161	The Old Brewery	£4,500	Affordable Housing Fund	2027/28
11/0576	Huber View, Row End	£5,334	Affordable Housing Fund	2027/28
11/0654	Bark Mill House	£7,986	Affordable Housing Fund	2027/28
11/0740	Pele Court	£128,798	Affordable Housing Fund	2025/26
12/0085	Penrith Savoyards, Penrith Players Theatre	£1,454	Affordable Housing Fund	NA
12/0249	The Bulls Head Inn	£9,250	Affordable Housing Fund	2025/26
12/0368	Robin Hood V	£11,499	Affordable Housing Fund	2027/28
12/0456	Joiners Cottage	£4,440	Affordable Housing Fund	2027/28
12/0491	3 Hawes Way	£4,350	Affordable Housing Fund	2027/28
13/0100	Pasture Park Soulby	£36,000	Affordable Housing Fund	2027/28
13/0213	Bromley Green Farm	£4,890	Affordable Housing Fund	2027/28

Application Reference	Description	Amount Received	Allocated to	To be spent by
13/0262	Bankfoot View	£4,060	Affordable Housing Fund	2027/28
13/0288	Oddfellows Hall	£2,500	Affordable Housing Fund	2027/28
13/0298 14/0190	Glade House Yanwath	£18,975	Affordable Housing Fund	2025/26
13/0519	Thwaite Cottage Tirril	£5,700	Affordable Housing Fund	2027/28
13/0751	Warcop House	£3,660	Affordable Housing Fund	2027/28
13/0962	Barco Lodge, Folly Lane, Penrith	£4,500	Affordable Housing Fund	2026/27
14/0490	Flats 1,2 & 3	£4,770	Affordable Housing Fund	2027/28
14/0677	Pea Top Farm Culgaith	£5,850	Affordable Housing Fund	2031/32
14/0782	JR Wharton & Sons	£8,160	Affordable Housing Fund	2027/28
14/6170	Kilvington Solicitors	£7,000	Affordable Housing Fund	Queried
15/0727 (77734)	Phoenix Hall Skelton	£6,450	Affordable Housing Fund	2029/30
16/0294 (75649)	Townside Nicholson Lane	£8,250	Affordable Housing Fund	2030/31
12/0424	Newlands Villa Soulby aka Site adjacent Barney Scar Soulby Kirkby Stephen	£16,850	Affordable Housing Fund	2029/30
	TOTAL	£1,184,355		

Table 5 – Affordable Housing Units Delivered 2021/2022

Alt Ref	Date	Planning No	Plot	Address	Housing Association	Tenure Type	Site Address	Proposal	Comp Date
14/6078	April 2021 - March 2022	16/0811	170	Flat 1, 148 Tulip Gardens	Heart of Cumbria	Rented	Land at Carleton Fields, Penrith	Residential development of 505 dwellings	30/06/2021
14/6078	April 2021 - March 2022	16/0811	171	Flat 2, 148 Tulip Gardens	Heart of Cumbria	Rented	Land at Carleton Fields, Penrith	Residential development of 505 dwellings	30/06/2021
14/6078	April 2021 - March 2022	16/0811	172	Flat 3, 148 Tulip Gardens	Heart of Cumbria	Rented	Land at Carleton Fields, Penrith	Residential development of 505 dwellings	30/06/2021
14/6078	April 2021 - March 2022	16/0811	173	Flat 4, 148 Tulip Gardens	Heart of Cumbria	Rented	Land at Carleton Fields, Penrith	Residential development of 505 dwellings	30/06/2021
14/6078	April 2021 - March 2022	16/0811	174	Flat 5, 148 Tulip Gardens	Heart of Cumbria	Rented	Land at Carleton Fields, Penrith	Residential development of 505 dwellings	30/06/2021
14/6078	April 2021 - March 2022	16/0811	175	Flat 6, 148 Tulip Gardens	Heart of Cumbria	Rented	Land at Carleton Fields, Penrith	Residential development of 505 dwellings	30/06/2021
14/6078	April 2021 - March 2022	16/0811	176	Flat 7, 148 Tulip Gardens	Heart of Cumbria	Rented	Land at Carleton Fields, Penrith	Residential development of 505 dwellings	30/06/2021
14/6078	April 2021 - March 2022	16/0811	177	Flat 8, 148 Tulip Gardens	Heart of Cumbria	Rented	Land at Carleton Fields, Penrith	Residential development of 505 dwellings	30/06/2021
14/6078	April 2021 - March 2022	16/0811	178	Flat 9, 148 Tulip Gardens	Heart of Cumbria	Rented	Land at Carleton Fields, Penrith	Residential development of 505 dwellings	30/06/2021
14/6078	April 2021 - March 2022	16/0811	385	Flat 1, 58 Primrose Drive	Heart of Cumbria	Rented	Land at Carleton Fields, Penrith	Residential development of 505 dwellings	19/08/2021
14/6078	April 2021 - March 2022	16/0811	386	Flat 2, 58 Primrose Drive	Heart of Cumbria	Rented	Land at Carleton Fields, Penrith	Residential development of 505 dwellings	19/08/2021
14/6078	April 2021 - March 2022	16/0811	387	Flat 3, 58 Primrose Drive	Heart of Cumbria	Rented	Land at Carleton Fields, Penrith	Residential development of 505 dwellings	19/08/2021
14/6078	April 2021 - March 2022	16/0811	388	Flat 4, 58 Primrose Drive	Heart of Cumbria	Rented	Land at Carleton Fields, Penrith	Residential development of 505 dwellings	19/08/2021
14/6078	April 2021 - March 2022	16/0811	389	Flat 5, 58 Primrose Drive	Heart of Cumbria	Rented	Land at Carleton Fields, Penrith	Residential development of 505 dwellings	19/08/2021
14/6078	April 2021 - March 2022	16/0811	390	Flat 6, 58 Primrose Drive	Heart of Cumbria	Rented	Land at Carleton Fields, Penrith	Residential development of 505 dwellings	19/08/2021
17/6399	April 2021 - March 2022	16/0811	391	60 Primrose Drive		Discounted Sale	Land at Carleton Fields, Penrith	Residential development of 505 dwellings	27/09/2021
17/6399	April 2021 - March 2022	16/0811	392	62 Primrose Drive		Discounted Sale	Land at Carleton Fields, Penrith	Residential development of 505 dwellings	17/09/2021
17/6399	April 2021 - March 2022	16/0811	393	64 Primrose Drive		Discounted Sale	Land at Carleton Fields, Penrith	Residential development of 505 dwellings	02/12/2021
17/6399	April 2021 - March 2022	16/0811	394	66 Primrose Drive		Discounted Sale	Land at Carleton Fields, Penrith	Residential development of 505 dwellings	30/09/2021

Alt Ref	Date	Planning No	Plot	Address	Housing Association	Tenure Type	Site Address	Proposal	Comp Date
17/6399	April 2021 - March 2022	16/0811	403	74 Primrose Drive		Discounted Sale	Land at Carleton Fields, Penrith	Residential development of 505 dwellings	28/01/2022
17/6399	April 2021 - March 2022	16/0811	404	76 Primrose Drive		Discounted Sale	Land at Carleton Fields, Penrith	Residential development of 505 dwellings	28/01/2022
14/6078	April 2021 - March 2022	16/0811	405	78 Primrose Drive		Discounted Sale	Land at Carleton Fields, Penrith	Residential development of 505 dwellings	10/03/2022
14/6078	April 2021 - March 2022	16/0811	407	82 Primrose Drive		Discounted Sale	Land at Carleton Fields, Penrith	Residential development of 505 dwellings	25/03/2022
14/6078	April 2021 - March 2022	16/0811	408	84 Primrose Drive		Discounted Sale	Land at Carleton Fields, Penrith	Residential development of 505 dwellings	23/03/2022
14/6078	April 2021 - March 2022	16/0811	409	86 Primrose Drive		Discounted Sale	Land at Carleton Fields, Penrith	Residential development of 505 dwellings	31/03/2022
14/6078	April 2021 - March 2022	16/0811	410	88 Primrose Drive		Discounted Sale	Land at Carleton Fields, Penrith	Residential development of 505 dwellings	31/03/2022
14/6078	April 2021 - March 2022	16/0811	411	90 Primrose Drive		Discounted Sale	Land at Carleton Fields, Penrith	Residential development of 505 dwellings	31/03/2022
14/6078	April 2021 - March 2022	16/0811	412	92 Primrose Drive		Discounted Sale	Land at Carleton Fields, Penrith	Residential development of 505 dwellings	31/03/2022
14/6078	April 2021 - March 2022	16/0811	413	94 Primrose Drive		Discounted Sale	Land at Carleton Fields, Penrith	Residential development of 505 dwellings	21/03/2022
14/6078	April 2021 - March 2022	16/0811	437	29 Crocus Avenue		Discounted Sale	Land at Carleton Fields, Penrith	Residential development of 505 dwellings	14/06/2021
14/6078	April 2021 - March 2022	16/0811	438	27 Crocus Avenue		Discounted Sale	Land at Carleton Fields, Penrith	Residential development of 505 dwellings	14/06/2021
14/6078	April 2021 - March 2022	16/0811	439	25 Crocus Avenue		Discounted Sale	Land at Carleton Fields, Penrith	Residential development of 505 dwellings	14/06/2021
19/6388	April 2021 - March 2022	18/0913	1	1 Newton House, Newton Road, Penrith	Housing 21		1 Newton House, Newton Road, Penrith	Demolition of former care home and proposed 54 extra care apartments	01/06/2021
19/6388	April 2021 - March 2022	18/0913	2	2 Newton House, Newton Road, Penrith	Housing 21		2 Newton House, Newton Road, Penrith	Demolition of former care home and proposed 54 extra care apartments	01/06/2021
19/6388	April 2021 - March 2022	18/0913	3	3 Newton House, Newton Road, Penrith	Housing 21		3 Newton House, Newton Road, Penrith	Demolition of former care home and proposed 54 extra care apartments	01/06/2021
19/6388	April 2021 - March 2022	18/0913	4	4 Newton House, Newton Road, Penrith	Housing 21		4 Newton House, Newton Road, Penrith	Demolition of former care home and proposed 54 extra care apartments	01/06/2021
19/6388	April 2021 - March 2022	18/0913	5	5 Newton House, Newton Road, Penrith	Housing 21		5 Newton House, Newton Road, Penrith	Demolition of former care home and proposed 54 extra care apartments	01/06/2021

Alt Ref	Date	Planning No	Plot	Address	Housing Association	Tenure Type	Site Address	Proposal	Comp Date
19/6388	April 2021 - March 2022	18/0913	6	6 Newton House, Newton Road, Penrith	Housing 21		6 Newton House, Newton Road, Penrith	Demolition of former care home and proposed 54 extra care apartments	01/06/2021
19/6388	April 2021 - March 2022	18/0913	7	7 Newton House, Newton Road, Penrith	Housing 21		7 Newton House, Newton Road, Penrith	Demolition of former care home and proposed 54 extra care apartments	01/06/2021
19/6388	April 2021 - March 2022	18/0913	8	8 Newton House, Newton Road, Penrith	Housing 21		8 Newton House, Newton Road, Penrith	Demolition of former care home and proposed 54 extra care apartments	01/06/2021
19/6388	April 2021 - March 2022	18/0913	9	9 Newton House, Newton Road, Penrith	Housing 21		9 Newton House, Newton Road, Penrith	Demolition of former care home and proposed 54 extra care apartments	01/06/2021
19/6388	April 2021 - March 2022	18/0913	10	10 Newton House, Newton Road, Penrith	Housing 21		10 Newton House, Newton Road, Penrith	Demolition of former care home and proposed 54 extra care apartments	01/06/2021
19/6388	April 2021 - March 2022	18/0913	11	11 Newton House, Newton Road, Penrith	Housing 21		11 Newton House, Newton Road, Penrith	Demolition of former care home and proposed 54 extra care apartments	01/06/2021
19/6388	April 2021 - March 2022	18/0913	12	12 Newton House, Newton Road, Penrith	Housing 21		12 Newton House, Newton Road, Penrith	Demolition of former care home and proposed 54 extra care apartments	01/06/2021
19/6388	April 2021 - March 2022	18/0913	13	13 Newton House, Newton Road, Penrith	Housing 21		13 Newton House, Newton Road, Penrith	Demolition of former care home and proposed 54 extra care apartments	01/06/2021
19/6388	April 2021 - March 2022	18/0913	14	14 Newton House, Newton Road, Penrith	Housing 21		14 Newton House, Newton Road, Penrith	Demolition of former care home and proposed 54 extra care apartments	01/06/2021
19/6388	April 2021 - March 2022	18/0913	15	15 Newton House, Newton Road, Penrith	Housing 21		15 Newton House, Newton Road, Penrith	Demolition of former care home and proposed 54 extra care apartments	01/06/2021
19/6388	April 2021 - March 2022	18/0913	16	16 Newton House, Newton Road, Penrith	Housing 21		16 Newton House, Newton Road, Penrith	Demolition of former care home and proposed 54 extra care apartments	01/06/2021
19/6388	April 2021 - March 2022	18/0913	17	17 Newton House, Newton Road, Penrith	Housing 21		17 Newton House, Newton Road, Penrith	Demolition of former care home and proposed 54 extra care apartments	01/06/2021
19/6388	April 2021 - March 2022	18/0913	18	18 Newton House, Newton Road, Penrith	Housing 21		18 Newton House, Newton Road, Penrith	Demolition of former care home and proposed 54 extra care apartments	01/06/2021
19/6388	April 2021 - March 2022	18/0913	19	19 Newton House, Newton Road, Penrith	Housing 21		19 Newton House, Newton Road, Penrith	Demolition of former care home and proposed 54 extra care apartments	01/06/2021

Alt Ref	Date	Planning No	Plot	Address	Housing Association	Tenure Type	Site Address	Proposal	Comp Date
19/6388	April 2021 - March 2022	18/0913	20	20 Newton House, Newton Road, Penrith	Housing 21		20 Newton House, Newton Road, Penrith	Demolition of former care home and proposed 54 extra care apartments	01/06/2021
19/6388	April 2021 - March 2022	18/0913	21	21 Newton House, Newton Road, Penrith	Housing 21		21 Newton House, Newton Road, Penrith	Demolition of former care home and proposed 54 extra care apartments	01/06/2021
19/6388	April 2021 - March 2022	18/0913	22	22 Newton House, Newton Road, Penrith	Housing 21		22 Newton House, Newton Road, Penrith	Demolition of former care home and proposed 54 extra care apartments	01/06/2021
19/6388	April 2021 - March 2022	18/0913	23	23 Newton House, Newton Road, Penrith	Housing 21		23 Newton House, Newton Road, Penrith	Demolition of former care home and proposed 54 extra care apartments	01/06/2021
19/6388	April 2021 - March 2022	18/0913	24	24 Newton House, Newton Road, Penrith	Housing 21		24 Newton House, Newton Road, Penrith	Demolition of former care home and proposed 54 extra care apartments	01/06/2021
19/6388	April 2021 - March 2022	18/0913	25	25 Newton House, Newton Road, Penrith	Housing 21		25 Newton House, Newton Road, Penrith	Demolition of former care home and proposed 54 extra care apartments	01/06/2021
19/6388	April 2021 - March 2022	18/0913	26	26 Newton House, Newton Road, Penrith	Housing 21		26 Newton House, Newton Road, Penrith	Demolition of former care home and proposed 54 extra care apartments	01/06/2021
19/6388	April 2021 - March 2022	18/0913	27	27 Newton House, Newton Road, Penrith	Housing 21		27 Newton House, Newton Road, Penrith	Demolition of former care home and proposed 54 extra care apartments	01/06/2021
19/6388	April 2021 - March 2022	18/0913	28	28 Newton House, Newton Road, Penrith	Housing 21		28 Newton House, Newton Road, Penrith	Demolition of former care home and proposed 54 extra care apartments	01/06/2021
19/6388	April 2021 - March 2022	18/0913	29	29 Newton House, Newton Road, Penrith	Housing 21		29 Newton House, Newton Road, Penrith	Demolition of former care home and proposed 54 extra care apartments	01/06/2021
19/6388	April 2021 - March 2022	18/0913	30	30 Newton House, Newton Road, Penrith	Housing 21		30 Newton House, Newton Road, Penrith	Demolition of former care home and proposed 54 extra care apartments	01/06/2021
19/6388	April 2021 - March 2022	18/0913	31	31 Newton House, Newton Road, Penrith	Housing 21		31 Newton House, Newton Road, Penrith	Demolition of former care home and proposed 54 extra care apartments	01/06/2021
19/6388	April 2021 - March 2022	18/0913	32	32 Newton House, Newton Road, Penrith	Housing 21		32 Newton House, Newton Road, Penrith	Demolition of former care home and proposed 54 extra care apartments	01/06/2021
19/6388	April 2021 - March 2022	18/0913	33	33 Newton House, Newton Road, Penrith	Housing 21		33 Newton House, Newton Road, Penrith	Demolition of former care home and proposed 54 extra care apartments	01/06/2021

Alt Ref	Date	Planning No	Plot	Address	Housing Association	Tenure Type	Site Address	Proposal	Comp Date
19/6388	April 2021 - March 2022	18/0913	34	34 Newton House, Newton Road, Penrith	Housing 21		34 Newton House, Newton Road, Penrith	Demolition of former care home and proposed 54 extra care apartments	01/06/2021
19/6388	April 2021 - March 2022	18/0913	35	35 Newton House, Newton Road, Penrith	Housing 21		35 Newton House, Newton Road, Penrith	Demolition of former care home and proposed 54 extra care apartments	01/06/2021
19/6388	April 2021 - March 2022	18/0913	36	36 Newton House, Newton Road, Penrith	Housing 21		36 Newton House, Newton Road, Penrith	Demolition of former care home and proposed 54 extra care apartments	01/06/2021
19/6388	April 2021 - March 2022	18/0913	37	37 Newton House, Newton Road, Penrith	Housing 21		37 Newton House, Newton Road, Penrith	Demolition of former care home and proposed 54 extra care apartments	01/06/2021
19/6388	April 2021 - March 2022	18/0913	38	38 Newton House, Newton Road, Penrith	Housing 21		38 Newton House, Newton Road, Penrith	Demolition of former care home and proposed 54 extra care apartments	01/06/2021
19/6388	April 2021 - March 2022	18/0913	39	39 Newton House, Newton Road, Penrith	Housing 21		39 Newton House, Newton Road, Penrith	Demolition of former care home and proposed 54 extra care apartments	01/06/2021
19/6388	April 2021 - March 2022	18/0913	40	40 Newton House, Newton Road, Penrith	Housing 21		40 Newton House, Newton Road, Penrith	Demolition of former care home and proposed 54 extra care apartments	01/06/2021
19/6388	April 2021 - March 2022	18/0913	41	41 Newton House, Newton Road, Penrith	Housing 21		41 Newton House, Newton Road, Penrith	Demolition of former care home and proposed 54 extra care apartments	01/06/2021
19/6388	April 2021 - March 2022	18/0913	42	42 Newton House, Newton Road, Penrith	Housing 21		42 Newton House, Newton Road, Penrith	Demolition of former care home and proposed 54 extra care apartments	01/06/2021
19/6388	April 2021 - March 2022	18/0913	43	43 Newton House, Newton Road, Penrith	Housing 21		43 Newton House, Newton Road, Penrith	Demolition of former care home and proposed 54 extra care apartments	01/06/2021
19/6388	April 2021 - March 2022	18/0913	44	44 Newton House, Newton Road, Penrith	Housing 21		44 Newton House, Newton Road, Penrith	Demolition of former care home and proposed 54 extra care apartments	01/06/2021
19/6388	April 2021 - March 2022	18/0913	45	45 Newton House, Newton Road, Penrith	Housing 21		45 Newton House, Newton Road, Penrith	Demolition of former care home and proposed 54 extra care apartments	01/06/2021
19/6388	April 2021 - March 2022	18/0913	46	46 Newton House, Newton Road, Penrith	Housing 21		46 Newton House, Newton Road, Penrith	Demolition of former care home and proposed 54 extra care apartments	01/06/2021
19/6388	April 2021 - March 2022	18/0913	47	47 Newton House, Newton Road, Penrith	Housing 21		47 Newton House, Newton Road, Penrith	Demolition of former care home and proposed 54 extra care apartments	01/06/2021

Alt Ref	Date	Planning No	Plot	Address	Housing Association	Tenure Type	Site Address	Proposal	Comp Date
19/6388	April 2021 - March 2022	18/0913	48	48 Newton House, Newton Road, Penrith	Housing 21		48 Newton House, Newton Road, Penrith	Demolition of former care home and proposed 54 extra care apartments	01/06/2021
19/6388	April 2021 - March 2022	18/0913	49	49 Newton House, Newton Road, Penrith	Housing 21		49 Newton House, Newton Road, Penrith	Demolition of former care home and proposed 54 extra care apartments	01/06/2021
19/6388	April 2021 - March 2022	18/0913	50	50 Newton House, Newton Road, Penrith	Housing 21		50 Newton House, Newton Road, Penrith	Demolition of former care home and proposed 54 extra care apartments	01/06/2021
19/6388	April 2021 - March 2022	18/0913	51	51 Newton House, Newton Road, Penrith	Housing 21		51 Newton House, Newton Road, Penrith	Demolition of former care home and proposed 54 extra care apartments	01/06/2021
19/6388	April 2021 - March 2022	18/0913	52	52 Newton House, Newton Road, Penrith	Housing 21		52 Newton House, Newton Road, Penrith	Demolition of former care home and proposed 54 extra care apartments	01/06/2021
19/6388	April 2021 - March 2022	18/0913	53	53 Newton House, Newton Road, Penrith	Housing 21		53 Newton House, Newton Road, Penrith	Demolition of former care home and proposed 54 extra care apartments	01/06/2021
19/6388	April 2021 - March 2022	18/0913	54	54 Newton House, Newton Road, Penrith	Housing 21		54 Newton House, Newton Road, Penrith	Demolition of former care home and proposed 54 extra care apartments	01/06/2021
20/6219	April 2021 - March 2022	19/0222	18	15 Maypole Gardens, Langwathby		Discounted Sale	Langwathby Hall Farm, Langwathby	New housing development	25/05/2021
20/6219	April 2021 - March 2022	19/0222	19	13 Maypole Gardens, Langwathby		Discounted Sale	Langwathby Hall Farm, Langwathby	New housing development	25/05/2021
20/6219	April 2021 - March 2022	19/0222	20	11 Maypole Gardens, Langwathby		Discounted Sale	Langwathby Hall Farm, Langwathby	New housing development	25/05/2021
14/6142	April 2021 - March 2022	19/0426	6	7 Meldon Avenue, Penrith		Discounted Sale	Land off Carleton Road, Penrith	Residential development	01/10/2021
14/6142	April 2021 - March 2022	19/0426	7	9 Meldon Avenue, Penrith		Discounted Sale	Land off Carleton Road, Penrith	Residential development	01/10/2021
14/6142	April 2021 - March 2022	19/0426	8	11 Meldon Avenue, Penrith		Discounted Sale	Land off Carleton Road, Penrith	Residential development	15/10/2021
14/6142	April 2021 - March 2022	19/0426	32	14 Heaplaw Grove, Penrith		Discounted Sale	Land off Carleton Road, Penrith	Residential development	17/12/2021
14/6142	April 2021 - March 2022	19/0426	33	12 Heaplaw Grove, Penrith		Discounted Sale	Land off Carleton Road, Penrith	Residential development	13/01/2022
14/6142	April 2021 - March 2022	19/0426	34	10 Heaplaw Grove, Penrith		Discounted Sale	Land off Carleton Road, Penrith	Residential development	21/01/2022

Alt Ref	Date	Planning No	Plot	Address	Housing Association	Tenure Type	Site Address	Proposal	Comp Date
14/6142	April 2021 - March 2022	19/0426	35	8 Heaplaw Grove, Penrith		Discounted Sale	Land off Carleton Road, Penrith	Residential development	21/01/2022
21/6053	April 2021 - March 2022	20/0616	1	8 Paddock Row, Penrith	Riverside		Land at White Ox Farm, Inglewood Road, Penrith	Construction of 67 dwellings	30/03/2022
21/6053	April 2021 - March 2022	20/0616	2	7 Paddock Row, Penrith	Riverside		Land at White Ox Farm, Inglewood Road, Penrith	Construction of 67 dwellings	30/03/2022
21/6053	April 2021 - March 2022	20/0616	3	6 Paddock Row, Penrith	Riverside		Land at White Ox Farm, Inglewood Road, Penrith	Construction of 67 dwellings	30/03/2022
21/6053	April 2021 - March 2022	20/0616	4	5 Paddock Row, Penrith	Riverside		Land at White Ox Farm, Inglewood Road, Penrith	Construction of 67 dwellings	30/03/2022
21/6053	April 2021 - March 2022	20/0616	5	4 Paddock Row, Penrith	Riverside		Land at White Ox Farm, Inglewood Road, Penrith	Construction of 67 dwellings	30/03/2022
21/6053	April 2021 - March 2022	20/0616	6	3 Paddock Row, Penrith	Riverside		Land at White Ox Farm, Inglewood Road, Penrith	Construction of 67 dwellings	30/03/2022
21/6053	April 2021 - March 2022	20/0616	9	2 Chase Park, Penrith	Riverside		Land at White Ox Farm, Inglewood Road, Penrith	Construction of 67 dwellings	30/03/2022
21/6053	April 2021 - March 2022	20/0616	10	4 Chase Park, Penrith	Riverside		Land at White Ox Farm, Inglewood Road, Penrith	Construction of 67 dwellings	30/03/2022
21/6053	April 2021 - March 2022	20/0616	11	6 Chase Park, Penrith	Riverside		Land at White Ox Farm, Inglewood Road, Penrith	Construction of 67 dwellings	30/03/2022
21/6053	April 2021 - March 2022	20/0616	12	8 Chase Park, Penrith	Riverside		Land at White Ox Farm, Inglewood Road, Penrith	Construction of 67 dwellings	30/03/2022

Table 6 – Future Affordable Housing Units to be Delivered

Planning App Ref	Date	Site Address	Proposal	Approval Date	Decision	Affordable Remaining	Total Affordable	Units Remaining	Total Units	Development Status
16/0811	April 2016 - March 2017	Carleton Heights, Penrith	Urban extension to provide market and affordable housing.	05/12/2016	RM	35	151	198	560	Under Construction
17/0150	April 2015 - March 2016	Land at Staynegarth, Stainton, Penrith	Residential development with 30% affordable housing.	11/10/2017	RM	8	8	31	31	Extant
19/0426	April 2019 - March 2020	Land off Carleton Road, Penrith	Residential development	05/02/2020	FA	37	44	125	149	Under Construction
20/0199	April 2017 - March 2018	Land off Christian Head, Kirkby Stephen	Residential development, including access	31/07/2020	RM	10	10	28	35	Under Construction
20/0616	April 2020 - March 2021	Land at White Ox Farm, Inglewood Road, Penrith	Erection of affordable housing development comprising 67 residential dwellings	04/03/2021	FA	57	67	57	67	Under Construction

Planning App Ref	Date	Site Address	Proposal	Approval Date	Decision	Affordable Remaining	Total Affordable	Units Remaining	Total Units	Development Status
20/0664	April 2017 - March 2018	Land to east of The Thorpe, Greystoke	40 dwellings (re-submission of 16/0092)	19/03/2021	RM	6	6	40	40	Under Construction
20/0548	April 2017 - March 2018	Land west of Gillians Well, Calthwaite	Residential development of up to 16 units	21/01/2021	RM	4	4	16	16	Under Construction
20/0995	April 2017 - March 2018	Land at Carleton, Penrith	Residential development	23/09/2021	RM	24	24	82	82	Under Construction
18/1009	April 2016 - March 2017	Land north of Pennine Close, Hackthorpe	Residential development	21/05/2020	RM	2	2	30	30	Extant
14/0405	April 2017 - March 2018	Raiselands, Penrith	Erection of 229 new build homes, including 30% affordable homes to include 9 no. 2 bed homes, 106 no. 3 bed homes and 114 no. 4 bed homes. (REVISED NOTIFICATION)	14/08/2017	FA	68	68	229	229	Under Construction

Planning App Ref	Date	Site Address	Proposal	Approval Date	Decision	Affordable Remaining	Total Affordable	Units Remaining	Total Units	Development Status
20/0904	April 2018 - March 2019	Land off Scour Lane, Lazonby	Residential development	13/08/2021	RM	15	15	50	50	Extant
17/0460	April 2019 - March 2020	Hazel Dene, Station Road, Culgaith	Redevelopment of garden centre to 13 dwellings	14/02/2020	FA	2	2	13	13	Extant
17/0632	April 2020 - March 2021	Site adjacent to Otters Holt, Culgaith, Penrith	Proposed extension to existing housing development at Otters Holt, Culgaith to provide 12 additional dwellings	23/09/2020	OA	3	3	12	12	Extant
20/0134	April 2020 - March 2021	Land adjacent to The Mains, Stainton, Penrith	Outline application for residential development with approval sought for access	17/12/2020	OA	10	10	35	35	Extant
19/0920	April 2020 - March 2021	Land at Old Town, High Hesket	Outline application for residential development with all matters reserved.	02/02/2021	OA	8	8	27	27	Extant

Planning App Ref	Date	Site Address	Proposal	Approval Date	Decision	Affordable Remaining	Total Affordable	Units Remaining	Total Units	Development Status
20/0312	April 2020 - March 2021	Land at Station Road, Appleby	Outline planning application for up to 100 dwellings with approval sought for access	11/03/2021	OA	30	30	100	100	Extant
21/0370	April 2021 - March 2022	Land South of Low Heskett Village Hall, Low Heskett	Outline planning permission for the erection of up to 13 dwellings with all matters reserved. Re-submission of 20/0027	20/07/2021	OA	4	4	13	13	Extant
19/0272	April 2021 - March 2022	Land North of Newbiggin Road, Kirkby Thore, Penrith	Proposed residential development of land for 26 no. units	05/01/2022	FA	7	7	26	26	Extant
19/0913	April 2021 - March 2022	Land off Croglam, Kirkby Stephen	Residential development for 21 dwellings	20/08/2021	FA	6	6	21	21	Extant