

## **OBJECTIVE 2: Housing**

- 6.27 **To support a level of high quality housing that retains Penrith's identity and encourages high levels of social interaction, meets housing needs and helps to grow the local population, especially young people.**
- 6.28 The provision of new homes is essential to meet the social needs of Penrith and acts as a key economic driver, both in terms of the jobs it provides in construction and to the economy as a whole, through provision of housing for the people who work in the area.

Delivering an appropriate housing supply of new homes is fundamental to maintaining the workforce necessary to support the economy. The emerging Eden Local Plan indicates that new housing should be concentrated in Penrith with much of this in large scale new developments to the East and North of the town. An estimated 1,715 new homes are to be built in the Town over the 15 years covered by this plan (**Appendix I**). However, housing supply across Eden has been well below the Core Strategy (2010) target of 239 homes per year. Between April 2003 and March 2015, a total of 1916 dwellings were completed, resulting in an undersupply of 713 properties.

### 6.29 **Policy 6 High Quality New Homes**

To ensure new housing development is of high quality build and design that reinforces local identity and reflects local distinctiveness it should have regard to and will be assessed against the following:

1. Use of suitable materials, layouts and building forms;
2. The developments visual and landscape character impact;
3. New homes will be accessible to local services and support health, social and cultural wellbeing.
4. As well as meeting the needs of existing communities new housing should seek to have minimal impact on existing communities by protecting residential amenity and minimising impacts on local infrastructure.
5. Measures to reduce traffic generation and its impacts;

6. Provision of appropriate social infrastructure, including accessible, usable open greenspace and landscaping of native species, including food plants and fruit trees and off-street car parking provision to meet the standards defined in Part 1 of the *Cumbria Design Guide* set out below, including garages capable of meeting the needs of contemporary vehicles.

1 bedroom	1 space / garage
2 bedrooms	2 spaces
3 bedrooms	2.5 spaces
4 bedrooms	3 spaces

7. Provision of features to encourage wildlife e.g. for movement, migration, nesting, roosting and foraging.



(Photos taken on Scaws Field)

### **Background/Justification**

6.30 The emerging Eden Local Plan 2032 seeks to meet local housing needs and aspirations by seeking to concentrate the development of new homes within or adjacent to the district's main towns of Penrith, Appleby, Kirkby Stephen and Alston, key hubs, whilst allowing for some development in rural areas to support rural communities and services. This objective is set within the national planning policy objective of significantly boosting housing growth (NPPF, para. 47).

6.31 The Draft PNDP does not seek to allocate further sites for development but through Draft Policy 6 seeks to ensure that future housing growth meets the needs of the existing and future community, this will help to deliver part of the social role of sustainable development set out in NPPF "by providing the supply of housing required to meet the needs of present and future generations" (NPPF, p. 2) and the emerging Eden Local Plan 2032 objective of supporting the development and maintenance of a variety of decent, affordable housing which meets the needs of all local people (including the older population) and supports economic and community development – Eden Local Plan.

- 6.32 Locally, there is a concern that conditions and obligations on development sites are not enforced. To ensure that this does not happen and to help inform people of why things do not happen when they should the Town Council can play an important role in identifying such issues and in helping to disseminate the facts to the local community. This type of work is not a land use planning policy matter and has, therefore, been identified as a Supporting Town Council Action.

### **Supporting Town Council Actions**

- To work with Eden District Council to ensure that developers deliver on their commitments identified in planning obligations, agreements and conditions.
- As well as new build housing there is a significant problem in terms of energy loss and knock-on effects to the cost of heating existing, older homes. The Town Council will seek to work with and encourage others to develop initiatives and take action to address this significant issue.

### **Relevant District Planning Policies:**

#### **Core Strategy:**

CS1 Sustainable Development Principles  
CS7 Principles for Housing  
CS18 Design of New Development

#### **Eden Local Plan 2014-2032**

DEV5 Design of New Development

**Penrith Town Council Strategic Priorities:** Health and Wellbeing; Growth; Community Engagement.

### 6.33 **Policy 7 Housing Type and Mix**

New housing development should provide a range of types and sizes of dwellings that meet identified local needs in accordance with Eden Local Plan 2014-2032 Policy HS4.

In Penrith, unless the ongoing 2018 housing needs survey evidence indicates otherwise, the priority should be for the provision of homes to meet the needs of young renters with/without children, first time buyers, middle-aged empty nesters and the ageing population for one and two bedroom properties.

## Background/Justification

- 6.34 Core Strategy Policy CS7 Principles for Housing sets out that development should “Provide for a full range and choice of housing types to meet the needs of the whole community”. Policy HS4 Housing Type and Mix in the emerging Local Plan 2032 seeks to secure a suitable mix of homes on development sites this will be informed by using evidence from and set out in Eden Local Plan Policy HS4:
- up to date local housing needs surveys and local housing market assessments
  - other local housing needs information (e. g. relating to elderly people or special needs)
  - 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 and viability
- 6.35 Since April 2003, 30% of Eden’s housing supply has been provided in Penrith. Recent supply has resulted in the largest amount of housing provision falling into the 2 bedroom apartment/flat and 4 bedroomed detached house categories, with few bungalows and smaller houses being delivered. With the focus of the emerging Local Plan 2032 directing housing development to Penrith, with large sites proposed for allocation at both the northern and eastern edges of the town housing supply in the area will increase.
- 6.36 Eden District Council are currently undertaking a Housing Needs Assessment for Penrith. When available the data from this study may inform a revised version of Policy 7 and should be used by applicants to inform the preparation of their proposals.
- 6.37 Penrith has provided the greatest contribution to the affordable housing supply, with 246 completed units since 2003; 40% of all affordable housing units. Across the district 56% of all affordable homes built during this period have been two bedroomed; and 44% of all affordable homes built during this period have been flats/apartments. Nevertheless, when considered against assessments of need the amount of affordable housing provided is not sufficient to keep pace with demand.
- 6.38 Penrith will continue to be the focus of affordable housing supply, with its high level of services and access to transport links. Eden District’s population is growing slowly but ageing rapidly. The ageing population is likely to pose some significant challenges for future housing supply. This age group is likely to influence future market housing supply the most, as younger households struggle to afford to buy their first home.

Evidence from recent sales of 31 flats at Penrith New Squares indicates demand from older population age groups rather than younger first time buyers.

**Relevant District Planning Policies:**

**Core Strategy:**

CS1 Sustainable Development Principles  
CS7 Principles for Housing  
CS18 Design of New Development

**Eden Local Plan 2014-2032**

HS4 Housing Type and Mix

**Penrith Town Council Strategic Priorities:** Health and Wellbeing; Growth.