

OBJECTIVE 2: HOUSING

To support a level of high-quality housing that retains Penrith's identity, meets housing and social needs encouraging younger people to remain in the area and enhance local population growth.

- 6.20 Delivering an appropriate supply of new homes is fundamental to maintaining the workforce necessary to support the economy. The ELP 2014-2032 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 Eden Local Plan (**Appendix II, page 75**).

Policy 5 High Quality New Homes.

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

1. Use of sympathetic layouts and building forms when considered in relation to the surrounding context and use of traditional local materials and non-traditional, innovative materials, where the latter are sympathetic to the character of adjacent buildings and the immediate surrounding area.
2. The extent to which the proposal conserves and enhances the visual and landscape character of the immediate vicinity of the site.
3. Whether the location of the development allows access to local facilities and services by means other than the private car.
4. Impact on existing communities in terms of residential amenity and impact on local infrastructure.
5. Whether the traffic generation resulting from the development will have an unacceptable impact on highway safety or will have a severe residual cumulative impact on the road network.
6. Provision of appropriate social and green infrastructure to meet the needs arising from the development, including accessible, usable open greenspace and landscaping of native species, including food plants and fruit trees.
7. Provision of features to encourage wildlife movement, migration, nesting (e.g. bird boxes, bat roosts, hedgehog holes), roosting and foraging.
8. Outside the town centre as defined in the ELP 2014-2032 the provision of off-street car parking provision to meet the standards defined in Part 1 of the Cumbria Design Guide produced by Cumbria County Council as 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

Background/Justification

- 6.21 The ELP 2014-2032 aims to help 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, 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 the supply of homes (NPPF, para. 59).
- 6.22 The Regulation 16 Submission Draft PNDP does not seek to allocate further sites for development. However, through 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 para. 8: "by ensuring a that a sufficient number and range of homes can be provided to meet the needs of present and future generations". Policy 6 is aligned to the ELP 2014-2032 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.
- 6.23 Locally, there is a concern that conditions and obligations on development sites are not enforced. To ensure that this does not happen in the future, 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

- a. To work with Eden District Council to ensure that developers deliver on their commitments identified in planning obligations, agreements and conditions.
- b. 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:

Eden Local Plan 2014-2032:

DEV5 Design of New Development.

Penrith Town Council Strategic Priorities:

Health and Wellbeing; Growth; Community Engagement.

Policy 6 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 ELP 2014/2032 Policy HS4. In the case of Penrith, the specific components of local housing needs are as follows.

1. As confirmed by the 2018 Housing Need Survey, the priority should be for the provision of homes to meet the needs of young renters with/without children, first time buyers, empty nesters and the ageing population. The provision of serviced plots, either individually or in groups, for custom and self-build affordable housing will also be supported on sites of 10 or more homes, or where the site has an area of 0.5 hectares or more.
2. Based on the 2018 Housing Need Survey and in consultation with the local community, developers should include bungalows within the mix of homes on individual sites. Extra care housing to meet the needs of the ageing population will also be supported.

Background/Justification

- 6.24 Policy HS4 Housing Type and Mix in the ELP 2014-2032 seeks to secure a suitable mix of homes on development sites this will be informed by using evidence from and set out in ELP 2014-2032 Policy HS4:
- a. Up-to-date local housing need surveys and local housing market assessments.
 - b. Other local housing need information (e. g. relating to elderly people or special needs).
 - c. Location and characteristics of the site.
 - d. The type and mix of housing in the locality, including housing age, condition and occupancy.
 - e. Current housing market conditions and viability.
- 6.25 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 bed roomed detached house categories, with few bungalows and smaller houses being delivered. With the focus of the ELP 2014-2032 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.
- 6.26 Housing needs change and applicants should use the latest available evidence to inform the preparation of their proposals.

- 6.27 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.
- 6.28 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 single/couples/families struggle to afford to buy their first home. Evidence from recent sales of 31 flats at Penrith New Squares indicates demand from older population rather than younger first-time buyers. The ageing population will also see greater demand for extra care housing. Cumbria County Council, through the *Extra Care Housing and Supported Living Strategy 2016-2025*, is committed to the development of such housing throughout the County.
- 6.29 *The Self-build and Custom Housebuilding Act 2015* requires that local planning authorities to publicise and keep a register of people who want to self/custom build in their area and to have regard to the Register when exercising planning, housing, land disposal and regeneration functions. *The Housing and Planning Act 2016* also places a duty on local planning authorities to meet demand on the Register by granting development permissions for enough serviced plots to meet demand on a rolling annual basis. Within Eden District the recent District-wide *Housing Needs Study* (December 2018) indicated that as many as 445 households would like to move to a self-build property. Such housing can contribute to meeting local, affordable housing demand.
- 6.30 The PNDP seeks to meet such need by seeking the provision of serviced plots, either individually or in groups, for custom and self-build affordable housing on major development sites: sites of 10 or more homes, or where the site has an area of 0.5 hectares or more.

Relevant District Planning Policies:

Eden Local Plan: 2014-2032:

HS4 Housing Type and Mix

Penrith Town Council Strategic Priorities:

Health and Wellbeing; Growth.