Housing Supplementary Planning Document



How we use Policy 15: Housing in planning decisions

September 2023

Amendments

Date	Section	Amendment	Reason
January 2022	Appendix A	Added Dunnerdale-with-Seathwaite to the list of Parishes in Appendix A	Accuracy
January 2022	Appendix A	Removed 'Lower Allithwaite' from the Localities Map	Typo
May 2023	Appendix A	Deleted reference to District/Borough Councils and replaced with 'Housing Authority'. Updated contact details for new Councils. Deleted reference to 'Distinctive Areas' and replaced with 'Housing Market Areas'.	Accuracy and Clarity. To reflect evidence base

1. INTRODUCTION

Why do we need a Supplementary Planning Document?

1.1 The purpose of this Supplementary Planning Document (SPD) is to explain:

- the Authority's requirements for all new housing development;
- how Policy 15 of our Local Plan will be applied in the determination of planning applications, and
- the range of planning controls we will use.

It does not deal with location, design or proposals for holiday letting.

What is the policy context?

1.2 The Vision for the Lake District National Park is that it will be an inspirational example of sustainable development in action.

1.3 Government published the English National Parks and the Broads UK Government Vision and Circular (2010 Circular) in March 2010.

1.4 Our planning policies were adopted as part of our Local Plan in May 2021. Through Local Plan Policy 15 we will support new homes that:

a. contribute towards helping communities remain vibrant and resilient; and
b. achieve a better balance in the housing market; and
c. are secured in perpetuity for permanent occupation with eligibility restricted to a geography that is tailored to local circumstances.

1.5 Government published the revised National Planning Policy Framework (NPPF) in July 2018 and updated in February 2019, and maintains the Planning Policy Guidance which is a web-based resource. The NPPF sets out the Government's planning policies for England and how these should be applied.

What do these policies mean in practice?

1.6 The Local Plan complies with the NPPF's pro-growth stance, by actively facilitating new housing. The Government also makes clear in the 2010 Circular that National Parks are not appropriate locations for unrestricted housing. These two Government positions must be read together.

1.7 This means that whilst we are seeking to accommodate growth – and more housing is critical to this – the limited opportunities for new development in the National Park combined with the very particular and acute pressures on local housing markets (due to the popularity of the National Park for second homes and retirement for instance) means we need to ensure every new dwelling contributes towards counteracting these pressures; we do this by restricting the occupancy of new housing, and by allowing new housing where and when it is needed.

How will we use this SPD?

1.8 We are the Local Planning Authority for the National Park. We are required to take the policies of the adopted Local Plan as the starting point in any planning decision.

1.9 We are not a strategic housing authority with statutory housing responsibilities; this is the role of the District and Borough Councils, who we work closely with to help meet identified housing needs.

1.10 Local Plan Policy 15 has been subject to an independent Sustainability Appraisal, including an Equality Impact Assessment. The SPD is not therefore subject to an independent Sustainability Appraisal.

Process for determination

1.11 We are required to take planning decisions in accordance with the Development Plan unless material considerations indicate otherwise. The National Planning Policy Framework is a material consideration.

1.12 Decisions to grant planning permission for a scheme which is contrary to the Development Plan must be taken by the Development Control Committee.

1.13 Any proposals outside the Lake District will be determined by the relevant local planning authority, which use different planning policies.

Pre-application advice

1.14 We are happy to offer advice prior to submitting a planning application. Information on our current planning advice service is available on our website - https://www.lakedistrict.gov.uk/planning/gettingplanningadvice

2. REQUIREMENTS FOR ALL NEW HOUSING DEVELOPMENTS

General requirements

2.1 We want to achieve a balanced and resilient housing market with a high proportion of properties in permanent occupation, and a supply of new homes that meet people's needs and maximises the delivery of affordable housing. Local Plan Policy 15 aims to facilitate the delivery of 1200 houses between 2020 and 2035 to increase the supply of homes to meet local community need.

2.2 Through Policy 15 we will permit new permanent homes where they:

- contribute towards helping communities remain vibrant and resilient; and
- achieve a better balance in the housing market, and
- are secured in perpetuity for the purpose originally intended through the use of appropriate planning controls.

This means that we will not permit open market housing.

2.3 Policy 15 will be applied to all applications for new homes. As well as new builds, this includes the sub-division of existing houses, changes of use and the conversion of traditional buildings. If the overall number of homes is increased (for example, through the subdivision of a large house into two smaller houses the 'net gain' is one house), an occupancy restriction in accordance with Policy 15 will apply to any net gain from developments. For replacement homes, where occupancy restrictions on the original home exist these will be retained, but where no occupancy restrictions exist on the existing home no restrictions will be imposed on the replacement home.

Site specific requirements

2.4 Housing development can either come forward on:

a. Land allocated for housing, or
b. Anywhere else where the location accords with Local Plan Policy 02 – commonly referred to as windfall opportunities

2.5 On both allocated sites and windfall sites the first five houses can be built to meet local needs and any houses above that number must meet the local affordable need – further information is provided in paragraph 3.10.

2.6 The criteria used to determine whether someone has a need to live in the locality has been established alongside the local Housing Authorities having regard to their statutory housing responsibilities and the provisions in section 199 of the Housing Act 1996 which relate specifically to local connection criteria. The criteria has also been influenced by the Lake District National Park Authority's own intentions for new housing provision and the 2010 Circular.

3 IMPLEMENTING POLICY 15

3.1 Our policies are the starting point for all our planning decisions, but we must also take into account any other relevant planning matters (material considerations) and weigh these in our decision.

Establishing evidence of need

3.2 It is important that new permanent homes successfully meet a local community need, particularly in relation to increasing the balance of working age people, as this will help communities remain vibrant and resilient. Levels of need fluctuate in every Locality over time. This means that planning applications should only be made once the need has been established and the proposals reflect this in terms of numbers, size, type and tenure of houses required. For affordable housing proposals we encourage an early discussion with the Housing Authority to help establish need.

Unitary Council	**Contact details**
Cumberland Council	0300 373 3730 housing.developmentteam@cumberland.gov.uk
Westmorland and Furness Council	affordable.housing@westmorlandandfurness.gov.uk

3.3 The following sources of evidence are used to establish an identified local need - including affordable need:

- Current Strategic Housing Market Area Assessments and District wide Housing Need Surveys (see Glossary),
- Current Parish-wide Housing Needs Surveys (See Glossary)
- Choice-based Lettings Register (details of which can be obtained from the relevant Housing Authorities).
- Information on projected demand for extra care housing

We will also take into account these material considerations:

- Information on
    - The Self-build Register
    - The existing dwelling stock profile – size, type and tenure
    - The percentage of homes not in permanent residential use, published by Unitary Councils and available at parish scale,
    - House price data
    - Other local surveys, including surveys undertaken by the applicant
    - Personal circumstances

3.4 On windfall sites, a lack of up-to-date or robust evidence will not be accepted as evidence of a lack of need, specifically regarding local affordable housing.

Local connection criteria

3.5 It is essential that all new housing contributes towards helping communities remain vibrant and resilient, by encouraging a stable and balanced demographic. **All** new houses approved will be for permanent occupancy and restricted to those who can

demonstrate they have a need to live in the area. In practice the occupant must satisfy one of the following criteria immediately prior to occupation:

- The person has been in continuous employment in the Locality defined for at least the last 9 months and for a minimum of 16 hours per week; or
- The person needs to live in the Locality defined because they need substantial care from a relative who lives in the Locality defined, or because they need to provide substantial care to a relative who lives in the Locality defined. Substantial care means that identified as required by a medical doctor or relevant statutory support agency; or
- The person has been continuously resident in the Locality defined for three years immediately prior to:
    - Needing another dwelling resulting from changes to their household (including circumstances such as getting married/divorced, having children or downsizing)
    - Undertaking full-time post-secondary education or skills training and is returning to the locality defined within 12 months of its completion, or
    - being admitted to hospital, residential care or sentenced to prison, and are returning to the locality defined within 12 months of their discharge/release, or
- The person is a former resident who lived in the Locality defined for three years and then lived outside the Locality defined for social and/or economic reasons and is returning to live in the Locality defined within three years of the date of their departure, or
- The person is a person who –
    (a) Is serving in the regular forces or who has served in the regular forces within five years of the date of their application for an allocation of housing;
    (b) Has recently ceased, or will cease to be entitled, to reside in accommodation provided by the Ministry of Defence following the death of that person's spouse or civil partner where -
        (i) The spouse or civil partner has served in the regular forces; and
        (ii) Their death was attributable (wholly or partly) to that service; or
    (c) Is serving or has served in the reserve forces and who is suffering from a serious injury, illness or disability which is attributable (wholly or partly) to that service

The provisions relating to armed forces personnel are in accordance with the Allocation of Housing (Qualification Criteria for Armed Forces) (England) Regulations 2012

In addition, housing for local affordable need is also restricted to:

- those who do not have available to them and could not afford to acquire or rent a home suitable to their needs at normal market prices or rents prevailing in the locality, **and**
- Needs to move from accommodation which is shared, temporary, overcrowded or has significant hazards, as defined by the Housing Act 2004 (Housing Health and Safety rating System), or
- Needs to be housed as a result of leaving tied accommodation, or
- Is an older person or disabled and need to move to more suitable accommodation due to medical conditions

Identifying the Locality

3.6 Localities are set out in Appendix A. We have defined geographic areas which make up Localities. These form individual Housing Markets Areas which are informed by strategic level evidence undertaken by the Housing Authorities and reflect the local circumstances that make these areas distinct from the wider neighbouring authority areas. All new houses will have their occupancy restricted to persons who can demonstrate their housing need arises within the locality in which the house will be built.

3.7 Our starting point will always be to restrict occupancy to these defined Localities, as we recognise that eligibility sometimes has to be restricted to a geography that reflects local circumstances. Where reasonable justification for amending these is provided, we will consider extending the Locality to include:

- Whole parish areas where the parish is bisected by the National Park boundary
- Parishes immediately adjacent to but outside the National Park, where the parish looks towards the National Park to meet their housing needs rather than to settlements or areas outside National Park
- A combination of parishes wholly within the National Park which do not relate to a single Housing Market Area as set out in the Localities defined.

3.8 For local affordable housing, we will secure the occupancy restrictions through the use of a legal agreement using Section 106 of the Town and Country Planning Act 1990. For local need housing the local occupancy restrictions will be secured through the use of a planning condition. These will apply the Local connection criteria outlined above to the home(s), establish the need for housing need qualification and also define the 'Locality'.

Affordable housing provision

3.9 The National Planning Policy Framework (paragraph 63) states that "provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer)".

3.10 We have adopted the five-unit threshold on windfall sites and allocated sites. This means if your proposal is for between one and five units for local needs and is otherwise acceptable in planning terms you can reasonably expect a recommendation that planning permission will be granted. The expectation remains that all units in excess of five (i.e. unit six onwards in a larger development) will be local affordable needs units. This approach excludes rural exception sites. On rural exception sites 100 per cent on-site local affordable needs housing provision is expected by policy.

Can a financial contribution or off-site housing delivery be offered in lieu of on-site provision?

3.11 Both Policy 15 and the National Planning Policy Framework strongly emphasize on-site affordable housing delivery. Given the level of affordable housing need within the Lake District and the environmental constraints of the area (which limit housing

land availability), off-site provision or financial contributions in lieu of on-site delivery will not be supported.

What about schemes which would deliver more affordable housing than required under the new thresholds?

3.12 We remain supportive in principle of schemes where a developer wishes to deliver more affordable housing than is required under the new thresholds (for example 100% affordable schemes by Registered Providers).

Delivery

3.13 Normally, housing to meet local affordable need is managed through Registered Providers (RPs) – which are typically Housing Associations - because they are familiar with administering S106 Agreements. We do however recognise alternative housing providers, including private developers and community land trusts, and we will work with these groups to ensure they are confident in administering adequate measures to control affordability and occupancy in perpetuity. In particular, we will assist by helping future occupants to demonstrate they are in affordable housing need by providing them with a certificate. Please contact our Solicitor for further advice.

3.14 Registered Providers are responsible for deciding who is eligible and who is prioritised for the housing they manage, but in all cases, they must still comply with the occupancy restrictions we place on new homes. However, they are also governed by the provisions of the Housing Act 1996 and their own management priorities. This means that when the Housing Association is deciding who to allocate a vacant property to, preference may be given to specific people by virtue of their circumstance. By way of example, priority is given to those that are homeless or need a house by virtue of medical or welfare grounds.

Self-Build and custom housebuilding

3.15 We support Self build / Custom house building as a mechanism to deliver housing. We have a duty under the Self-build and Custom Housing Act 2015 (as amended by the Housing and Planning Act 2016) to:

- keep a register of individuals and groups who wish to self or custom build in their local area;
- have regard to demand on their register when undertaking planning, housing, disposal of land and regeneration functions; and
- grant permissions to enough suitable service plots to reflect the demand within 3 years.

New homes provided through this route will still have to comply with the specific requirements set out in this document. The Authority does not own land that is generally suitable for new housing development. Having regard to Part 1 of the Register we will liaise with developers who submit applications on allocated sites to negotiate whether serviced plots for self-build can be provided as part of the final scheme.

Risk awareness for developers

3.16 Our housing policy supports speculative development, where planning permission is sought for a housing scheme without having any occupants waiting for the proposed new homes. But applicants and developers should note that our approach to meeting identified local community housing needs is a long-term and strategic one. As such, we will not relax the occupancy restrictions we place on new homes.

3.17 Awareness of this is important, because speculative developers typically require a relatively quick sale to recoup development costs. The onus is on the applicant / developer to satisfy themselves that there will be a sufficient market for the dwelling(s) when they wish to rent or sell, having regard to the occupancy restriction that will be placed upon it.

3.18 We therefore believe that market research by the applicant is strongly advisable before proceeding with development. It is important to also have regard to the impact the occupancy restriction may have upon the end value of the property.

3.19 We will not relax occupancy restrictions in the event that an applicant / developer cannot sell or rent properties in the timeframes they require. Local need will inevitably fluctuate over time, and our approach is focused on the long-term benefits of this housing provision.

3.20 Likewise, if a future owner is having difficulty selling a property with an occupancy restriction, this will not justify the relaxation of the restriction.

3.21 In order to prevent incremental development of a site, we will ensure the efficient use of land by applying the sustainable development principles set out in Policy 02 of the Local Plan 2020 – 2035.

Viability

3.22 Trend data shows that in the main housing delivery in the Lake District is through self-build / custom build where land is either owned by the applicant or gifted, meaning the issue of land value and the viability of the scheme is less of an issue. However, with some of the larger allocated sites the issue of viability does come up for discussion. The Planning Practice Guidance makes it clear that a benchmark land value should be calculated based on the existing use value of the land, plus a premium for the landowner (EUV+). The premium for the landowner should reflect the minimum return at which it is considered a reasonable landowner would be willing to sell their land. Under no circumstances will the price paid for land be a relevant justification for failing to accord with relevant policies in the Local Plan.

New homes on farm holdings

3.23 To encourage farming as a business to be more sustainable and slow the general trend of decline of the industry, we have adopted a flexible approach to allowing additional homes on existing working farms through Policy 15(4).

3.24 We will not allow working farm holdings to turn into small hamlets through the provision of new homes with no associated farming activity. Protecting and supporting the farm business is paramount. In all cases we require evidence that the

agricultural activity concerned is ongoing, has been established for at least three years, been profitable for at least one of them, is currently financially sound, and have a clear prospect of remaining so.

3.25 Circumstances which accord with Policy 15(4) will include homes to be occupied by:

- a farm worker where the functional need has been established; or
- an aged farmer to allow them to move from the farmhouse to more suitable accommodation such as a bungalow within the farm holding to either retire or take a less physically active role in the business and the farmhouse is to be occupied by the active farmer; or
- a person or member of the family (other than one who is primarily employed on the farm holding) to provide assistance to the farm business at peak times, on a part time basis, or by providing general family support, or a farmer operating under the 'share farming' concept.

3.26 All new homes permitted under Policy 15(4) will be restricted to occupation as the only or principal home of:

- a person who solely or mainly works, or last worked, in the locality in agriculture or in forestry (or the widow, widower or a resident dependent of such a person); or
- a person who works, will work, or last worked, whether on a full time, part-time or seasonal basis, on the farm (or the widow, widower or a resident dependent of such a person)

3.27 The size of new home should have regard to Policy 06: Design and development, where it must reinforce the importance of local character by having regard to scale, height, density, layout, appearance and materials.

3.28 Applications for holiday lets as farm diversification will be considered under Policy 18: Sustainable tourism and holiday accommodation.

What do we mean by functional need?

3.29 A functional test is necessary to establish whether it is essential for the proper functioning of the enterprise for one or more workers to be readily available at most times. Such a requirement might arise, for example, if workers are needed to be on hand day and night in case animals or agricultural processes require essential care at short notice or to deal quickly with emergencies that could otherwise cause serious loss of crops or products, for example, by frost damage or the failure of automatic systems.

3.30 The protection of livestock from theft or injury by intruders may contribute on animal welfare grounds to the need for a new dwelling, although these reasons are unlikely in themselves to be sufficient to justify development.

3.31 Requirements arising from food processing, as opposed to agriculture, cannot be used to justify an essential need for an agricultural dwelling in accordance with the provisions of Policy 02 and the NPPF.

3.32 When considering an application, we will have regard to the history of the holding and whether, for example, any homes or buildings suitable for conversion have

recently been sold separately from the land concerned. Such sales could be considered to constitute evidence of lack of functional need.

3.33 If a functional requirement is established, we will consider the number of workers needed to meet it – for example a farm may have a functional need for one but not two houses. The scale and nature of the enterprise will be relevant in such cases.

4. PLANNING CONTROLS

How will occupancy be controlled?

4.1 All new housing developments will be restricted for the purpose of meeting either local need or local affordable need for the lifetime of the dwelling. It will also be restricted to be the person's main residence in all cases.

4.2 We will secure occupancy restrictions through the use of either a planning condition or a planning obligation through a Section 106 legal agreement of the Town and Country Planning Act 1990.

4.3 A Section 106 Agreement will be required for local affordable need housing schemes to establish the 'local' criteria and housing need qualification and to specify the 'locality'.

4.4 A planning condition will be applied to local need housing to ensure future applicants can satisfy they are 'local' and specify the 'locality'.

4.5 Examples of Section 106 Agreements are available on our website.

How do we ensure compliance with the occupancy restriction?

4.6 It is important that the occupiers of the new housing are aware of the intentions of the occupancy controls. We will work jointly with the Housing Authorities, Housing Associations, and Parish Councils to publicise the restrictions and to ensure that they are complied with. Measures are in place to enable persons to report suspected breaches of the controls and our Development Management Service will rigorously investigate claims of occupancy which contravene imposed restrictions. If the occupant is not complying with the occupancy restrictions this is a serious matter, and we will take action.

4.7 All housing approvals will contribute to our housing provision target when the development is completed. We monitor housing completions on an annual basis to assess how well we are performing against this target.

How will price be controlled?

4.8 Local affordable housing for social rent is not available for sale and is therefore not the subject of a price control mechanism.

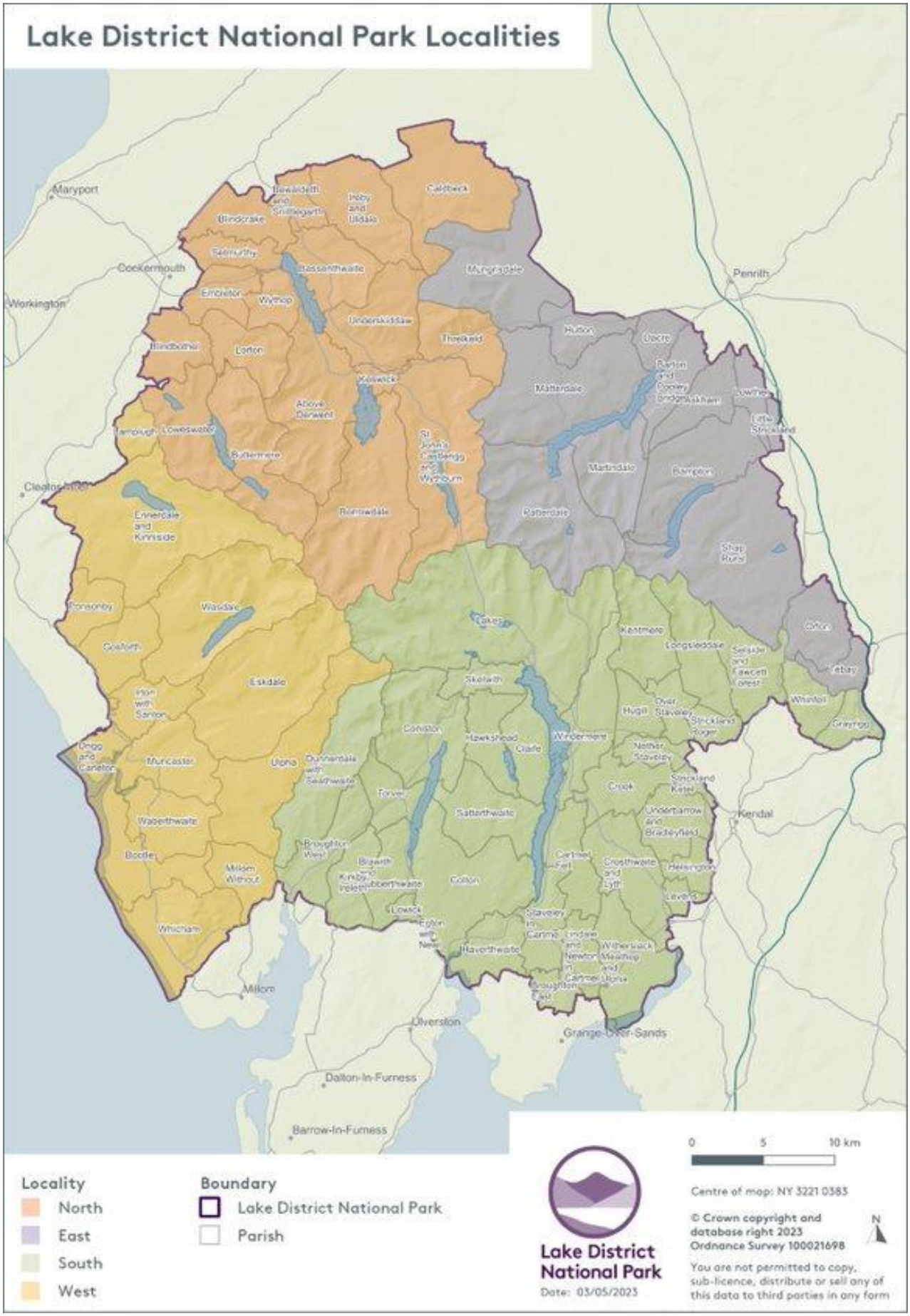
4.9 For local affordable need housing for sale, both the initial sale price and subsequent resale prices of these properties will be restricted using a mechanism which reflects both local incomes and house prices to ensure that the property remains affordable at the time of sale.

4.10 We are not seeking to control the sale/rental price of local need housing, but we are aware that the use of a planning condition which restricts occupancy in this way can reduce the marketable value of the dwelling.

APPENDIX A - Localities

Locality / Housing Market Area	Parishes	Rural Service Centre / Village
North	Above Derwent Bassenthwaite Bewaldeth and Snittlegarth Blindbothel Blindcrake (area within the NP) Borrowdale Buttermere Caldbeck Embleton Ireby and Uldale (area within the NP) Keswick Lorton Loweswater (area within the NP) St Johns, Castlerigg and Wythburn Setmurthy Threlkeld Underskiddaw Wythop	Bassenthwaite Braithwaite Caldbeck Embleton High / Low Lorton Keswick Portinscale Rosthwaite / Stonethwaite Threlkeld
East	Askham (area within the NP) Bampton Barton and Pooley Bridge Dacre (area within the NP) Hutton (area within the NP) Little Strickland (area within the NP) Lowther (area within the NP) Martindale Matterdale Mungrisdale (area within the NP) Orton (area within the NP) Patterdale Shap Rural (area within the NP) Tebay (area within the NP)	Askham Bampton Glenridding / Patterdale Penruddock Pooley Bridge
West	Bootle Drigg and Carleton (area within the NP) Ennerdale and Kinniside Eskdale Gosforth (area within the NP) Irton with Santon Lamplugh (area within the NP) Millom Without (area within the NP) Muncaster Ponsonby (area within the NP) Ulpha Waberthwaite Wasdale Whicham (area within the NP)	Bootle Ennerdale Bridge Eskdale Green Gosforth Lane End (Waberthwaite) Ravenglass Silecroft

South	Blawith and Subberthwaite (area within the NP) Broughton East Broughton West (area within the NP) Cartmel Fell Claife Colton Coniston Crook Crosthwaite and Lyth Dunnerdale-with-Seathwaite Egton with Newland (area within the NP) Grayrigg (area within the NP) Helsington (area within the NP) Haverthwaite Hawkshead Hugill Kentmere Kirkby Ireleth (area within the NP) Lakes Levens (area within the NP) Lindale and Newton in Cartmel Longsleddale Lowick (area within the NP) Nether Staveley Over Staveley Satterthwaite Selside and Fawcett Forest (area within the NP) Skelwith Staveley in Cartmel Strickland Ketel (area within the NP) Strickland Roger (area within the NP) Torver Underbarrow and Bradleyfield Whinfell (area within the NP) Windermere Witherslack, Meathop and Ulpha	Ambleside Backbarrow / Haverthwaite Broughton in Furness Chapel Stile / Elterwater Coniston Crosthwaite Grasmere Hawkshead Lindale Staveley Troutbeck / Troutbeck Bridge Windermere / Bowness Witherslack


Lake District National Park Localities
Maryport
Cockermouth
Workington
Penrith
Bewaldeth and Snittlegarth
Blindcrake
Isel with Setmurthy
Embleton
Wythop
Bassenthwaite
Caldbeck
Mungrisdale
Underskiddaw
Threlkeld
Bridekirk
Lorton
Above Derwent
Keswick
Loweswater
Buttermere
Crummock
Ennerdale and Kinniside
Borrowdale
Matterdale
Hutton
Dacre
Barton and Pooley Bridge
Askham
Lowther
Martindale
Patterdale
Shap Rural
Celtic
Ullswater
Little Strickland
Eskdale
Waberthwaite
Bootle
Millom Without
Whicham
Millom
Ulverston
Dalton-In-Furness
Barrow-In-Furness
Grange-Over-Sands
Kendal
Windermere
Ambleside
Grasmere
Langdale
Skelwith
Coniston
Hawkshead
Claife
Satterthwaite
Torver
Broughton West
Blawith and Subberthwaite
Colton
Lowick
Egton with Newland
Haverthwaite
Crook
Strickland Ketel
Underbarrow and Bradleyfield
Crosthwaite and Lyth
Helsington
Levens
Witherslack
Meathop and Ireby
Cartmel
Cartmel Fell
Lindale and Newton in Cartmel
Broughton East
Ulpha
Dunnerdale with Seathwaite
Muncaster
Irton with Santon
Drigg and Carleton
Gosforth
Waldale
Forsonby
Whinfell
Hugill
Over Staveley
Nether Staveley
Strickland Roger
Grayrigg
Whitwell
Ease
Ease
Shap Rural
Rampton
Longsleddale
Selside and Fawcett Forest
Kentmere
Staveley in Cartmel
Cleator Moor
Lamplugh
Ennerdale and Kinniside
Locality
North
East
South
West
Boundary
Lake District National Park
Parish
Lake District National Park
Date: 03/05/2023
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APPENDIX B – Guidance on size of new homes

Development proposals for new housing should reflect the identified need in terms of numbers, size, type and tenure. We need to ensure new houses have sufficient space and amenity to support the needs of the person or persons who will ultimately live there, including flexible spaces to facilitate home working. Although they do not form part of Building Regulations, we will refer to the Government's Technical housing standards – nationally described space standard published (March 2015 amended May 2016) to help guide decisions on size in future housing development, having regard to viability considerations.

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/524531/160519_Nationally_Described_Space_Standard____Final_Web_version.pdf

This standard deals with internal space within new homes and is suitable for application across all tenures. It sets out requirements for the gross internal (floor) area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height.

Minimum gross internal floor areas and storage (m^2)

Number of bedrooms (b)	Number of bed spaces (persons)	1 storey homes	2 storey homes	3 storeys homes	Built-in storage
1b	1p	39 (37)[1]			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

[1] Notes (added 19 May 2016):

1. Built-in storage areas are included within the overall GIAs and include an allowance of 0.5m^2 for fixed services or equipment such as hot water cylinder, boiler or heat exchanger.
2. GIAs for one storey dwelling include enough space for one bathroom and one additional WC (or shower room) in homes with 5 or more bedspaces. GIAs for two and three storey homes include enough space for one bathroom and one additional WC (or shower room), Additional sanitary facilities may be included without increasing the GIA provided that all aspects of the space standard have been met.
3. Where a 1b1p has a shower room instead of a bathroom, the floor area may be reduced from 39m^2 to 37m^2, as shown bracketed.
4. Furnished layouts are not required to demonstrate compliance.

APPENDIX C - Glossary

What is Affordable Housing?

(Taken from the National Planning Policy Framework)

Affordable housing: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

a) **Affordable housing for rent**: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).

b) **Starter homes**: is as specified in sections 2 and 3 of the Housing and Planning Act 2016 and any secondary legislation made under these sections. The definition of a starter home should reflect the meaning set out in statute and any such secondary legislation at the time of plan-preparation or decision-making. Where secondary legislation has the effect of limiting a household's eligibility to purchase a starter home to those with a particular maximum level of household income, those restrictions should be used.

c) **Discounted market sales housing:** is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.

d) **Other affordable routes to home ownership**: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low cost homes for sale (at a price equivalent to at least 20% below local market value) and rent to buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision or refunded to Government or the relevant authority specified in the funding agreement.

Allocated Sites

Land set aside specifically for the purpose of providing affordable housing only.

Community Land Trusts (CLTs)

Community Land Trusts are community-based organisations that enable local communities to own and manage local land assets for the benefits of their local community, such as affordable housing. CLTs offer a credible method of delivering local affordable housing, and we are happy to work with them. We will apply relevant planning policies to ensure that any affordable housing developed by this method will remain affordable to those in housing need in perpetuity.

Cumbria Joint Strategic Needs Assessment (2009)
This report describes the health and wellbeing of the people of Cumbria and the strategic direction of service delivery to meet these needs. It identifies four major challenges for Cumbria the first of which is 'the ageing population and the declining number of young people'. This recommends that housing is planned to take into account the growing number of older people in Cumbria, and to create opportunities to retain and attract younger people to Cumbria.

Housing Authority
The strategic housing role of local authorities is to assess and plan for housing needs across all tenures, make best use of existing stock to meet need and plan and facilitate new housing supply.

Local Need housing
Local need housing can only be occupied by someone who can demonstrate a local connection, this is secured through the use of occupancy restrictions. No price control mechanism is applied so these homes are not defined as 'Affordable Housing'. But the local occupancy clause does in effect reduce open market values.

Parish-wide Housing Needs Surveys
In some circumstances, especially in rural areas, it is recognised by national and regional guidance that it may be necessary to undertake further, more detailed local survey work to assess particular needs. This can be undertaken at individual or multi-parish level.

Low-Cost Homes for Sale
Low cost home ownership (LCHO), which is sometimes referred to as shared ownership (part-rent, part-buy) or shared equity, offers those eligible the opportunity to purchase part of their home and begin building their own equity. There are a number of schemes designed to help people buy an affordable home:

1. New Build HomeBuy (shared ownership)
2. Social HomeBuy
3. Rent to HomeBuy
4. HomeBuy Direct

Low-Cost market housing
Homes sold below the market value or at the lower end of the property market.

Planning Condition
A planning condition is a requirement attached to a planning permission to limit, control or direct the manner in which a development is carried out and used.

Section 106 Legal Agreement
A legal agreement, made under the provisions of Section 106 of the Town and Country Planning Act 1990, which sets the requirements the planning authority and the applicant have agreed to.

Shared ownership
Housing which is partly sold to the occupiers and partly rented to them by a Registered Social Landlord.

Share farming
A concept where two farmers agree to work together to share the farming of an area of land. They remain two independent businesses with, usually, the owner providing land, buildings and fixed equipment, and the other farmer (generally referred to as the operator) providing the working machinery and the labour.

Strategic Housing Market Area Assessment
A suite of Strategic Housing Market Area Assessments (SHMAA) has been produced by the Housing Authorities. They identify a housing need at the strategic level.

Registered Providers (RPs)
Applies to housing landlords registered with the Home and Communities Agency. These may be charities that are Housing Associations, Industrial Provident Societies and Not-for-Profit Companies. They comply with standards concerning housing management, development and funding.

Windfall site
These are sites which were not identified and allocated for future development during the preparation of the Local Plan. They are sites which come forward unexpectedly during the plan period.