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# Westmorland and Furness Council Infrastructure Funding Statement 2023-2024

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# 1. Introduction

## 1.1 Purpose

- 1.1.1 An Infrastructure Funding Statement (IFS) is a document that must be published at the end of each calendar year for the preceding financial year (the 'reported year') by local authorities, which receive money or in-kind works from Section 106 Agreements or issue a Community Infrastructure Levy (CIL) liability notice. This means that generally all local planning authorities need to produce an IFS, including County Councils. Such local planning authorities are also referred to as 'contribution receiving authorities'.
- 1.1.2 The requirement to publish an Infrastructure Funding Statement (IFS) was introduced in 2019, with the first IFSs published at the end of 2020 for the reporting year 1 April 2019 to 31 March 2020.
- 1.1.3 The IFS gives local planning authorities and communities an insight into how developer contributions are supporting new development and local infrastructure in their area. It also improves transparency in monitoring and reporting on the collection, allocation and spending of developer contributions and assists in demonstrating the local planning authority is doing this effectively and lawfully.
- 1.1.4 Section 106 Agreements (also referred to as 'planning obligations' or 'developer contributions') are legal agreements that may be entered into with a developer by a local planning authority to mitigate the impacts of the development, including on infrastructure, and to secure outcomes such as the delivery of affordable housing. They are attached to the planning permission.
- 1.1.5 A CIL is a charge (also referred to as 'developer contributions') that can be levied by local planning authorities on new development in their area and is an important tool to help deliver the infrastructure needed to support development in the local planning authority area. The levy applies in areas where a local authority has consulted on, approved, and published a charging schedule which sets its levy rates. Within Westmorland and Furness, a CIL charging schedule is in place only within the local planning authority area of the former South Lakeland District Council (outside the National Parks).
- 1.1.6 The main focus of the IFS is to provide information on what happened in respect to:
- Obligations that have been entered into in the reported year
  - Money that has been received in the reported year
  - Money that has been spent during the reported year
  - Monies that have been received in any year and retained (unspent) at the end of the reported year
- 1.1.7 In addition, where a local planning authority has a CIL, the IFS must combine its CIL Report and other information relating to the CIL within the IFS.



1.1.8 Though not a requirement, the IFS may also report on Section 278 Agreements. These are legally binding agreements made under the Town and Country Planning Act 1990 between a Local Planning Authority and applicants for planning permission/developers. Section 278 agreements are required to make permanent alterations or improvements to a public highway including where works are required on the highway because a planning permission has been granted. As such, when a scheme is deemed to be of benefit to the public, the highways authority can enter into an agreement with an applicant. This IFS reports on S278 agreements entered into and provided in the reporting year (see Section 5).

## 1.2 Context

- 1.2.1 Following a statutory reorganisation process, the former sovereign Councils of Barrow Borough Council, Eden District Council, South Lakeland District Council and Cumbria County Council were abolished on 31 March 2023 and from 1 April 2023 the statutory functions of those councils were transferred to Westmorland and Furness Council for the new unitary authority area.
- 1.2.2 The newly formed Westmorland and Furness Council area also includes areas of the Lake District National Park and the Yorkshire Dales National Park. The National Park Authorities are the local planning authorities for their respective park areas and have separate responsibility for the publication of an IFS for their respective Park Authority area.
- 1.2.3 Map 1 in paragraph 1.3.1 of this IFS shows the boundaries of the new Westmorland and Furness Council area and the former sovereign Councils along with the geographic extent of the National Parks.

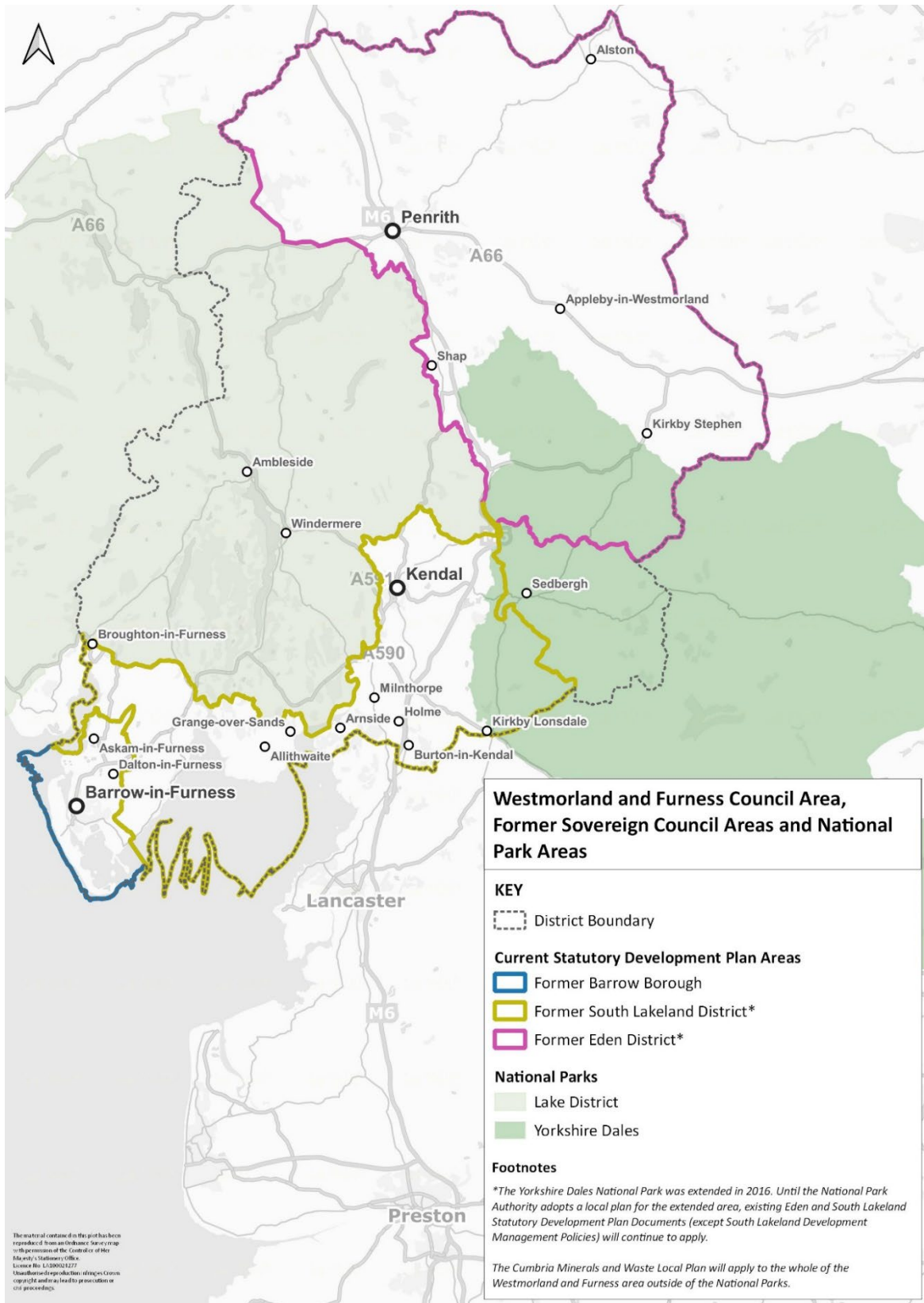
## 1.3 Structure

- 1.3.1 The IFS has been structured on the following geographic / former sovereign Council locality areas as follows and as shown on Map 1 below:
- South Lakeland (former South Lakeland District Council area excluding National Park areas<sup>1</sup>)
  - Barrow (former Barrow Borough area)
  - Eden (former Eden District Council area excluding National Park areas<sup>1</sup>)

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<sup>1</sup> Except where monies are collected and to be spent by Westmorland and Furness Council





**Map 1: Westmorland and Furness Council Area, Former Sovereign Council Areas and National Park Areas**



## 2. South Lakeland Locality (former South Lakeland District Council area)

### 2.1 Relevant Local Plan Policies, evidence base, planning policy guidance and studies

2.1.1 The South Lakeland Local Plan 2003-2025 includes a policy (Core Strategy CS9.2) that requires new developments to secure improvements which are necessary to make the development acceptable, through planning condition or obligation (S106). The policy specifies a range of infrastructure types that developments might be expected to provide on-site, or off-site through S106 obligations, these are:

- Transport relating to highways/roads, rail, waterways, bus/other vehicular public transport, cycle, bridleway and pedestrian access and the securing of Travel Plans
- Waste recycling and management facilities
- Water facilities
- Drainage and flood defence/prevention measures
- Other utilities such as gas, electricity and telecommunications services
- Health Care facilities
- Education including local labour, training initiatives and childcare
- Community facilities
- Recreation provision (including open space, allotments, play and sport facilities)
- Biodiversity
- Enhancement of the public realm

2.1.2 There is no South Lakeland Local Plan Supplementary Planning Document relating to developer contributions, however, with respect to types of infrastructure such as education and highways, S106 contributions were and are currently considered in line with the Cumbria County Council's Planning Obligations Policy [Cumbria County Council Planning Obligations Policy](#)<sup>2</sup>

2.1.3 As outlined in section 2.3, South Lakeland District Council adopted a Community Infrastructure Levy in 2015 to be used to also help fund provision and enhancement of infrastructure. The CIL Infrastructure Funding List included in section 2.3.28, specifies which types of infrastructure should be funded by CIL (either fully or in part).

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<sup>2</sup> <https://cumbria.gov.uk/elibrary/Content/Internet/538/755/1599/41590142248.PDF>



- 2.1.4 Core Strategy Policy CS6.3 specifies requirements for affordable housing from new development. The policy specifies on schemes of nine or more dwellings in the Principle and Key Service Centres (Kendal, Ulverston, Grange-over-Sands, Milnthorpe and Kirkby Lonsdale), and three or more dwellings outside of these areas, no less than 35% of the total number of dwellings proposed should be affordable. In the Arnside and Silverdale National Landscape, policy AS03 of the Arnside and Silverdale AONB Development Plan Document specifies a requirement for 50% affordable housing on schemes of 2 or more dwellings. S106 agreements are used to secure affordable housing either through on-site provision in most cases or off-site through a commuted sum.
- 2.1.5 The South Lakeland Infrastructure Delivery Plan 2017 sets out the strategic infrastructure requirements to support the delivery of the current South Lakeland Local Plan. Most Section 106 agreements relate to site-specific infrastructure requirements arising from development impacts within the immediate local area. The most common types of infrastructure, which S106 agreements are used to secure improvements to, or provision of, include open space / play space, sustainable transport e.g. footpaths, highways improvements, school transport, school places, and open space maintenance.

## 2.2 Section 106 Agreements

### **Obligations that have been entered (agreed) into in 2023-24**

- 2.2.1 Five obligations have been entered into in 2023-24 with monies attached. Two obligations relate to off-site, affordable housing provision in association with permissions for housing development at the Fishermans Arms at Baycliff, and at Riverside Place, Lound Road in Kendal. One obligation is for a biodiversity contribution for the establishment and future maintenance of species rich pasture next to Foulshaw Moss Nature Reserve in association with a permission for housing development at Brigsteer Road, Kendal (Phase 3).
- 2.2.2 A further obligation is for monies to develop a play space on the Stainbank Green, Kendal housing allocation site (relating to Brigsteer Road, Kendal Phase 3). Monies received from Phase 2 of Brigsteer Road planning permission and future monies to be received pending the permission of Brigsteer Road, Phase 4 and signing of S106 agreement will be pooled together to provide the play space, both are Story Homes schemes. Another agreement relates to monies for travel plan monitoring in association with a permission at Land North of Meadowbank, Shap Road in Kendal.
- 2.2.3 There were also obligations relating to Land off Underbarrow Road, Barn Hey, Flookburgh Road and Land at Brigsteer Road, Phase 3 planning permissions for the provision of affordable homes on-site. These are considered separately under “Non-monetary contributions” on page 20.



Planning Application	Item	Amount (£)
SL/2023/0032 Fishermans Arms, Coast Road, Baycliff. Change of Use of hotel into 9 apartments	Off-site affordable housing provision (through commuted sums)	156,378.00
SL/2022/0921 Land at Brigsteer Road, Kendal (Phase 3). Erection of 24 dwellings	Biodiversity contribution to establishment and future maintenance of 2.4 hectares species rich pasture on former agricultural land adjoining Foulshaw Moss Nature Reserve (monies to be transferred to Cumbria Wildlife Trust for spending)	50,715.00
SL/2022/0921 Land at Brigsteer Road, Kendal (Phase 3). Erection of 24 dwellings	Off Site public open space contribution within the Stainbank Green allocation or the provision for the improvement of open space and recreation / play provision within the Vicarage Road green wedge if the remainder of the remainder of the Stainbank Green allocation is not substantially complete by the end of 2030 (monies to be spent on on-site provision within Stainbank Green allocation)	12,170.00
SL/2021/0245 Riverside Place, Lound Road, Kendal. Creation of 3 additional residential apartments	Off-site affordable housing provision (through commuted sums)	44,173.00
SL/2019/0743 Land North of Meadowbank, Shap Road, Kendal. Employment development – motor dealership including workshops	Travel Plan monitoring	6,600.00
TOTAL		270,036.00

### Money received through planning obligations received in 2023-24

2.2.4 Money was received from planning permissions for housing development at Sir John Barrow Way, Lund Farm, Ulverston (Gascow Homes) and at Riverside Place, Lound Road in Kendal towards off-site affordable housing provision. Money for travel plan monitoring in connection with housing development at Brigsteer Road (Phase 2) and for off-site open space within the Stainbank Green, Kendal housing allocation was received. Money for a traffic regulation order contribution in association with housing development at land south of Allithwaite Road, Kents Bank, Grange-over-Sands was also received.





Planning Application	Item	Amount (£)
SL/2016/1109 Sir John Barrow Way, Lund Farm, Ulverston. Erection of 106 dwellings.	Off-site affordable housing provision (through commuted sums)	171,230.37
SL/2019/0146 Land at Booths, Oubas Hill, Ulverston. Erection of freestanding single storey restaurant with associated drive-thru (McDonald's)	Maintenance sums for litter bins at McDonald's, Ulverston	18,879.49
SL/2020/0783 Land at Brigsteer Road, Kendal (Phase 2). Erection of 88 dwellings.	Travel Plan monitoring	6,600.00
SL/2020/0783 Land at Brigsteer Road, Kendal (Phase 2). Erection of 88 dwellings.	Off Site public open space contribution within the Stainbank Green allocation or the provision for the improvement of open space and recreation / play provision within the Vicarage Road green wedge if the remainder of the remainder of the Stainbank Green allocation is not substantially complete by the end of 2030. (monies to be spent on on-site open space provision within Stainbank Green housing allocation).	51,577.90
SL/2021/0245 Riverside Place, Lound Road, Kendal. Creation of 3 additional residential apartments.	Off-site affordable housing provision (through commuted sums)	44,173.00
SL/2018/0897 Land south of Allithwaite Road, Kents Bank, Grange-over-Sands (Phase 1). Erection of 87 dwellings.	Traffic regulation order contribution in relation to Allithwaite Road, Kents Bank.	7,061.01
SL/2019/0359 Land to the north of Boon Town, Burton-in-Kendal. Erection of 28 affordable dwellings.	Public Rights of Way contribution – improvement and diversion works in respect of the existing footpath identified as FP 507005	8,015.00
<b>TOTAL</b>		<b>307,536.77</b>

### Money spent through planning obligations in 2023-24

2.2.5 S106 monies have been used to maintain open space at land off Oxenholme Road, Kendal (The Oaks housing development).



2.2.6 Monies from S106 obligations relating to the Sainsbury's development on Shap Road, Kendal have contributed towards improvements at the entrance to and along Stramongate at the junction with Blackhall Road in Kendal, improving the pedestrian and cyclist experience and introducing an enhanced public realm. This scheme is now complete.



**Figure 1: Improvements at the entrance to and along Stramongate at the junction with Blackhall Road in Kendal.**

2.2.7 Money has also been spent on improvements to a public right of way in Burton-in-Kendal using money from the Land north of Boon Town housing development S106 agreement.





**Figure 2: Public right of way improvement, north of Boon Town housing development to A6070, Burton-in-Kendal.**

2.2.8 Money has been spent on the transport, including administration, of secondary school children to and from the land south of Thornfield Road housing development site in Grange-over-Sands to the Cartmel Priory secondary school.

2.2.9 The table below shows all S106 monies spent in 2023/24.

Planning Application	Item	Amount (£)
SL/2012/0566 Land off Oxenholme Road, Kendal. Erection of 148 dwellings	Open Space Maintenance at 'The Oaks', housing development, Kendal	3,500.00
SL/2013/1120 Kendal Rugby Union Football Club, Shap Road, Kendal. Erection of supermarket (Sainsbury's)	Street scaping scheme includes a ramped shared area at the junction of Stramongate and Blackhall Road, Kendal	216,740.13
SL/2019/0359 Land north of Boon Town, Burton-in-Kendal. Erection of 28 affordable dwellings.	Public rights of way contribution – improvement and diversion works in respect of the existing footpath identified as FP 507005, Burton-in-Kendal	8,015.00



Planning Application	Item	Amount (£)
SL/2014/1036 Land to the south of Thornfield Road, Grange-over-Sands. Erection of 64 dwellings.  (not reported in 2022-23 IFS)	Provision of additional secondary school transport to and from the development to Cartmel Priory School	13,569.81
SL/2014/1036 Land to the south of Thornfield Road, Grange-over-Sands, Erection of 64 dwellings.  (not reported in 2022-23 IFS)	Administration of the secondary school transport to and from the development	1,736.85
TOTAL		243,561.79

**Monies received through planning obligations received and retained (unspent) as at end of 2023-24**

2.2.10 The table below indicates the moneys held from S106 obligations unspent as at the end of March 2024.

Planning Application	Item	Amount (£)
SL/2013/0830 Land to the south of Natland Millbeck Lane, Kendal. Erection of 76 dwellings.	Off-site affordable housing provision (through commuted sums)	56,180.53
SL/2013/0169 Barns at Thompson Fold, Lupton. Change of use of partially completed holiday accommodation to 4 dwellings.	Off-site affordable housing provision (through commuted sums)	48,474.58
SL/2016/1109 Sir John Barrow Way, Lund Farm, Ulverston. Erection of 106 dwellings.	Off-site affordable housing provision (through commuted sums)	322,789.37 (2 contributions comprising of 151,559.00 and 171,230.37)
SL/2021/0245 Riverside Place, Lound Road, Kendal. Creation of 3 additional residential apartments.	Off-site affordable housing provision (through commuted sums)	44,173.00



Planning Application	Item	Amount (£)
SL/2010/1015 Auction Mart, Appleby Road, Kendal. Erection of 94 dwellings.	Open Space Maintenance at The Kendal Auction Mart housing development, Kendal (through commuted sum)	9,499.63 (some monies spent in 2022-23 and 2023-24 but not transferred into relevant budget as at end of March 2024)
SL/2007/1354 NE Sandylands Road, Kendal. Erection of 94 dwellings.	Landscape maintenance at NE Sandylands Road, Kendal (through commuted sum)	32,400.00 (some monies spent in 2022-23 and 2023-24 but not transferred into relevant budget as at end of March 2024)
SL/2003/2098, SL/2003/1755 and SL/2007/1100 Phase 4A, 4B and 5 Pear Tree Park, Holme. Erection of 23 dwellings. 13 to be affordable.	Maintenance of on-site open space/play space at Pear Tree Park (through commuted sum)	10,861.00 (some monies spent in 2022-23 and 2023-24 but not transferred into relevant budget as at end of March 2024)
SL/2019/0880 Land at West End Nurseries, West End Lane, Ulverston. Erection of 92 dwellings.	Open Space / play area at Lightburn Park play area, Ulverston	6,487.78
SL/2016/1109 Sir John Barrow Way, Lund Farm, Ulverston. Erection of 106 dwellings.	Off-site play area at Lund Farm, Ulverston	33,079.87
SL/2014/0506 Land adjacent to Vicarage Drive, Kendal. Erection of 15 dwellings.	Open space improvements in the vicinity of the area (to be spent on Brockbeck play area, Kendal.	910.81



Planning Application	Item	Amount (£)
SL/2013/0181 Former Gallowbarrow Mill Site, Natland Road, Kendal. Erection of 148 dwellings.	Maintain, improve or provide play facilities within the vicinity of the site.	5,800.00
SL/2012/0566 Land off Oxenholme Road, Kendal. Erection of 148 dwellings.	Off-site play area either Whinlatter Drive Park and / or Hayclose Road Park and play space within the vicinity of the site.	5,185.04
SL/2010/1094 Greengate House & Gardens, Levens. Conversion and extension of Greengate House into 2 dwellings, and erection of 5 dwellings	Off-site play space improvements, Levens	1,500.00
SL/2014/0835 Pitt Farm, Hags Lane, Cartmel. Erection of 11 dwellings.	Play Space Contribution – used by Council to improve or provide play facilities in the local area.	3,360.00
SL/2014/0835 Pitt Farm, Hags Lane, Cartmel. Erection of 11 dwellings.  (not reported in the 2022-23 IFS)	Highways works associated with the improving of pedestrian provisions on Hags Lane, Cartmel	5,410.00
SL/2016/0504 Church Bank, Burton-in-Kendal. Erection of 29 dwellings.	Off-site play area improvements, Burton-in-Kendal.	8,484.14
SL/2014/1036 Land to the south of Thornfield Road, Grange-over-Sands. Erection of 64 dwellings.	Open Space – Off-site play area contribution to maintain, improve or provide play facilities in the locality.	12,305.13
SL/2014/1036 Land to the south of Thornfield Road, Grange-over-Sands. Erection of 64 dwellings.  (not reported in 2022-23 IFS)	Administration of the secondary school transport to and from the development	813.15
SL/2014/1036 Land to the south of Thornfield Road, Grange-over-Sands. Erection of 64 dwellings.  (not reported in 2022-23 IFS)	Provision of additional secondary school transport to and from the development to Cartmel Priory School	37,421.19



Planning Application	Item	Amount (£)
SL/2020/0783 Land at Brigsteer Road, Kendal (Phase 2). Erection of 88 dwellings.	Biodiversity Impact Contribution (towards off-site compensation for loss of biodiversity). Monies to be transferred to Cumbria Wildlife Trust for spending once received	20,800.00 (monies transferred to Cumbria Wildlife Trust in 2023-24 for spending)
SL/2020/0783 Land at Brigsteer Road, Kendal (Phase 2). Erection of 64 dwellings.	Off Site public open space contribution within the Stainbank Green allocation or the provision for the improvement of open space and recreation / play provision within the Vicarage Road green wedge if the remainder of the remainder of the Stainbank Green allocation is not substantially complete by the end of 2030. (monies to be spent on on-site open space provision within Stainbank Green housing allocation).	51,577.90
SL/2020/0783 Land at Brigsteer Road, Kendal (Phase 2). Erection of 88 dwellings.	Public right of way improvements and upgrading of surface footpath	11,000.00
SL/2020/0783 Land at Brigsteer Road, Kendal (Phase 2). Erection of 88 dwellings.	Travel Plan monitoring	6,600.00
SL/2019/0146 Land at Booths, Oubas Hill, McDonald's, Ulverston. Erection of freestanding single storey restaurant with associated drive-thru (McDonald's)	Litter bin installation at McDonald's, Ulverston	3,164.71 (monies spent in 2022-23 but not transferred to relevant budget as at end of March 2024)
SL/2019/0146 Land at Booths, Oubas Hill, McDonald's, Ulverston. Erection of freestanding single storey restaurant with associated drive-thru (McDonald's)	Maintenance sums for litter bins at McDonald's, Ulverston	18,879.49 (monies spent in 2023-24 but not transferred to relevant budget as at end of March 2024)



Planning Application	Item	Amount (£)
SL/2018/0897 Land south of Allithwaite Road, Kents Bank, Grange-over-Sands (Phase 1). Erection of 87 dwellings.	Traffic regulation order contribution in relation to Allithwaite Road, Kents Bank, Grange-over-Sands	7,061.01
SL/2019/0758 Former Age Concern UK, Lindale Road, Grange-over-Sands. Erection of convenience store and petrol filling station.	Footbridge linking the site to public car park	20,000.00
SL/2013/0594 Greenside Farm, off Viver Lane, Hincaster, Milnthorpe. Erection of 18 dwellings	Transport to schools for school age children residing in the dwellings	42,032.65
SL/2013/1120 Kendal Rugby Union Football Club, Shap Road, Kendal. Erection of supermarket (Sainsbury's)	Highways – to increase the frequency of buses from Kendal town centre past the development site	130,198.00
SL/2013/1120 Kendal Rugby Union Football Club, Shap Road, Kendal. Erection of supermarket (Sainsbury's)	Travel Plan administration	4,592.52
SL/2014/0822 Land to the east of Greengate Crescent, Levens. Erection of 49-50 dwellings.	Education – additional capacity for transport to Dallam School for secondary school age children	64,629.38
SL/2017/0620 Land south of Fell Close, off Burton Road, Oxenholme, Kendal. Erection of extra care residential development (80 apartments and 24 bungalows)	Highways works to pedestrian refuge in A65 and associated works	13,683.75
SL/2017/0841 Land north of Sycamore Close, Endmoor. Erection of 106 dwellings.	Extra pupil places at St Patrick's CoE School, Endmoor	314,543.08 (2 contributions comprising of 146,659.89 and 167,883.19)
SL/2017/0841 Land north of Sycamore Close, Endmoor. Erection of 106 dwellings.	Provision of transport for children who live on the development to the Queen Elizabeth School, Kirkby Lonsdale or such suitable alternative	88,674.87





Planning Application	Item	Amount (£)
SL/2014/0846 Land to the south of Lumley Road, Kendal. Erection of 110 dwellings (reserved matters 16/0519)	Highways – improving the junction between Milnthorpe Road and Romney Road, Kendal	45,292.98
SL/2014/0846 Land to the south of Lumley Road, Kendal. Erection of 110 dwellings (reserved matters 16/0519)	Education – school improvement for additional accommodation at Vicarage Park CoE School to be used towards the cost of providing these necessary additional places	335,825.22
SL/2019/0602 Land north of Laurel Gardens, Kendal. Erection of 157 dwellings.	Travel Plan monitoring	6,600.00
SL/2017/0883 Lakeland leisure Park, Moor Lane, Flookburgh. Installation of 85 hardstanding bases (for 85 static caravans)	Footway improvements along Moor Lane between Leisure Park and playground	30,000.00
<b>TOTAL</b>		<b>1,860.290.78</b>

### Non-monetary contributions

#### Affordable Housing Delivery – On-site delivery 2023-24

2.2.11 The table below indicates the number of affordable homes including type delivered on-site through S106 obligations in 2023/24.

Planning Application	Affordable Homes delivered
SL/2016/0519 Land to the South of Lumley Road, Kendal	<ul style="list-style-type: none"> <li>• 8 discounted sale units</li> <li>• 14 affordable rent units</li> <li>• 2 shared ownership units</li> </ul>
SL/2016/0602 Gascow Farm, Ulverston	<ul style="list-style-type: none"> <li>• 7 discounted sale units</li> </ul>
SL/2016/1109 Sir John Barrow Way, Lund Farm, Ulverston	<ul style="list-style-type: none"> <li>• 12 affordable rent units</li> <li>• 4 shared ownership</li> </ul>
SL/2017/0620 Land South of Fell Close, Oxenholme	<ul style="list-style-type: none"> <li>• 32 shared ownership units</li> <li>• 23 affordable rent units</li> </ul>
SL/2017/0841 Land north of Sycamore Close, Endmoor	<ul style="list-style-type: none"> <li>• 4 affordable rent units</li> <li>• 9 shared ownership units</li> </ul>
SL/2020/0410 Land off Underbarrow Road, Kendal	<ul style="list-style-type: none"> <li>• 4 shared ownership units</li> </ul>
SL/2019/0880 West End Nurseries, Ulverston	<ul style="list-style-type: none"> <li>• 7 shared ownership units</li> <li>• 12 affordable rent units</li> </ul>
SL/2019/0602 Land North of Laurel Gardens, Kendal	<ul style="list-style-type: none"> <li>• 1 shared ownership</li> <li>• 1 affordable rent unit</li> </ul>



## On – Site Affordable Housing – Planning Obligations entered into 2023/24

2.2.12 Three planning permissions were granted in 2023/24 with planning obligations attached to them for the delivery of 22 affordable housing units in total on site as identified below:

- SL/2022/0718 Land off Underbarrow Road, Kendal –2 shared ownership
- SL/2023/0007 Barn Hey, Flookburgh Road, Allithwaite, outline planning permission for up to 40 dwellings, 35 dwellings proposed of which 12 will be affordable
- SL/2022/0921 Land at Brigsteer Road, Kendal (Phase 3) – 4 affordable rent units, 2 shared ownership units and 2 first homes (8 in total)

## 2.3 Community Infrastructure Levy (CIL)

### Introduction

- 2.3.1 CIL was introduced nationally in 2010 and has been charged in the legacy South Lakeland planning authority area of Westmorland and Furness (outside of the National Parks) since June 2015. CIL is a set charge, based on the gross internal area floorspace of buildings, on new residential and supermarket development to help fund the infrastructure needed to address the cumulative impact of planned development in the South Lakeland Local Plan. The CIL charging schedule, setting out CIL charging rates, is available on the W&F [website](#)<sup>3</sup>. The current rate from 1 January 2024 is £74.41/m<sup>2</sup> for residential development and £223.24/m<sup>2</sup> for supermarkets and retail warehouses.
- 2.3.2 Local Planning authorities must use CIL to fund ‘the provision, improvement, replacement, operation or maintenance of infrastructure to support the development of the area’. There is also a neighbourhood portion of CIL - ‘Local CIL’ - which is similarly available to fund infrastructure but can also fund ‘*anything else that is concerned with addressing the demands that development places on an area*’. Under ‘Local CIL’, a CIL charging authority must pass 15% of local CIL receipts to the Parish or Town council for the area where a CIL-liable development takes place, rising to 25% if the parish has a Neighbourhood Plan in place. The Heversham and Hincaster Neighbourhood Plan was adopted in February 2017 and the Grange over Sands Neighbourhood Plan was adopted in July 2018. The Allithwaite and Carmel Neighbourhood Plan was adopted in April 2024 (just outside of this IFS reporting year). In unparished areas, Westmorland and Furness Council as the CIL charging authority can spend equivalent amounts in the locality, following engagement with local communities. While all of South Lakeland is parished, these arrangements for unparished areas apply in those parishes which have Parish Meetings rather than

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<sup>3</sup> <https://www.southlakeland.gov.uk/planning-and-building/planning/community-infrastructure-levy-cil-for-planning-applications/community-infrastructure-levy-cil-charges-exemptions-penalties-and-appeals/>



Town or Parish Councils. Parish Meetings are not able to receive and spend ‘Local CIL’. A CIL Advice Note for Parish and Town Councils on CIL is available on the Westmorland and Furness [website](#)<sup>4</sup>.

- 2.3.3 CIL continues to be levied and available to assist with the infrastructure costs of planned development in the area covered by the South Lakeland Local Plan.

#### **Demand notices invoiced and received**

- 2.3.4 There is a CIL instalments policy, which is set out on the Westmorland and Furness Council [website](#)<sup>5</sup>. This allows for CIL to be paid in up to 8 instalments over several years, depending on the size of the housing sites.

- 2.3.5 The CIL Demand Notice however, sets out the whole sum payable and the instalments required; therefore, CIL Demand Notices issued during a particular year do not necessarily equate to the CIL sums likely to be received during that year, and can take several years to be paid. In addition, developments can be altered through further planning permissions over time, often resulting in revised Demand Notices needing to be issued. Any such re-issued Notices are not double counted in this report; if a Demand Notice is issued and then re-issued in the same reporting year, only the re-issued Notice would be included within the figure for CIL invoiced during the year.

#### **Headline Figures**

Item	Amount (£)
<b>CIL invoiced</b> (as set out in Demand Notices) <sup>6</sup> in 2023-24	1,900,567.75
<b>CIL receipts</b> <sup>7</sup> received in 2023-24	1,910,721.95
CIL receipts that CIL regs 59E and 59F apply to <sup>8</sup> (funds recovered from Parish or Town Councils or received and retained for Parish Meetings in 2023-24.)	-
<b>CIL expenditure</b> <sup>9</sup> in 2023-24 (as passed to Parish and Town Councils, (£287,386.17); and CIL Admin, (£95,536.10)	382,922.27

<sup>4</sup> [https://www.southlakeland.gov.uk/media/8472/parish-and-town-council-advice-note-v5\\_update\\_oct-2023-finaldocx-1.pdf](https://www.southlakeland.gov.uk/media/8472/parish-and-town-council-advice-note-v5_update_oct-2023-finaldocx-1.pdf)

<sup>5</sup> <https://www.southlakeland.gov.uk/planning-and-building/planning/community-infrastructure-levy-cil-for-planning-applications/community-infrastructure-levy-cil-policies-in-south-lakeland/>

<sup>6</sup> Includes late payment or other surcharges, and interest, included in Demand Notices

<sup>7</sup> Total CIL receipts during reported year which includes any land and infrastructure “payments” received as “In-Kind” CIL payments; any CIL receipts subsequently set aside for CIL administration and ‘Local CIL’ purposes; any CIL surcharges/interest received, and CIL received for any other reason.

<sup>8</sup> The total amount of CIL that was relevant to CIL regulation 59E (CIL previously paid to a Parish or Town council under CIL Regulation 59A or 59B which has subsequently been recovered from that Parish or Town Council) and CIL regulation 59F (a proportion of CIL set aside to be spent in parishes with Parish Meetings which are unable to receive or spend CIL).

<sup>9</sup> Actual CIL expenditure during the reported year, regardless of when received, including ‘Local CIL’ allocations both where spent by the charging authority under CIL regulation 59E and 59F, and where passed



Item	Amount (£)
<b>CIL retained<sup>10</sup></b> at end of 2023-24 (from all CIL income prior to April 2024 - as retained for Strategic CIL, £5 422, 418.06 (taking account of expenditure of £455,000); CIL Admin, £366,900.91; and areas with Parish Meetings - £720 for Mansergh Parish)	5,790,038.97

2.3.6 In 2023-24 no CIL was spent repaying money borrowed for strategic infrastructure projects. £95,536.10 was retained for **CIL administration**, representing 5% of the total CIL received in 2023-24.

### Parish and Town Councils – Neighbourhood CIL

2.3.7 Westmorland and Furness Council (WaFC) passed a proportion of CIL (Neighbourhood or Local CIL) to Parish and Town Councils under CIL regulations 59A and 59B in 2023/24, as set out in the following table:

Parish/Town Councils	CIL Paid (£)
Aldingham	92.40
Beetham	1,847.11
Burneside	1,122.77
Casterton	3,398.27
Grange over Sands	12,696.49
Kendal	168,296.88
Kirkby Ireleth	19,453.57
Kirkby Lonsdale	7,077.43
Levens	2,062.03
Lupton	3,321.30
Natland	7,173.45
Preston Patrick	1,142.14
Preston Richard	18,511.38
Stainton	1,153.37
Ulverston	40,037.58
<b>TOTAL</b>	<b>287,386.17</b>

2.3.8 In 2023/24 no CIL was passed to external organisations (other than parish/town councils) under CIL regulation 59(4).

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to parish/town councils under regulation 59A or 59B, whether subsequently spent or not by that council. Also includes CIL passed to external organisations under regulation 59(4) whether subsequently spent or not; CIL spent on administration of CIL; CIL “expenditure” in regard to any land and infrastructure payment received as “In-Kind” CIL payments from the point any development on the land is commenced or completed, and CIL refunded due to overpayments.

<sup>10</sup> Total CIL retained, whenever received and including CIL retained to which regulation 59E and 59F applied.



2.3.9 In 2023/24 under Regulation 59E<sup>11</sup>, WaFC did not recover any CIL previously paid to a parish or town council. In the same year, under Regulation 59F, WaFC set aside no additional funds to be spent in areas with Parish Meetings (which are unable to receive or spend CIL).

#### **CIL Receipts retained (allocated<sup>12</sup> and unallocated)**

2.3.10 No CIL receipts, received prior to 2023-24, had been allocated (to an infrastructure project or item), but not spent, by the end of 2023-24.

2.3.11 The total amount of CIL receipts, received prior to 2023-24, which had not been allocated (to an infrastructure project or item), by the end of 2023-24: £3,894,618.08, after taking account of the amounts allocated to projects listed at 2.3.12 below.

2.3.12 The total amount of CIL receipts, whenever collected including 2023-24 which were allocated (whether allocated prior to or during 2023-24) but not spent during 2023-24 were £0. The following amounts were paid in the previous year 2022-23:

- £80,000 was paid to the Canal and River Trust to assist with towpath improvements between Crooklands and Stainton.
- £75,000 was paid to Cumbria County Council as a contribution towards the cost of the new Gooseholme Bridge over the river Kent in Kendal
- £300,000 contribution towards the cost of major repairs and improvements to the Grange Lido and promenade.

#### **CIL Receipts retained (regulation 59E and 59F)**

2.3.13 No notices were served in accordance with regulation 59E<sup>13</sup> (to recover CIL previously passed to a parish or town council).

2.3.14 CIL receipts received in 2023-24 retained at the end of 2023-24 (other than those to which CIL regulation 59E and 59F applied): £1,623,435.77, including strategic CIL and CIL Admin.

2.3.15 CIL receipts received before 2023-24 retained at the end of 2023-24 including strategic CIL and CIL admin (other than those to which CIL regulation 59E and 59F applied): £4,165,983.20, after taking account of CIL expenditure of £455,000 in 2022/23.

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<sup>11</sup> Reporting authorities should be clear in this section when infrastructure provision (or provision of “anything else that is concerned with addressing the demands that development places on an area”) was undertaken in respect of regulation 59E and 59F. Parish/Town councils are separately required to report on CIL sums received through regulation 59A and 59B.

<sup>12</sup> ‘Allocated’ means CIL sums retained by the reporting authority which have, or knowingly will be, passed to an internal team to fund a specific infrastructure project or infrastructure type. ‘Allocated’ also includes sums which will knowingly be passed to an external organisation but which are yet to be passed.

<sup>13</sup> Reporting authorities are not necessarily required to name any parish/town council to which this regulation applies.



2.3.16 No CIL receipts received were retained at the end of 2023-24 to which CIL regulation 59E or 59F applied.

2.3.17 CIL receipts received prior to 2023-24 to which CIL regulation 59E or 59F applied, retained at the end of 2023-24: £720.00 ('neighbourhood' CIL relating to Mansergh Parish).

#### **CIL Infrastructure Expenditure<sup>14</sup> in 2023/24**

2.3.18 During 2023-24, no CIL was expended, over and above that expended on projects in 2022-23, as summarised at para 2.3.12 above.

2.3.19 Significant elements of strategic infrastructure essential for the delivery of planned growth in the South Lakeland Local Plan were funded and delivered from a variety of other sources in earlier years. Examples include:

- £3.4m for highways and transport improvements in Kendal, including road junction improvements and improved cycle routes, funded by Cumbria Local Enterprise partnership (LEP);
- £4.5m for improvements to the A590 in Ulverston funded by the Cumbria LEP, including a new road access to the Local Plan employment allocation at Lightburn Road, part of which has been developed for a 'Blue Light' hub.

2.3.20 In September 2022 work was completed on the £10.5m roundabout on the A590 at Swarthmoor to serve sites allocated in the Local Plan for about 1200 homes in Swarthmoor and south Ulverston. Sources of funding for the project include Highways England, Cumbria LEP, developer contributions and South Lakeland District Council (SLDC). No CIL funding was required.

2.3.21 In the year 2022-23, South Lakeland District Council (SLDC) committed and expended £80,000 towards a £300,000 improvement scheme to improve the Lancaster Canal Towpath Trail between Crooklands and Stainton. It also expended £75,000 of CIL to help fund the Gooseholme Bridge in Kendal and contributed £300,000 towards major repairs and improvements to the Grange Lido and Promenade.

2.3.22 In 2023-24, some discussion continued with the health sector about the need for additional primary care capacity arising from planned housing growth provided for in the Local Plan, for which CIL is available to assist, subject to approval. For Kendal and Ulverston, CIL also remains available to help fund expansion of Primary Schools, when the need arises. Elsewhere the need for additional school capacity is met through S106 contributions.

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<sup>14</sup> 'Infrastructure expenditure' mainly relates to CIL spent by the reporting authority but this section can include details of infrastructure provision undertaken by an external organisation who has been passed CIL funds by the reporting authority under regulation 59(4). The reporting authority should clearly specify in this section any infrastructure provision relevant to regulation 59(4).



2.3.23 SLDC was superseded by the new unitary Westmorland and Furness Council from 1 April 2023. However, CIL continues to be levied and available to assist with the infrastructure costs of planned development in the area covered by the South Lakeland Local Plan.

### **CIL Infrastructure List**

2.3.24 Regulation 121A(1)(a) requires the infrastructure funding statement to include:

*“a statement of the infrastructure projects or types of infrastructure which the charging authority intends will be, or may be, wholly or partly funded by CIL (other than CIL to which regulation 59E or 59F applies) (“the infrastructure list”)”*

2.3.25 South Lakeland District Council published priorities for spending CIL in the [Infrastructure delivery Plan](#)<sup>15</sup> (IDP), and its [Executive Summary](#)<sup>16</sup> (August 2017) for the types of infrastructure required to support the delivery of the current [South Lakeland Local Plan](#)<sup>17</sup> (2003-2025). Westmorland and Furness Council has now commenced preparation of a Local Plan for the new district, which will replace the South Lakeland, Barrow and Eden Local Plans. This will include an assessment of the infrastructure needs arising from planned development in the new plan and the case for a review of CIL and its possible extension to all of the W&F planning authority area.

2.3.26 The types of infrastructure projects that CIL should be wholly or partly spent on in the former South Lakeland planning authority area listed below, are based on evidence underpinning the former SLDC’s published Infrastructure Delivery Plan, ongoing dialogue with service providers including for example the NHS and current priorities. This list replaces the CIL Regulation 123 Lists under the CIL Amendment England Regulations 2019 that came into effect 1 September 2019.

2.3.27 W & F Council is undertaking a review of the governance of CIL in the South Lakeland area, the outcomes of which will be included in the Infrastructure Funding Statement for 2024-25.

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<sup>15</sup> <https://www.southlakeland.gov.uk/media/4287/infrastructure-delivery-plan-august-2017.pdf>

<sup>16</sup> <https://www.southlakeland.gov.uk/media/4288/idp-executive-summary-august-2017.pdf>

<sup>17</sup> <https://www.southlakeland.gov.uk/planning-and-building/local-plan/south-lakeland-local-plan/>



### **Projects which are critical or essential to support the delivery of the South Lakeland Local Plan:**

- Transport and Air Quality Improvement Measures in Kendal Town Centre and surrounding area to support new development.
- A590 Ulverston Access Improvements to support delivery of housing and employment development sites, including Swarthmoor Roundabout
- Access to employment sites including Scroggs Wood, Kendal; East of Burton Road, Kendal; the Mainline site, Milnthorpe; Land North of Meadowbank Business Park, Kendal; and the mixed-use regeneration and employment opportunity sites at Ulverston Canal Head
- School place provision where needed to accommodate development at Kendal and Ulverston's Primary and Secondary Schools, and Cartmel Priory Secondary School

### **Schemes which are important but not considered critical or essential to the delivery of the South Lakeland Local Plan:**

- Highway and Transport Schemes including sustainable transport with strategic benefits not directly related to development, including those arising from the Kendal Town Centre Strategy and Kendal Local Cycling and Walking Plan and emerging local cycling and walking plan for Ulverston.
- Community Facilities Improvements not directly related to a development.
- Strategic green infrastructure not directly related to a development such as the Lancaster Canal Multi-functional trail.
- Cultural and leisure facilities which are not directly related to a development.
- Open Space Improvements to strategic publicly accessible areas at Lightburn Park Ulverston; Abbot Hall Park, Kendal Castle Hill and Nobles Rest in Kendal; and the Promenade, Park Road Gardens and Ornamental Gardens Grange-over-Sands.
- Kendal and Ulverston Canal Head area regeneration, public realm, heritage and environment projects across district not directly related to a development.
- Health Care facilities.
- Kendal Parkside Cemetery extension, Arnside Cemetery additional space, Grange Fell cemetery and Ulverston cemetery.
- Sustainable transport improvements in Ulverston.
- Infrastructure that may support the regeneration/redevelopment of existing employment sites and other sites that would support the strategic objectives of the Local Plan.





## 3. Barrow Locality (former Barrow Borough Council area)

### 3.1 Relevant Local Plan Policies, planning policy guidance, evidence base and studies

3.1.1 Policy I1 of the Barrow Borough Local Plan 2016-2031 sets out the type of contributions a developer may be expected to make to assist in mitigating the effect of the proposed development in the existing community. The policy states that the types of infrastructure that developments may be required to provide contributions towards include, but are not limited to:

- Utilities and waste;
- Flood prevention and sustainable drainage measures;
- Transport (highway, rail, bus and cycle / footpath network and any associated facilities);
- Community Infrastructure including health, education, libraries, public realm, heritage and geological assets and other community facilities;
- Green Infrastructure (such as outdoor sports facilities, open space, parks, allotments, play areas, enhancing and conserving biodiversity and management of environmentally sensitive areas); and
- Climate change and energy initiatives through allowable solutions.

3.1.2 The requirement for affordable housing delivery is set out in Policy H14 of the Local Plan. In line with the National Planning Policy Framework (NPPF), this policy expects that 10% of dwellings on sites of ten units or over should be affordable. Alternatively, contributions to the provision of affordable housing off-site will be considered where justified. The requirement for affordable housing was first introduced in the former Borough in 2018, when the requirement was included in the updated NPPF. It was subsequently included in Policy H14 of the Barrow Local Plan, which was adopted in 2019. It is therefore a relatively recent requirement in the Barrow area.

3.1.3 The Affordable Housing and Developer Contributions Supplementary Planning Document was adopted in July 2022. This sets out the former Barrow Borough Council's approach to the delivery of affordable housing and the approach to seeking financial contributions from developers for a variety of infrastructure and services. S106 contributions were and are currently considered also in line with the Cumbria County Council's Planning Obligations Policy [Cumbria County Council Planning Obligations Policy](#)<sup>18</sup>

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<sup>18</sup> <https://cumbria.gov.uk/elibrary/Content/Internet/538/755/1599/41590142248.PDF>



- 3.1.4 The Infrastructure Delivery Plan (IDP) establishes what additional infrastructure and service needs are required to support the level of development proposed in the Barrow Borough Local Plan. This has been produced through engagement with infrastructure and service providers, including the Local Highway Authority and the Local Education Authority. The IDP helps to ensure that the additional infrastructure and services that are needed to support development are identified and delivered in a timely, co-ordinated and sustainable way. It is a mechanism for improving delivery of facilities and services for the benefit of local communities and will provide a robust framework that will support bids for funding and assist decision making.
- 3.1.5 The IDP is supported by the Barrow Transport Improvement Study 2016 (Stages 1 and 2 Assessments). This sets out traffic modelling results and recommends a number of improvements at junctions in the Borough, including designs and costs. In 2020, a Stage 3 Assessment was produced which prioritises schemes and provides detailed designs and updated costs. The IDP will be updated to take account of the Stage 3 Study.
- 3.1.6 The Barrow Transport Improvement Study 2016 (Stages 1 and 2 Assessments) also sets out recommendations for walking, cycling and public transport infrastructure / service improvements to support the Local Plan. More recently, a Local Cycling and Walking Infrastructure Plan (LCWIP) has been prepared by the former Cumbria County Council, in partnership with the former Barrow Borough Council, and this includes a Cycling Priority Network with infrastructure improvements taking place over several phases.

## 3.2 Section 106 Agreements

### **Obligations that have been entered (agreed) into in 2023-24**

- 3.2.1 Eight obligations have been entered into in 2023-24 with monies attached. Several of these relate to the permission for housing development adjacent to Lichfield Close, Barrow. This comprises contributions towards measures to mitigate the loss of biodiversity as a result of development; upgrading of an off-site footpath adjacent to the north of the site connecting with the footpath that leads to Devonshire Road, including path widening and a new surface; improvements to the existing Ainslie Street cycle route; and the provision and maintenance of a new off-site equipped children's play area.
- 3.2.2 Planning permission was granted to amend the large housing scheme at Dalton Lane, Barrow, in 2023-24. This was to increase the number of houses on the site from 142 to 154. With an increase in 12 dwellings, this proposal was required to comply with the Policy H12 of the Barrow Borough Local Plan 2016-2031 regarding affordable housing provision. In line with this, a planning obligation was agreed for a commuted sum in lieu of on-site provision of an affordable unit.
- 3.2.3 There were obligations relating to the permission for housing development at the Urofoam factory site in Askam. This permission is Outline, which means that a further Reserved Matters application will need to be submitted and approved before development can take place. The obligations comprise of a contribution to offset



biodiversity net loss as a result of the development; contributions for the monitoring of open spaces on the site, to ensure compliance with Open Spaces Management Plan; contributions towards the cost of traffic calming / speed reduction measures, including signs, road markings and the movement of the 30mph speed limit at Lots Road at Askam, and the provision of a cycleway, initially situated off-road between Askam and Thwaite Lane, before connecting to Dalton via Askam Road (route no. 11 in the Barrow Transport Improvements Study).

- 3.2.4 There were also obligations relating to Land at Lichfield Close, Barrow and Urofoam Factory, Askam planning permissions for the provision of affordable homes on-site. These are considered separately under “Non-monetary contributions” on page 32.

Planning Application	Item	Amount (£)
B07/2021/0363 Land at Lichfield Close, Barrow. Erection of 30 dwellings	Biodiversity contribution to offset biodiversity net loss caused as a result of the grant of planning permission for development	56,886.00
B07/2021/0363 Land at Lichfield Close, Barrow. Erection of 30 dwellings	Provision and maintenance of off-site footpath	15,000.00
B07/2021/0363 Land at Lichfield Close, Barrow. Erection of 30 dwellings	Provision and maintenance of the Ainslie Street cycle route	10,800.00
B07/2021/0363 Land at Lichfield Close, Barrow. Erection of 30 dwellings	Provision and maintenance of off-site play facility in the vicinity of the Property	47,600.00
B07/2022/0720 Land at Dalton Lane, Barrow. Erection of 12 additional dwellings in combination with the completion of the unbuilt part of reserved matters approval B07/2019/0020 and outline planning permission B07/2018/0798	Commuted sum, in lieu of the provision of all or any affordable housing units on the Development permitted under the Planning Permission	123,000.00
B07/2019/0513 Urofoam Factory, Askham. Outline Planning Permission for housing development of up to 42 houses	Biodiversity contribution to offset biodiversity net loss (to be transferred once received to Cumbria Wildlife Trust)	4,200.00
B07/2019/0513 Urofoam Factory, Askam. Outline Planning Permission for housing development of up to 42 houses.	Monitoring of open space	500.00



Planning Application	Item	Amount (£)
B07/2019/0513 Urofoam Factory, Askam. Outline Planning Permission for housing development of up to 42 houses.	Towards the cost of traffic calming/speed reduction measures in Lots Road, Askam; and the provision of a cycleway (route no. 11 in the Barrow Transport Improvements Study)	33,350.00
TOTAL		291,316.00

### Money received through planning obligations received in 2023-24

3.2.5 No monies were received in 2023-24.

### Money spent through planning obligations in 2023-24

3.2.6 No monies were spent in 2023-24.

### Monies received through planning obligations received and retained (unspent) as at end of 2023-24

3.2.7 The table below indicates the moneys held from S106 obligations unspent as at the end of March 2024.

Planning Application	Item	Amount (£)
B07/2016/0902 Land at Sherborne Avenue, Barrow-in-Furness. Erection of 69 dwellings.	Open Space and Leisure – maintenance of children’s play area and open space at Sherborne Avenue, Barrow.	64,142.00
B07/2018/0507 Land at Arthur Street, Barrow-in-Furness. Erection of 58 dwellings.	Towards the cost of a cycle route ID No. 1 as identified in the Barrow Transport Improvement Study and the Infrastructure Delivery Plan Transport and Travel – Cycleway improvements at Lesh Lane and Harrel Lane, Barrow.	7,200.00
B06/18/0089 Crompton Drive, Dalton-in-Furness. Erection of 11 dwellings.	Junction improvements at junction of Newton Road and Long Lane, Dalton-in-Furness	8,250.00
TOTAL		79,592.00



## **Non-monetary contributions**

### **On – Site Affordable Housing – Planning Obligations entered into 2023/24**

3.2.8 Two planning permissions were granted in 2023/24 with planning obligations attached to them for the delivery of 7 affordable housing units in total on site as identified below:

- B07/2021/0363 Land at Lichfield Close, Barrow – 3 affordable units. Tenure/unit mix may be determined by the owner.
- B07/2019/0513 Urofoam Factory, Askam (Outline permission) – 4 affordable units. Tenure/unit mix may be determined by the owner.



## 4. Eden Locality (former Eden District Council area)

### 4.1 Relevant Local Plan Policies, evidence base, planning policy guidance and studies

4.1.1 Policy DEV4 of the Eden Local Plan 2014-2032 specifies developer contributions may be sought to fund new infrastructure and, in some cases, they will take the form of a financial contribution. It states in all cases they will be directly, fairly and reasonably related in scale and kind to the proposed development. Infrastructure requirements are set out in the Infrastructure Delivery Plan. The policy defines supporting infrastructure as:

- Essential infrastructure: including adequate highway access and capacity, primary and secondary school placements, clean water supply, adequate wastewater capacity, sustainable drainage systems and energy supply
- Location specific infrastructure: including transport (cycling and walking facilities, public transport, car parking, electric vehicle charging points), education (education provision including further and higher education facilities, nursery schools), health (GP surgeries, hospitals, ambulance services and adult social care), social (fire police and rescue services, high speed internet access, children's play areas and equipment, sports facilities, supported accommodation including extra care housing, open spaces and parks, social and community facilities and allotments), environmental (natural and semi-natural green spaces, landscaping, replacement/new habitat, flood defences and drainage infrastructure), public services (waste management and disposal, libraries, cemeteries and churchyards and police and fire services)

4.1.2 Policy HS1 of the Eden Local Plan states that the Council will seek to secure the provision of 30% of all new housing as affordable homes on schemes with 11 or more units or more than 1,000m<sup>2</sup> of floorspace. Where an on-site contribution does not equate precisely to a whole number of units, the contribution will be rounded down to the nearest unit. Size, type and tenure of affordable housing is negotiated on a site-by-site basis based upon the most up to date evidence of housing need.

4.1.3 In the three Market Towns (Alston, Appleby and Kirkby Stephen), the Key Hubs and the Smaller Villages and Hamlets a commuted sum will be required from sites with 6 to 10 units secured by means of a planning obligation. In Other Rural Areas (outside Key Hubs and Smaller Villages and Hamlets), new housing will be restricted to affordable housing.

4.1.4 Where it can be demonstrated that application of the policy will render any housing scheme unviable, fewer affordable homes than required by this policy will be acceptable if a financial appraisal provides evidence to justify any reduced provision.

4.1.5 A Housing Supplementary Planning Document was adopted in April 2020. This provides detailed guidance on the interpretation of housing policies within the Eden



Local Plan 2014 - 2032. Changes made to the NPPF in February 2019 may impact on decision making and where possible these instances have been set out in the Housing Supplementary Planning Document.

- 4.1.6 There is no Eden Local Plan Supplementary Planning Document relating to developer contributions, however, with respect to types of infrastructure such as education and highways, S106 contributions were and are currently considered also in line with the Cumbria County Council's Planning Obligations Policy [Cumbria County Council Planning Obligations Policy](#)<sup>19</sup>
- 4.1.7 The 2017 Infrastructure Delivery Plan (IDP) establishes what additional infrastructure and service needs are required to support the level of development proposed in the Eden Local Plan. This was produced through engagement with infrastructure and service providers, including the Local Highway Authority and the Local Education Authority. The IDP helps to ensure that the additional infrastructure and services that are needed to support development are identified and delivered in a timely, co-ordinated and sustainable way. It is a mechanism for improving delivery of facilities and services for the benefit of local communities and will provide a robust framework that will support bids for funding and assist decision making.
- 4.1.8 The IDP notes how new developments place pressure on existing infrastructure which sometimes results in the need for new or improved facilities and services, so developers can be required to contribute to the costs of such provision. This may involve the developer being required to provide or improve the infrastructure - for example improving a road junction or providing open space on a development, or it may involve the developer providing a sum of the money to the local authority to provide the infrastructure, for example a financial contribution towards the cost of providing extra school places. These contributions towards infrastructure are known as 'developer contributions' or 'planning obligations' and are currently agreed between developers and local authorities as part of the planning application process, and are then set out in a S106 legal agreement.
- 4.1.9 The Penrith Parking and Movement Study (PPMS) was jointly commissioned by Cumbria County Council (CCC), Eden District Council (EDC) and Penrith Town Council (PTC) in 2019. The overarching aim of the study was to understand how existing parking provision in Penrith could be enhanced, whilst maximising connectivity between car parks, for cyclists and walkers within the town centre, key employment areas and the bus and railway station.
- 4.1.10 The PPMS presented the justification for a comprehensive package of interventions to improve parking and movement within Penrith. A total of 39 interventions were shortlisted, and 34 were recommended as part of the PPMS. These interventions were grouped into eight thematic packages, and a prioritised and costed list of interventions. In July 2022, the Local Cycling and Walking Infrastructure Plan (LCWIP) Technical Report for Penrith was released, which

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<sup>19</sup> <https://cumbria.gov.uk/elibrary/Content/Internet/538/755/1599/41590142248.PDF>



built on the work undertaken as part of the PPMS and provided a more coherent plan for active mode infrastructure in the town.

## 4.2 Section 106 Agreements

### Obligations that have been entered (agreed) into in 2023-24

- 4.2.1 As a result of Nutrient Neutrality, there were minimal approvals during the year. There was one obligation entered into for off-site affordable housing provision through commuted sums in connection with a planning permission at Edenside Residential Care Home. There were obligations relating to Westmorland Road, Appleby and Land adjacent to Comrie Lea Temple Sowerby for the provision of affordable homes (on-site). These are considered separately under “Non-monetary contributions” on page
- 4.2.2 Obligations were entered into in respect to sustainable transport improvements including bus, cycle and pedestrian transport within a 5 miles radius of the land at A6 and B5305, Stoneybeck, Bowscar, Penrith employment development, as well as travel plan monitoring.

Planning Application	Item	Amount (£)
19/0820 Edenside Residential Care Home. Demolition of former care home and erection of 16 extra care apartments and communal facilities	Off-site affordable housing provision (through commuted sums)	7% of gross development value
22/0989 Land at A6 and B5305, Stoneybeck, Bowscar, Penrith. Outline application for class E (g) and/or class B2 and/or class B8	Towards sustainable transport improvements including bus, cycle and pedestrian transport within a 5 mile radius of the site, including but not limited to the A6 and Inglewood Road	50,000.00
22/0989 Land at A6 and B5305, Stoneybeck, Bowscar, Penrith. Outline application for class E (g) and/or class B2 and/or class B8	Travel Plan monitoring	6,600.00
TOTAL		56,600.00 + 7% of gross development value of completion of planning application 19/0820





## Money received through planning obligations received in 2023-24

- 4.2.3 Money was received from planning permission at 7 Pennine View, Newbiggin, land west of Gillians Well, Calthwaite and also at Westmorland Road, Appleby for off-site affordable housing through commuted sum payments.
- 4.2.4 Money was received for secondary school transport from planning permission for housing development at land to the west of Gillians Well, Calthwaite, and also from land north of Pennine Close, Hackthorpe, Penrith. Money to provide 10 additional primary school place at Lazonby and 7 secondary school places at Penrith, along with transport of students to secondary schools in Penrith was received in connection to housing development of land off Scaur Lane, Lazonby. A sum of money was received for new primary school contribution in association with housing development at land to the south of the A686 at Carleton, Penrith.
- 4.2.5 Money for travel plan monitoring was received in connection with development at land off Greenbank Road, Eden Business Park, Penrith and also development at land at A6 and B305, Stoneybeck, Bowscar, Penrith.

Planning Application	Item	Amount (£)
21/0838 7 Pennine View, Newbiggin Erection of 1 dwelling.	Off-site affordable housing provision (through commuted sums)	87,000.00
16/0968 Land to the west of Gillians Well, Calthwaite, Penrith. Erection of up to 16 dwellings.	Off-site affordable housing provision (through commuted sums)	100,000.00
16/0968 Land to the west of Gillians Well, Calthwaite, Penrith. Erection of up to 16 dwellings.	Secondary school transport contribution	76,000.00
22/0507 Westmorland Road, Appleby (Atkinson Building Contractors). Erection of 25 dwellings.	Off-site affordable housing provision (through commuted sums)	250,000.00
13/0033 Land to the south of the A686 at Carleton, Penrith. Erection of 96 dwellings.	New primary school contribution	Two contributions comprising of 183,765.92 and 188,419.84 = 372,185.76
17/0016 Land off Scaur Lane, Lazonby. Erection of 59 dwellings.	To provide 10 additional primary school places at Lazonby	57,264.00
17/0016 Land off Scaur Lane, Lazonby. Erection of 59 dwellings.	To provide 7 additional secondary school places at Penrith	75,943.99



Planning Application	Item	Amount (£)
17/0016 Land off Scaur Lane, Lazonby. Erection of 59 dwellings.	Transport of students to secondary schools in Penrith	25,500.37
20/0402 Land off Greenbank Road, Eden Business Park, Penrith. New build private training pool (D2 Assembly and Leisure)	Travel Plan monitoring	6,600.00
15/0974 Land north of Pennine Close, Hackthorpe, Penrith. Reserved matters 18/1009. Erection of 30 dwellings.	Cost of additional secondary school children being transported to the local school	14,250.00
TOTAL		1,064,744.12

### Money spent through planning obligations in 2023-24

- 4.2.6 Money was spent on a development at 7 Pennine View, Newbiggin to enable the development of an extension for the affordable housing for larger families.
- 4.2.7 Also, money was spent to enable the delivery of 4 energy efficient affordable homes at land west of Gillians Well, Calthwaite, Penrith.
- 4.2.8 Money was spent at the outset of the project towards the expansion of Beaconside School in Penrith from planning permission for housing development at Carleton Heights, Penrith.

Planning Application	Item	Amount (£)
21/0838 7 Pennine View, Newbiggin Erection of 1 dwelling.	Funding Grant to Eden Housing Association to enable the development of an extension for the affordable housing for larger families	87,000.00
16/0968 Land to the west of Gillians Well, Calthwaite, Penrith. Erection of 16 dwellings.	Funding Grant to Genesis Homes (North) Limited to enable the delivery of 4 energy efficient affordable homes. The homes were marketed as Discounted Sales at 60% of the open market value. All of the properties have been built and sold	100,000.00
08/0291 Carleton Heights, Penrith. Erection of 505 dwellings.	New primary school on land to be transferred to the Council or alternative education facilities including improvements or extensions to existing schools	8,773.14
TOTAL		195,773.14



**Monies received through planning obligations received and retained (unspent) as at end of 2023-24**

4.2.9 The table below shows all monies held and retained for spending as at the end of 2023-24. A number of S106 obligations monies are committed to be spent on the expansion of Beaconside School in Penrith, as indicated below.

Planning Application	Item	Amount (£)
22/0507 Westmorland Road, Appleby Erection of 25 dwellings.	Off-site affordable housing provision (through commuted sums)	250,000.00
08/0295, 16/0056 Land at Carleton Hill, Penrith. Erection of 44 dwellings. (not reported in the 2022-23 IFS)	Off-site affordable housing provision (through commuted sums)	839,129.30
08/0295, 16/0056 Land at Carleton Hill, Penrith. Erection of 44 dwellings.  (not reported in the 2022-23 IFS)	Towards the cost of providing 11 additional places either at existing primary schools or towards the construction of a new school building serving the east of Penrith.	222,974.00 (money committed to be spent on the expansion of Beaconside School in Penrith)
08/0291 Carleton Heights, Penrith. Erection of 505 dwellings.	Off-site affordable housing provision (through commuted sums)	250,000.00
08/0291 Carleton Heights, Penrith. Erection of 505 dwellings.	Education – new primary school on land to be transferred to the Council or alternative education facilities including improvements or extensions to existing schools	1,970,529.86 (money committed to be spent on the expansion of Beaconside School in Penrith)
08/0291 Carleton Heights, Penrith. Erection of 505 dwellings.	Two contributions comprising of 32,337.00 for traffic calming, and 13,885.00 for traffic management. Total = 46,222.00	Two contributions comprising of 32,337.00 for traffic calming, and 13,885.00 for traffic management. Total = 46,222.00



Planning Application	Item	Amount (£)
15/0799 Land at Salkeld Road, Fairhill, Penrith. Erection of 98 dwellings.	To support new primary school places	Two contributions comprising of 212, 178.69 and 214,096.50. Total = 426,275.19 (219,858.05 of which is committed to be spent on the expansion of Beaconside School in Penrith)
13/0654 Land off Carleton Meadows, Penrith. Erection of 55 dwellings.  (not reported in the 2022-23 IFS)	To support new primary school places	247,864.95 (money committed to be spent on the expansion of Beaconside School in Penrith)
13/0033 Land to the South of A686 at Carleton, Penrith. Erection of 96 dwellings.	Education – new primary school contribution	Two contributions comprising of 183,765.92 and 188,419.84. Total = 372,185.76
17/0016 Land off Scour Lane, Lazonby. Erection of 59 dwellings.	Education to provide 10 additional primary school places at Lazonby	57,264.00
17/0016 Land off Scour Lane, Lazonby. Erection of 59 dwellings.	Education to provide 7 additional secondary school places at Penrith	75,943.99
17/0016 Land off Scour Lane, Lazonby. Erection of 59 dwellings.	Education – transport of students to secondary schools in Penrith	25,500.37
20/0402 Land off Greenbank Road, Eden Business Park, Penrith. New build private training pool (D2 Assembly and Leisure)	Travel Plan monitoring	6,600.00



Planning Application	Item	Amount (£)
15/0974 Land north of Pennine Close, Hackthorpe, Penrith. Reserved matters 18/1009. Erection of 30 dwellings	Cost of additional secondary school children being transported to the local school	14,250.00
10/1010 Melmerby Hall, Melmerby. Erection of 3 dwellings.	Off-site affordable housing provision (through commuted sums)	30,000.00
11/0161 The Old Brewery, Alston. Change of use from offices to a single dwelling.	Off-site affordable housing provision (through commuted sums)	4,500.00
11/0576 Hube View Row End Farm, Warcop. Barn conversion of existing barn to form a two bedroom dwelling.	Off-site affordable housing provision (through commuted sums)	5,334.00
11/0654 Bark Mill House, Lazonby. Erection of a single dwelling to include a garage and carport.	Off-site affordable housing provision (through commuted sums)	7,986.00
11/0740 Greggs Bakery, Friargate, Penrith. Demolition of bakery building and erection of retirement housing, communal facilities and landscaping.	Off-site affordable housing provision (through commuted sums)	128,797.19
12/0085 Auction Mart Lane, Penrith. Change of use from a store to one bedroom flat	Off-site affordable housing provision (through commuted sums)	1,454.17
12/0101 The Barn, Martindale. Change of use from agricultural barn to residential use, construction of a garage, parking and garden area	Off-site affordable housing provision (through commuted sums)	10,500.00
12/0249 The Bulls Head Inn, Shap. Change of use from pub, restaurant and flat to 1 house and 2 flats	Off-site affordable housing provision (through commuted sums)	9,250.00
12/0368 Temperance Hall, Warcop. Erection of 2 detached dwellings	Off-site affordable housing provision (through commuted sums)	11,498.50
12/0456 Joiners Cottage, Swan Avenue, Brough. Conversion of workshop into 2 dwellings	Off-site affordable housing provision (through commuted sums)	4,440.00



Planning Application	Item	Amount (£)
12/0491 Merridene Station Road, Shap. Erection of 3 dwellings	Off-site affordable housing provision (through commuted sums)	4,350.00
13/0084 The Linney, Appleby-in-Westmorland. Conversion of workshop to a single dwelling.	Off-site affordable housing provision (through commuted sums)	1,230.00
13/0100 Pasture Park, Soulby. Erection of 3 dwellings.	Off-site affordable housing provision (through commuted sums)	36,000.00
13/0213 Bromley Green Garm, Great Ormsicle. Conversion of a barn to a single dwelling	Off-site affordable housing provision (through commuted sums)	4,890.00
13/0262 Bankfoot View, Nenthead. Conversion of single dwelling to create 3 dwellings.	Off-site affordable housing provision (through commuted sums)	4,060.00
13/0288 Old Fellows Hall, Brough. Change of use from store/workshop to residential	Off-site affordable housing provision (through commuted sums)	2,500.00
13/0298 and 14/0190 Land adjacent to Hazlebank Gardens, Yanwath. Erection of 1 detached dwelling.	Off-site affordable housing provision (through commuted sums)	18,975.00
13/0519 Blacksheep Barn, Thwaite Cottage, Penrith. Barn conversion to create a dwelling.	Off-site affordable housing provision (through commuted sums)	5,700.00
13/0751 Warcop House, Warcop. Subdivision of a 9 bed house into 2 5 bed houses	Off-site affordable housing provision (through commuted sums)	3,660.00
13/0962 Barco Lodge, Folly Lane, Penrith. Demolition of stables and rebuild to provide a new dwelling	Off-site affordable housing provision (through commuted sums)	4,500.00
14/0490 King Street, Penrith. Creation of 2 dwellings (flats)	Off-site affordable housing provision (through commuted sums)	4,770.00
14/0677 Pea Top Farm, Culgaith, Penrith. Division of existing dwelling to create additional dwelling	Off-site affordable housing provision (through commuted sums)	5,850.00



Planning Application	Item	Amount (£)
14/0782 Westmorland Rise, Appleby-in-Westmorland. Erection of 3 dwellings.	Off-site affordable housing provision (through commuted sums)	8,160.00
14/6170 Robin Hood View Cottage, Winskill	Off-site affordable housing provision (through commuted sums)	7,000.00
15/0727 Phoenix Hall, Skelton. Variation of condition attached to 13/0874 for modified design to alternative accommodation	Off-site affordable housing provision (through commuted sums)	6,450.00
16/0294 Fellside Nicholson Lane, Penrith. Erection of 2 detached houses with integral garages	Off-site affordable housing provision (through commuted sums)	8,250.00
12/0424 Barney Scar, Soulby. Erection of 1 dwelling.	Off-site affordable housing provision (through commuted sums)	16,850.00
19/0222 Langwathby Hall Farm, Langwathby, Penrith. Erection of 25 dwellings.	Education for secondary school infrastructure	49,252.32
19/0222 Langwathby Hall Farm, Langwathby, Penrith. Erection of 25 dwellings.	Secondary school transport infrastructure	38,114.00
16/0968 Land west of Gillians Well, Calthwaite, Penrith. Erection of up to 16 dwellings.	Secondary school transport infrastructure	76,000.00
15/0728 Eden Grove, Bolton, Appleby. Erection of 31 dwellings.	Capacity at Bolton Primary School, Appleby or to transport children to the nearest school	38,976.55
15/0728 Eden Grove, Bolton, Appleby. Erection of 31 dwellings.	Footpath improvements/construction between the property and Bolton, Appleby	19,095.31
17/0333 Land east of the Thorpe, Greystoke, Penrith. Outline application for up to 40 dwellings all matters reserved except access (re-submission of 16/0092)	Bus Service – a 16 seater vehicle that shall operate once a week for 5 years. The service shall operate a return trip from the site to Penrith	38,747.35
17/0333 Land east of the Thorpe, Greystoke, Penrith. Outline application for up to 40 dwellings all matters reserved except access (re-submission of 16/0092)	Provision of transport for children who live on the development to Queen Elizabeth Grammar School, Penrith or a suitable alternative	45,835.63



Planning Application	Item	Amount (£)
17/0660 Field adjacent to Byrnes Close, Plumpton, Penrith. Erection of 28 dwellings.  (not reported in 2022-23 IFS)	Secondary school transport contribution	25,076.25
19/0426 Land off Carleton Road, Penrith (Frenchfield side south of A686). Erection of 149 dwellings.	Carleton Road Highways contribution – widening of footways and improvements to toucan crossing and pedestrian island on Carleton Road	52,028.61
19/0426 Land off Carleton Road, Penrith (Frenchfield side south of A686). Erection of 149 dwellings.	Travel Plan monitoring	6,600.00
19/0426 Land off Carleton Road, Penrith (Frenchfield side south of A686). Erection of 149 dwellings.	Corney Place Highway Contribution – reconfiguration of the highway at Corney Place	136,971.52
19/0426 Land off Carleton Road, Penrith (Frenchfield side south of A686). Erection of 149 dwellings.	Cromwell Road Highway contribution – creation of pedestrian facilities at the A592 roundabouts and B5299 Norfolk Road	31,839.26
19/0426 Land off Carleton Road, Penrith (Frenchfield side south of A686). Erection of 149 dwellings.	Primary school capacity for additional pupils	663,595.06
TOTAL		6,383,826.14

## Non-Monetary Contributions

### Affordable Housing Delivery – On-site delivery 2023-24

4.2.10 The table below indicates the number of affordable homes delivered on-site through S106 obligations in 2023/24. In total 70 affordable houses were delivered in 2023-24.

Planning Application	Affordable Homes delivered
11/0762 Bank View, Kirby Stephen. Conversion of barn to provide affordable dwelling	1
16/0811 Carleton Heights, Penrith. Reserved matters application for landscape appearance and layout in connection with application 08/0291. Erection of 505 dwellings.	14





Planning Application	Affordable Homes delivered
15/0974 Land north of Pennine Close, Hackthorpe, Penrith – reserve Matters 18/1009. Erection of 30 dwellings.	2
19/0426 Land off Carleton Road, Penrith. Erection of 149 dwellings.	14
19/0696 Land at Christian Head, Kirkby Stephen. Reserved Matters application for landscape appearance and layout in connection with application 17/0922	4
20/0199 Land at Christian Head, Kirkby Stephen. Reserved Matters application for landscape appearance and layout in connection with application 17/0073	1
20/0548 Land to the west of Gillians Well, Calthwaite, Penrith. Reserved matters application for access, appearance, landscaping and layout, attached to approval 20/0538. Erection of 16 dwellings.	4
20/0616 Land at White Ox farm, Inglewood Road, Penrith. Affordable housing development comprising of 67 dwellings.	11
20/0901 Land off Scaur Lane, Lazonby. Reserved matters application for landscape, appearance and layout in connection with application 17/0016. Erection of 59 dwellings.	9
20/0995 Land to the South of A686 at Carleton, Penrith. Reserved matter application for landscape, appearance and layout in connection with application 13/0033. Erection of 96 dwellings.	10

### **On-Site Affordable Housing – Planning Obligations entered into 2023-24**

4.2.11 Two planning permissions were granted in 2023/24 with planning obligations attached to them for the delivery of 8 affordable housing units in total on site as identified below:

- 21/0700 Land adjacent to Comrie Lea, Temple Sowerby – 1 dwelling
- 22/0507 Land at Westmorland Road, Appleby – 7 dwellings.



## 5. Section 278 Agreements

### 5.1 Obligations that have been entered (agreed) into in 2023-2024

5.1.1 The following agreements under Section 278 of the Highways Act 1980 were entered into during the reported year.

Planning Application	Summary of Section 278 Works	Amount (£)
22/0849 Land at Carleton, Penrith. Erection of 128 dwellings.	Provision of a right turn filter lane into new access for estate, resurfacing of A686, installation of street lighting, new footways and pedestrian island.	187,000.00
7/2021/5525 South Windermere Trail, Lakeside YMCA, National Centre, Lakeside, Ulverston. Creation of multi-user trail: Section 6 – High Stott Park to YMCA Lakeside	Single and road marking improvements for multi-user trail route	10,000.00
SL/2018/0897 Land south of Allithwaite Road, Kents Bank, Grange-over-Sands Phase 1. Erection of 87 dwellings	Construction of access for the estate footway improvement works with 2 No. pedestrian refuge islands. Installation of new lighting and 30mph speed limit.	204,000.00
TOTAL		401,000.00

### 5.2 Money spent through planning obligations in 2023-2024

5.2.1 The following infrastructure was provided by a Section 278 Highways agreement in the reported year.

Planning Application	Summary of Section 278 Works	Amount (£)
SL/2014/1168 Land off Kendal Parks Road, Kendal. Erection of 105 dwellings.	Widening and resurfacing of carriageway, relocation of gullies and street lighting. Resurfacing of footway.	46,000.00
SL/2014/0846 Land to the south of Lumley Road, Kendal. Erection of 110 dwellings (Reserved Matters 16/0519)_	Provision of right turn lane into new estate access, widening of footway and extension of 30mph speed limit	39,000.00



Planning Application	Summary of Section 278 Works	Amount (£)
SL/2017/0841 Land north of Sycamore Close, Endmoor. Erection of 106 dwellings.	Provision of right turn lane into new estate access, widening of A65, installation of street lighting columns, extension of 30mph speed limits, and improvements to signage and road markings	170,000.00
B07/2017/0499 Cemetery Cottages Club, Schneider Road, Barrow in Furness. Erection of 12 dwellings	Improvements to footway and kerbing along frontage	20,000.00
B10/2016/0586 Former Barrow Police Station, Market Street, Barrow in Furness. Erection of 128 room hotel	Alterations to existing access with additional street lighting column	11,000.00
SL/2014/0942 Waterside Estate, Dowker's Lane, Kent Place, Bishop Court, Kendal. Erection of 10 dwellings and 4 apartments	Provision of traffic calming features, improved street lighting, drainage and resurfacing of footways and carriageways	155,000.00
Aynam Road, Kendal (this contribution was not as a result of a planning application – it is a Section 278 contribution)	Improvements to existing access to industrial area	49,000.00
SL/2017/0378 Land adjacent to St Anthony's Close, Milnthorpe. Erection of 8 dwellings	Provision of new access with rumble strip and footway	9,000.00
TOTAL		499,000.00

5.2.2 Monies were spent on the A65 in association with the access arrangements for the housing development at Land north of Sycamore Close in Endmoor.





**Figure 3: Access arrangements for housing development at Land North of Sycamore Close, Endmoor.**

5.2.3 Money was spent on traffic calming features as well as improvements to street lighting, drainage and resurfacing of footways and carriageways in the vicinity of the housing development at Waterside Estate, Dowker's Lane, Kent Place, Bishop Court in Kendal.



**Figure 4: Resurfacing of footways and carriageway in the vicinity of Waterside Estate, Dowker's Lane, Kents Place, Bishop Court in Kendal.**

