

# Annual Monitoring Report 2013-14

Published June 2015



# Annual Monitoring Report

For the Eden Local Plan

December 2014

We are constantly looking to improve the content and readability of our documents. If you have any comments regarding this report or require further information on the Local Plan please use the address below. Alternatively you can visit our website for information.

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Designed and produced by the Planning Policy Section, Department of Communities, Eden District Council

This document can be made available in large print on request

## **Why has this document been produced?**

This document sets out the progress we are making in implementing Eden District Council's planning policies. It also shows what planning documents we have completed or are working on.

The Council is required by law<sup>1</sup> to produce an annual report showing what difference its planning policies are making a difference on the ground.

## **What does this document contain?**

This report covers the year from 1 April 2013 to 31 March 2014. It is spilt into three parts:

**Part A - About Eden District** – this briefly sets out information about the district and its characteristics to show the context against which plans and strategies operate.

**Part B - Plans** – this shows what planning documents have been produced, or will be produced, together with information on timing and progress. It also includes information on Neighbourhood and Community Plans, the Community Infrastructure Levy and the extent to which the Council has fulfilled its 'Duty to Co-operate' with neighbouring authorities.

**Part C - Monitoring Progress** – this contains detailed indicators against which we measure how well our planning policies are performing.

We have tried to avoid using acronyms and planning jargon where possible. However, a glossary at the end of the document (Appendix D) contains a list of key abbreviations and explanations.

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<sup>1</sup> Planning and Compulsory Purchase Act, 2004, Section 35 - as amended by the Localism Act 2011, Section 113. Part 8 of the Local Planning Regulations 2012 sets out what must be included in an Annual Monitoring Report..

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## Part A – About Eden District

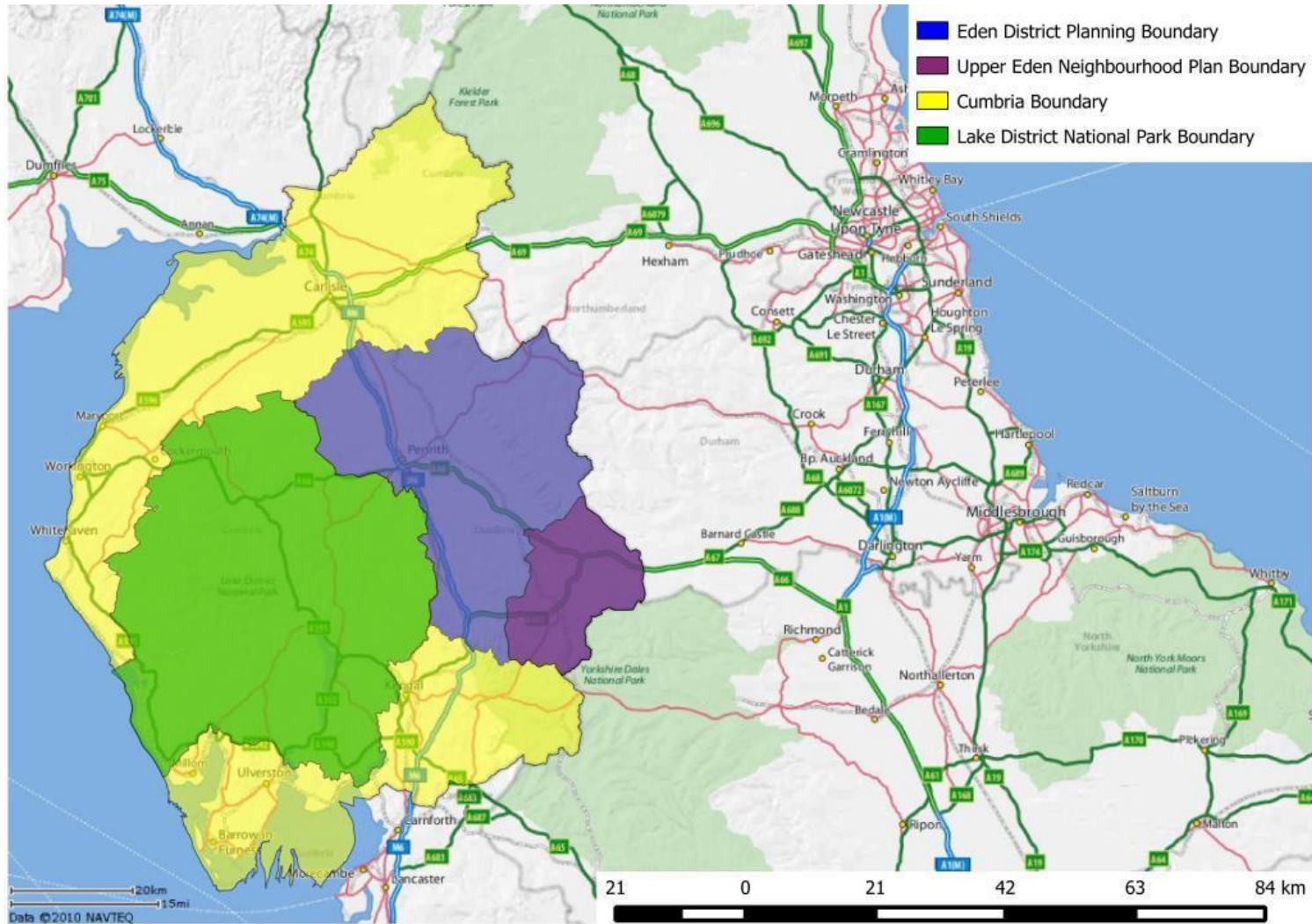


Figure 1: Map of Eden

Key characteristics relevant to the planning of the district include:

### **Sparse population, rural character**

The District of Eden has an area of 2,156 km<sup>2</sup>, making it the largest non-metropolitan district in England and Wales. It also has the lowest population density of any English district. In 2011, the population of Eden was 52,564<sup>3</sup>. A high proportion of the population is scattered in small villages through a wide rural area. Penrith, Kirkby Stephen, Alston and Appleby are the four main towns.

### **High Environmental Quality**

Eden District has an exceptionally high quality of both natural and built environments. Approximately one-fifth of the District lies within the Lake District National Park and one quarter within the North Pennines Area of Outstanding Natural Beauty (AONB).

The area encompasses a number of 'priority' habitats that are currently seen as under threat. These areas comprise of wetlands, woodland and field boundaries. The conservation of these areas is paramount as they support a diverse ecological base of wildlife important on a national and international scale.

The historic environment includes many attractive villages and outstanding examples of vernacular design and fine architecture drawing upon locally sourced materials. Many of these areas also include Scheduled Ancient Monuments and areas of recognised archaeological value.

### **Low Wage Employment**

The unemployment rate in Eden reduced from 3.1% in 2012-2013 to 2.8% in 2013-2014 (March, 2014)<sup>4</sup>. This is considerably lower than the North West average of 7.9%, and the national average of 6.8%<sup>5</sup>, both of which also saw reductions over the same time period. The rate of numbers employed in Eden increased from 78.6% to 86.6% over the year 2013-2014<sup>6</sup>, having also risen the previous year. The employment rate is still high when compared to the North West rate of 69% and the UK rate of 71.7%. This high employment rate masks a dependence on low wage jobs for many, primarily in the administrative, retail and tourism sectors, as seen in Figure 2. The average gross weekly full time earnings for jobs in Eden in 2013 are

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<sup>2</sup> ONS, 2011

<sup>3</sup> ONS, 2011

<sup>4</sup> Nomis Official Labour Market Statistics, 2014

<sup>5</sup> Nomis Official labour Market Statistics, 2014

<sup>6</sup> Nomis Official labour Market Statistics, 2014



£514; this represents an increase from £431 in 2012. For the North West the figure is £483 and for the UK £518.6<sup>7</sup>.

There are 23,700 employee jobs within the District<sup>8</sup>. The District has a higher proportion of small businesses employing less than ten people compared to the national rate, with a correspondingly lower proportion of larger businesses. Business survival rates are higher than national averages but formation rates are lower.

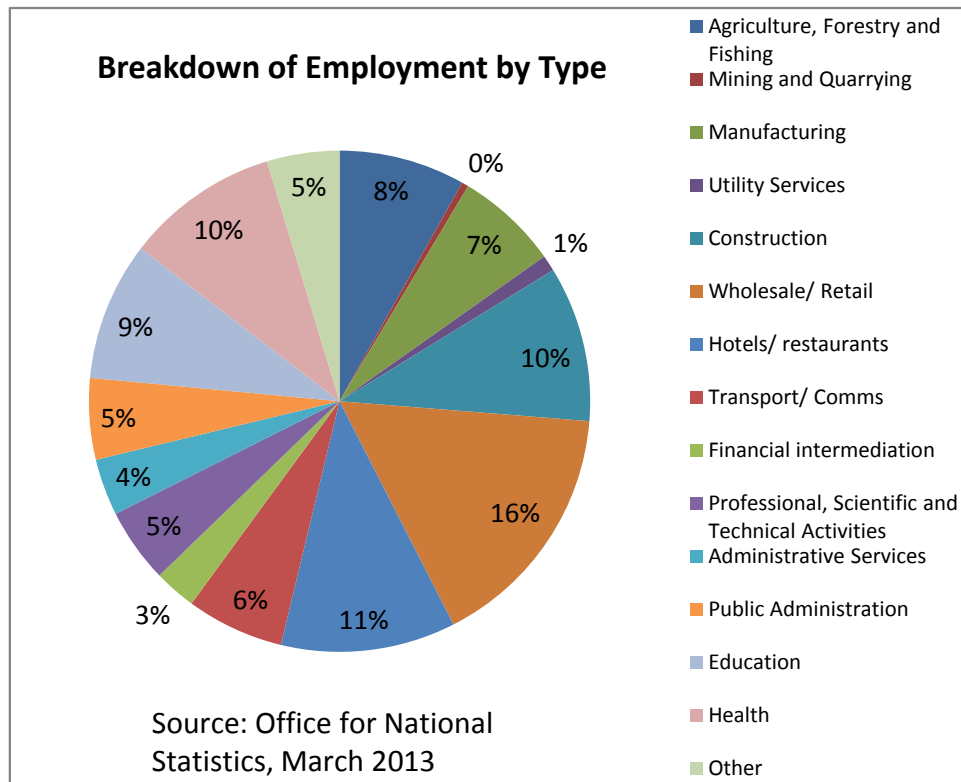


Figure 2: Percentage breakdown of employment in Eden by type (Source: ONS, 2013)

### A Growing and Ageing Population

Over the last thirty years Eden’s population has steadily increased with a variance of 300-600 persons per year; the population is now approximately 52,564<sup>9</sup>.

Eden has experienced one of the highest percentage population increases of all the districts in Cumbria in recent years (behind only Carlisle); seeing a 5.3% rise in population between 2001 and 2011. The population of Cumbria on a whole experienced a rise of only 2.5%<sup>10</sup>.

It is predicted that Eden’s population will continue to grow over the coming years; with forecasts estimating an increase of approximately 9.6% by 2035, which

<sup>7</sup> Nomis Official labour market Statistics, 2014

<sup>8</sup> Nomis Official Labour Market Statistics, 2009

<sup>9</sup> Office for National Statistics, 2011

<sup>10</sup> Office for National Statistics, 2011

equates to approximately 5,000 people<sup>11</sup>. This population growth, largely due to in-migration, is closely linked to the high house prices in the District.

Figure 3 reflects estimates in population change to 2037. Most apparent is the evident rise in Eden’s elderly population. This is predicted to continue with forecasts estimating an increase from 12,100 to 19,200 in the number of people aged 65 and over by 2037, by which time 36% of the total population will be over 65<sup>12</sup>. Reasons behind the growing elderly population include a high level of in-migration of people attracted by high environmental quality and a good quality of life wishing to retire in the area. Conversely, the forecasts show a fall in those aged 16-64. This indicates the outward migration of the working aged population in search of employment and suitable housing.

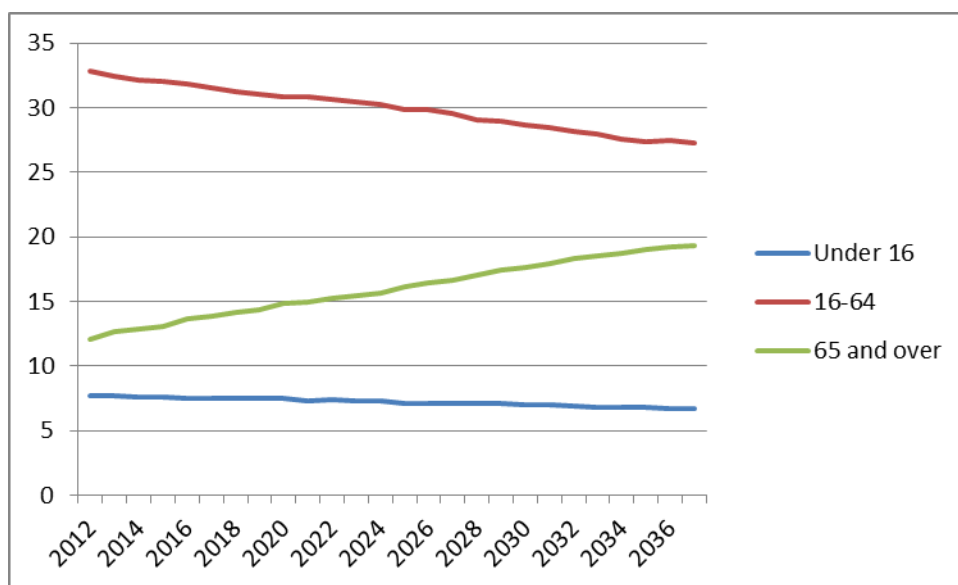


Figure 3: Projected percentage population change by age group

### High House Prices, Lack of Affordable Housing

Housing, and particularly affordable housing, is a key issue within the District. House prices in Eden are amongst the highest in Cumbria. The median house price in Eden in 2014 is £192,822; this figure has increased from £183,866 in 2013 but it remains much higher than the figure for Cumbria as a whole of £140,864 and somewhat higher than the national average of £172,794<sup>13</sup>.

The median household income in Eden in 2013 is only £26,333, below the national average of £28,466<sup>14</sup>. The median house price in Eden in 2013 is 7.3 times the average household income; making the private housing market inaccessible to many local people. The figure nationally is 6.1.

<sup>11</sup> Office for National Statistics, 2012 Sub-National Population projections

<sup>12</sup> Office for National Statistics, 2012 Sub-national Population projections

<sup>13</sup> Cumbria Intelligence Observatory, 2014 (CACI Street Value data)

<sup>14</sup> Cumbria Intelligence Observatory, 2014 (CACI Pay check data)

There are currently 1,364 houses in Eden being used as second homes<sup>15</sup>; this not only impacts upon availability to obtain and afford housing but also has cascading effects upon the local economy through inconsistent spending patterns.

The most recent housing needs surveys, carried out in 2011, indicate that there is a need for 118 affordable homes in Penrith alone, with 70% of these requiring social rented housing and 30% intermediate housing (shared ownership, shared equity)<sup>16</sup>.

The District Local Plan includes a district wide target figure for an average of 239 dwellings to be completed per year between 2003 and 2025. Taking into account the current undersupply in meeting this target, the annualised figure increases to 312 units. Policy CS10 of the Core Strategy specifies a target for the supply of affordable housing to be at least 92 dwellings per annum.

### **Good Transport Links, High Car Dependency**

Eden overall has excellent strategic transport links. However, an effective public transport system is difficult to provide in a highly rural area with such a sparsely dispersed population. More than 60% of Eden's population live in settlements with a population density of 0.5 people per hectare. This has prompted a high dependency upon personal car use and haulage from heavy goods vehicles. Car ownership in Eden is at the highest rate of all districts in Cumbria, with only 13.9% not having access to a car. The county average is 21.4% and nationally the figure is 25.6%<sup>17</sup>.

### **High Life Expectancy, Low Crime Rates**

Average life expectancy in Eden is high; at 79.5 years for a male and 83.3 years for a female<sup>18</sup>. This is above the national average of 78.3 and 82.3 respectively. The ward of Greystoke has the highest average life expectancy in Cumbria; at 91.3 years. Eden does not suffer from high levels of deprivation. From the Index of Multiple Deprivation its apparent Eden is the 211<sup>th</sup> most deprived district nationally (out of 326 where 1 is the most deprived)<sup>19</sup>. It is nonetheless important to recognise that there are some pockets of rural deprivation within Eden which are often overlooked.

As shown by figure 4, crime rates in Eden were the lowest in Cumbria in 2013, at 32.23 recorded crimes per 1000 of the population, compared to the county average of 45.28.

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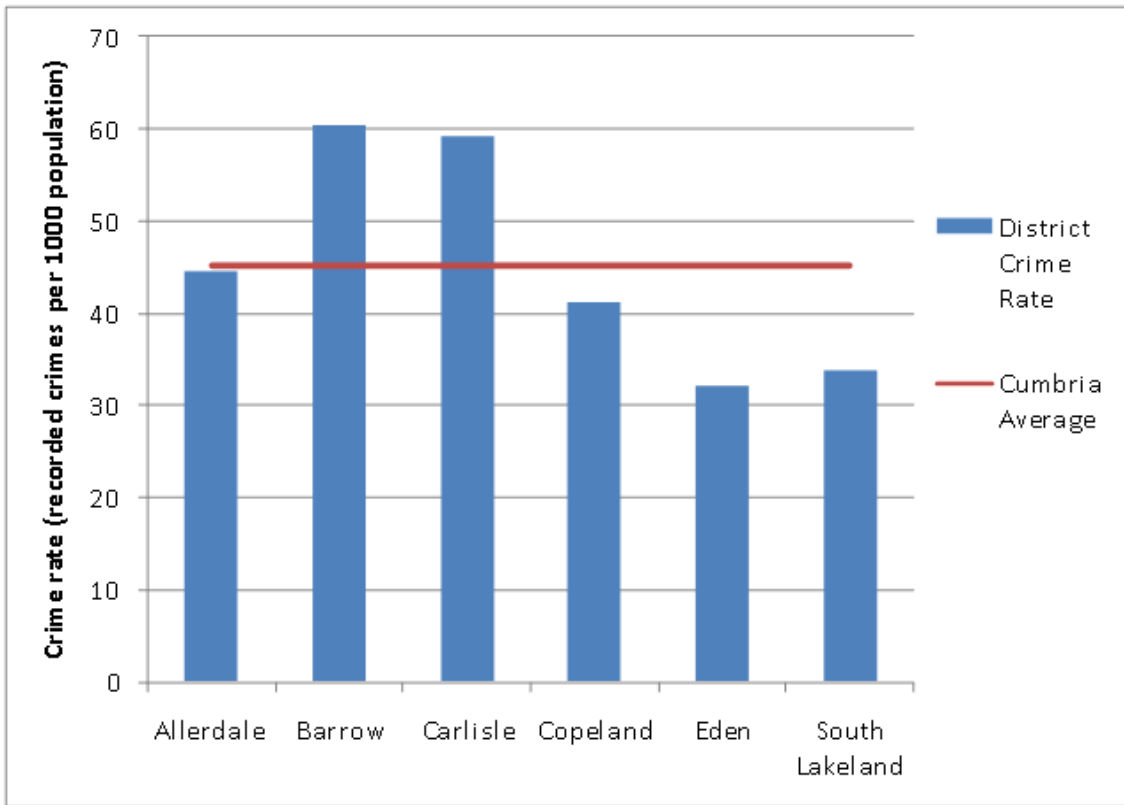
<sup>15</sup> Eden District Council, Council Tax Register, 2014

<sup>16</sup> Penrith Housing Needs Survey, Eden District Council, 2011

<sup>17</sup> Office for National Statistics, 2011

<sup>18</sup> Office for National Statistics, 2011

<sup>19</sup> Office for National Statistics, 2011



**Figure 4: Crime Rates in Cumbria by district (ONS, 2011)**

## Part B - Plans

This section outlines what plans and policies have been adopted in the district to inform decisions on new development. It then explains what progress made on preparing further planning documents. Whilst this report primarily covers the period 1 April 2013 to 31 March 2014 the following section on plans has been written to set out the current position, i.e. Eden District Council's Plans at December 2014.

### The Development Plan

The 'Development Plan' is the suite of policies and site allocations formally adopted by the Council through a statutory planning process. Under planning law, there is a 'plan-led' system where the policies in the development plan are the main means of deciding planning applications.

At the time of writing the development plan for Eden District is made up of four different parts:

- 1) The **Core Strategy** Development Plan Document. This was adopted by full Council on the 31 March 2010. Since adoption of the Core Strategy national guidance on plan preparation has changed, with Local Authorities now expected to work towards production of a single 'Local Plan'. This terminology will be used from now on.
- 2) **'Saved' policies** contained in the 1996 Eden Local Plan. These are policies from older plans still in use, which will eventually be replaced by newer policies. In 2004 the Planning and Compulsory Purchase Act introduced a new framework for producing plans. This included transitional arrangements whereby old policies in Local Plans were 'saved' (still operational) for three years whilst new plans were being prepared. After this time local authorities had the option of extending the time over which saved policies operate with the agreement of the Secretary of State. The following policies from the 1996 Local Plan have been saved and still carry weight in decision making:

**Table 1: Eden Local Plan 1996 - Saved Policies**

<ul style="list-style-type: none"> <li>• NE1 Development in the Countryside</li> <li>• NE2 Development in the North Pennines AONB</li> <li>• NE3 Landscapes of County Importance</li> <li>• NE10 Woodland Planting</li> <li>• NE11 Afforestation Proposals</li> <li>• NE12 Ancient Woodlands</li> <li>• NE13 Protection of Trees</li> <li>• BE1 Demolition in Conservation Areas</li> <li>• BE2 Demolition in Conservation Areas</li> <li>• BE4 Shop Fronts in Conservation Areas</li> <li>• BE5 Advertisements in Conservation Areas</li> <li>• BE6 Trees in Conservation Areas</li> <li>• BE9 Protection and Recording of Archaeological Remains</li> <li>• BE10 Archaeological Assessments</li> <li>• BE11 Demolition of Listed Buildings</li> <li>• BE12 Timing of Demolition</li> <li>• BE14 Alteration of Listed Buildings</li> <li>• BE18 Environmental Improvements</li> <li>• BE20 Open Space Provision in New Developments</li> <li>• BE21 Light Pollution</li> <li>• BE23 Display of Advertisements</li> <li>• NR1 Protection of Groundwater</li> <li>• HS1 Allocations for Residential Development</li> <li>• HS7 Workers Dwellings in the Countryside</li> </ul>	<ul style="list-style-type: none"> <li>• EM1 Business Park Allocation</li> <li>• EM2 Employment Site Allocation</li> <li>• EM3 Local Employment Site Allocation</li> <li>• EM4 Small Employment Site Allocation</li> <li>• EM5 Development on Allocated Sites</li> <li>• EM7 Extension of Existing Sites and Premises</li> <li>• EM8 Re-use of industrial or commercial sites</li> <li>• EM11 Haulage Sites</li> <li>• EM12 Employment Opportunities in the Settle-Carlisle Railway Corridor</li> <li>• TM4 Signposting Rural Businesses</li> <li>• TM5 Replacement of Caravans with Chalets</li> <li>• TM6 Caravan and Chalet Occupancy</li> <li>• PT2 Protected By-Pass routes</li> <li>• PT8 Access to Buildings</li> <li>• PT11 Road User Facilities</li> <li>• SH3 Environmental Enhancement</li> <li>• SH4 Uses in Retail Areas</li> <li>• SH5 Use of Upper Floors in Retail Areas</li> <li>• RE2 Recreation Land at Carleton, Penrith</li> <li>• RE7 Protection of Disused Rail Routes</li> <li>• SE1 Sewage Disposal</li> <li>• SE4 Land for Cemetery Extension</li> <li>• SE5 Development Involving Overhead Lines</li> <li>• SE6 Telecommunication Development</li> </ul>
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- 3) **The Proposals Map.** This is the map that shows sites that have been allocated or designated for various purposes. The Proposals Map evolves over time as sites and areas are added to the Development Plan. The current proposal map is the one that was published alongside the 1996 Local Plan. It will be updated with new housing, employment and other allocations once the new Local Plan is adopted.
- 4) **Neighbourhood Plans.** The District currently has one Neighbourhood Plan which forms part of the development plan - The Upper Eden Neighbourhood Plan. This was prepared by the Upper Eden Community Group and made part of the development plan by the Council on 11 April 2013. The plan contains seven policies relating to new housing and internet connectivity. It covers the seventeen Parishes of Kirkby Stephen, Brough, Crosby Garrett, Nateby, Ravenstonedale, Soulby, Warcop, Brough Sowerby, Hartley, Helbeck, Kaber, Mallerstang, Musgrave, Stainmore, Waitby, Wharton, and Winton.

### **Supplementary Planning Documents**

The Council has also adopted a number of 'Supplementary Planning Documents' (SPDs) that are intended to provide further advice and guidance on how it will assess planning applications. These are:

- The Shopfront and Advertisement Design Supplementary Planning Document was adopted in October 2006
- An Accessible and Inclusive Environment Supplementary Planning Document was adopted in June 2007
- A Cumbria wide Wind Energy SPD was adopted in November 2007
- The Housing SPD was adopted in December 2010
- The North Pennines Area of Outstanding Natural Beauty (AONB) Planning Guidelines was adopted on 29 July 2011
- The North Pennines Area of Outstanding Natural Beauty (AONB) Building Design Guide was also adopted on 29 July 2011

### **Work Undertaken in 2013-2014**

A draft 'Preferred Options' Local Plan was published for consultation between 21 July and 26 September 2014. Once adopted, this will be a single document including housing and employment land allocations as well as new policies to replace those contained within the current adopted Core Strategy.

The draft Local Plan incorporates work on the earlier draft 'Preferred Options **'Housing: Preferred Sites and Policies'** document (February 2013) and the draft **'Employment: Preferred Sites and Policies'** document from July 2013.

## Work in 2014-2015

### The Local Plan

Consultation on the Local Plan took place between 21 July 2014 and 26 September 2014. We will review all comments made and produce a consultation summary document in early 2015.

We will then consider amendments to the Local Plan: Preferred Options document and prepare our publication version which will be available for further public consultation; this version is expected to be submitted to the Secretary of State for examination in Autumn 2015. A more detailed timetable is set out at Appendix A.

We are also are planning to consult on and adopt two Supplementary Planning Documents (SPDs) in 2015:

- The Eden Design Guide SPD
- The Alston Conservation Area Character Appraisal and Management Plan SPD

Both documents are currently being prepared.

### Evidence Base

In order for a plan to pass successfully through examination an independent Government Inspector has to review it and find it, to use the planning jargon, 'sound'. As part of making sure a plan can be found sound, we must be able to demonstrate that it is supported and informed by evidence. A table showing progress on the evidence base so far is set out below. We are now working on:

- 1) An **Infrastructure Delivery Plan** which sets out the infrastructure (for example schools, roads, electricity and water supplies, community facilities and emergency services) needed to support new development. It will also show where it is needed, when it will be provided and how it will be paid for.
- 2) An update to our **Viability Assessment**. This document is needed to show that sites are capable of being built out once the various requirements for infrastructure and affordable housing are factored in. These two documents will also inform whether a Community Infrastructure Levy would be suitable for the district (see below).
- 3) An **Open Space Audit** will assess both the quality and quantity of accessible open spaces across the district including sports facilities and spaces for informal recreation. This audit will enable us to assess the amount of additional open space provision that is required across the plan period.



- 4) The **Land Availability Assessment (LAA)** is currently being updated; the revised document will include both housing and employment land availability and replace versions produced in 2009.
- 5) An **Appropriate Assessment** which will set out how any potential impacts of new development on the River Eden can be identified and then avoided or mitigated.
- 6) A **Strategic Flood Risk Assessment** which will assess how to avoid flooding associated with new development.

### The Local Development Scheme

The Council is required to produce a 'Local Development Scheme'. This document sets out what planning documents are due to be prepared, over what area and when the various stages of production will be reached. The Council last adopted a Local Development Scheme in in December 2013. The following table summarises progress against Local Development Scheme, and outlines a revised timetable for production of the Local Plan. A diagram showing this is set out at Appendix A.

**Table 2: Eden Local Plan Delivery Schedule**

Stage	Local Development Scheme Date	Notes on progress
Public participation on preferred options	April 2014	Consultation on 'Preferred Options' carried out 21 July - 26 September 2014. Three month slippage over LDS date.
Publication	December 2014	Now expected August 2015
Submission	March 2015	Now expected October 2015.
Examination	June-July 2015	Now expected February 2016.
Adoption	November 2015	Now expected October 2016.

## Evidence Base for the Local Plan

The table below is an indicative list of documents that form a part of our core evidence for the Local Plan. Further sources of data and evidence can be found on the Eden District Council website.

**Table 3: Evidence Base**

<b>Evidence Type</b>	<b>Progress</b>	<b>Undertaken by</b>	<b>Implications for Local Plan</b>	<b>Targets/Outcomes of Document</b>
Eden Strategic Housing Market Assessment (SHMA)	Completed November 2009	EDC	The SHMA is used to develop housing policies by assessing housing need and demand to understand the spatial context of the housing markets in the district.	The SHMA used the Housing Needs Survey undertaken in 2006 to determine housing need. The document identified 224 affordable units required on an annual basis.  The SHMA is currently being updated. A figure for objectively assessed need (3,600 homes 2014-32) was established in 'Technical Paper 1 – Housing Numbers produced to support the draft Local Plan.
Eden Strategic Housing Land Availability Assessment (SHLAA)	Completed March 2009	Drivers Jonas LLP - On behalf of EDC	The document assisted in the delivery of housing by identifying the most suitable land for future allocations. Sufficient sites should be identified to maintain a deliverable and available 5 year supply of land.	The document concluded that there was available land for 5,929 houses over the period 2009-21.  The SHLAA is currently being updated and will be a Land Availability Assessment (LAA), covering housing and employment sites.
Eden Economic Viability Appraisal (EVA)	October 2009	DTZ Consultancy - On behalf of	This document was commissioned to aid in the development of Core Strategy policies to ensure that our housing policies are justified and	Without the associated costs of local occupancy clauses the EVA tested the viability of current schemes against a baseline recorded at a time of economic growth in 2007. Paragraph 5.5 of the

Evidence Type	Progress	Undertaken by	Implications for Local Plan	Targets/Outcomes of Document
		EDC	viable.	<p>EVA concluded that 30% affordable housing is a viable figure that EDC can request from developers to meet the housing need in the district.</p> <p>Further work will be undertaken to establish the viability of the Local Plan.</p>
Employment Land Availability Assessment	Completed December 2009	Drivers Jonas LLP - On behalf of EDC	<p>The study assesses the current and future demand for employment land. The study aims to identify the most suitable areas, promoting the use of brownfield land and adopting the sequential approach to minimise travel. A particular emphasis has been placed on Eden Business Park.</p>	<p>2009 - Currently 459,000m<sup>2</sup> of existing employment floorspace in study. 91 vacant premises (21,663m<sup>2</sup> floorspace) identified in study area. 42ha of land identified to contribute to existing land supply (3/4 of which in Penrith).</p> <p>The ELAA is currently being updated alongside the LAA, and will form a single document.</p>
Landscape & Visual Impact Assessment	Completed September 2010	PDP Associates - On behalf of EDC	<p>Consultants employed by the council to assess the landscape considerations for the Key Service Centres. This will be used as a key source of evidence to identify locations that will be sensitive to future development.</p>	<p>Findings from the report suggest that sites in Alston have a medium to high value of landscape importance. Sites in Appleby were seen to also have a high impact. Sites to the South West of the settlement were considered the most sensitive. Sites around central Kirkby Stephen can be seen as the most sensitive due to developing the currently Unbuilt frontages. The study determined that the highest visual impact for Penrith would be through the development of sites to the East of the</p>

Evidence Type	Progress	Undertaken by	Implications for Local Plan	Targets/Outcomes of Document
				settlement, extending past Carleton. Sites to the North, in particular, the Raiselands site, would have the least visual impact
Strategic Flood Risk Assessment (SFRA)	Completed October 2007	JE Jacobs - On behalf of EDC	The NPPF requires local planning authorities to undertake SFRA's to determine variations in flood risk across the district. This will be developed over time and used as an essential piece of evidence for planning proposals & when allocating sites for future development.	The SFRA tested all of the current Key and Local Service Centres and determined that a considerable amount of them are liable to flooding. The SFRA has broken down the settlements into flood zones. This enables a sequential approach to be applied to planning proposals, where more suitable sites can be advocated before those in the floodplain.  This work is being updated.
Eden District Retail Study	Completed March 2008	England & Lyle - On behalf of EDC	In determining retail hierarchy for the Core Strategy this study reviews the existing shopping provision and determines future capacity. The NPPF requires that plans assessing retail development should investigate the current need for retail and factors which may contribute to future delivery.	Combined (Convenience, Comparison and Bulky goods) Retail floorspace capacity by 2021: Penrith 21,210m <sup>2</sup> - 26370m <sup>2</sup> , Alston 300m <sup>2</sup> - 540m <sup>2</sup> , Appleby 1300m <sup>2</sup> - 2330m <sup>2</sup> , Kirkby Stephen 720m <sup>2</sup> - 1290m <sup>2</sup> .  *Note that 14,370m <sup>2</sup> of bulky goods have been identified - no other key service centre has capacity for this form of development.
Local Biodiversity Action Plan	Ongoing. 2009 - Most	Partners involved in the Cumbria BAP	Cumbria wide study developed to ascertain planning proposals & Local	Cumbria BAP identified 39 species & habitats supported by action plans.

Evidence Type	Progress	Undertaken by	Implications for Local Plan	Targets/Outcomes of Document
	recent.	partnership	Plan documents.	
Open Space & Recreation Facilities Study	Completed 2008	EDC	The NPPF requires Local Authorities to undertake assessments of existing open space and facilities, with a view to set standards based upon the findings of the report.	Analysis of current provision identified that the current facilities are required: 486.85m <sup>2</sup> of swimming pools, 3.41 indoor halls and 0.59 indoor centres (for bowls). Future provision has also been identified on the basis of population growth in the next 15 years.  An updated Open Space Audit is currently being undertaken.
Penrith Masterplan	Completed 2011	AECOM/BE Group on behalf of EDC	The masterplan sets out a spatial framework and delivery strategy which guided policy making decisions and site allocations in the Housing: Preferred Sites and Policies document.	The document assessed the most appropriate sites that can provide sustainable development, and how to best mitigate the impact of the future development outlined in the Local Plan.
Cumbria Renewable Energy Capacity and Development Study	Completed August 2011	Cumbria County Council	Detailed assessment of potential technical capacity (resources to generate renewable energy) and deployable capacity (level of renewable energy deployment that is realistic) up to 2030.	The report has identified that Eden has the highest technical capacity of all the districts in Cumbria, with the potential to generate 863MW of renewable energy by 2030; with wind power having the biggest potential. However, as there is very little renewable energy generation already installed, the projected deployment capacity by 2030 is 72MW.

Evidence Type	Progress	Undertaken by	Implications for Local Plan	Targets/Outcomes of Document
Housing Needs Surveys	Parish Based Surveys published in 2011-2012. Penrith Survey Completed 2011	Parish based surveys- Cumbria Rural Housing Trust  Penrith survey- EDC	Data informed Strategic Housing Market Assessments. The SHMA was used as evidence to plan for future housing provision, and ensure the type, number, tenure and location of new homes. The information acquired informed the Housing Preferred Sites and Policies draft document, and will also be used when assessing applications for planning permission for new housing.	The Penrith Housing Needs Survey identifies a net requirement for 118 affordable units per year (30% intermediate and 70% social rented) in Penrith.  The parish based surveys (two outstanding) identify a requirement for 278 affordable units over the next 5 years throughout Eden outside of Penrith.
Cumbria Landscape Character Guidance and Toolkit	Completed March 2011	Cumbria County Council	A baseline evidence base that can be used when making decisions on future land use and management.	The document identifies and maps the different landscapes across the district. This can be referred to when producing allocations to ensure development appreciates and conserves the factors that give the landscapes integrity.
Cumbria Joint Districts Gypsy and Traveller Accommodation Assessment	November 2013	arc4 on behalf of Allerdale Borough Council, Barrow Borough Council, Carlisle City Council, Copeland Borough	Robust evidence base to identify the housing needs of Gypsies and Travellers and Travelling Show people from across the County, to inform future reviews of Local Plans and housing strategies.	The research identified a shortfall of nine pitches for the period 2013-2014 to 2017/18. There are also two Show people living on unauthorised plots resulting in need for two authorised plots. A recommendation to provide up to 12 transit pitches was identified for Eden.

Evidence Type	Progress	Undertaken by	Implications for Local Plan	Targets/Outcomes of Document
		Council, Cumbria County Council, Eden District Council, Lake District National Park Authority and South Lakeland District Council		

## **Neighbourhood Planning**

The introduction of the Localism Act in 2011 provided a new power for communities to produce their own Neighbourhood Plans. Neighbourhood Plans, once voted for through a local referendum and adopted by a local authority become part of the formal development plan, meaning they carry great weight when considering planning applications.

As part of this process, the area which they will cover has to be formally approved by the local authority - this is known as a Neighbourhood Planning area designation order. Such a designation also allows communities to prepare Neighbourhood Development Orders, which can automatically grant planning permission to certain categories of development.

Annual Monitoring Reports must report on progress on creating Neighbourhood Plans. Only the Upper Eden Neighbourhood Plan has been formally adopted by the District Council over the monitoring year 2013-2014.

### **Upper Eden Neighbourhood Plan**

On 11 April 2013 the Upper Eden Neighbourhood Plan became the first in the country to be formally incorporated into a local authority development plan. It covers the 17 Parishes of Kirkby Stephen, Crosby Garrett, Musgrave, Brough, Brough Sowerby, Kaber, Stainmore, Waitby, Mallerstang, Wharton, Ravenstonedale, Hartley, Warcop, Helbeck, Soulby, Winton and Nateby.

The following table reflects the first year of monitoring following the successful adoption of the plan. The table identifies the number of planning approvals for new housing development across the 17 parishes which form part of the Upper Eden Neighbourhood Plan.



## Housing Approvals 2013-2014 (Policy: UENDP6)

Table 4: UENDP Approvals - 2013-2014

Parish	Number of Approvals	Average Potential Dwelling Per Annum	Potential Number of Dwellings over 14 years
Kirkby Stephen	11	24	336
Brough	4	3.48	45
Crosby Garrett	0	0.67	9
Nateby	0	0.54	7
Ravenstonedale	0	2.92	38
Soulby	3	0.89	12
Warcop	20	2.49	32
Brough Sowerby	0	0.67	9
Hartley	0	0.72	9
Helbeck	0	0.085	1
Kaber	0	0.13	2
Mallerstang	1	0.65	8
Musgrave	0	0.73	9
Stainmore	0	1.37	18
Waitby	0	0.27	4
Wharton	0	0.19	2
Winton	0	0.27	4
<b>Total</b>	<b>39</b>	<b>40.075</b>	<b>545</b>

### UENDP 2 – Housing on Farms

During 2013-2014 only one application was approved under this policy.

### UENDP 3 – Housing for Older People

During 2013-2014 only one application was approved under this policy.

### UENDP 5 – Fibre

Only one of the approved applications was submitted with a connectivity statement.

However, there are a number of applications currently awaiting the successful completion of Section 106 agreements particularly in relation to policy UENDP2.

## Upper Eden Neighbourhood Development Plan Completion Rates

Table 5: UENDP Completions - 2013-2014

Parish	Number of Completions
Kirkby Stephen	30
Brough	3
Crosby Garrett	0
Nateby	0
Ravenstonedale	0
Soulby	0
Warcop	3
Brough Sowerby	0
Hartley	1
Helbeck	0
Kaber	0
Mallerstang	1
Musgrave	0
Stainmore	0
Waitby	0
Wharton	0
Winton	1
<b>Total</b>	<b>39</b>

During 2013-2014 a total of 39 completions were recorded across the Upper Eden Neighbourhood Plan Area. All of the 39 completed units were granted planning permission prior to the adoption of the Neighbourhood Plan. 26 of the total number of completions in Kirkby Stephen were at Birkbeck Gardens (Story Homes).

## Other Neighbourhood Planning Activity in 2013-2014

A number of designations were formally made during the monitoring period the progress is outlined below:

### Bolton

<b>Application Received:</b>	4 November 2013
<b>Area Formally Designated:</b>	11 February 2014

Bolton Parish Council is currently working on a Neighbourhood Plan and is currently seeking ideas and input from the local community.

### Matterdale

<b>Area Formally Designated:</b>	November 2013
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November 2013

For planning purposes Matterdale lies within the Lake District National Park and the Park Authority are supporting its production. It also lies in the Eden District Council administrative area and EDC will be appointing an independent examiner to look at the plan and carrying out a referendum if the examiner recommends the plan should proceed. The parish council have consulted on their draft Neighbourhood Plan and expect to submit their plan in early 2015.

### Tebay

<b>Application Received:</b>	1 March 2013
<b>Area Formally Designated:</b>	22 May 2013

Whilst the area has been formally designated there are no current plans to produce either a Neighbourhood Plan or Neighbourhood Development Order.

## Other Neighbourhood Planning Activity in 2014-2015

Since April 2014 there has been further Neighbourhood Planning activity, and a further 7 areas have been formally designated.

### Alston Moor

<b>Application Received:</b>	14 April 2014
<b>Area Formally Designated:</b>	1 July 2014

### Appleby-in-Westmorland

<b>Application Received:</b>	25 September 2014
<b>Area Formally Designated:</b>	11 November 2014

### Asby

<b>Application Received:</b>	25 July 2014
<b>Area Formally Designated:</b>	18 September 2014

### Langwathby

<b>Application Received:</b>	27 May 2014
<b>Area Formally Designated:</b>	17 July 2014

Langwathby have recently submitted their pre-submission draft to the Council and are currently consulting on it.

### Lazonby

<b>Application Received:</b>	9 July 2014
<b>Area Formally Designated:</b>	18 September 2014

## **Morland**

<b>Application Received:</b>	16 May 2014
<b>Area Formally Designated:</b>	17 July 2014

## **Skelton**

<b>Application Received:</b>	3 April 2014
<b>Area Formally Designated:</b>	1 July 2014

Skelton Parish Council has prepared and consulted on a draft Neighbourhood Development Order, consultation on the submission document is due to end on 21 January 2015.

## **Community Plans**

18 Parish and Community Plans are in place (including the part of the Lake District in the EDC area). Parish Plans set out community aspirations and, through working in partnership with the local Rural Community Council, the district has received an appraisal of relevant issues in numerous Parish Plans. The published plans cover:

**Ainstable** (over 5 years old)

**Alston Moor**

**Askham**

**Bampton**

**Barton**

**Culgaith**

**Dacre**

**Great Salkeld**

**Heart of Eden Community Plan** - covers the Parishes of Appleby, Asby, Bandleyside, Bolton, Crackenthorpe, Dufton, Kirkby Thore, Long Marton, Milburn, Murton, Newbiggin and Temple Sowerby (over 5 years old).

**Hutton** - covers the Parish of Hutton and the village of Motherby (over 5 years old).

**Kirkoswald**

**Lazonby** (over 5 years old)

**Lyvennet Valley** - covers the Parishes of Crosby Ravensworth and Kings Meaburn (over 5 years old)

**Ousby**

**Shap** (over 5 years old)

**Skelton**

**Threlkeld** (over 5 years old)

**Upper Eden Community Plan (UECP)** - covers the 17 Parishes of Kirkby Stephen, Crosby Garrett, Musgrave, Brough, Brough Sowerby, Kaber, Stainmore, Waitby, Mallerstang, Wharton, Ravenstonedale, Hartley, Warcop, Helbeck, Soulby, Winton and Nateby (over 5 years old).

## **Community Infrastructure Levy**

The Community Infrastructure Levy (CIL) is a framework whereby councils have the option of working up and applying a standard charge to new development to help pay for new infrastructure. This charge could apply across the whole or parts of the district. It is intended as an alternative to separate negotiations and legal agreements with developers for supporting infrastructure, known as planning gain or Section 106 agreements. The Council is working on an infrastructure delivery plan and will be carrying out viability work as part of local plan preparation. The results of this work will inform whether CIL is the best option to fund new infrastructure and whether the Council will produce a Community Infrastructure Levy charging schedule.

## **Duty to Co-operate**

The 2011 Localism Act introduced a 'Duty to Co-operate'<sup>20</sup>, requiring local planning authorities to engage actively with other local planning authorities, the County Council and other 'prescribed bodies' on the preparation of plans. Paragraphs 178-181 of the National Planning Policy Framework also require that local planning authorities demonstrate evidence of having effectively cooperated to plan for issues with cross-boundary impacts when their Local Plans are submitted for examination.

The Local Authorities sharing a boundary with the District of Eden are:

- The Lake District National Park Authority
- The Yorkshire Dales National Park Authority
- Carlisle City Council
- Northumberland County Council
- Durham County Council
- South Lakeland District Council

In addition to the above the District shares a boundary with Allerdale District Council and North Yorkshire County Council. However, responsibility for planning functions for areas adjacent to Eden within these areas rests with the Lake District and Yorkshire Dales National Parks respectively.

Up to date the Council has held meetings with a number of neighbouring authorities to explore possible cross boundary issues and with partner organisations to identify potential strategic issues.

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<sup>20</sup> Section 110 of the 2011 Localism Act inserted a new Section 33A into the existing Planning and Compulsory Purchase Act covering the Duty to Co-operate.

**Table 6 - Duty to Cooperate Record**

Authority	Possible cross boundary issues
Carlisle City Council	<ul style="list-style-type: none"> <li>• North Pennines AONB</li> <li>• Gypsies and Travellers</li> <li>• Strategic Housing Allocations</li> <li>• School Capacity</li> <li>• University of Cumbria and Askham Bryan College (Newton Rigg)</li> <li>• Travel and transport routes – M6, A6, WCML and Carlisle/Settle railway</li> <li>• Wind turbines</li> <li>• River Eden – site of European importance (SAC).</li> </ul>
Yorkshire Dales National Park	<ul style="list-style-type: none"> <li>• Housing</li> <li>• Habitats</li> <li>• Gypsy and Traveller Issues</li> <li>• Tourism, employment, transport</li> <li>• Renewable Energy</li> <li>• Broadband high speed connectivity</li> <li>• School provision</li> </ul>
Allerdale Borough Council	<ul style="list-style-type: none"> <li>• Gypsies and Travellers</li> <li>• Strategic housing allocations, in particular the potential need dispersing from the Lake District national Park</li> <li>• Travel and transport- impact of development on traffic and pollution along strategic routes, in particular A66.</li> <li>• Wind power developments</li> <li>• Infrastructure requirements</li> </ul>
Lake District National Park	<ul style="list-style-type: none"> <li>• Strategic Housing Allocations</li> <li>• Employment</li> <li>• Gypsy and Travellers</li> <li>• Transport and Infrastructure</li> <li>• Renewable Energy</li> <li>• Neighbourhood Planning</li> </ul>
South Lakeland	<ul style="list-style-type: none"> <li>• Transport and Infrastructure – M6, A6 and WCML</li> <li>• Habitats</li> <li>• Gypsy and Travellers</li> <li>• Renewable Energy</li> <li>• Neighbourhood Planning</li> <li>• CIL</li> <li>• Landscape – potential National Park Extensions</li> </ul>
Northumberland County Council	<ul style="list-style-type: none"> <li>• Strategic Housing Allocations</li> <li>• Gypsy and Travellers</li> <li>• Employment and Retail</li> <li>• Renewable Energy</li> <li>• Transport and Infrastructure</li> <li>• AONB</li> <li>• Neighbourhood Planning</li> </ul>



Authority	Possible cross boundary issues
NHS Clinical Commissioning Group	Spatial vision for the area discussed with the following outcomes: <ul style="list-style-type: none"> <li>• Patient to GP ratio considered at acceptable levels</li> <li>• CCG looking to consolidate assets, no new need for additional GP services in Penrith</li> <li>• Infrastructure issues to be an annual issue for discussion.</li> </ul>
United Utilities	Identified issues relating to wider funding plan for the North West. Strategic issues identified in: <ul style="list-style-type: none"> <li>• Penrith; wastewater upgrades complete</li> <li>• Localised issues in some villages due to overloaded network</li> </ul>
Cumbria County Council	Ongoing liaison to establish infrastructure requirements.

## Part C - Monitoring Progress

We monitor progress using two kinds of indicators - Contextual Indicators and Monitoring Indicators.

**Contextual Indicators** describe the wider social, environmental and economic background against which policy operates. They are unlikely to be caused by the implementation of the plan. Topics include population, household characteristics, housing structure, employment and other statistics. Information on these indicators comes from a variety of sources, including the Information and Intelligence Unit at Cumbria County Council and the Office for National Statistics.

**Monitoring Indicators** show progress against plan policies. They were identified during the preparation of the Core Strategy and other plans.

The indicators collected have been grouped around a number of themes. For definitions related to the indicators, please see Appendix C. Figures are the most up-to-date available at the time of writing; unless otherwise stated they refer to the financial year 2013-2014.

Most data has been expressed in either tabular or graph form. For the indicators that cannot be visually expressed, or do not have figures for the year, the data has been integrated into the analysis for each section.

All of the Monitoring Indicator data has been captured and can be found tabulated in Appendix B.

# A. Housing and Population

## Contextual Indicators

### Population structure

The total population of the district in 2011 was 52,564<sup>21</sup>, which equates to a population density of only 0.24 people per hectare.

As of 2011 only 1.1% of Eden’s population belonged to an ethnic group other than white; significantly lower than the northwest of average of 9.8% and the national average of 14.6%<sup>22</sup>.

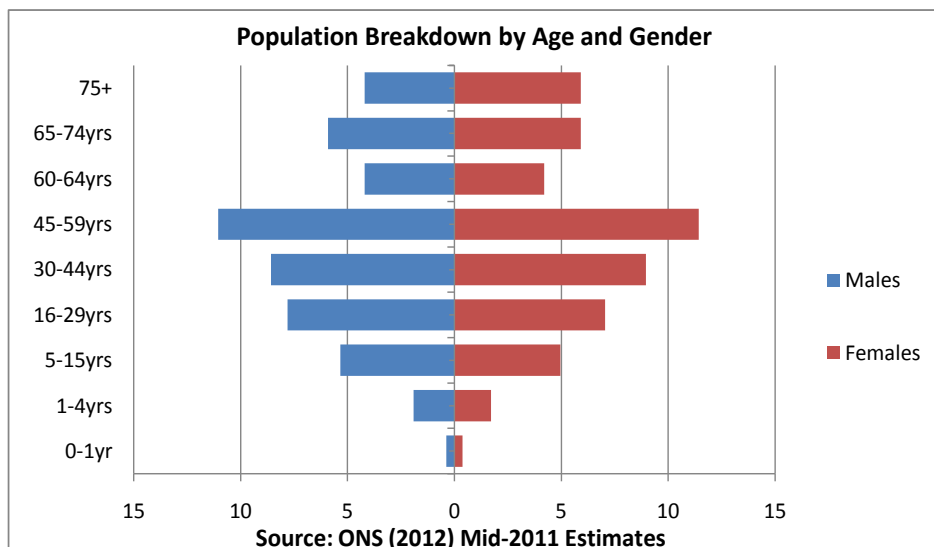


Figure 5: Percentage population breakdown in Eden by age and gender in 2011

The gender breakdown of the population is shown in Figure 5. Eden has a relatively elderly population, with 21.9% over 65 years old as opposed to 20.6% across Cumbria<sup>23</sup>.

Using population modelling, there is strong evidence that the population of Eden will rise by approximately 5000 people by 2037. More noticeably the elderly proportion of the population is set to increase dramatically; with predictions indicating that by 2037, 36% of the population of Eden will be aged 65 or over<sup>24</sup>.

<sup>21</sup> Office for National Statistics, 2011

<sup>22</sup> Office for National Statistics, 2011

<sup>23</sup> Office for National Statistics, 2011

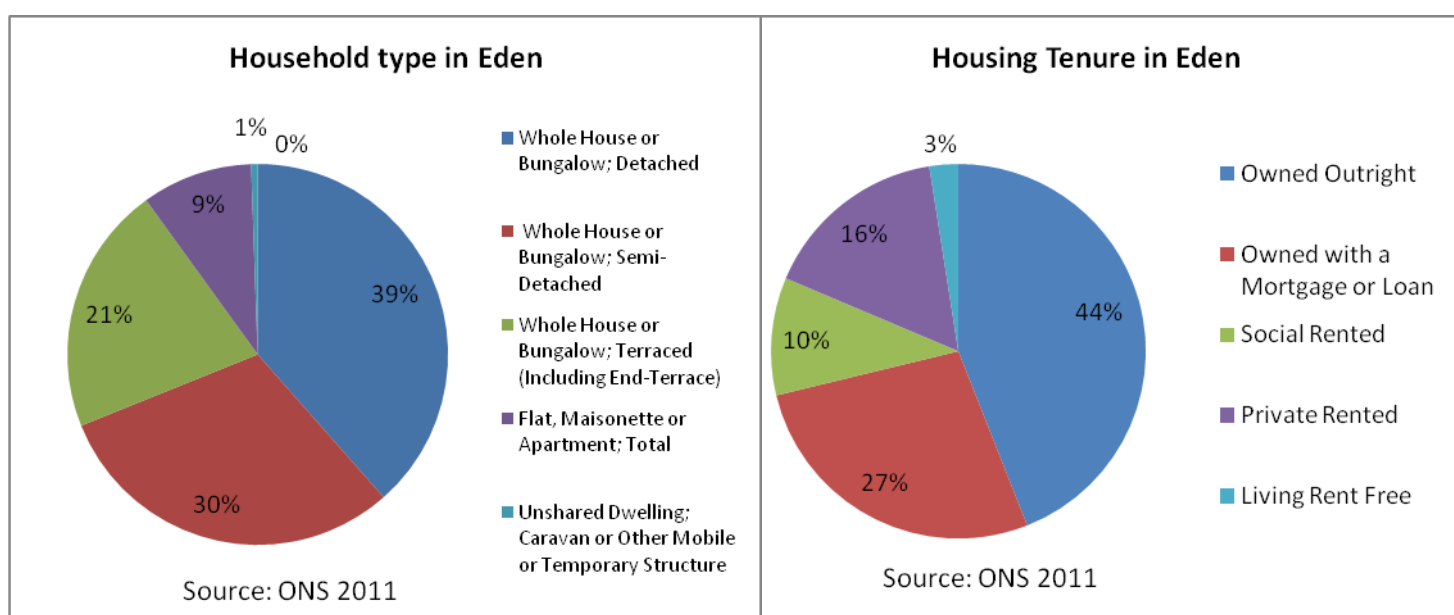
<sup>24</sup> Office for National Statistics (2014) 2012 Sub-national population projections

### Household type and tenure

Figure 6 shows there is a high level of owner occupation in Eden. In Eden 70.5% of households own their property outright or with a mortgage, this compares to 64.5% regionally and 63.3% nationally<sup>25</sup>.

The majority of households live in houses (detached, semi-detached or terraced). Only 18.8% of households in Eden live in flats, apartments or maisonettes; this compares with 44.4% of households nationally<sup>26</sup>.

In 2011, of the total dwelling stock (25,060), 1.8% (463) was vacant (long term empty)<sup>27</sup> and 5.1% (1,315) was being used as second homes<sup>28</sup>. Therefore, a total of 7.1% of dwellings were not occupied permanently by local residents.



**Figure 6: House Types and Tenures in Eden**

### Affordability

The median house price for the district in 2013 was £192,822. This was 7.3 times the median gross household income of £26,333<sup>29</sup>. This indicates how unaffordable houses are to local people. Across Cumbria as a whole the average house price is 5.6 times the average household income, with South Lakeland being the only district less affordable than Eden.

<sup>25</sup> Office for national Statistics, 2011

<sup>26</sup> Office for National Statistics, 2011

<sup>27</sup> Office for national Statistics, 2011

<sup>28</sup> Eden District Council, Council Tax Register, 2011

<sup>29</sup> Cumbria Intelligence Observatory, 2014 (CACI Street Value and Paycheck data)

## Core Indicators

### Housing

Figure 7 shows how much of our housing development has been on brownfield land. Policy CS8 of the Core Strategy stipulates that 30% of all development should be on brownfield. The impact of the Core Strategy can be seen, as from 2010 we have seen steady increases in the number of houses completed on brownfield land. In the past 10 years, this figure has increased from 17% of the total completions in 2003-04 to 66% in 2012-2013, but has fallen to 45% during 2013-2014.

The total number of completions on brownfield land during 2012-2013 was higher than expected. This was due to the completion of a number of large sites in Penrith. Many of these schemes were in part funded by the Homes and Communities Agencies, which helped bridge any viability issues the sites may have had. In 2013-2014, as expected this number has decreased to 45% which is similar to the number of brownfield completions recorded in previous years. We expect brownfield completions to remain around this level or possibly even to decrease further due to the following reasons:

- All of the HCA funded sites have now been developed. Whilst there are still brownfield sites to complete in Penrith, there is limited undeveloped brownfield land remaining in the town. The future of Penrith's sites will, in part, be reliant on the delivery of strategic urban extensions on greenfield land.
- There are a number of large sites recently approved including sites in Kirkby Stephen, High Hesket and Appleby. All these sites are greenfield.

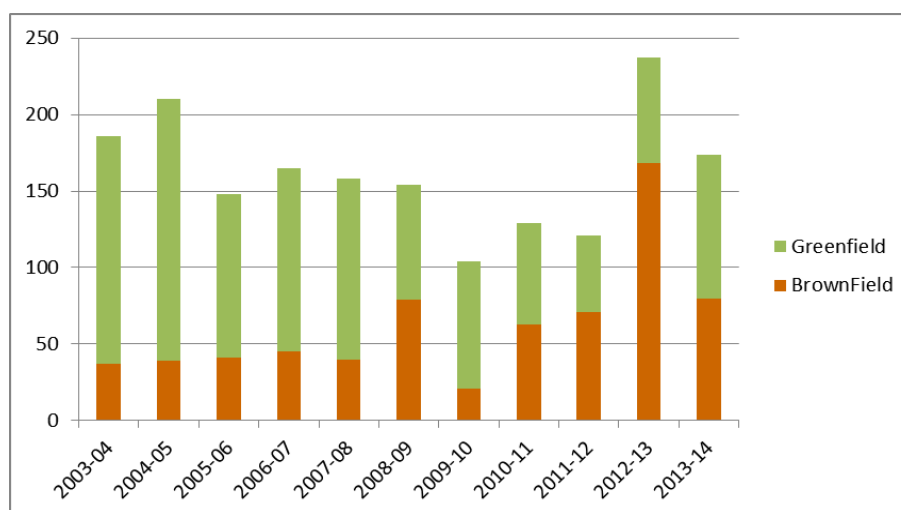


Figure 7: Brownfield Completions 2013-2014

## Housing Trajectory – Eden District Council

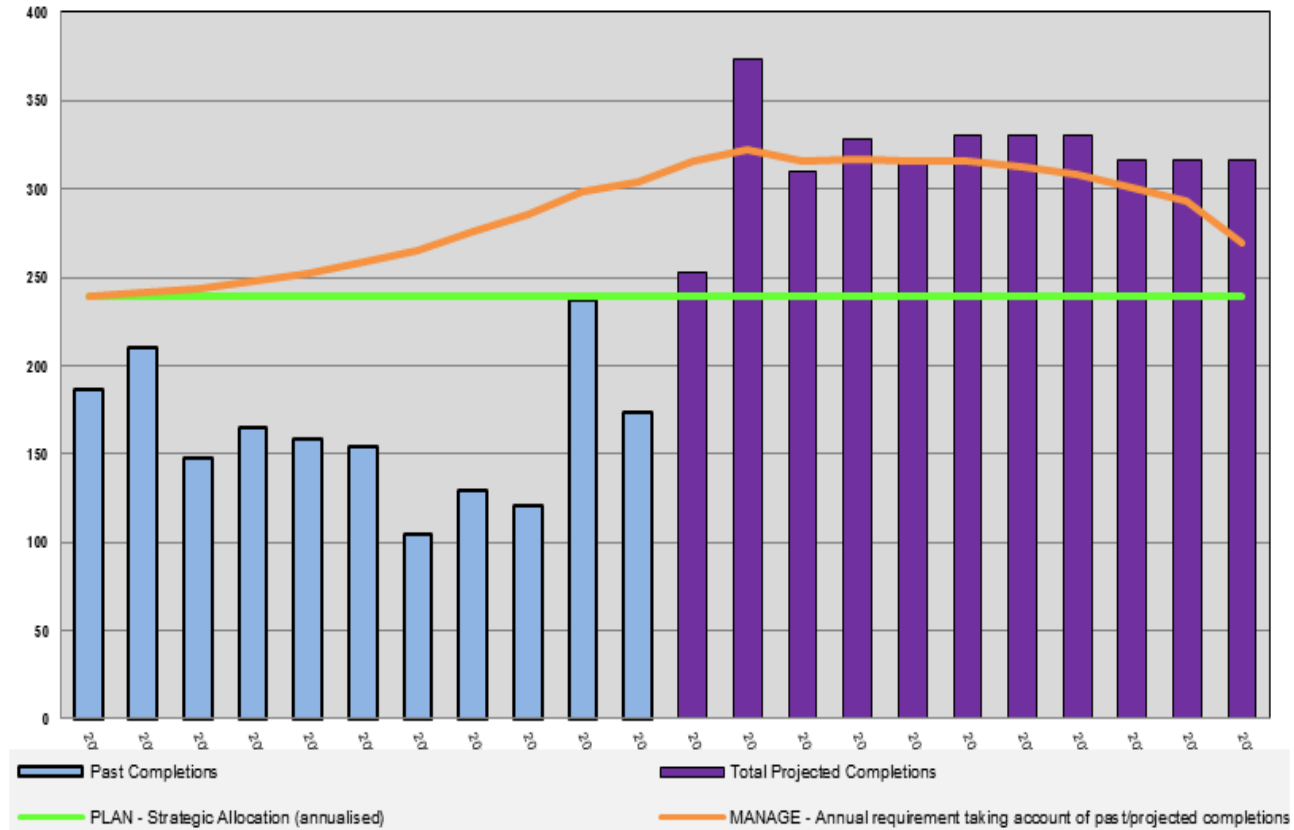


Figure 8: Housing Trajectory

**Table 7: Housing Trajectory**

	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	TOTAL		
Past Completions - Allocated Sites																							0	A	
Past Completions - Unallocated Sites																								0	B
Projections - Allocated Sites																								0	
Projections - Unallocated Sites																								0	
Completions - Affordable	9	23	20	44	33	49	4	22	22	125	32														
Completions - Market	177	187	128	121	125	105	100	107	99	112	142														
<b>Past Completions</b>	<b>186</b>	<b>210</b>	<b>148</b>	<b>165</b>	<b>158</b>	<b>154</b>	<b>104</b>	<b>129</b>	<b>121</b>	<b>237</b>	<b>174</b>													1786	<b>C</b>
<b>Total Projected Completions</b>												<b>253</b>	<b>373</b>	<b>310</b>	<b>328</b>	<b>316</b>	<b>330</b>	<b>330</b>	<b>330</b>	<b>316</b>	<b>316</b>	<b>316</b>	<b>316</b>	<b>5304</b>	<b>D</b>
<b>Cumulative Completions</b>	186	396	544	709	867	1,021	1,125	1,254	1,375	1,612	1,786	2,039	2,412	2,722	3,050	3,366	3,696	4,026	4,356	4,672	4,988	5,304			<b>E</b>
<b>PLAN - Strategic Allocation (annualised)</b>	239	239	239	239	239	239	239	239	239	239	239	239	239	239	239	239	239	239	239	239	239	239	239	5258	<b>F</b>
<b>MONITOR - No. dwellings above or below cumulative allocation</b>	-53	-82	-173	-247	-328	-413	-548	-658	-776	-778	-843	-829	-695	-624	-535	-458	-367	-276	-185	-108	-31	46			<b>G</b>
<b>MANAGE - Annual requirement taking account of past/projected completions</b>	239	242	243	248	253	258	265	276	286	299	304	316	322	316	317	315	315	312	308	301	293	270			<b>H</b>

**Commentary**

The Eden District housing trajectory shows the last nine years of housing completions and then projects the anticipated rate of new housing development to the year 2025. The associated diagram includes green line showing the annualised Core Strategy target (239 dwellings). The orange line then shows the rate that has to be built year on year to ensure the Core Strategy target of 5,258 dwellings is delivered by 2025.

The scale of projected development and the pattern of the graph are largely down to the expected rate of development at Penrith - major sites are expected to start to come forward within the next five years, with sites to the north of the town expected to come forward towards the end of the plan period. The trajectory will be updated in future AMRs to better reflect the anticipated rate of development following liaison with landowners.

### 5 Year Land Supply Position

The five year land supply is a list of housing sites in the district that we expect to see built out in the next five years. We are required by Government planning policy<sup>30</sup> to show that it can demonstrate that there is at least five years' worth of deliverable sites in the planning pipeline. Deliverable in this case means that sites should be available now, viable to develop, offer a suitable location for development and be achievable within the next five years.

One of the requirements placed by the NPPF is that an additional 5% buffer is met through the document, to ensure choice and competition in the housing market. Where there has been persistent undersupply against housing targets, Authorities should increase this buffer to 20%. Up to April 2013, Eden has completed 1,788 units, against a target of 2,629 units. On this basis, we consider it appropriate to apply an additional 20% buffer.

Current land supply in the District is **3.47 years**. This includes an additional 20% buffer, and is broken down as follows.

**Table 8: Five Year Housing Land Supply Summary**

<b>Requirement (Sedgefield Method)</b>	<b>Total Supply</b>
Housing Requirement: 1 April 2003 – 31 March 2025 (RSS annual requirement (239) x 22 years)	5258
Net Completions: 1 April 2003 - 31 March 2014	1788
Target Completions: 1 April 2003 - 31 March 2014	2629
Current Undersupply to date	841
5 Year Requirement (239 x 5)	1195
5 Year Requirement + Additional 20%	1434
Requirement + Undersupply	2275
Annualised Requirement over next 5 years	<b>455</b>

<sup>30</sup> National Planning Policy Framework, Paragraph 47. Department of Communities and Local Government, March 2012.



<b>Supply</b>	
Extant Permissions (Large sites)	430
Extant Permissions <4 Units (91 x 75%)	68
Implemented Consents (Large Sites)	302
Implemented Consents <4 Units (241 x 75%)	180
Existing Local Plan Sites	17
Deliverable SHLAA Sites	199
Deliverable s106 sites	46
Windfall Sites	338
Total Number of Units	1,580
Current Land Supply (Years)	<b>3.47</b>

Table 6: 5 Year Supply of Deliverable Housing Land

For all sites over 10 units, we have assessed the likelihood of development in the next 5 years, based on the above criteria. With regards to smaller sites, broad assumptions have been made on the deliverability of sites. Footnote 11 of the NPPF states that “*Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans*”. We have therefore included all extant permissions within the past 3 years, and all implemented consents. For sites under 10 units a discount of 75% has also been applied to account for permissions that may not come forward within the plan period.

The five year land supply now includes a windfall allowance (i.e. a projection of unanticipated sites being developed) applied to the last three years of the supply, a figure which is based on the past 5 years’ worth of housing completions. The NPPF (paragraph 48) allows for the inclusion of windfall sites in the five year land supply, where compelling evidence can demonstrate that the supply of these sites will be maintained. In the past 5 years the majority of sites completed have been on windfall sites. We have removed any which can be considered developed on garden sites.

A fuller report of our methodology can be found in the Housing Land Supply section in the evidence base pages of our website.

## Analysis and Implications for the Local Plan

### Corporate Plan 2011-2015: Strategic Actions

- **Meet standards for decent homes**
- **Meet current and future housing needs**
- **Increase housing affordability and availability to meet current and future needs**

### Key Core Strategy Targets

- **CS1: Sustainable Development Principles: 30% of dwellings developed on Brownfield sites.**
- **CS3: Rural Settlements and the Rural Areas: 100% of housing provided in rural areas is affordable.**
- **CS10: Affordable Housing: 30% of new housing completed be affordable**

The gross total of dwellings completed in 2013-2014 was 163 units and resulting in a net gain of 161 units. This represents a slight reduction in the number of completions recorded during 2012-2013, but remains significantly higher than the 108 completions recorded in 2011-2012.

The percentage of completions in Penrith has reduced significantly from 55% recorded during 2012-2013 to 20% throughout 2013-2014. This significant reduction can be attributed to the high number of HCA funded completions recorded during 2012-2013 (which was driven by funding deadlines) and the number of significant schemes to the north and east of Penrith which are expected to commence throughout 2014-2015 and 2015-2016 but are yet to produce any completed units.

Levels of development remain low, but steady in the remaining Key Service Centres. 2013-2014 saw more significant development in Kirkby Stephen. Led by Story Homes, Birkbeck Gardens is currently under construction for 60 units, a large number of which have been completed this year. This has led to 19% of this year's completions in the town; the development is expected to be completed within the next year. In 2013 Story Homes were granted consent for a large site in Appleby, which will see the construction of 142 new homes on land located off Croft Close. We would expect this to start contributing to the supply in the next 6-12 months.

The level of growth in the Local Service Centres remains buoyant. At 48% of all completions, the 77 units completed this year is a significant increase on the number of completions that took place in 2012-2013. This growth is mainly driven by the development of 48 homes on the site of the former Clifton Hill Hotel; this development provided 47 completions during 2013-2014. Other developments in Brough and High Hesket also contributed to these figures. Over the past 10 years, the LSCs have been more resilient in delivering growth, reflecting the demand for

smaller sites in Eden's villages that present less risk to developers in an uncertain economic climate. Story Homes have recently commenced development on a scheme for 48 dwellings at Scaur Lane in Lazonby, completions for these units are expected throughout 2014-2015 and 2015-2016.

Affordable housing is considered one of the Council's top priorities within the corporate plan. The Core Strategy currently contains a target for each new development in the district to produce 30% affordable housing. As noted earlier, there were been a number of affordable units delivered in 2012-2013, as large HCA funded schemes contributed heavily to our supply. Affordable housing completions shot up from 14% in 2011-2012 to 64% in 2012-2013, but have during 2013-2014 reduced to 31%.

Recent completion figures are encouraging; however we acknowledge that in future years 30% affordable housing will still remain challenging. There are a number of reasons for this, outlined below:

- As site investigations take place, unforeseen costs associated with issues such as contamination and topography can make a development less viable, often reducing the numbers of affordable housing.
- Though house prices have fallen, land values remain at a premium in Eden. These additional costs have to be met through the development process, and often remove some of the benefits offered by schemes, such as affordable housing.
- The public sector has been subjected to a number of recent reforms. In the Homes and Communities Agency, this has led to overall reductions in the capital spending on affordable housing schemes. Elsewhere, public bodies are finding it difficult to provide essential infrastructure required to facilitate development. This is now sought through developer contributions, which often take priority over affordable housing.

In terms of new build approvals (where planning permission has been granted), 429 net units were approved in 2013-2014, of which 21% are affordable. This figure is more than double the number of approvals recorded during 2012-2013. Large scale schemes in Appleby (142 dwellings), Lazonby (48 dwellings) and Penrith (35 dwellings) have contributed to this significant rise in the number of approvals. It is anticipated that the number of approved schemes will remain high in the coming years, with a number of large schemes coming forward in Penrith over the next 5-10 years.

The headline figures from recent housing needs surveys indicate that there is an annualised need for 210 new units in Penrith for the next 5 years. If adjusted to account for new units in the pipeline, this figure stands at 118 new units each year for the next 5 years. In terms of parish need, anticipated supply has not been accounted for, with the surveys indicating that there is an annualised need of 278 affordable units.

New permitted development rights introduced by the Government in 2013-2014 will contribute to future approval rates, with a new flexible approach to the conversion of redundant rural and commercial buildings to housing without the need for planning permission.

In 2013-2014 45% of all new housing was on brownfield land, which is still significantly above our target of 30% set within the Core Strategy. Compared to more urban Authorities, Eden has a limited supply of brownfield sites. Our figures show that our policies have taken a positive effect on the reuse of land, focussing on brownfield sites first. We annually maintain a list of brownfield sites, which we will feed into our emerging land allocations strategy. As these sites are developed and we become more reliant on larger greenfield sites to meet our targets, we anticipate that this figure will decrease.

We recognise that in Eden we have to aim to meet the needs of all individuals. This includes Gypsies and Travellers. Policy CS11 of the Core Strategy identifies suitability criteria for future Gypsy and Traveller sites to be tested against. In 2013 Arc4 were jointly commissioned to undertake a review of our Gypsy and Traveller Needs Assessment, covering the whole County. This assessment identified a need for 9 pitches in the next 5 years. To date, no additional sites have been completed which are ring-fenced for this identified need. We are actively working with landowners to identify suitable sites, which will be fed into the emerging Eden Local Plan.

## B. Economy and Business Development

### Contextual Indicators:

#### Qualifications

In Eden, 37.3% of the economically active population are qualified to a National Vocational Qualification Level 4 or above; this is higher than the national average of 35.2%<sup>31</sup>.

#### Employment/Unemployment

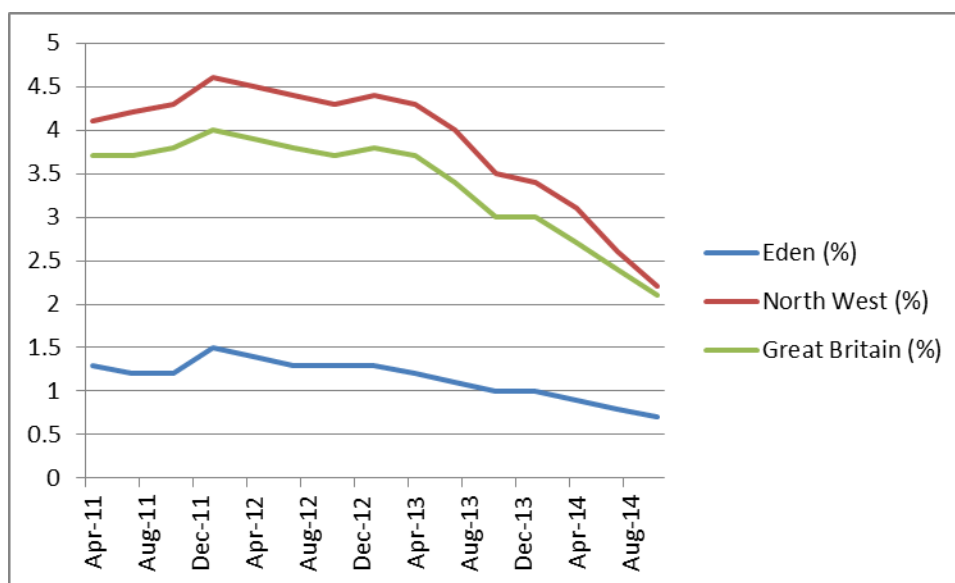


Figure 9: Recent JSA Claimant Rates (NOMIS, 2014)

Eden has by far the fewest Job Seekers Allowance claimants of all the districts in Cumbria. The number of people claiming JSA rose over 2012 but seen an evident reduction in early 2013. In April 2014 there were 282 claimants, this equates to 0.9% of the population. This is much lower than the regional claimant rate of 3.1% and the national rate of 2.7%<sup>32</sup>.

#### Index of Multiple Deprivation

According to the 2010 Indices of Multiple Deprivation Eden is ranked the 211<sup>th</sup> most deprived district out of 326 nationally, where 1 is the most deprived<sup>33</sup>.

#### Business Growth

VAT registrations can offer contextual information as to the business start-ups and closures within the district. They inform us of the levels of entrepreneurship and economic prosperity.

<sup>31</sup> Nomis Official Labour Market Statistics, 2014

<sup>32</sup> Nomis Official Labour Market Statistics, 2014

<sup>33</sup> Office for National Statistics, 2010

In 2014 there were 3,445 Vat registered enterprises in Eden<sup>34</sup>.

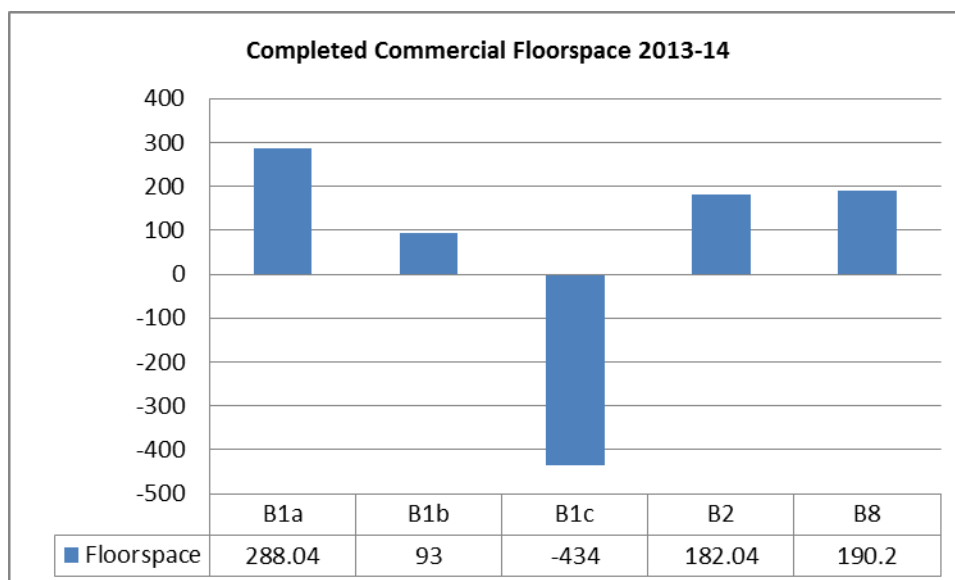
74.3% of vat registered enterprises in Eden had survived for 3 years or more in 2013 (since 2009); this is above the average for Cumbria of 67.1% and above the national average of 59.6%. It indicates 25.7% of businesses in the district have closed down within the first three years of trading<sup>35</sup>.

## Core Indicators:

### Business Development

According to County Council data in 2013-2014 there were 30.53 hectares of land available for employment use<sup>36</sup>, and increase from 29.56 hectares last year. This has yet to meet the Core Strategy target of 50 hectares. Work on identifying additional employment land is currently underway.

### Completed Additional Employment Floorspace



**Figure 10: Commercial Completions 2013-2014**

These figures recently provided by Cumbria County Council reflect the amount of commercial floorspace which has been created or lost during 2013-2014. The graph shows we have lost 434m<sup>2</sup> of B1c (Light Industrial) floorspace, but gained floorspace in each of the other use classes.

### Completed Retail Floorspace

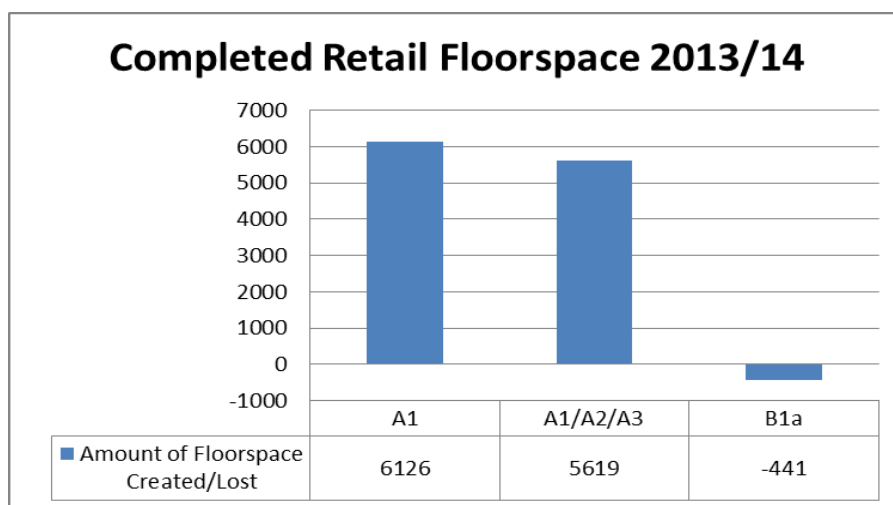
In 2013-2014 a number of substantial retail developments in Penrith were completed, these include the retail units at Penrith New Squares and Castle Retail

<sup>34</sup> Nomis Official labour Market Statistics, 2014

<sup>35</sup> Cumbria Economy Summary Statistics, Cumbria Intelligence Observatory, 2013

<sup>36</sup> Eden District Council, 2013

Park. The graph below indicates the amount of floorspace which has been created during this monitoring year.



**Figure 11: Retail Completions 2013-2014**

These figures are much higher than we would expect for annual rates of completions, and we would expect next year’s figures to be significantly lower, but perhaps to see development in our Key Service Centres such as Alston, Kirkby Stephen or Appleby.

Recent amendments to permitted development rights allow more flexibility with regards to the change of use of retail premises; this may result in fluctuations in the amounts of retail floorspace available in future years, but it is hoped that these changes will contribute to decreasing vacancy rates on the high street.

## Analysis and Implications for LDF

### Corporate Plan 2011-2015: Strategic Actions

- Support the vitality of Penrith
- Further develop the local economy
- Support the vitality of the rural areas

### Key Core Strategy Targets

- **CS12- Principles for Economic Development and Tourism**
  - JSA claimant rate below UK average.
  - Match North West rate of new VAT registrations
  - Annual tourist days spent in Eden to be at least 4,039,30 (000's)
- **CS13- Employment Land Provision:**
  - No employment land to be lost to other uses.

In 2013-2014 the number of JSA claimants has dropped, following a regional and national trend. The figure fell 0.3% from the previous monitoring year, which was also reflected in the numbers of persons unemployed in the District. At 0.9% this figure is still substantially lower than both the regional and national figures, which stand at 3.1% and 2.7% respectively.

Cumbria County Council have confirmed that 319.28m<sup>2</sup> of additional commercial floorspace has been completed during the monitoring year 2013-2014. This figure represents a significant decrease from 2012-2013 where 8827m<sup>2</sup> of commercial floorspace was completed.

There are a number of reasons for the continued underperformance in encouraging new business in the area:

- Since the abolition of the North West Development Agency (NWDA), it has been increasingly difficult to secure public sector funding to kick start and incentivise new businesses to locate to Eden. Without public sector investment, it is unlikely that new speculative development will occur, due to the risks of delivery and the reluctance of lenders to fund such schemes.
- The cost of renting business premises has dropped within the area, though the build costs for such schemes remains high. For many businesses wishing to locate in the area, new development will present a significant risk, which will likely postpone the chance of development until there is more confidence in the market.

There is 29.65 hectares of employment land available in Eden, which represents a shortfall in the amount of land required to satisfy the requirements in CS13. The Council are currently working to develop employment allocations and policies as part of the Eden Local Plan. This will appraise existing sites and seek to identify



additional land to meet the current shortfall, but may also reconsider how appropriate the target is.

The development of this work will be closely aligned with the recently formed Cumbria LEP. The aim of the Cumbria LEP is to develop Cumbria's economy while maintaining its uniqueness in terms of landscape, culture and quality of life.

During 2013-2014 significant retail completions at Penrith New Squares and Castle Retail Park (both in Penrith) have been recorded, with a net increase of 11745m<sup>2</sup> of A1 and A1/A2/A3 floorspace. We have lost 441m<sup>2</sup> of B1a office space within Penrith, this commercial unit has been converted into residential use. New permitted development rights introduced in 2013-2014 are likely to produce an increase in this type of development.

In 2014 there were 4,260,000 visitors to the district<sup>37</sup>; this represents an increase on the baseline set in 2006/07 and is above the target set in the Core Strategy to be reached by this monitoring year. In 2013-2014 there was £252m of expenditure in Eden related to tourist based activities, £30m higher than the baseline set in 2007.

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<sup>37</sup> Eden District Council Tourism Dept., 2013

## C. Built and Natural Environment

### Contextual Indicators:

#### Built Environment

The Planning (Listed Buildings & Conservation Areas) Act 1990 imposes a duty on local authorities to designate as conservation areas any 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. In 2014, there were 24 designated Conservation Areas that protect the character of historic settlements.

The importance of the historic built environment is reflected by the number of protected heritage assets there are in the district. In Eden (outside of the Lake District National Park) there are 1,602 listed buildings (38 Grade I, 118 Grade II\*, 1,446 Grade II), and 266 Scheduled Monuments.

#### Natural Environment

<b>Cumbria BAP Habitats</b>	<b>Total Area (ha)</b>	<b>% of District Area</b>	<b>% of all Cumbria Habitat</b>
Blanket Bog	29328.1	13.6	63.6
Calcareous Grassland	2576.3	1.2	56.3
Coastal Floodplain/ Grazing Marsh	614.7	0.3	2.8
Fen, Marsh and Swamp	8190.5	3.8	70.7
Hay Meadows and Pastures	282.3	0.1	46.3
Heathland	8464.9	3.9	26.5
Lowland Dry Acid Grassland	58.7	0	15.3
Lowland Raised Bog	108.4	0.1	2.5
Semi-Natural Woodland	3298.1	1.5	19.6
Outside BAP Habitat	162723.3	75.5	

#### Energy

According to the Cumbria County Council Renewable Energy Study, Eden has the highest domestic electricity consumption of all districts in Cumbria and the highest industrial and commercial gas consumption. Eden holds 30% of Cumbria's total amounts of accessible renewable energy resource up to 2030; more than any other district. However, bearing in mind constraints and previous patterns, the study projects Eden will deploy 17% of Cumbria's renewable energy supply by 2030; equating to 72MW.

## **Core Indicators**

### **Built Environment**

At the end of 2013-2014; 12 of the 24 (50%) conservation areas had character appraisals; an increase from nine in 2008. Of the 24 conservation areas in Eden, only 1 (Alston Conservation Area) has an Article 4 (2) direction which gives additional control over minor developments that would not normally require planning permission. A conservation area appraisal is currently being produced.

In 2013 there are 13 Scheduled Ancient Monuments, 14 Listed Buildings and 1 Conservation Area (Alston) within Eden (outside of the Lake District National Park) on the Heritage at Risk Register<sup>38</sup>. Heritage at Risk will continue to be monitored to ensure the important traditional built environment is protected by the planning and conservation process.

### **Flooding**

Each year, the Environment Agency (EA) publishes a list of Local Authority approved sites which are considered to be in conflict with Environment Agency guidance. In 2013-2014 the EA identified potential conflicts with 2 sites approved by Eden. In the first case, a revised Flood Risk Assessment was submitted and conditions were attached to the subsequent approval. The second approval was a lawful development certificate. In total the EA objected to 6 applications on the grounds of flood risk, 2 of which were refused and the remaining 2 were withdrawn.

### **Biodiversity**

Natural England is pursuing its own goals that mutually work in line with the conservation of Eden. Information from Natural England for the monitoring year saw a fall in the percentage of SSSIs in target condition from 95.4% at the end in 2012-2013 to 86.3% in 2013-2014. This is below Natural England's target of 95% of the SSSI area in favourable or recovering condition by 2010.

### **Renewable Energy**

As shown in table 8, below, Eden currently has the lowest renewable energy deployment of all planning authorities in Cumbria except the Yorkshire Dales National Park (which has a very small area within Cumbria). In 2011 Eden produced only 2MW of renewable energy (Cumbria County Council Renewable Energy Study 2011). The current energy mix is primarily made up of small scale and micro wind power, small scale hydro-power and energy from waste.

During the monitoring year 2013-2014, 11 applications were received for wind turbines across the district. Of these, 2 were approved (Application refs. 12/0395 and 12/0583), 6 were refused, and 3 were withdrawn. An appeal was submitted for

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<sup>38</sup> English Heritage, 2012

four of the six refused applications, 2 of the appeals were allowed and 2 of the appeals were dismissed.

<b>Planning Authority</b>	<b>Renewable Energy Deployment (MW)</b>
Allerdale	207
Barrow in Furness	25
Carlisle	5
Copeland	17
Eden	2
South Lakeland	36
Lake District National Park	4
Yorkshire Dales National Park	0

## Analysis and Implications for LDF

### Corporate Plan 2011-2015: Strategic Actions

- Support renewable schemes driven by the community,
- Maintain air quality below objective thresholds
- Reduce carbon emissions associated with Council activities wherever possible

### Key Core Strategy Targets

- **CS17- Principles for the Built (Historic) Environment**
  - 27 Conservation Areas by 2014 (13 with Character Appraisals)
- **CS16- Principles for the Natural Environment**
  - 65% of SSSIs in target condition
- **CS20- Renewable Energy**
  - 3mW of applications approved for renewable energy generation

In 2010 the council designated Orton as the 24<sup>th</sup> conservation area. The target set in the Core Strategy was to have 27 Conservation Areas by 2014, based on assessments of prospective settlements that could be designated as conservation areas. The performance of this indicator since the adoption of the Core Strategy was positive; however the Council has since lost conservation expertise, due to budgetary pressures. Without this resource, the Council has not met the 2014 target.

Alternatively, it will be the priority to ensure that, where possible, heritage features at risk are targeted for enhancement. There are a high number of heritage assets at risk in Eden, it will be essential to monitor these to ensure the principles of CS17 are being implemented successfully. One notable heritage asset now at risk is the Alston conservation area, the shop fronts of which have degraded as a result of vacant and underused shop fronts. It may be appropriate to source public sector investment and planning obligations to secure appropriate funding to regenerate the area. The Alston Moor Partnership are working with Heritage Lottery Funding to prepare a bid for further funding which will deliver improvements to the public realm and enable renovation works to take place on selected town centre properties.

In compliance with the National Planning Policy Framework and Core Strategy Policy CS4, any planning applications within potential flood risk zones have included preventative measures to mitigate risk to the developments. We have satisfied the requirements of the Environment Agency by ensuring that no planning applications have been approved without adhering to key recommendations from the Environment Agency.

Furthermore, in working with Natural England, the condition of SSSIs in Eden remains high, with 95.6% of SSSIs in the district are now in a favourable or recovering condition; higher than the target of 95%.

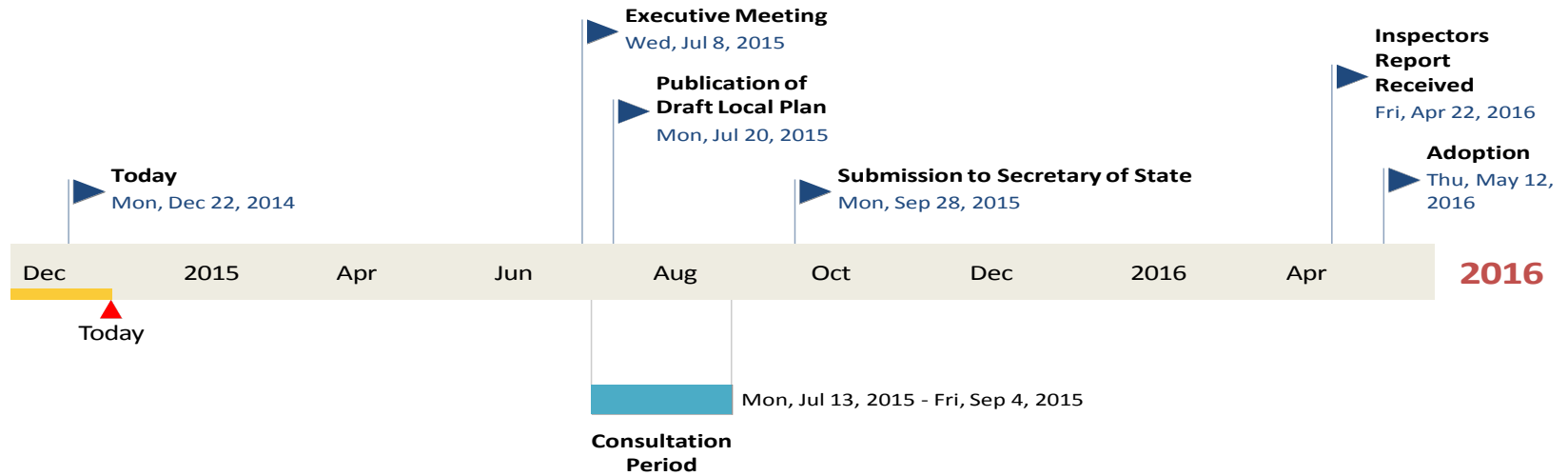
The Cumbria Biodiversity Data Network is making progress with the biodiversity evidence base for Cumbria and development of a Local Records Centre. It is anticipated that this will assist with providing information on biodiversity for future Annual Monitoring Reports.

There are now two registered Local Nature Partnerships (LNPs) in Eden, the Cumbria LNP covering the whole of the County and the Northern Upland Chain, which broadly aligns with the North Pennines AONB area in the Eden area. Previously we have monitored the management of Local Wildlife Sites (also expressed as results of National Indicator 197); however here is no longer any funding to support the Local Sites System, either nationally or locally. It is hoped the formation of a Cumbria Local Nature Partnership, in which Eden will be actively involved, will ensure the continued management and monitoring of these sites.

The Cumbria Renewable Energy Study carried out by Cumbria County Council has provided useful up to date figures on renewable energy generation. There are still difficulties in obtaining accurate information on small scale renewable energy installation, as not all requires planning permission (in particular solar panels) and so can't be monitored. The current capacity for Cumbria stands at 296MW; however, only 0.67% of this is from Eden.

The study suggests a large increase in commercial scale wind in Eden, complemented by more modest increases in micro generation, plant biomass and energy from waste technologies. However, as apparent in the Cumbria Renewable Energy Study, energy production in Eden is constrained by landscape designations. Policies CS18 and CS19 of the Core Strategy aim to allow Eden to contribute towards the renewable energy mix, whilst ensuring that the intrinsic qualities of the natural environment are conserved and protected.

## Appendix A – Local Plan Timetable



## Appendix B – Monitoring Data

Monitoring Indicator	Relevant Planning Policies	Part of Cumbrian Monitoring Dataset	Data/Performance (G- Gross, N - Net; Where available)	Targets	Policy Performance	Comments	New Indicator?
<b>Maintaining Sustainable Communities</b>							
Number of Adopted Neighbourhood Plans	CS1: Sustainable Development Principles		0 Plans – 2011-2012 0 Plans – 2012-2013 1 Plan – 2013-2014	At least 1 per year		In 2013-2014 the Upper Eden Neighbourhood Plan was formally adopted. This was the first neighbourhood plan in the country to be adopted. Neighbourhood Planning has proved to be popular in Eden, with a further two Parish Council's actively working on the preparation of neighbourhood plans. It is anticipated that these could be adopted during the monitoring year 2015-2016.	
% of applications approved in Key & Local Service Centres	CS2: Locational Strategy		86% in 2010-2011 90% in 2011-2012 85% in 2012-2013 94% in 2013-2014	95% by 2011/2012		During 2013-2014 we have seen a rise in the number of applications approved in Key and Local Service Centres. This year's figure of 94% is just below the target of 95% and represents a significant increase from the 85% recorded during 2012-2013.	
% of applications approved in line with policy	CS3: Rural Settlements & the Rural Areas		2011-2012: 94.4% 2012-2013: 44% 2013-2014: 52%	100%		This indicator monitors how many applications are granted permission as an 'exception' to policy i.e. where affordable housing is delivered in rural areas to meet need. Over 50% of schemes approved in rural areas	



Monitoring Indicator	Relevant Planning Policies	Part of Cumbrian Monitoring Dataset	Data/Performance (G- Gross, N - Net; Where available)	Targets	Policy Performance	Comments	New Indicator?
						<p>comply with this policy. During 2013-2014 we have approved some schemes which include a mix of affordable and market housing.</p> <p>This may in part reflect the role of the NPPF in supporting affordable housing in rural areas through the release of some market housing. It may be that in later years this indicator needs to be changed to reflect the impact of this policy shift.</p> <p>There are also ne permitted development rights which will allow the conversion of rural buildings into market housing.</p>	
% of rural housing permissions that are affordable	CS3: Rural Settlements & the Rural Areas		2011-2012: 45% 2012-2013: 56% 2013-2014: 44%	100%		<p>This indicator looks at development outside of our Key and Local Service Centres.</p> <p>It should be noted that instances of agricultural workers dwellings have not been accounted for in this figure.</p>	

Monitoring Indicator	Relevant Planning Policies	Part of Cumbrian Monitoring Dataset	Data/Performance (G- Gross, N - Net; Where available)	Targets	Policy Performance	Comments	New Indicator?
% of applications approved contrary to advice from the Environment Agency on flooding/water quality	CS4: Flood Risk	COI E1	2011-2012: 0 2012-2013: 0 2013-2014: 0	0%		For a number of years the Council has maintained an effective stance on mitigating the effects of additional development on the water table.	
Number of housing completions using SUDS	CS4: Flood Risk		2010-2011: 3% 2011-2012: 7% 2012-2013: 11% 2013-2014: 18%	5% initially with percentage to increase incrementally each year where appropriate.		A soak away system was installed within the Birkbeck Gardens scheme in Kirkby Stephen, of which 26 units completed this year. A further 3 units were completed on a scheme at High Hesket. This represents 18% of the overall completions, offering an appropriate increase in the number of SUDS schemes. As the 2010 Flood & Water Management Act comes into force in April 2014, we will see this figure increase. The Act creates a responsibility for Cumbria County Council to act as an advisory body to approve SUDS schemes in certain new developments. We can therefore expect SUDS to be a more common occurrence in future applications.	

Monitoring Indicator	Relevant Planning Policies	Part of Cumbrian Monitoring Dataset	Data/Performance (G- Gross, N - Net; Where available)	Targets	Policy Performance	Comments	New Indicator?
% of new housing within 30 minutes by public transport from a GP, hospital, primary & secondary school, a retail centre and areas of employment.	CS5: Transport and Accessibility		2012-2013: Hospital – 41%, GP - 66%, Primary School - 94%, Secondary School – 64%, Retail centre – 62%, Employment – 77%	2011/2012 - Hospital - 65%, GP - 80%, Primary School - 92%, Secondary School – 80%, Retail Centre – 90%, Employment – 85%		In previous years this data was obtained directly from Cumbria County Council. The County Council took the decision in 2014 to stop monitoring this indicator	
Number of major developments submitting travel plans	CS5: Transport and Accessibility		2011-2012: 5 Transport Assessments, 1 Travel plan 2013-2014: 1 Transport Assessment	100%		Only 1 major application determined during 2013-2014 that met the threshold for a travel plan/assessment.	
% of non-residential car parking that meets relevant car parking standards	CS5: Transport and Accessibility		2011-2012: 100%	100%		No data	

Monitoring Indicator	Relevant Planning Policies	Part of Cumbrian Monitoring Dataset	Data/Performance (G- Gross, N - Net; Where available)	Targets	Policy Performance	Comments	New Indicator?
Estimated Contributions from New Homes Bonus	CS6: Developer Contributions, CS10: Affordable Housing		2011-2012: £70,490 2012-2013: £252,664 2013-2014: £331,757	2014/15: £402-£539,000 2015/16: £472 – £814,000	N/A	The New Homes Bonus is the mechanism that Central Government uses to fund Local Authorities for permitting new housing schemes. The first £100,000 of receipts is earmarked for a community fund. The remainder is then used for special projects and affordable housing.	Y
<b>Living Communities</b>							
Overall number of dwellings permitted & completed annually	CS7: Principles for Housing	COI H2(b)	2010-2011: 114 Completions 2011-2012: 107 Completions 2012-2013: 193 Completions 2013-2014: 161 Completions	127 completions in 2010/2011 150 completions in 2012/2013 200 completions in 2014/2015		2013-2014 saw a slight reduction in the number of completions recorded. This may have been due to the high volume of HCA funded completions recorded in the previous monitoring year, but also there are a number of significant housing development in both key and local service centres which are yet to produce completed units, these are expected throughout 2014-2015 and 2015-2016.	

Monitoring Indicator	Relevant Planning Policies	Part of Cumbrian Monitoring Dataset	Data/Performance (G- Gross, N - Net; Where available)	Targets	Policy Performance	Comments	New Indicator?
Number of affordable units completed	CS7: Principles for Housing, CS10: Affordable Housing	COI H5	2010-2011 - 16 units 2011-2012 – 22 units 2012-2013 – 123 units 2013-2014 – 31 units	92 Dwellings per annum (50 Private Sector, 30 RSLs, 12 Self Build)		A significant proportion of the affordable schemes completed in 2012-2013 were delivered on HCA funded schemes, such as Eden Rural Foyer and Ridley Place in Penrith. Affordable completions have reduced significantly for the monitoring year 2013-2014.	
% of affordable housing as proportion of all new development	CS10: Affordable Housing		2010-2011 - 17% 2011-2012 – 20% 2012-2013 – 64% 2013-2014 – 19%	30%		A significant proportion of the affordable schemes completed in 2012-2013 were delivered on HCA funded schemes, such as Eden Rural Foyer and Ridley Place in Penrith. Affordable completions have reduced significantly for the monitoring year 2013-2014.	
% of dwellings on brownfield land	CS1: Sustainable Development Principles, CS8: Making Efficient Use	COI H3	2011-2012 - 43% 2012-2013 - 66% 2013-2014 – 45%	Minimum 30%		We have ensured that we are building on the most suitable locations in terms of land use. Considering we have a low proportion of brownfield land, developments are coming forward in the most suitable areas, avoiding the need	

Monitoring Indicator	Relevant Planning Policies	Part of Cumbrian Monitoring Dataset	Data/Performance (G- Gross, N - Net; Where available)	Targets	Policy Performance	Comments	New Indicator?
	of Land					for greenfield land use.	
% of dwellings developed at 30DPH, or greater	CS8: Making Efficient Use of Land		2011-2012 - 54% 2012-2013 – 76% 2013-2014 – 49%	100%		2013-2014 has seen a reduction in the numbers of dwellings completed with a density greater than 30DPH. In 2012-2013 a number of high density town centre schemes were completed which resulted in the significantly higher figure.	
Total No. of pitches completed	CS11: Provision for Gypsies & Travellers	COI H4	2011-2012 - 0 2012-2013 – 0 2013-2014 – 0	9 pitches by 2017/18		A refresh of the G&T evidence was undertaken in 2013, which presented a 5 year need for the identification of new sites. Since the adoption of the Core Strategy we have not been able to find a suitable site to be developed specifically for gypsies and travellers. In 2013-2014 we can therefore not demonstrate a 5 year supply of G&T sites. We are working with landowners to bring forward sites in the short term, with a view of meeting unmet need in the next 5 years.	
Number of transit pitches completed	CS11: Provision for Gypsies & Travellers	COI H4	2011-2012 - 0 2012-2013 – 0 2013-2014 - 0	5 Pitches by 2016		See above.	

Monitoring Indicator	Relevant Planning Policies	Part of Cumbrian Monitoring Dataset	Data/Performance (G- Gross, N - Net; Where available)	Targets	Policy Performance	Comments	New Indicator?
Housing Quality - Building for Life Assessments	CS18: Design of New Development	COI H6	2011-2012 – 1 (poor) 2012-2013 – 4 out of 9 2013-2014 – no data	Majority of schemes with above average score		We hope to monitor this effectively in 2014-2015.	Y
Monitoring Indicator	Relevant Planning Policies	Part of National Monitoring Dataset	Data/Performance (G- Gross, N - Net; Where available)	Targets	Policy Performance	Comments	New Indicator?
<b>Working Communities</b>							
Job Seekers Allowance Claimants	CS12: Principles for Economic Development & Tourism		2012-2013: Eden- 1.2%, NW- 4.3%, UK- 3.7% 2013-2014: Eden – 0.9%, NW – 3.1%, UK – 2.7%	Unemployment rate below UK average		The Job Seeker's Allowance Claimant rate has once again fallen slightly from 1.2% to 0.9% over the last year. This follows the pattern of decrease regionally and nationally. Eden continues to have one of the lowest unemployment rates in the country and is well below the regional and national averages.	
Employment by occupation- % in Professional or Technical Employment	CS12: Principles for Economic Development & Tourism		2013-2014: 6.1% 2012-2013: 12% 2011-2012: 10.0% 2010-2011: 11.2%,	Increase numbers in Associate Professional & Technical – 18% by 2016		Data is sourced from the annual population survey via NOMIS. Over the last year a reduction of 1400 jobs has been reported. However, the statistics report that the estimate and confidence interval are unreliable since the group sample size is small (3-9).	

Monitoring Indicator	Relevant Planning Policies	Part of Cumbrian Monitoring Dataset	Data/Performance (G- Gross, N - Net; Where available)	Targets	Policy Performance	Comments	New Indicator?
Employee jobs by sector- % in Finance, IT, Other business	CS12: Principles for Economic Development & Tourism		2011-2012: 13% 2010-2011: 9.3%, 2006-2007 - 10.2%	Increase % of Finance, IT, Other Business Activities – 13% by 2016		The data indicates that we met the target put in place for 2016 in 2011-2012. However, this indicator is no longer monitored nationally.	
Earnings (Gross weekly pay of full time workers)	CS12: Principles for Economic Development & Tourism		<b>2012-2013:</b> Eden - £431, NW- £472.50 <b>2013-2014:</b> Eden - £409, NW - £483, UK £518.6.	Increase to NW regional average by 2016		During 2013-2014 wages average weekly pay rise significantly to £511, and now exceeds the NW average figure.	
Participation rates in higher education- % of economically active educated to level 4 or above	CS12: Principles for Economic Development & Tourism		2011-2012: Eden- 29.1%, UK- 32.7%  2012-2013: Eden- 45.4, UK- 34.4  2013-2014: Eden – 37.3, UK – 35.2	Improve rates from baseline		The figure for Eden has risen since the last monitoring year, and is now well above the national average. We will continue to monitor this indicator to see if the trend continues.	
Number of new VAT registrations	CS12: Principles for Economic Development & Tourism		n/a	Match NW rate of registration		VAT registration data was available to 2008 through NOMIS but has been discontinued.	



Monitoring Indicator	Relevant Planning Policies	Part of Cumbrian Monitoring Dataset	Data/Performance (G- Gross, N - Net; Where available)	Targets	Policy Performance	Comments	New Indicator?
Amount of business floor space developed per yr. by type	CS13: Employment Land Provision	COI BD1	2013-2014: B1/B2/B8 – 319.28m <sup>2</sup>	B1 – 200m <sup>2</sup> – 2012/2013, B2 – 50m <sup>2</sup> – 2012/2013, B8 – 500m <sup>2</sup> – 2012/2013		During 2013-2014 we have gained 319.28m <sup>2</sup> of commercial floorspace.	
% of employment land developed by location	CS13: Employment Land Provision		2013-2014: 100% in Key Service Centres	Majority in Key & Local Service Centres		100% of employment land developed in 2012-2013 has been located in key or local service centres. Policy CS13 indicates that these are the most sustainable locations for employment facilities and as such we will continue to monitor this indicator with the aim to ensure employment facilities are not developed in unsustainable locations. In line with Policy CS14 we have supported the development of appropriate small scale employment provision in rural areas to develop the rural economy.	
Amount of employment land available	CS13: Employment Land Provision	COI BD3	2013-2014 : No data 2012-2013:29.65ha 2011-2012: 38.11ha 2010-2011: 42.25ha	50 hectares up to 2025		The amount of available employment land has decreased over the monitoring year, and we are falling short of the 50ha target by 20.45ha.	

Monitoring Indicator	Relevant Planning Policies	Part of Cumbrian Monitoring Dataset	Data/Performance (G- Gross, N - Net; Where available)	Targets	Policy Performance	Comments	New Indicator?
Number of applications approved for employment development in rural areas	CS14: Employment Development in Rural Areas		2013-2014: 2	5 by 2013-2014		<p>Performance against this indicator has not met the set target. In line with Policy CS14 we will be supporting the development of some small scale employment provision where appropriate in rural areas to develop/ sustain the rural economy.</p> <p>Due to changes to permitted development rights we have seen a reduction in some employment uses within the rural areas, with these units being converted into dwellings.</p>	
Number of developments involving re-use of buildings	CS14: Employment Development in Rural Areas		2013-2014: 50% (only 2 applications)	100%		50% of employment development in rural areas has involved the re-use of buildings.	
Number of applications approved for tourism development.	CS15: Tourism & the Visitor Economy		N/A	Monitoring to begin 2014/2015	N/A	We will endeavour to improve how planning applications are recorded in order to monitor applications for tourism related development in the next monitoring year.	
Number of applications approved accessible by public transport	CS15: Tourism & the Visitor Economy		N/A	Monitoring to begin 2014/2015	N/A	We will endeavour to improve how planning applications are recorded in order to monitor applications for tourism related development in the next monitoring year.	

Monitoring Indicator	Relevant Planning Policies	Part of Cumbrian Monitoring Dataset	Data/Performance (G- Gross, N - Net; Where available)	Targets	Policy Performance	Comments	New Indicator?
Estimated annual tourist days spent in Eden	CS12: Principles for Economic Development & Tourism, CS15: Tourism & the Visitor Economy		2012-2013: 4.26 2013-2014: No data	Tourist days 2012-2013 - 4,095,000		The annual tourist expenditure has risen and is well above the baseline figure. This suggests that Eden is considered an attractive place to visit, and stay. Much of the success of this indicator can be attributed to positive marketing from both Eden DC and local businesses. One consequence of the economic downturn may be that more Britons are taking more holidays within the Country. This may be a contributing factor to the success of this indicator.	
Estimated annual tourist expenditure	CS15: Tourism & the Visitor Economy		2013-2014: £251.8 million	Increase from baseline of £149 million in 2007			
<b>The Environment</b>							
% of applications approved with measures for protection of priority & protected species	CS16: Principles for the Natural Environment		Monitoring to begin 2014/15	100% where applicable	N/A	We will endeavour to improve how planning applications are recorded in order to monitor this indicator in the next monitoring year.	
% of SSSIs in target condition	CS16: Principles for the Natural Environment	COI E2	2011-2012: 97.4% 2012-2013: 95.4% 2013-2014: 86.3%	Maintain above baseline of 65% in 2006/7		Data received from Natural England in January 2015 indicates a drop in the number of sites in a favourable or recovering condition. However the figure remains well above the 2006/7 baseline.	

Monitoring Indicator	Relevant Planning Policies	Part of Cumbrian Monitoring Dataset	Data/Performance (G- Gross, N - Net; Where available)	Targets	Policy Performance	Comments	New Indicator?
% of Local Wildlife Sites in positive management (no longer monitored)	CS16: Principles for the Natural Environment	COI E2	36% in 2008/2009	42% by 2013-2014	N/A	Management of this indicator is currently uncertain. A larger county wide unit are investigating how best we can sustain the work involved in collecting this data. Indicator will be retained in situ, with the hope that it is reinstated next year.	
% of applications approved in line with the policy	CS17: Principles for the Built (Historic) Environment		Monitoring to begin 2014-2015	100%	N/A	We will endeavour to improve how planning applications are recorded in order to monitor this indicator in the next monitoring year.	
Number of conservation areas	CS17: Principles for the Built (Historic) Environment		22 in 2007 24 in 2013 24 in 2014	27 by 2014		. Potential future settlements have also been identified, and will be investigated in the near future. However, progress in this regard may be hindered as the Council no longer has a conservation officer.	
Number of conservation areas with character appraisals	CS17: Principles for the Built (Historic) Environment		9 in 2008 12 in 2013 12 in 2014	13 by 2014		Since 2008, we have increased our character area appraisals by 3. There is however a need to review conservation area appraisals every 5 years. This could become an issue, due to the amount of resources available to undertake the reviews.	

Monitoring Indicator	Relevant Planning Policies	Part of Cumbrian Monitoring Dataset	Data/Performance (G- Gross, N - Net; Where available)	Targets	Policy Performance	Comments	New Indicator?
Number of applications refused, amended or withdrawn on design grounds	CS18: Design of New Development		2011-2012: 10 of 39 refusals on design grounds. 2013-2014: No data	Decrease from base line		Amended and withdrawn applications could not be monitored for the monitoring year. For 2011-2012, 26% of applications refused were on design grounds, this is below the baseline of 45% recorded in 2010-2011. We will endeavour to ensure pre-application advice promotes the design standards within the Housing SPD and the North Pennines Design Guide.	
% of developments of 10+ units that's provide 10% of own energy	CS19: Energy Conservation, Efficiency & Production in New Developments		2012-2013: 0%	25%		The Government is currently proposing to introduce new national standards for energy efficiency which will remove the ability of local authorities to implement their own standards. This, together with the difficulties of monitoring it means it is now discontinued.	
Average Domestic energy consumption per capita	CS19: Energy Conservation, Efficiency & Production in New Developments		Electricity – 5,680kWh per annum 2011-2012, Gas – 18,410kWh per annum 2011-2012	Electricity – 5,785kWh per annum 2010 Gas – 16,026kWh per annum 2010		The Government is currently proposing to introduce new national standards for energy efficiency which will remove the ability of local authorities to implement their own standards. This, together with the difficulties of monitoring it means it is now discontinued.	
% of Eden Residents in current Fuel Poverty	CS1: Sustainable Development Principles,		2012-2013: 28.3 2013-2014: No data currently available	Decrease from baseline of 38.3% in 2010-2011		Eden still has one of the highest rates of fuel poverty in the country, which is a prominent issue for the district. We can encourage high standards of efficiency	

Monitoring Indicator	Relevant Planning Policies	Part of Cumbrian Monitoring Dataset	Data/Performance (G- Gross, N - Net; Where available)	Targets	Policy Performance	Comments	New Indicator?
	CS19: Energy Conservation, Efficiency & Production in New Developments					through new development, though much of the issue exists with the current housing stock.	
Amount of energy produced from renewable energy generation.	CS20: Renewable Energy		2011-2012: 2mW	3mW per annum		Eden has the potential to deploy 72mW per annum by 2030. The current 2mW are produced primarily by small scale/ micro wind generation, there are also biomass, landfill gas and small scale hydro-power. It is anticipated policy CS19 will increase small scale renewable energy production, and where appropriate commercial scale renewable will be considered.	

### Active & Inclusive Communities

Services lost or gained in towns and villages	CS21: Principles for Services, Facilities, Sport and Informal Recreation		March 2010 – February 2013:  5 bus services were lost and one gained (Ivegill). No schools were lost or gained. One post office was	No decrease from base line		The 2010 Core Strategy identifies 46 'Local Service Centres' on the basis that they have a bus service, and then two out of three of a school, post office, shop, village hall or pub. The list was revised in 2013 as part of the 'Housing: Preferred Sites and Policies' document.	
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			lost at Knock. 4 village shops were lost. Two village halls were lost and once gained (Maulds Meaburn).				
Loss of services and facilities in towns and villages after marketing period	CS22: Protection of Village Services & Facilities		2012-2013: 0	No decrease from base line		No pubs or village services have been lost during the monitoring year 2013-2014.	
Number of designations as Asset of Community Value (ACV)	CS22: Protection of Village Services & Facilities		4 sites were registered during the monitoring year - Land at Pategill, Brent Road, Scaws, Penrith, the George and Dragon Inn, Garrigill, and the Crown Inn Morland  A further two were registered in 2014 - the Three Greyhounds Inn, Great Asby and Blencathra	3 per year		The localism act empowers communities to identify important assets at risk, through listing a site as an asset of community value (ACV). This gives communities an opportunity to bid to retain these services.	Y
Gain or loss of public transport services	CS22: Protection of Village Services & Facilities		2013-2014: Not monitored 2012-2013: Not monitored 2011-2012: 1	No decrease from base line		This indicator was not monitored in for the 2013-2014 monitoring year pending changes to bus services the following year (2014/15). For this year the 105, 106 and 680 services were closed,	

			village gained a bus service. 3 villages lost a bus service.			affecting Greystoke, Newbiggin, Clifton, Shap, Orton, Tebay and Nenthead. Funding was withdrawn from the 563 service but a replacement service is now run by Grand Prix coaches.	
% of retail developments in accordance with locational strategy	CS23: Hierarchy of Retail Centre		2012-2013: 60% in KSCs 2013-2014: 100% in KSC's	Maintain base line.		100% of retail development completed during 2013-2014 was located with Penrith.	
Total amount of floor space developed for town centre uses	CS23: Hierarchy of Retail Centre	COI BD4	2012-2013: Town Centres: -3510.1m <sup>2</sup> Non-town centres: 666.06m <sup>2</sup>  2013-2014: Town Centre – 5619m <sup>2</sup> Non-Town Centres: 6126m <sup>2</sup>	Maintain base line (2009/10)		During 2013-2014 two large retail schemes in Penrith have been completed and opened. Penrith New Squares has provided retail provision within the town centre and Castle Retail Park has provided edge of centre retail offer. It is unlikely that we will see such large schemes developed in future years.	
% of open space/recreation land lost to development	CS24: Open Space & Recreational Land		2011-2012: (Penrith) 0 2010-2011: (Penrith) 12,600m <sup>2</sup> lost, 98,800m <sup>2</sup> gained 85,400m <sup>2</sup> net gain	0%		It is not possible to monitor this indicator as we currently do not have any open space designations. This indicator will be monitored through the new Local Plan which will identify protected open space.	
Number of new higher education sites developed	CS25: University of Cumbria		0	Maintain baseline (2010-2011)		There has been no new higher education sites developed in Eden in the monitoring year. We will encourage the appropriate development of higher education sites as stated in policy	



						CS25.	
Number of higher education students	CS25: University of Cumbria		c. 800 students now at Newton Rigg College, up from 350 in 2011.	Increase from base line		The Newton Rigg Campus is no longer owned by the University of Cumbria. Askham Bryan College own the site and	
Number of knowledge based jobs created	CS25: University of Cumbria		N/A	N/A	N/A	Not recorded.	

## Appendix C - Indicator Definitions and Notes

### Housing and Population

#### *Household Type and Tenure*

The terms used to describe tenure are defined as:

- Owned: either owned outright, owned with a mortgage or loan, or paying part rent and part mortgage (shared ownership).
- Other social rented includes rented from Registered Social Landlord, Housing association, Housing Co-operative and Charitable Trust.
- Rented from the Council refers to Rented from Council (local authority)/Scottish Homes in Scotland and Northern Ireland Housing Executive in Northern Ireland.
- Private rented: renting from a private landlord or letting agency, employer of a household member, a relative or friend of a household member or other person.

Living rent free could include households that are living in accommodation other than private rented.

In general a household's accommodation is defined as an unshared dwelling if all the rooms are behind a door that only that household can use.

Figures have been randomly adjusted to avoid the release of confidential data.

The definition of dwelling (in line with the 2011 Census) is a self-contained unit of accommodation. Self-containment is where all the rooms in a household are behind a door, which only that household can use. Non self-contained household spaces at the same address should be counted together as a single dwelling. Therefore, a dwelling can consist of one self-contained household space or two or more non-self-contained spaces at the same address.

Net additional dwellings are defined as new dwellings completed, plus gains from conversions less losses from conversions, plus gains from change of use less losses from change of use and less demolitions. 2a (ii) should give figures for net additional and gross dwellings. 'Current year' means the previous financial year which the AMR is reporting upon.

### **Economy and Business Development**

Total amount of additional employment floorspace by type is defined by Use Class Orders (UCOs) B1 (a), (b) and (c), B2 and B8. Amounts should be defined in terms of completed gross internal floorspace (m<sup>2</sup>).

Gross internal floorspace is the entire area inside the external walls of a building and includes corridors, lifts, plant rooms, service accommodation e.g. toilets but

excludes internal walls. The difference between gross external area and gross internal floorspace is typically between 2.5 and 5%.

Employment land available by type (UCOs B1 (a), (b) and (c), B2 and B8). Land available should include (i) sites allocated for employment uses in Development Plan Documents, and (ii) sites for which planning permission has been granted for employment uses, but not included in (i).

Total amount of floorspace for 'town centre uses' - Gross internal floorspace is the entire area inside the external walls of a building and includes corridors, lifts, plant rooms, service accommodation e.g. toilets but excludes internal walls. The difference between gross external area and gross internal floorspace is typically between 2.5 and 5%.

### **Built and Natural Environment**

Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds; this is a proxy measure of (i) inappropriate development in the flood plain and (ii), development that adversely affects water quality.

Change in areas of biodiversity importance - 'change' to be considered in terms of impact of completed development, management programmes and planning agreements. Measurement includes additions and subtractions to biodiversity priority habitats (hectares) and numbers of priority species types. Regional targets for biodiversity priorities are compiled by regional biodiversity partnerships, reflecting those in the national biodiversity action plan and those agreed by local biodiversity partnerships at the sub-regional level. Priority habitats and species are found in designated sites and the wider landscape. Areas of environmental value should be measured in hectares.

Renewable energy generation; Renewable energy types include bio fuels, onshore wind, water, solar energy and geothermal energy for Installed capacity should be reported for (a) renewable energy developments /installations granted planning permission and (b) completed renewable energy developments / installations. Figures should be in megawatts. 'Installed' means completed and available for operation.

## Appendix D - Glossary of Terms

The table below contains the various abbreviations which are used throughout the Annual Monitoring Report and their definitions.

The 'Act'	The Planning & Compulsory Purchase Act 2004	Main statutory underpinning for the UK planning system.
DCLG	Department of Communities & Local Government	Previously known as ODPM (Office of the Deputy Prime Minister), source of national policy guidance.
DPD	Development Plan Document	The documents that a local planning authority must prepare, and which have been subject to rigorous procedures of community involvement, consultation and independent examination. These have now been replaced by a single 'Local Plan'
EIP	Examination in Public	The process during which an Inspector decides whether a plan is sound and determines any changes which need to be made before the document can be adopted.
EVA	Economic Viability Assessment	Document which tests current thresholds to determine viability of schemes given past and current market conditions.
LDF	Local Development Framework	The LDF was a folder of 'Local Development Documents' which provided the local authority's policies for meeting the community's economic, environmental and social aims for the future of their area where this affects the development of land. It has now been replaced by a single Local Plan.
LVIA	Landscape & Visual Impact Assessment	Evidence base document that using guidance in conformity with the 2006 European Landscape Convention. The document assesses the significance of land in and around the Key Service Centres, for suitability and sensitivity.

NPPF	National Planning Policy Framework	New national planning framework replacing Planning Policy Statements, published on the 27 <sup>th</sup> march 2012.
PDL	Previously Developed Land	Land which is, or has been occupied by a permanent structure. This includes curtilage surrounding the developed land associated to the fixture.
PPS	Planning Policy Statement	Previous Government statements of national planning policy, now replaced by the NPPF.
RIGS	Regionally Important Geological & Geomorphological Site	Non-statutory sites designated according to assessments undertaken by local RIGS groups. Designation of RIGS sites may be done for scientific or educational reasons but it represents a desire to protect an important earth science.
RSS	Regional Spatial Strategy	The RSS provided a spatial framework to inform the preparation of local development documents, local transport plans and regional and sub-regional strategies and programmes. RSSs are being revoked by Central Government, with the North West RSS revoked on 20 May 2013.
SA	Sustainability Appraisal	Assessment of the social, economic and environmental impacts of the policies and proposals contained within the Local Plan
SCI	Statement of Community Involvement	Document explaining to stakeholders and the community, how and when they will be involved in the preparation of the Local Plan, and the steps that will be taken to facilitate this involvement.
SEA	Strategic Environmental Assessment	Assessment of the environmental impacts of the policies and proposals contained within the Local Plan.
SHLAA	Strategic Housing Land Availability Assessment	Document that assesses land availability for housing within the district and identifies a 5 year supply of deliverable sites.

SHMA	Strategic Housing Market Assessment	Assessment that determines mix of housing required in the district based upon evidenced need and demographic trends/profiles. This should include a breakdown of affordable/market let houses and what types of housing is required.
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## Accessible Information

A summary of the information contained in this document is available upon request in different languages or formats. Contact Eden District Council's Communication Officer, Telephone: 01768 212137  
Email: [communication@eden.gov.uk](mailto:communication@eden.gov.uk)

### Polish

Streszczenie informacji zawartych w niniejszym dokumencie można uzyskać na życzenie w innym języku lub formacie. Prosimy o kontakt telefoniczny z Referentem Rady ds. Komunikacji Okręgu Eden pod numerem telefonu 01768 817817 lub pocztą e-mail na adres [communication@eden.gov.uk](mailto:communication@eden.gov.uk)

### Cantonese

若閣下要求，本文件的摘要資訊可以其他版式和語言版本向您提供。請聯絡伊甸區地方政府傳訊主任 (Eden District Council's Communication Officer)，其電話為：01768 817817，或發電郵至：  
[communication@eden.gov.uk](mailto:communication@eden.gov.uk)

### Urdu

وون ابز فل تخم رپ ے ن اج ے ی ک تس او خرد ھ صال خ اک تامول عم لم اش ں یم زی و اتسد سا  
ے ئارب رسفا ے ک لس نواک ٹکرسٹس ڈنڈیا ے ھ با ی تسد ں یم (سولکش) سوٹی مراف روا  
ای ں یرک ھ طبار رپ 01768817817 ر ب من نوف ے س تال ص اوم  
ں یرک لی یم یا رپ [communication@eden.gov.uk](mailto:communication@eden.gov.uk)

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