

Annual Monitoring Report 2016/2017

Annual Monitoring Report for the Eden Local Plan

September 2018

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 Governance (Technical Services), 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 law¹ 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 2016 to 31 March 2017. It is split 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 C) contains a list of key abbreviations and explanations.

¹ 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.

Contents

Annual Monitoring Report 2016/2017	1
Annual Monitoring Report for the Eden Local Plan	i
Why has this document been produced?	ii
What does this document contain?	ii
Contents.....	iii
List of Figures	v
List of Tables.....	vi
Part A - About Eden District	1
Sparse population, rural character	2
High Environmental Quality.....	2
Low Wage Employment	2
A Growing and Ageing Population	3
High House Prices, Lack of Affordable Housing.....	4
Good Transport Links, High Car Dependency	5
High Life Expectancy, Low Crime Rates	5
Part B - Plans.....	7
The Development Plan.....	7
Supplementary Planning Documents	9
Work Undertaken in 2013-2014	9
Work Undertaken in 2014-2015	10
Work Undertaken in 2015-2016	10
Work Undertaken in 2016-2017	11
Work Undertaken in 2017-2018	12
The Local Development Scheme	13
Neighbourhood Planning.....	23
Upper Eden Neighbourhood Plan	24
Other	27
Community Infrastructure Levy	29
Part C - Monitoring Progress.....	32

A. Housing and Population.....	33
B. Economy and Business Development	43
C. Built and Natural Environment	48
Appendix A - Monitoring Data	53
Appendix B - Indicator Definitions and Notes.....	68
Housing and Population	68
Appendix C - Glossary of Terms	70

List of Figures

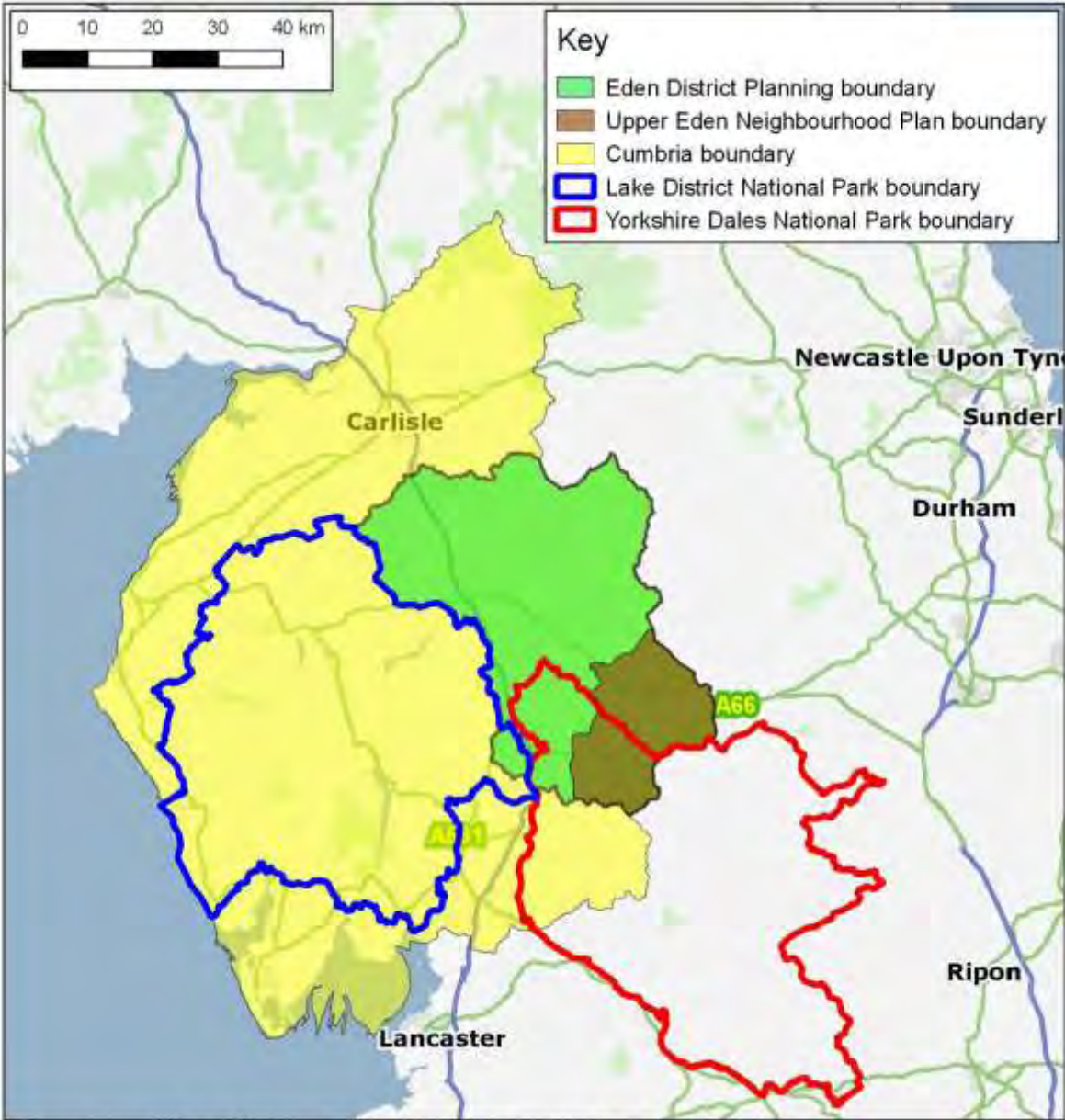
Figure 1: Map of Eden.....	1
Figure 2: Percentage Breakdown of Employment by Type	3
Figure 3: Projected Percentage Population Change by Age Group	4
Figure 4: Crime Rates in Cumbria by District	6
Figure 5: Neighbourhood Planning Activity in Eden (April 2017).....	23
Figure 6: Population Breakdown by Age and Gender	33
Figure 7: Housing Tenure in Eden	34
Figure 8: Household Type in Eden.....	34
Figure 9: Housing Completions - Brownfield vs Greenfield	36
Figure 10: Housing Trajectory	37
Figure 11: Recent Job Seekers Allowance Claimant Rates	43
Figure 12: Commercial Completions (including Change of Use) in 2016/2017	45

List of Tables

Table 1: Eden Local Plan 1996 - Saved Policies.....	8
Table 2: Eden Local Plan Delivery Schedule	13
Table 3: Evidence Base (April 2016).....	14
Table 4: UENDP Approvals – 2016-2017	24
Table 5: UENDP Completions – 2016-2017	26
Table 6: Duty to Cooperate Record.....	30
Table 7: Housing Trajectory	38
Table 8: Five Year Housing Land Supply Summary.....	39
Table 9: Area of Cumbria BAP Habitats	48
Table 10: Current Renewable Energy Deployment	50

Part A - About Eden District

Figure 1: Map of Eden



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Key characteristics relevant to the planning of the district include:

Sparse population, rural character

The District of Eden has an area of 2,156 km², 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 52,564³. 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 20% of the District lies within the Lake District National Park, 13.96% within the Yorkshire Dales National Park, and 25% 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 2.3% to 2.2% between 2015-2016 and 2016-2017⁴. This is considerably lower than the North West figure of 5.1%, and the national average of 4.7%⁵, both of which saw reductions over the same time period. The rate of numbers employed in Eden increased from 80.5% to 87.8% over the year 2016-17⁶. The employment rate is still higher than the North West rate of 71.8% and the UK rate of 74.2%.

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 2017 are £487.70; this represents an increase from £443.00 in 2016; for the North West the figure is £531.30 and for the UK £555.80⁷.

There are 25,000 employee jobs within the District⁸. 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.

² ONS, 2011

³ ONS, 2011

⁴ Nomis Official Labour Market Statistics, 2017

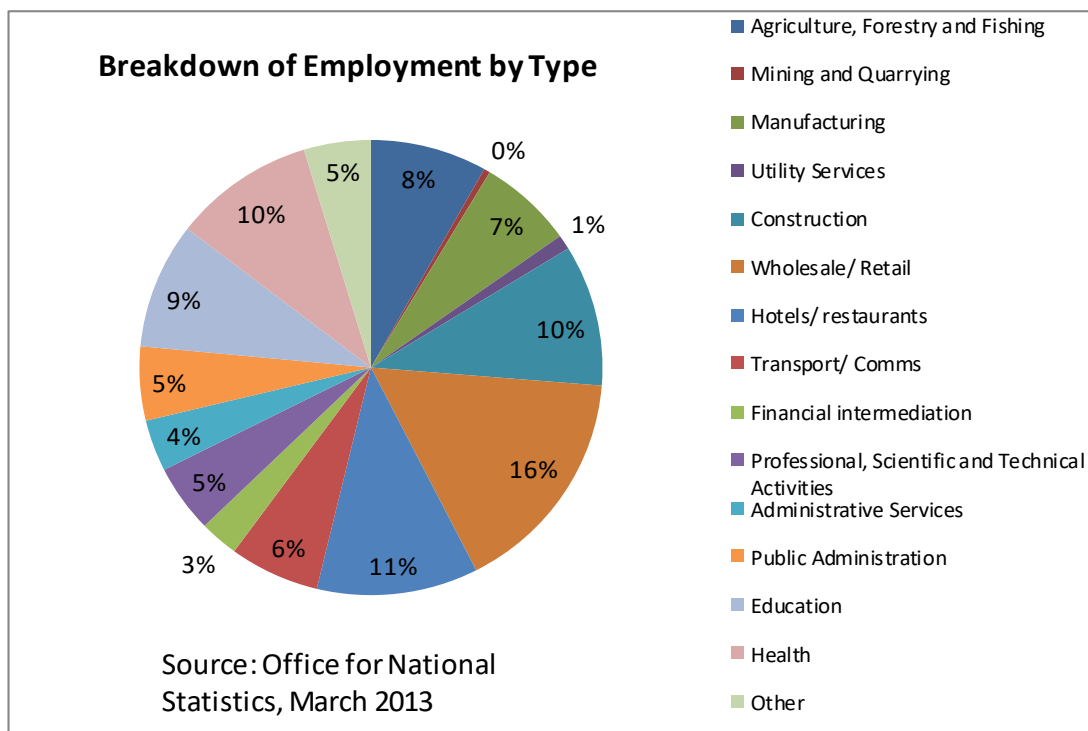
⁵ Nomis Official Labour Market Statistics, 2017

⁶ Nomis Official Labour Market Statistics, 2017

⁷ Nomis Official Labour Market Statistics, 2017

⁸ Nomis Official Labour Market Statistics, 2017

Figure 2: Percentage Breakdown of Employment by Type



However, there is no suitable data available which includes agriculture. As this is a significant employer within the District any employment data currently available does not provide an accurate reflection of employment in certain industries.

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 52,800⁹.

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%¹⁰.

It is predicted that Eden’s population will continue to grow but significantly more slowly over the coming years; with forecasts estimating an increase of approximately 0.19% by 2039, which equates to approximately 100 people¹¹. This population growth, largely due to in-migration, is closely linked to the high house prices in the District.

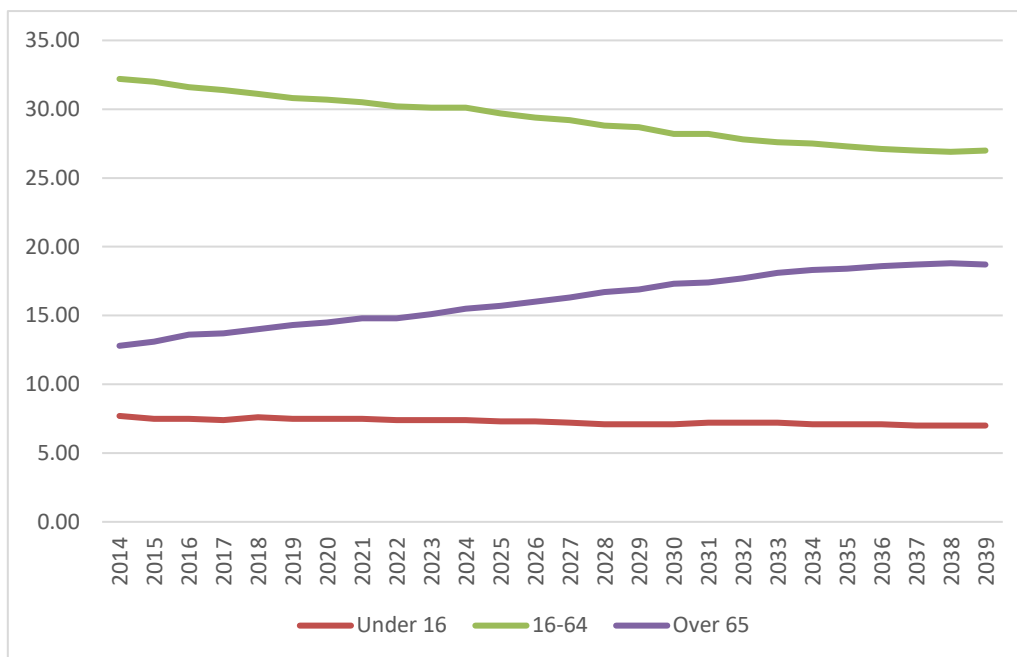
⁹ Nomis Official Labour Market Statistics, 2017

¹⁰ Office for National Statistics, 2011

¹¹ Office for National Statistics, 2014 Sub-National Population projections

Figure 3 reflects estimates in population change to 2039. Most apparent is the evident rise in Eden’s elderly population. This is predicted to continue with forecasts estimating an increase from 12,800 to 18,700 in the number of people aged 65 and over by 2039, by which time 36% of the total population will be over 65¹². Reasons behind the growing elderly population include a high level of in-migration of people who are attracted by the high environmental quality and a good quality of life, which is especially attractive to those wishing to retire into the area. Conversely, the forecasts show a fall in those aged 16-64. This reflects the trend of outward migration of the working aged population who leave in search of employment and suitable housing.

Figure 3: Projected Percentage Population Change by Age Group¹³



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 2017 is £184,000 which is slightly higher than the 2016 figure of £182,499. This figure is much higher than the figure for Cumbria as a whole of £154,000 but lower than the national average of £225,000¹⁴.

The median household income in Eden in 2017 is £24,415, below the national average of £29,085¹⁵. The median house price in Eden in 2017 is 7.53 times the average household income; making the private housing market inaccessible to many local people. This figure is 5.4 times across Cumbria and nationally is 7.7.

¹² Office for National Statistics, 2014 (Sub-National Population Projections)

¹³ Office for National Statistics, 2014 (Sub-National Population Projections)

¹⁴ ONS Median House Price Data - 2017

¹⁵ ONS Median Income Data - 2017

There are currently 1,376 houses in Eden being used as second homes¹⁶; this not only impacts upon the ability 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)¹⁷.

The Adopted Core Strategy (2010) 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 569 units¹⁸. 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%¹⁹.

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 female²⁰. 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 211th most deprived district nationally (out of 326 where 1 is the most deprived)²¹. 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.

¹⁶ Eden District Council, Council Tax Register, 31 March 2017

¹⁷ Penrith Housing Needs Survey, Eden District Council, 2011

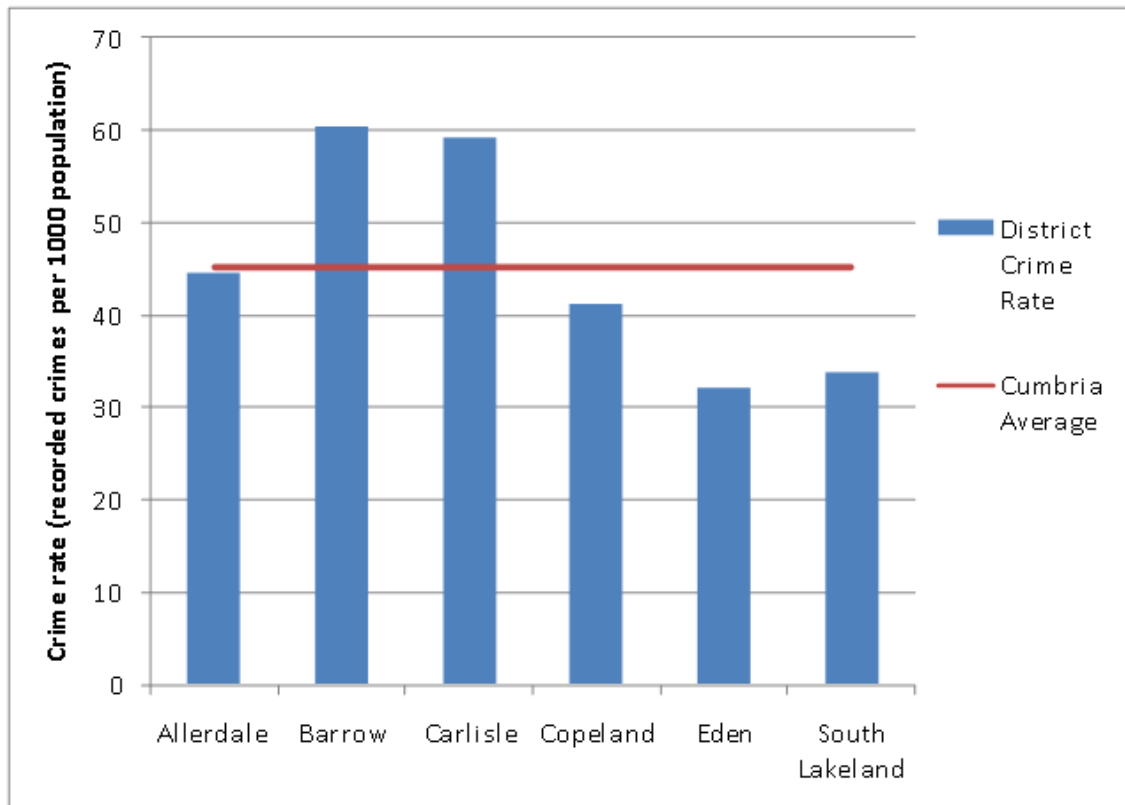
¹⁸ This figure is calculated as part of the Housing Land Supply calculation, which is summarised in Part C (A – Housing and Population) of this report.

¹⁹ Office for National Statistics, 2011

²⁰ Office for National Statistics, 2011

²¹ Office for National Statistics, 2011

Figure 4: Crime Rates in Cumbria by District²²



²² Office for National Statistics, 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 has been made on preparing further planning documents. Whilst this report primarily covers the period 1 April 2016 to 31 March 2017 the following section on plans has been written to set out the position at April 2017.

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"> • NE1 Development in the Countryside • NE2 Development in the North Pennines AONB • NE3 Landscapes of County Importance • NE10 Woodland Planting • NE11 Afforestation Proposals • NE12 Ancient Woodlands • NE13 Protection of Trees • BE1 Demolition in Conservation Areas • BE2 Demolition in Conservation Areas • BE4 Shop Fronts in Conservation Areas • BE5 Advertisements in Conservation Areas • BE6 Trees in Conservation Areas • BE9 Protection and Recording of Archaeological Remains • BE10 Archaeological Assessments • BE11 Demolition of Listed Buildings • BE12 Timing of Demolition • BE14 Alteration of Listed Buildings • BE18 Environmental Improvements • BE20 Open Space Provision in New Developments • BE21 Light Pollution • BE23 Display of Advertisements • NR1 Protection of Groundwater • HS1 Allocations for Residential Development • HS7 Workers Dwellings in the Countryside 	<ul style="list-style-type: none"> • EM1 Business Park Allocation • EM2 Employment Site Allocation • EM3 Local Employment Site Allocation • EM4 Small Employment Site Allocation • EM5 Development on Allocated Sites • EM7 Extension of Existing Sites and Premises • EM8 Re-use of industrial or commercial sites • EM11 Haulage Sites • EM12 Employment Opportunities in the Settle-Carlisle Railway Corridor • TM4 Signposting Rural Businesses • TM5 Replacement of Caravans with Chalets • TM6 Caravan and Chalet Occupancy • PT2 Protected By-Pass routes • PT8 Access to Buildings • PT11 Road User Facilities • SH3 Environmental Enhancement • SH4 Uses in Retail Areas • SH5 Use of Upper Floors in Retail Areas • RE2 Recreation Land at Carleton, Penrith • RE7 Protection of Disused Rail Routes • SE1 Sewage Disposal • SE4 Land for Cemetery Extension • SE5 Development Involving Overhead Lines • SE6 Telecommunication Development
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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
- Management of Conservation Areas SPD was adopted 24 March 2011
- 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 and the saved policies of the 1996 Eden Local Plan.

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 (July 2013).

Work Undertaken in 2014-2015

The Local Plan

Consultation on the Preferred Options Local Plan took place between 21 July 2014 and 26 September 2014.

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.

In 2014-2015, the Council prepared the following documents:

- 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 shows 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** assessing 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]** has recently been completed; the revised document considers housing land availability and replaced the version produced in 2009.
- 5) A **Strategic Flood Risk Assessment** which will assess how to avoid flooding associated with new development.

Work Undertaken in 2015-2016

Preparation of Eden Local Plan 2014-2032

During 2015, the Council was preparing the final document in readiness for the submission. The last consultation took place in 2014 on the preferred options draft document.

Between the 24 July 2015 and 24 August 2015, the Council consulted upon some of the evidence base documents, including those on Housing Distribution, Land Availability (Housing) and the Strategic Housing Market Assessment.

On the 19 October 2015, the Council commenced consultation on its Submission Draft Plan, the consultation ran until 30 November 2016 and 334 responses to this consultation were received.

Submission of Eden Local Plan 2014-32

The Eden Local Plan 2014-2032 was submitted on Wednesday 23 December 2015. The Planning Inspectorate appointed Mr Mel Middleton BA (Econ) DipTP Dip Mgmt. MRTPI to examine the plan.

The Council received the Inspector's preliminary questions on the 25 January 2016, these covered matters relating to the Strategic Housing Market Assessment, Housing Allocations and Employment Provision.

The Council's response to these questions was provided on 19 February 2016.

The Issues and Questions to be considered at the forthcoming examination were issued to the Council on 23 March 2016. In particular, these related to:

- Legal Soundness
- Policy LS1
- Policy LS2

Work Undertaken in 2016-2017

In April 2016, the Council published its various responses to the Issues and Questions posed by the Inspector, these responses would form the basis of the Council's representation at the examination hearings which took place between 9 May 2016 and 12 May 2016.

Following the conclusion of these hearing sessions, the Inspector wrote to the Council on 19 May 2016 outlining his concerns in relation to the Key Hubs Strategy. In response to this the Council undertook a review of the strategy and published a revised Key Hubs Strategy on 7 July 2016.

Further hearings took place between 19 and 21 July 2016, the purpose of these hearings was to further discuss the revised Key Hubs strategy and also the Objectively Assessed Housing Need figure. After these sessions, the Inspector asked the Council to further consider modifications to the Plan which would address some of the concerns he raised and also the concerns raised by stakeholders who attended the hearings.

Further evidence and documents were prepared throughout July and August, with a further set of hearings taking place between 12 and 15 September 2016.

In December 2016, the Inspector once again wrote to the Council outlining the outstanding further areas of work which needed to be undertaken by the Council. He also advised that further public consultation would be required.

Interim Consultation

Following the Eden Local Plan 2014–2032 hearing sessions that took place in 2016, further evidence-based work on the Local Plan was undertaken with a view to addressing concerns raised by both participants and the Local Plan Inspector.

This additional work related to the District's Full Objectively Assessed Housing Need (FOAHN); the housing distribution strategy; and the allocation of sites (within the District's four towns and Key Hubs) to meet future housing needs.

The main proposals were:

- An increase in the number of houses to be built in Eden each year to 242 (an uplift of 42 dwellings per annum compared with the Local Plan 2014-2032 Submission Version);
- Amendments to the housing allocation sites in Penrith, Alston, Appleby and Kirkby Stephen, primarily in response to the adjustment to the District's overall housing target;
- A reduction in the number of key hubs from 28 to just 12, focussing on the most sustainable locations; and,
- New sites allocated for housing development in the key hubs (informed by the Land Availability Assessment 2015 and more recent intelligence) except where there is a commitment for a Neighbourhood Plan to allocate land, such as at Langwathby and Lazonby.

The consultation commenced on 13 March 2017 and continued through to 10 April 2017.

Work Undertaken in 2017-2018

Following the Interim Consultation, the Council reviewed all responses and identified modifications which needed to be made to the Plan.

The outcome of this consultation necessitated the need for further hearing sessions, which took place in May 2017.

It was the aim of the Council to adopt the Local Plan in Autumn 2017.

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.

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	October 2015
Submission	March 2015	December 2015
Examination	June-July 2015	June 2016
Adoption	November 2015	Autumn 2017

The Local Development Scheme document has not yet been updated, the adoption of the Eden Local Plan has been delayed and is unlikely to be adopted within the above timescales.

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 (April 2016)

Reference	Title	Date	Author	Purpose of Document
EB001	Area Profile – Penrith	November 2015	Eden District Council	To provide an overview of the characteristics of the settlement and identify as assess proposed housing allocations.
EB002	Area Profile – Alston	November 2015	Eden District Council	To provide an overview of the characteristics of the settlement and identify as assess proposed housing allocations.
EB003	Area Profile – Appleby	November 2015	Eden District Council	To provide an overview of the characteristics of the settlement and identify as assess proposed housing allocations.
EB004	Area Profile – Kirkby Stephen	November 2015	Eden District Council	To provide an overview of the characteristics of the settlement and identify as assess proposed housing allocations.
EB005	Cumbria Gypsy and Traveller Accommodation Assessment	November 2013	Arc4	To identify the housing needs of Gypsies and Travellers and Travelling Show people from across the County. The overall objective of the research was to provide a robust evidence base to inform future reviews of Local Plans and housing strategies.
EB006	Cumbria Historic Environment Record	No Date	Cumbria County Council	The Historic Environment Record [HER] is a series of linked computer databases that hold information on known archaeological sites, finds, landscapes, buildings and other aspects of the historic environment. In addition, it contains information on past research and investigations.

Reference	Title	Date	Author	Purpose of Document
EB007	Cumbria Landscape Character Guidance and Toolkit	March 2011	Cumbria County Council	The Cumbria Landscape Character Guidance and Toolkit maps and describes the character of different landscape types across the county and provides guidance to help maintain their distinctiveness.
EB008	Cumbria Local Transport Plan 3	April 2006	Cumbria County Council	The Local Transport Plan [LTP] is the statutory planning document that sets out the vision, strategy and policies for transport. It provides the framework to co-ordinate the local delivery of integrated transport and seeks improvements to our transport systems and the quality of people lives.
EB009	Cumbria Renewable Energy Study	August 2011	SQW	<p>The study on Renewable Energy Capacity and Deployment in Cumbria has been produced to provide a comprehensive evidence base for developing appropriate and robust arrangements with regard to renewable energy.</p> <p>It will be used to help develop policy and make future planning decisions through the emerging Local Plan.</p>
EB010	Cumulative Impact of Vertical Infrastructure Study	October 2014	WYG	The Cumbria Cumulative Impact of Vertical Infrastructure Study, prepared by consultants WYG on behalf of the County and District Councils addresses the cumulative effect of "vertical infrastructure" on the landscape character and visual amenity of Cumbria and adjacent areas of Lancashire arising from the growth in such structures to date and anticipated further growth into the future.

Reference	Title	Date	Author	Purpose of Document
EB011	Economic Viability Appraisal [EVA]	October 2009	DTZ	The aim of the EVA is to assess the viability of the baseline affordable housing policy and develop a robust, transparent and effective means of assessing an appropriate and justifiable affordable housing target for the district.
EB012	Economic Viability Appraisal [EVA] -Update	October 2013	NPS Group	The aim of the EVA is to assess the viability of the baseline affordable housing policy and develop a robust, transparent and effective means of assessing an appropriate and justifiable affordable housing target for the district.
EB013	Eden District Retail Study	March 2008	England and Lyle	The study reviews and updates information contained in the Penrith Retail Study for the Council by GVA Grimley and in the Retail Statement prepared by Savills for the New Squares planning application in Penrith.
EB014	Eden District Retail Study – Update	May 2014	England and Lyle	The update takes account of the requirements of the National Planning Policy Framework [NPPF] in terms of Local Plan policies on retail and another main town centre uses. It is concerned with assessments of the four main centres in Eden District – Penrith, Alston, Appleby and Kirkby Stephen.
EB015	Housing Land Supply Statement – Local Plan Update	September 2015	Eden District Council	This document outlines Eden’s Housing Land Supply [HLS] for the next 5 years, covering the period between April 2016 and March 2021. 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. The council is required by Government planning policy to show that it can demonstrate that there is at least five years’ worth of deliverable sites in the planning pipeline.

Reference	Title	Date	Author	Purpose of Document
EB016	Housing Land Supply Statement 2014-15	April 2015	Eden District Council	This document outlines Eden's Housing Land Supply [HLS] for the next 5 years, covering the period between April 2016 and March 2021. 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. The council is required by Government planning policy to show that it can demonstrate that there is at least five years' worth of deliverable sites in the planning pipeline.
EB017	Housing Land Supply Statement 2013-14	April 2014	Eden District Council	This document outlines Eden's Housing Land Supply [HLS] for the next 5 years, covering the period between April 2016 and March 2021. 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. The council is required by Government planning policy to show that it can demonstrate that there is at least five years' worth of deliverable sites in the planning pipeline.
EB018	Employment Land Study	December 2009	Drivers Jonas LLP	The overall purpose of the study is to examine the current and future demand for employment land and premises and to undertake an assessment of the capacity of current supply/allocations to meet projected demand and forecast requirements.
EB019	Eden Housing Approvals and Completions 2003-2015	April 2015	Eden District Council	This document provides a detailed breakdown of all housing approvals and completions since April 2003 (the base date for the adopted Core Strategy).
EB020	Land Availability Assessment – Housing	October 2015	Eden District Council	The main purpose of the LAA is to identify sites with the potential for housing, assess their potential in terms of the number of housing units and to assess when they could be developed.

Reference	Title	Date	Author	Purpose of Document
EB021	Landscape and Visual Impact Assessment – Alston	May 2010	PDP Associates	The document assesses and ranks both the landscape and visual impacts of the identified major housing option sites surrounding Alston and suggests possible mitigation proposals to limit any potential impact.
EB022	Landscape and Visual Impact Assessment – Appleby	May 2010	PDP Associates	The document assesses and ranks both the landscape and visual impacts of the identified major housing option sites surrounding Appleby and suggests possible mitigation proposals to limit any potential impact.
EB023	Landscape and Visual Impact Assessment – Kirkby Stephen	May 2010	PDP Associates	The document assesses and ranks both the landscape and visual impacts of the identified major housing option sites surrounding Kirkby Stephen and suggests possible mitigation proposals to limit any potential impact.
EB024	Landscape and Visual Impact Assessment – Penrith	May 2010	PDP Associates	The document assesses and ranks both the landscape and visual impacts of the identified major housing option sites surrounding Penrith and suggests possible mitigation proposals to limit any potential impact.
EB025	Open Space Audit	August 2015	Eden District Council	This document provides evidence on the total amount of open space in the district and its distribution, and whether it is sufficient to meet current needs.
EB026	Penrith Strategic Masterplan		AECOM	The Penrith Strategic Masterplan has been developed by AECOM as an evidence base document to underpin the Eden Local Plan. The Masterplan will be used as evidence base in the development of the Housing Preferred Sites and Policies document. It is a key source of information which will guide both policy generation, and the understanding of housing site suitability.

Reference	Title	Date	Author	Purpose of Document
EB027	Penrith Local Plan Transport Modelling Report	April 2015	Cumbria County Council	The Penrith Local Plan transport modelling report summarises the transport modelling study undertaken to assess the cumulative impact of the Eden Local Plan proposals in Penrith. The study used the Penrith transport model to assess the local plan proposals. The Penrith transport model is a traffic model of the Penrith urban area and the surrounding district. It covers the morning and evening weekday peak periods and was updated in 2012 following the opening of Penrith New Squares. The study considers a future year of 2032 in line with the plan period. Traffic growth was applied to the base traffic demand to take account of forecast changes in traffic demand in line with guidance from the Department of Transport.
EB028	Penrith Transport Improvements Study	September 2015	Mott Macdonald	This study, carried out by consultants Mott Macdonald was commissioned to support the Eden Local Plan. It looks at possible transport improvements to support new growth at Penrith and enhance the town. It is accompanied by a traffic modelling report which looks at the capacity of junctions in the town with a view to identifying where improvements may need to be made.
EB029	Strategic Flood Risk Assessment	September 2015	Eden District Council	The Strategic Flood Risk Assessment forms part of the Council's evidence base for the Eden Local Plan. It will be developed and refined over time and will feed into the preferred site allocations for housing and employment within the District.

Reference	Title	Date	Author	Purpose of Document
EB030	Strategic Housing Market Assessment – Taking Stock (Parts 1-4)	October 2015	Eden District Council	'Taking Stock' is Eden's Strategic Housing Market Assessment. Parts 1 -4 establish how much housing we think we may need - this is known as our 'Objectively Assessed Need'. Part 5 looks at the sizes, types and tenures of housing that Eden has now and may need in the future.
EB031	Strategic Housing Market Assessment – Taking Stock (Parts 5)	October 2015	Eden District Council	'Taking Stock' is Eden's Strategic Housing Market Assessment. Parts 1 -4 establish how much housing we think we may need - this is known as our 'Objectively Assessed Need'. Part 5 looks at the sizes, types and tenures of housing that Eden has now and may need in the future.
EB032	Cumbria Biodiversity Evidence Base	June 2008	Cumbria Biological Data Network	The Cumbria Biological Data Network has developed this standard biodiversity evidence for use within the planning system in a uniform way across the county.
EB033	Economic Viability Assessment (2015)	April 2016	NPS Group	This document provides a 'refresh' of the Economic Viability Assessment carried out by DTZ in 2009. It considers whether the original assumptions and figures are still appropriate. Where necessary, this report provided updated data and assumptions and used these to recalculate viability, these can be found in the associated appendices.
EB034	Housing Standards Review and Policy HS5 Background Paper	November 2015	Eden District Council	This document sets out the background and evidence for Policy HS5 (Accessible and Adaptable Dwellings) in the Submission Local Plan. It was prepared following the outcome of the national housing standards review and the resultant need to amend the draft policy relating to housing for older people in the Preferred Options Local Plan.

In addition to the above evidence documents the following were submitted alongside the submission Draft Local Plan:

Reference	Title	Date	Author	Purpose of Document
SD006	Housing Distribution Topic Paper	October 2015	Eden District Council	This paper sets out the evidence which helped inform the future distribution of housing within the district. It provides the evidence to support how we have looked at options for directing new housing to our towns and villages.
SD007	Housing Sites Topic Paper	October 2015	Eden District Council	This paper sets out how we have selected our proposed sites for new housing and which sites have been chosen. It also shows sites that have not been selected and explains why. Alternative options for distributing sites in the towns were contained in an earlier paper (the Housing Sites and Policies 'Alternative Options' Paper, July 2014) and are covered again briefly in this paper.
SD008	Employment Sites and Target Paper	September 2015	Eden District Council	This paper sets out the technical evidence we have used to assess how much employment floorspace may be required in the district over the years 2014-2032 and where it should be located.
SD009	Wind Energy Policy Background Paper	October 2015	Eden District Council	This topic paper sets out the evidence that has informed the Council's proposed policy in relation to wind energy in the Local Plan. In particular it explains how the Council has identified suitable areas for wind energy, and also explains the rationale behind the introduction of the guideline minimum separation distance between wind turbines and residential properties which is included in the supporting text of Policy ENV6.

Reference	Title	Date	Author	Purpose of Document
SD010	Infrastructure Delivery Plan	October 2015	Eden District Council	This Infrastructure Delivery Plan [IDP] has been prepared to support the delivery and implementation of the Eden Local Plan. The Eden Local Plan is the new development plan for Eden which sets out how the area will develop in the period 2014-2032. It sets an overall development strategy, allocates sites for development and protection, and provides a suite of policies that will be used to make decisions on planning applications.
SD011	Sustainability Appraisal Report	September 2015	Eden District Council	The Sustainability Appraisal [SA] accompanies the Proposed Submission Draft of the Local Plan. SA is carried out as an integral part of developing the policies of the Local Plan and promoting a sustainable development framework. It provides a mechanism to consider the likely effects of the Plan and any alternatives. This enables the Local Plan to avoid and, if necessary, provide mitigation for any adverse effects maximising positive outcomes.
SD015	Habitats Regulation Assessment	October 2015	Eden District Council	The aim of this report is to show that the Local Plan complies with the Habitats Directive and that any policies and proposals that are likely to have a significant effect on European Sites are noted and fully considered with the aim of ensuring that the Plan will avoid any significant effects.

A full list of all documents associated with the ongoing examination of the Eden Local Plan 2014-2032 can be viewed at:
<https://www.eden.gov.uk/planning-and-building/planning-policy/eden-local-plan-2014-to-2032/eden-local-plan-2014-to-2032-examination/eden-local-plan-examination-library/>

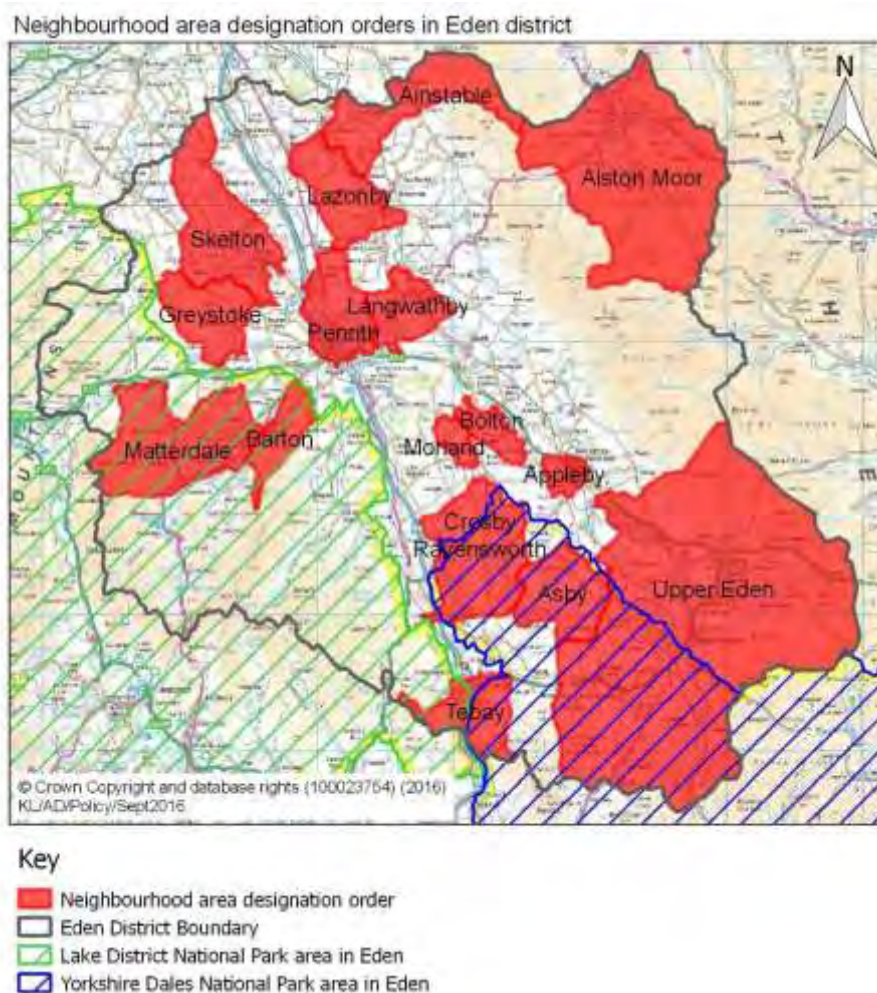
Neighbourhood Planning

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.

Figure 5: Neighbourhood Planning Activity in Eden (April 2017)



Upper Eden Neighbourhood Plan

On 11 April 2013 the Upper Eden Neighbourhood Plan [UENDP] 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 four years 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 2016-2017 (Policy: UENDP6)

Table 4: UENDP Approvals – 2016-2017

Parish	2013-2014	2014-2015	2015-2016	2016-2017	Average Potential Dwelling Per Annum – ‘Development Rate’	Potential Number of Dwellings over 14 years
Kirkby Stephen	11	15	1	4	24	336
Brough	4	26	2	4	3.48	45
Crosby Garrett	0	0	0	2	0.67	9
Nateby	0	0	3	0	0.54	7
Ravenstonedale	0	2	9	5	2.92	38
Soulby	3	2	3	0	0.89	12
Warcop	20	1	13	2	2.49	32
Brough Sowerby	0	0	0	1	0.67	9
Hartley	0	0	0	0	0.72	9
Helbeck	0	0	0	0	0.085	1
Kaber	0	0	0	1	0.13	2
Mallerstang	1	2	2	1	0.65	8
Musgrave	0	0	0	0	0.73	9
Stainmore	0	1	1	2	1.37	18
Waitby	0	0	0	0	0.27	4
Wharton	0	0	0	1	0.19	2
Winton	0	1	0	0	0.27	4
Total	39	50	34	23	40.075	545

Policy UENDP6 of the adopted Upper Eden Neighbourhood Development Plan stipulates that development in the Upper Eden should continue to comprise of small scale incremental growth, with no Parish precluded from development. To manage growth in the Upper Eden, the policy established 'development rates' which are calculated based on a locations position within the Core Strategy development hierarchy. These rates are considered to be 'upper limits' to prevent over development.

The last two columns of the above table outline these figures, ie in Kirkby Stephen it is expected that 336 new homes will be delivered in the plan period, which equates to an annual average (second to last column) of 24 units. For smaller settlements or parishes, these figures are significantly lower ranging from an annual average of 0.08 units in Hellbeck to 45 units in Brough.

These figures are used to assess whether approvals are being granted in line with these targets and the wider settlement hierarchy. This data can be used by the relevant Parish Councils to object to further development, where the amount of development outlined in Policy UENDP6 has already been exceeded. For example, in Brough approval has already been granted for 36 dwellings in the first three years of the plan, which far exceeds the annual rate of development, but remains lower than the total required in the plan period. Whilst annual development rates have been exceeded in some cases, at this point in time no Parish has exceed the overall target for the plan period.

Since adoption of the Upper Eden Neighbourhood Plan, a total of 146 new dwellings have been approved across the seventeen parishes. The largest numbers of approvals have been within the towns and larger villages; however there have also been a number of approvals within the rural parishes. The increase in approvals within the rural parishes is largely driven by the introduction of permitted development rights for barn conversions. Very few approvals are granted directly as a result of a policy within the Upper Eden Neighbourhood Plan.

UENDP 1 - Rural Exceptions Housing for Local People

During 2016-2017, no applications were approved under this policy.

UENDP 2 - Housing on Farms

During 2016-2017, one application was approved under this policy.

UENDP 3 -Housing for Older People

During 2016-2017, no applications were approved under this policy.

UENDP 5 - Fibre

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

Upper Eden Neighbourhood Development Plan Completion Rates

Table 5: UENDP Completions – 2016-2017

Parish	2013-2014	2014-2015	2015-2016	2016-2017	Total
Kirkby Stephen	30	16	5	2	53
Brough	3	0	11	8	22
Crosby Garrett	0	0	1	0	1
Nateby	0	0	0	6	6
Ravenstonedale	0	0	0	0	0
Soulby	0	0	1	2	3
Warcop	3	5	3	2	13
Brough Sowerby	0	0	0	0	0
Hartley	1	0	0	0	1
Helbeck	0	0	0	0	0
Kaber	0	0	0	0	0
Mallerstang	1	0	1	0	2
Musgrave	0	0	0	0	0
Stainmore	0	0	0	1	1
Waitby	0	0	0	0	0
Wharton	0	0	0	0	0
Winton	1	3	0	0	4
Total	39	24	22	21	106

During 2016-2017, a total of 21 completions were recorded across the Upper Eden Neighbourhood Plan Area, this is the lowest number of completions recorded since the plan was adopted.

Other Neighbourhood Planning Activity

The following Parish/Town Councils have designated an area for the purposes of Neighbourhood Planning:

- Ainstable (23 February 2015)
- Alston Moor (1 July 2014)
- Appleby-in-Westmorland (11 November 2014)
- Asby (18 September 2014)
- Bolton (11 February 2014)
- Crosby Ravensworth (27 January 2015)
- Greystoke (23 December 2015)
- Langwathby (17 July 2014)
- Lazonby (18 September 2014)
- Morland (17 July 2014)
- Penrith (6 September 2016)
- Skelton (1 July 2014)
- Tebay (22 May 2013)

During 2016-2017, the only new area to be designated as a Neighbourhood Area was Penrith.

Neighbourhood Planning Consultations

The following Neighbourhood Plan areas have published a plan for consultation

- **Bolton**

Bolton Parish Council submitted their Neighbourhood Plan to Eden District Council for consultation between 6 June 2016 and 25 July 2016 under Regulation 16 of the Neighbourhood Plan (General) Regulations 2012.

Community Plans

19 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 (over 5 years old)

Bampton

Barton

Culgaith

Dacre

Great Salkeld (over 5 years old)

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

Penrith

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.

There are no current proposals to introduce a Community Infrastructure Levy for Eden District.

Duty to Co-operate

The 2011 Localism Act introduced a 'Duty to Co-operate'²³, 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.

Further information can be found in the Duty to Cooperate Statement which was submitted in support of the Eden Local Plan 2014-2032. The document can be viewed at <https://www.eden.gov.uk/media/1933/sd-duty-to-cooperate-statement-of-compliance.pdf>

²³ 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"> • North Pennines AONB • Gypsies and Travellers • Strategic Housing Allocations • School Capacity • University of Cumbria and Askham Bryan College (Newton Rigg) • Travel and transport routes - M6, A6, WCML and Carlisle/Settle railway • Wind turbines • River Eden - site of European importance [SAC]
Yorkshire Dales National Park	<ul style="list-style-type: none"> • Housing • Habitats • Gypsy and Traveller Issues • Tourism, employment, transport • Renewable Energy • Broadband high-speed connectivity • School provision
Allerdale Borough Council	<ul style="list-style-type: none"> • Gypsies and Travellers • Strategic housing allocations, in particular the potential need dispersing from the Lake District National Park • Travel and transport - impact of development on traffic and pollution along strategic routes, in particular A66 • Wind power developments • Infrastructure requirements
Lake District National Park	<ul style="list-style-type: none"> • Strategic Housing Allocations • Employment • Gypsy and Travellers • Transport and Infrastructure • Renewable Energy • Neighbourhood Planning

Authority	Possible cross boundary issues
South Lakeland	<ul style="list-style-type: none"> • Transport and Infrastructure - M6, A6 and WCML • Habitats • Gypsy and Travellers • Renewable Energy • Neighbourhood Planning • CIL • Landscape - potential National Park Extensions
Northumberland County Council	<ul style="list-style-type: none"> • Strategic Housing Allocations • Gypsy and Travellers • Employment and Retail • Renewable Energy • Transport and Infrastructure • AONB • Neighbourhood Planning
Durham County Council	<ul style="list-style-type: none"> • Strategic Housing Allocations • Gypsy and Travellers • Employment and Retail • Renewable Energy • Transport and Infrastructure • AONB • Neighbourhood Planning
NHS Clinical Commissioning Group	<p>Spatial vision for the area discussed with the following outcomes:</p> <ul style="list-style-type: none"> • Patient to GP ratio considered at acceptable levels • CCG looking to consolidate assets, no new need for additional GP services in Penrith • Infrastructure issues to be an annual issue for discussion
United Utilities	<p>Identified issues relating to wider funding plan for the North West. Strategic issues identified in:</p> <ul style="list-style-type: none"> • Penrith; wastewater upgrades complete • Localised issues in some villages due to overloaded network
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 B. Figures are the most up-to-date available at the time of writing; unless otherwise stated they refer to the financial year 2016-2017.

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 C.

A. Housing and Population

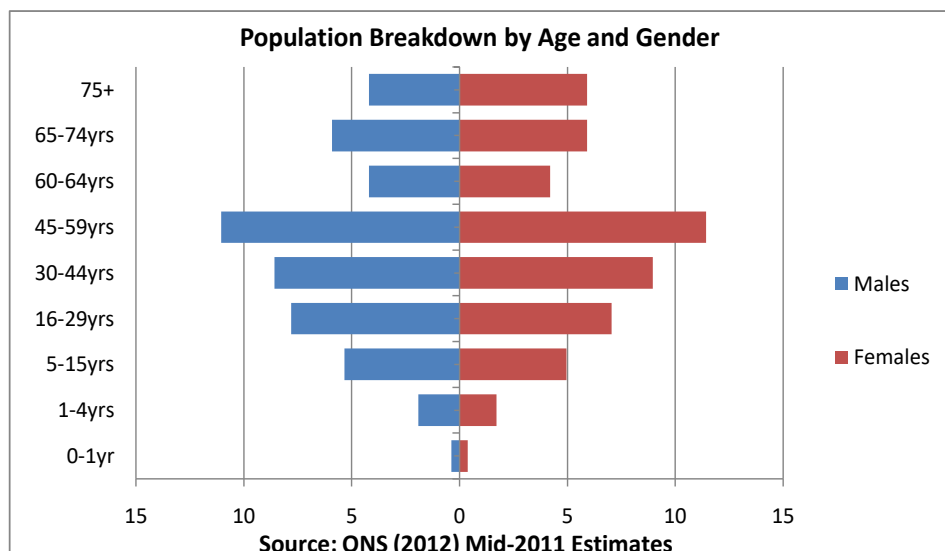
Contextual Indicators

Population structure

The total population of the district in 2011 was 52,564²⁴, 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%²⁵.

Figure 6: Population Breakdown by Age and Gender²⁶



The gender breakdown of the population is shown in Figure 6. Eden has a relatively elderly population, with 21.9% over 65 years old as opposed to 20.6% across Cumbria²⁷.

Using population modelling, there is strong evidence that the population of Eden will rise by approximately 100 people by 2039. More noticeably the elderly proportion of the population is set to increase dramatically; with predictions indicating that by 2039, 36% of the population of Eden will be aged 65 or over²⁸.

²⁴ Office for National Statistics, 2011

²⁵ Office for National Statistics, 2011

²⁶ Office for National Statistics, 2012 (Mid-2011 Population Projections)

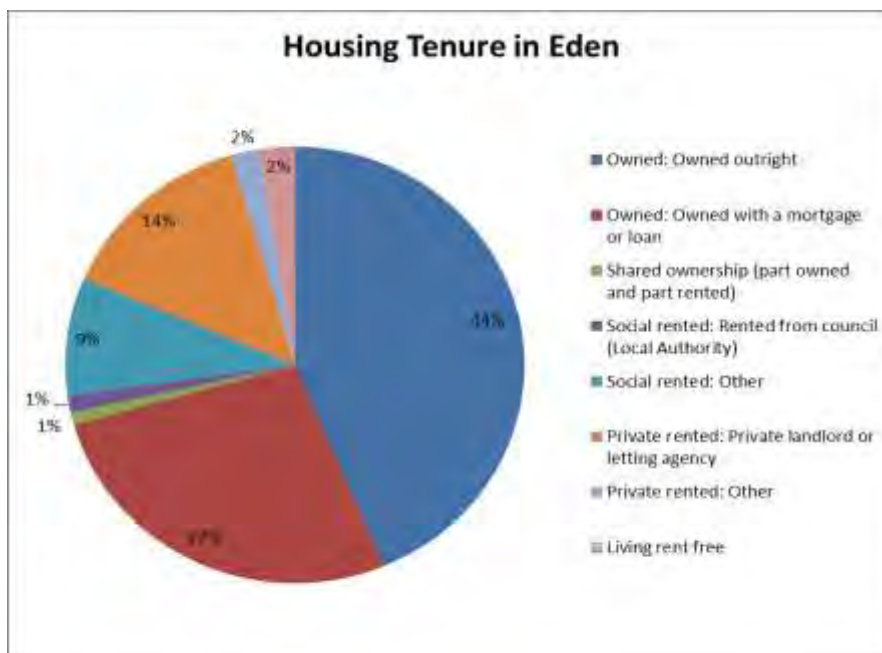
²⁷ Office for National Statistics, 2011

²⁸ Office for National Statistics (2016) 2014 Sub-national population projections

Household type and tenure

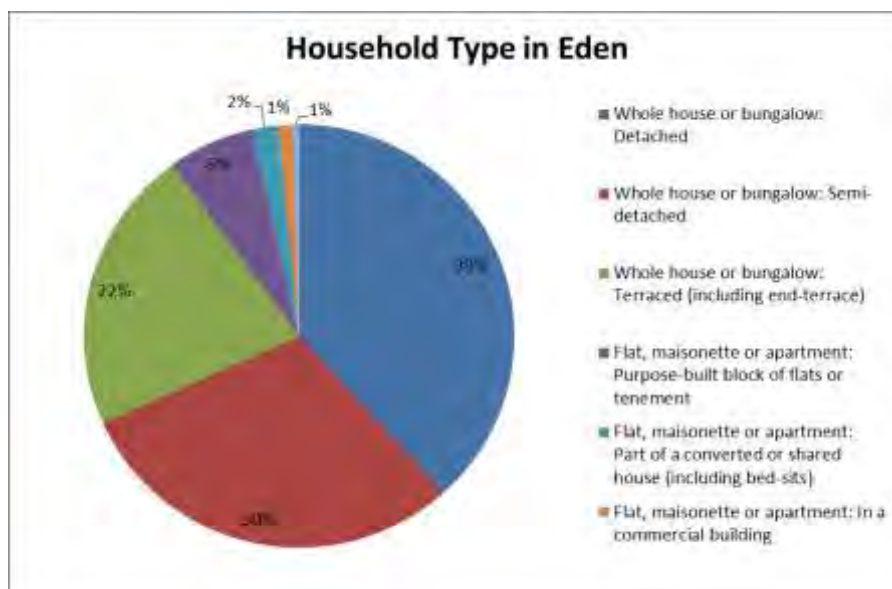
Figure 7 shows there is a high level of owner occupation in Eden. In Eden 70.5% of households own their property outright or with a mortgage, this compares to 64.5% regionally and 63.3% nationally²⁹.

Figure 7: Housing Tenure in Eden³⁰



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 nationally³¹.

Figure 8: Household Type in Eden³²



²⁹ Office for National Statistics, 2011

³⁰ Census, 2011

³¹ Office for National Statistics, 2011

³² Census, 2011

In 2011, of the total dwelling stock (25,060), 1.8% (463) was vacant (long term empty)³³ and 5.1% (1,315) was being used as second homes³⁴. Therefore, a total of 7.1% of dwellings were not occupied permanently by local residents.

Affordability

The median house price for the district in 2016-17 was £184,000. This was 7.5 times the median gross household income of £24,415³⁵. This indicates how unaffordable houses are to many local people. Across Cumbria as a whole the average house price is 5.4 times the average household income, with South Lakeland being the only district less affordable than Eden.

Core Indicators

Housing

Figure 9 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 there has been a steady increase 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 2003-2004 to 66% in 2012-2013 but fell to 20.7% in 2016-2017.

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 Penrith, Kirkby Stephen, High Hesket and Appleby. All these sites are greenfield.

³³ Office for National Statistics, 2011

³⁴ Eden District Council, Council Tax Register, 2011

³⁵ Cumbria Intelligence Observatory, 2017

Figure 9: Housing Completions - Brownfield vs Greenfield

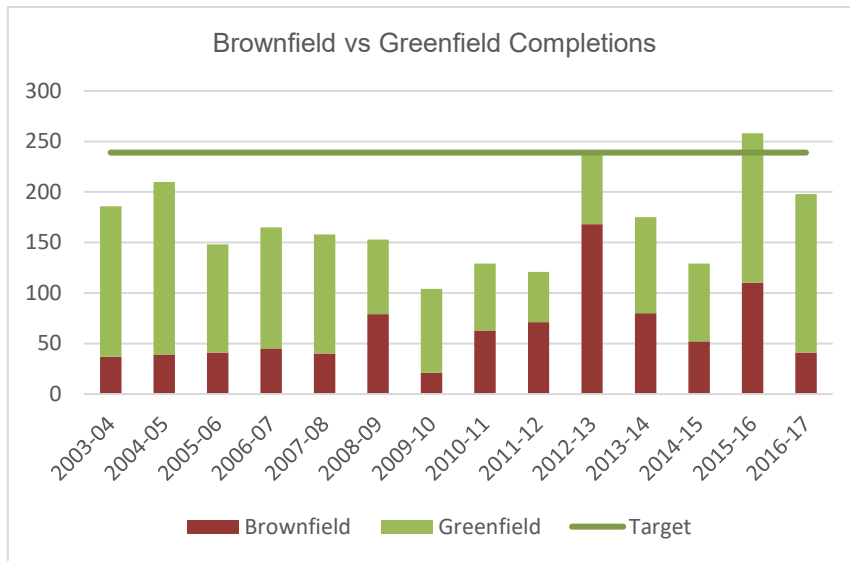


Figure 9 above demonstrates the typical level of brownfield development which has occurred since 2003.

Housing Trajectory - Eden District Council

Figure 10: Housing Trajectory

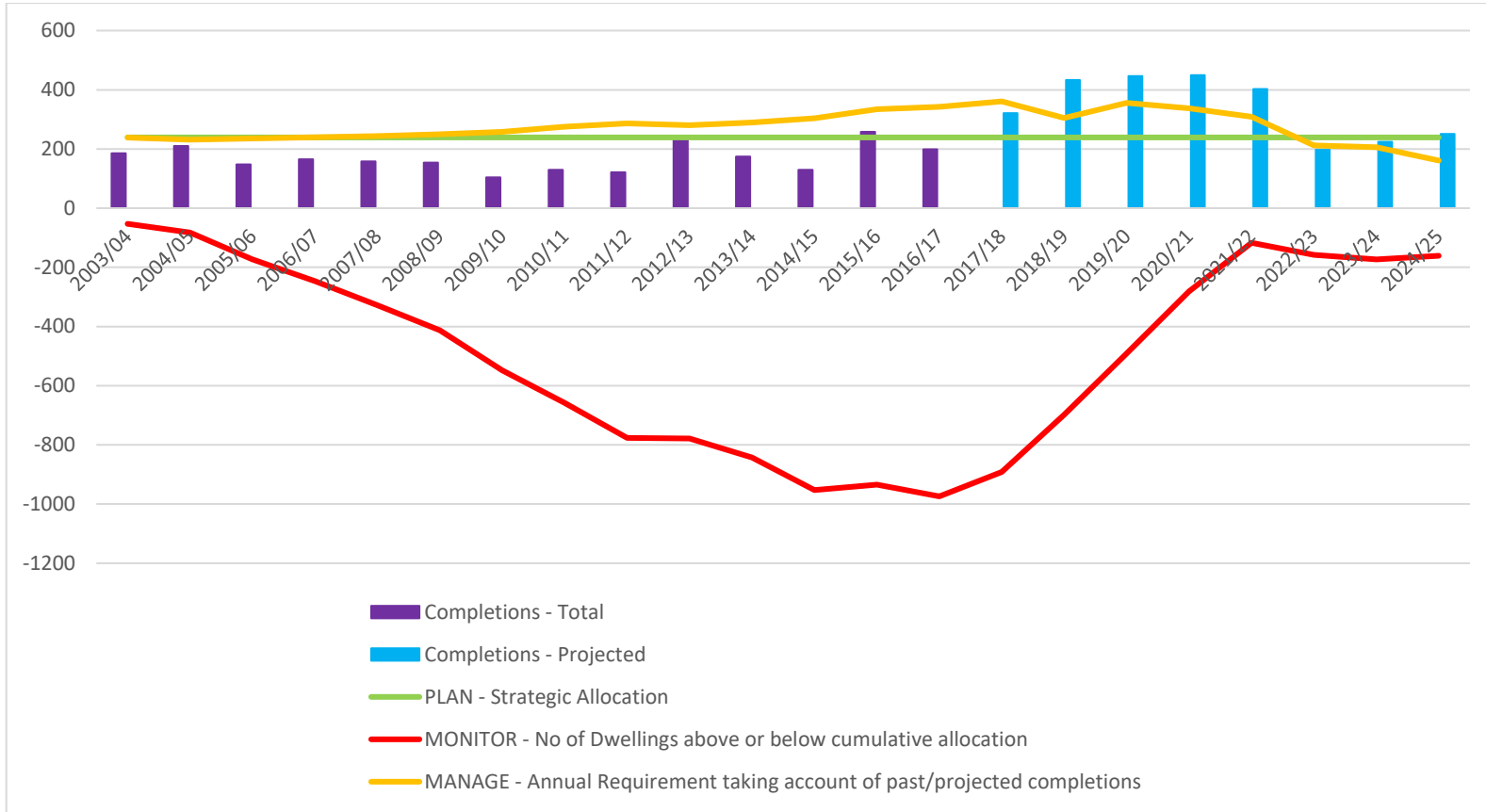


Table 7: Housing Trajectory

Monitoring Year	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	
Completions - Affordable	9	23	20	44	33	49	4	22	22	125	32	24	52	34	0	0	0	0	0	0	0	0	493	
Completions - Market	177	187	128	121	125	105	100	107	99	112	142	105	206	165	0	0	0	0	0	0	0	0	1879	
Completions - Total	186	210	148	165	158	154	104	129	121	237	174	129	258	199	0	0	0	0	0	0	0	0	2372	
Completions - Projected	0	0	0	0	0	0	0	0	0	0	0	0	0	0	321	433	446	449	403	198	224	251	2725	
Completions - Cumulative	186	396	544	709	867	1021	1125	1254	1375	1612	1786	1915	2173	2372	2693	3126	3572	4021	4424	4622	4846	5097	5097	
PLAN - Strategic Allocation	239	239	239	239	239	239	239	239	239	239	239	239	239	239	239	239	239	239	239	239	239	239	239	5258
MONITOR - No of Dwellings above or below cumulative allocation	-53	-82	-173	-247	-328	-413	-548	-658	-776	-778	-843	-953	-934	-974	-892	-698	-491	-281	-117	-158	-173	-161	-161	
MANAGE - Annual Requirement taking account of past/projected completions	239	232	236	239	244	249	258	276	286	280	289	304	334	343	361	305	355	337	309	212	206	161	161	

Commentary

The Eden District housing trajectory at Figure 10 shows the last fourteen years of housing completions and then projects the anticipated rate of new housing development to the year 2032. The associated diagram includes green line showing the annualised target Core Strategy target of 239 dwellings, with the orange line (MANAGE) showing the quantum of housing that would need to be achieved to meet the Core Strategy target by 2025.

The scale of projected development and the pattern of the graph are largely down to the expected rate of development in 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 policy³⁶ to show that we 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 of 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 2017, Eden has completed 2366 units, against a target of 3346 units. On this basis, we consider it appropriate to apply an additional 20% buffer.

Current land supply in the District is **3.9 years**. This includes an additional 20% buffer and is broken down as follows.

Table 8: Five Year Housing Land Supply Summary

Requirement (Sedgefield Method)	Total Supply
Housing Requirement: 1 April 2003 - 31 March 2025 (RSS annual requirement (239) x 22 years)	5258
Net Completions: 1 April 2003 - 31 March 2017	2366
Target Completions: 1 April 2003 - 31 March 2017	3346
Current Undersupply to date	980
Current Undersupply + 20%	1176
5 Year Requirement (239 x 5)	1195
5 Year Requirement + Additional 20%	1434
Requirement + Undersupply	2610
Annualised Requirement over next 5 years	522

³⁶ National Planning Policy Framework, Paragraph 47. Department of Communities and Local Government, March 2012.

Supply	
Extant Permissions (Large sites)	520
Extant Permissions <4 Units	165
Implemented Consents (Large Sites)	473
Implemented Consents <4 Units	187
Allocated Eden Local Plan 2014-32 Sites	309
Deliverable s106 sites	250
Windfall Sites	150
Total Number of Units	2054
Current Land Supply (Years)	3.9

For all sites over 4 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 4 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 includes a windfall allowance (ie 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 development of 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 Council Plan 2015-2019

- Identify and support projects to meet local housing needs, particularly for the young and elderly;
- Support housing that is affordable to buy, rent, self-build and live in;
- Permit appropriate housing developments to support employment; and
- Improve housing conditions and enable independent living and affordable warmth through a range of measures including energy efficiency.

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 2016-2017 was 201 units resulting in a net gain of 198 units. This represents a reduction from 258 units recorded in 2015-2016.

The percentage of completions in Penrith is 31%, which represents a reduction from 48% recorded in 2015-2016 and remains significantly beneath the Core Strategy target of 60%. There are a number of significant sites to the northern and eastern edges of Penrith which are progressing and are expected to produce completions in subsequent monitoring years.

Alston only recorded 2 completions during 2016-2017, which equates to 1% of the overall supply. Appleby contributed 26% of the overall supply, this is due to a large site which is currently being developed by Story Homes, it will deliver 142 new homes. Kirkby Stephen only contributed 1% of the overall supply.

The level of growth in the Local Service Centres remains buoyant, with 30% of all completions located within these settlements. This does represent a reduction from the 38% recorded during 2015-2016 but is still significantly above the core strategy target of 20%, the 'Other Areas' contributed 11% of the overall supply in 2016/2017.

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. During 2016/2017, only 17.17% of overall completions were affordable units. This is a slight reduction from 20.15% recorded during 2015/2016.

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), 847 net units were approved in 2016-2017, of which 24.7% were affordable. Notably, 76.86% of approvals were located in Penrith with 13.7% located within the Local Service Centres. In addition, 8.62% of approvals were located in 'other areas', outside designated key and local service centres. The introduction of new permitted development rights for the conversion of agricultural buildings to dwellings is a significant factor in this number. The number of approvals in 'other areas' has decreased since 2015/2016.

New permitted development rights introduced by the Government in 2013-2014 are likely to contribute to an increase in 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. During 2016-2017, a total of 26 schemes were approved under amended permitted development rights.

In 2016-2017, 20.7% of all new housing was completed on brownfield land, which is below our target of 30% set within the Core Strategy and a reduction from 42.63% in 2015/2016. Compared to more urban Authorities, Eden has a limited supply of brownfield sites. Our figures show that our policies have had a positive effect on the reuse of land, focussing on brownfield sites first. We maintain, and annually update, 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

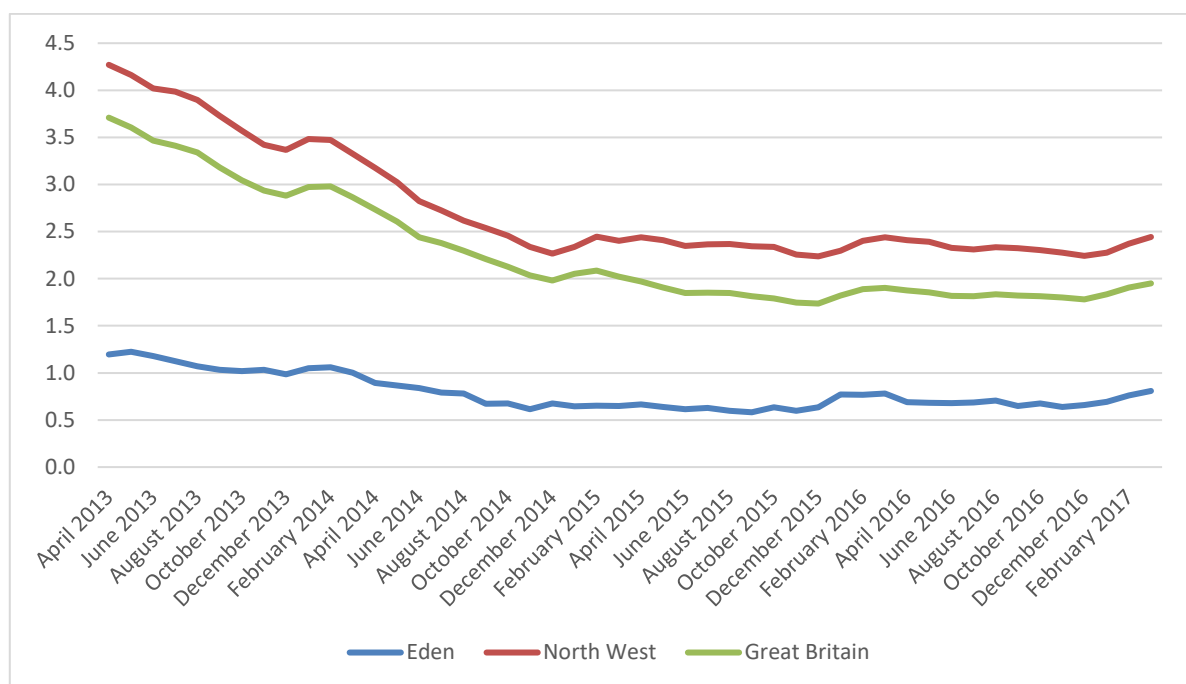
Contextual Indicators:

Qualifications

In Eden, 24.6% of the economically active population are qualified to a National Vocational Qualification Level 4 or above; this is lower than the national average of 38.2%³⁷.

Employment/Unemployment

Figure 11: Recent Job Seekers Allowance Claimant Rates³⁸



Eden has by far the fewest Job Seekers Allowance claimants of all the districts in Cumbria. In March 2017, 0.8% of the population claimed job seekers allowance. This is much lower than the regional claimant rate of 2.4% and the national rate of 1.9%³⁹.

Index of Multiple Deprivation

According to the 2010 Indices of Multiple Deprivation Eden is ranked the 211th most deprived district out of 326 nationally, where 1 is the most deprived⁴⁰.

³⁷ Nomis Official Labour Market Statistics, 2017

³⁸ Nomis Official Labour Market Statistics, 2017

³⁹ Nomis Official Labour Market Statistics, 2017

⁴⁰ Office for National Statistics, 2010

Business Growth

Eden has the highest density of enterprises in Cumbria, 1308 per 10,000 working age residents⁴¹.

However, Eden has a low rate of business ‘births’ at just 8.29% (per 100 active enterprises). This figure is an increase on 7.56% recorded in 2014-2015. In the North West the figure is 15.9%⁴². Despite the low number of births, Eden continues to have one of the lowest rates of business ‘deaths’ in Cumbria at 7.7%. This figure is lower than the Cumbria figure of 8.4% and the national figure of 9.7%⁴³. These figures relate only to 2016, as the data for 2017 is not due to be released until November 2018.

In Eden, 50% of businesses registered in 2011 were still registered in 2016, which compares well to the Cumbria figure of 50.5% and the national figure of 44%⁴⁴.

In 2016, Eden had 2,470 active enterprises⁴⁵. Businesses in Eden are generally smaller, 90.9% of all enterprises in Eden are classified as Micro (0-9) and 7.9% Small (10-49)⁴⁶.

⁴¹ Nomis Data 2017

⁴² Cumbria Observatory 2016

⁴³ Cumbria Observatory 2016

⁴⁴ Cumbria Observatory 2016

⁴⁵ Cumbria Observatory 2016

⁴⁶ Cumbria Observatory 2016

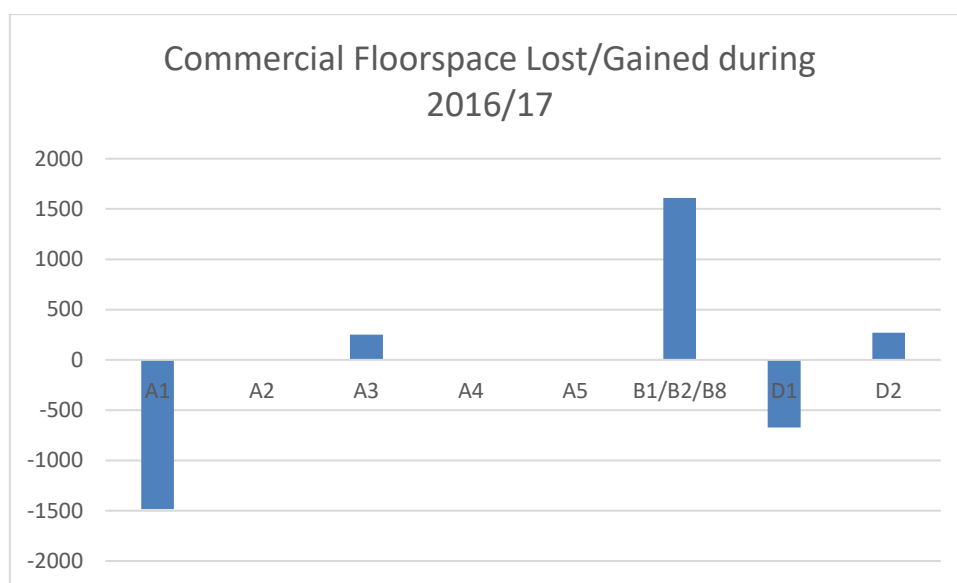
Core Indicators:

Business Development

According to County Council data in 2013-2014 there were 30.53 hectares of land available for employment use⁴⁷, and increase from 29.56 hectares in the previous year. This has yet to meet the Core Strategy target of 50 hectares. Work on identifying additional employment land is currently underway as part of the emerging Local Plan. The District wide survey of available employment land which was carried out by Cumbria County Council has been discontinued, there are no plans currently in place to replace this study.

Completed Additional Employment Floorspace

Figure 12: Commercial Completions (including Change of Use) in 2016/2017



During 2016/2017, 1859m² of commercial floorspace was completed, the majority (1609.45m²) of this falling into B1, B2 and B8 use classes. However, during this period Eden District Council experienced a loss of 1482.8m² of A1 (retail) floorspace, overall the net increase of commercial floorspace was 376.2m².

⁴⁷ Eden District Council, 2013

Analysis and Implications for LDF Council Plan 2015-2019

- **Provide an appropriate planning framework which facilitates sustainable development and attracts inward investment;**
- **Engage and support businesses to innovate, grow and seek to maximise higher wage employment; and**
- **Work with partners to promote and develop an economically and environmentally sustainable tourism product in order to attract visitors with a range of interests.**

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 (000s)**
- **CS13- Employment Land Provision:**
 - **No employment land to be lost to other uses**

In 2016-2017 the number of JSA claimants remained at 0.8%. This figure is still substantially lower than both the regional and national figures, which stand at 2.4% and 1.9% respectively.

During 2016/2017, there was an overall increase of commercial floorspace of 376.2m². In terms of B1/B2/B8 floorspace, in 2016/2017 we completed an additional 1,609.45m². However, during this period, there was a net loss of 1482.8m² of A1 (retail) floorspace, predominantly in Penrith town centre.

There are a couple 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 30.53 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 is 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 the appropriateness of the target.

The development of this work will be closely aligned with the recently formed Cumbria Local Enterprise Partnership [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.

In 2016 there were 4.7 million visitors to the district⁴⁸; 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 2017 there was £336.59m of expenditure in Eden related to tourist-based activities, £160m higher than the baseline set in 2007. Tourism also supported 4,276 FTE jobs in 2016⁴⁹

⁴⁸ Eden District Council Tourism Dept, 2016

⁴⁹ Cumbria Tourism 2017

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 2017, 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 1,603 listed buildings (38 Grade I, 118 Grade II*, 1,446 Grade II), and 266 Scheduled Monuments.

Natural Environment

Table 9: Area of Cumbria BAP Habitats⁵⁰

Cumbria BAP Habitats	Total Area (ha)	% of District Area	% of all Cumbria Habitat
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	

This data has not been updated since 2008. UK BAP habitats have since been superseded by the 'UK Post-2010 Biodiversity Framework'; however, no updated district wide data is currently believed to be available.

Energy

According to the Cumbria County Council Renewable Energy Study (2011), 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.

⁵⁰ Cumbria Biodiversity Evidence - 2008

Core Indicators

Built Environment

At the end of 2016-2017; 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.

In 2016-2017 there were 25 Scheduled Ancient Monuments and Listed Buildings, as well as 2 Conservation Areas (Alston & Appleby) within Eden (outside of the Lake District National Park) on the Heritage at Risk Register⁵¹. 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 2016-2017, no decisions were issued which were contrary to the advice of the Environment Agency.

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 shows that the percentage of SSSIs in target condition is 96.69%, which is the higher than the figure recorded in previous monitoring years. This is slightly above Natural England's target of 95% of the SSSI area to be in favourable or recovering condition by 2010.

Renewable Energy

As shown in Table 10, 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 2016-2017, no applications for wind turbines were determined across the district. During 2016-2017, one application for a solar farm was refused (15/0667). The Council received a total of six appeal decisions relating to solar farms throughout 2016/2017, all of which were allowed.

⁵¹ English Heritage, 2012

Table 10: Current Renewable Energy Deployment⁵²

Planning Authority	Renewable Energy Deployment (MW)
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

The 2011 Renewable Energy Study is the most recent analysis of renewable energy deployment in Cumbria. Cumbria County Council did prepare a Cumulative Impact of Vertical Infrastructure [CIVI] Study; however, no updated deployment data was included. In recent years, there has been a significant reduction in the number of applications for renewable energy development, which is perhaps one reason why this study has not been updated.

⁵² Cumbria County Council - 2011

Analysis and Implications for LDF Council Plan - 2015-2019

- **Support Eden's communities in protecting and enhancing the built and natural environment to have well-kept towns and villages;**

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 24th 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. Performance against this indicator, since the adoption of the Core Strategy, has been positive; however, the Council has since lost conservation expertise, due to budgetary pressures. Without this resource, the Council has not met the 2014 target. There are currently no plans to designate any new Conservation Areas.

It will be the priority to ensure that, where possible, heritage features at risk are targeted for enhancement. As 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 being vacant and underused. It may be appropriate to source public sector investment and planning obligations to secure appropriate funding to regenerate the area. The Alston Moor Partnership is 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.

The Conservation Area of Appleby has recently been added to the heritage at risk register, following the floods in December 2015 and a Heritage Action Zone has been established. This five-year project is based on a partnership between Historic England, Eden District Council and Appleby-in-Westmorland Town Council, who are working together with the local community to use the power of Appleby's heritage to boost the local economy. The overall investment over five years is estimated to be £1,650,000, with Historic England contributing around £760,000.

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 96.69% of SSSIs in the district now in a favourable or recovering condition.

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, there 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 (2011) 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. There is no updated available data regarding the capacity for renewable energy in Cumbria.

The study suggests a large increase in commercial scale wind farms 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 - Monitoring Data

Monitoring Indicator	Relevant Planning Policies	Data/Performance	Targets	Policy Performance	Comments
Number of Adopted Neighbourhood Plans	CS1: Sustainable Development Principles	0 Plans - 2014-2015 0 Plans - 2015-2016 0 Plans - 2016-2017	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 three Parish Council's actively working on the preparation of neighbourhood plans. Despite this no further Neighbourhood Plans have been adopted across Eden. No Neighbourhood Plans were adopted during 2016-2017.
% of applications approved in Key and Local Service Centres	CS2: Locational Strategy	79% in 2014-2015 82% in 2015-2016 81% in 2016-2017	95% by 2011/2012		During 2016-2017, the number of applications approved in Key and Local Service Centres remained fairly consistent with the figure recorded in 2015-2016; however, this is still below the target of 95%.
% of applications approved in line with policy	CS3: Rural Settlements and the Rural Areas	2014-2015: 9.8% 2015-2016: 26% 2016-2017: 32.8%	100%		This indicator monitors how many applications are granted permission as an 'exception' to policy ie where affordable housing is delivered in rural areas to meet need. During 2016-2017, there was a slight rise in the number of applications approved in accordance with the rural exceptions policy, including the approval of 22 affordable homes. There are also new permitted development rights which now allow the conversion of rural buildings into market housing. A total of 26 approvals granted under this legislation.

Monitoring Indicator	Relevant Planning Policies	Data/Performance	Targets	Policy Performance	Comments
% of rural housing permissions that are affordable	CS3: Rural Settlements and the Rural Areas	2014-2015: 5.34% 2015-2016: 2.56% 2016-2017: 30.13%	100%		<p>This indicator looks at development outside of our Key and Local Service Centres.</p> <p>During 2016-2017, 22 affordable units were approved within the rural areas. This is a significant improvement on the single dwelling which was approved in 2015-2016.</p> <p>The delivery of affordable homes in the countryside has been affected by recent changes to Government Policy which have allowed market led housing in rural areas, but also changes to funding for the delivery of affordable homes.</p>
% of applications approved contrary to advice from the Environment Agency on flooding/water quality	CS4: Flood Risk	2014-2015: 0 2015-2016: 0 2016-2017: 0	0%		<p>For a number of years, the Council has maintained an effective stance on mitigating the effects of additional development on the water table.</p> <p>During 2016/2017, no applications were approved contrary to the advice of the Environment Agency.</p>
Number of housing completions using SUDS	CS4: Flood Risk	2014-2015: 7.75% 2015-2016: 7.75% 2016-2017: 17.67%	5% initially with percentage to increase incrementally each year where appropriate.		<p>The 2010 Flood & Water Management Act came into force in April 2014, we expect this figure to increase in future monitoring years. The Act creates a responsibility for Cumbria County Council to acts 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.</p> <p>In 2016-2017, there was a 10% increase in the number of housing completions using SUDS.</p>

Monitoring Indicator	Relevant Planning Policies	Data/Performance	Targets	Policy Performance	Comments
					There are circumstances where the delivery of SUDs is not possible, due to ground conditions. In addition to this, a high proportion of housing is delivered on small sites where the delivery of SUDs is not a requirement.
% of new housing within 30 minutes by public transport from a GP, hospital, primary and 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	2014-2015: 3 2015-2016: 0 2016-2017: 1	100%		Very few major applications in Eden meet the threshold for a Travel Plan. In 2016/2017, 1 Travel Plan was submitted. In addition to this, two further applications were supported by a Travel Assessment or Statement.
% of non-residential car parking that meets relevant car parking standards	CS5: Transport and Accessibility	2011-2012: 100%	100%		This indicator has not been monitored recently as the County Council have been working on revised guidelines for a number of years and prior to this, the only guidance which existed dated back to 1996.
Estimated Contributions from New Homes Bonus	CS6: Developer Contributions, CS10: Affordable Housing	2014-2015: £602,482 2015-2016: £717,000 2016-2017: £952,000	2014/2015: £402-£539,000 2015/2016: £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.

Monitoring Indicator	Relevant Planning Policies	Data/Performance	Targets	Policy Performance	Comments
Overall number of dwellings permitted and completed annually	CS7: Principles for Housing	2014-2015: 129 Completions & 416 Approvals. 2015-2016: 258 Completions & 223 Approvals. 2016-2017: 198 Completions & 847 approvals.	239 dwellings per annum		The number of housing units completed in 2016-2017 is 198, which is below the Core strategy target of 239 per annum. Completion rates have shown an upward trend in recent years with 258 recorded completions in 2015-2016. There are a number of large sites currently under construction in Penrith and Appleby.
Number of affordable units completed	CS7: Principles for Housing, CS10: Affordable Housing	2014-2015: 24 units 2015-2016: 52 units 2016-2017: 34 units	92 Dwellings per annum (50 Private Sector, 30 RSLs, 12 Self Build)		Affordable housing completions continue to be significantly below the target of 92 per annum. Despite a slight increase in 2015-2016, completion rates dropped again in 2016-2017, to just 34 units. The target has only been exceeded once since the adoption of the Core Strategy and this was due to Homes and Communities Agency funding for large-scale 100% affordable housing developments in Penrith. The Council's target is 30% affordable housing on major schemes, the threshold for this is now set at 11 or more units and the majority of Eden's housing supply has traditionally been brought forward on smaller sites. These factors, alongside viability challenges and changes to funding mechanisms for affordable housing make the target a difficult one to achieve.

Monitoring Indicator	Relevant Planning Policies	Data/Performance	Targets	Policy Performance	Comments
% of affordable housing as proportion of all new development	CS10: Affordable Housing	2014-2015: 18.6% 2015-2016: 20.7% 2016-2017: 17.17%	30%		<p>The percentage of affordable completions recorded during 2016/2017 is the lowest figure recorded for a number of years. The number of affordable completions remains below the target of 30%.</p> <p>The target has only been exceeded once since the adoption of the Core Strategy and this was due to Homes and Communities Agency funding for large-scale 100% affordable housing developments in Penrith.</p> <p>The Council's target is 30% affordable housing on major schemes, the threshold for this is now set at 11 or more units and the majority of Eden's housing supply has traditionally been brought forward on smaller sites. These factors, alongside viability challenges and changes to funding mechanisms for affordable housing make the target a difficult one to achieve.</p>
% of dwellings on brownfield land	CS1: Sustainable Development Principles, CS8: Making Efficient Use of Land	2014-2015: 40.3% 2015-2016: 42.6% 2016-2017: 20.7%	Minimum 30%		<p>During 2016/2017, the number of completions recorded on brownfield sites fell below 30%, to just 20.7%.</p> <p>This is due to a shrinking supply of brownfield sites and the number of greenfield sites delivering new homes on the edge of Penrith and Appleby.</p>

Monitoring Indicator	Relevant Planning Policies	Data/Performance	Targets	Policy Performance	Comments
% of dwellings developed at 30DPH, or greater	CS8: Making Efficient Use of Land	2014-2015 - 59.7% 2015-2016: 58.52% 2016-2017: 13.63%	100%		<p>During 2016/2017, only 13.63% of development was delivered at a density of 30 dwelling per hectare or greater. This is significantly below the target.</p> <p>Standard density targets are no longer applied to developments, with other factors such as public open space, SUDs and other infrastructure taking priority. These all influence the density of development, as well as individual site constraints such as topography which can further reduce density.</p> <p>Density figures are also influenced by the location and nature of development, for example the majority of development in Eden takes places in more rural settings, rather than high density town centre schemes, where higher density developments would be out of character with the existing built form.</p>
Total No of pitches completed	CS11: Provision for Gypsies and Travellers	2014-2015: 0 2015-2016: 0 2016-2017: 0	9 pitches by 2017/2018		<p>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 2016-2017 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.</p>

Monitoring Indicator	Relevant Planning Policies	Data/Performance	Targets	Policy Performance	Comments
Number of transit pitches completed	CS11: Provision for Gypsies and Travellers	2014-2015: 0 2015-2016: 0 2016-2017: 0	5 pitches by 2016		See above.
Housing Quality - Building for Life Assessments	CS18: Design of New Development	2014-2015: No data 2015-2016: No data 2016-2017: No data	Majority of schemes with above average score		There are not currently sufficient resources available to monitor this indicator effectively. Building for Life Assessments are not currently included as part of the assessment of a planning application.
Job Seekers Allowance Claimants	CS12: Principles for Economic Development and Tourism	2015-2015: Eden 0.9%, NW 3.1%, GB 2.7% 2015-2016: Eden: 0.8%, NW: 2.4%, GB: 1.9% 2016-2017: Eden: 0.8%, NW: 2.4%, GB: 1.9%	Unemployment rate below UK average		The Job Seeker's Allowance Claimant rate remained the same in 2016/2017. 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 and Tourism	2014-2015: 6.5% 2015-2016: 12.1% 2016-2017: 11.6%	Increase numbers in Associate Professional and Technical - 18% by 2016		Data is sourced from the annual population survey via NOMIS.
Employee jobs by sector- % in Finance, IT, Other business	CS12: Principles for Economic Development and Tourism	2011-2012: 13%	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.

Monitoring Indicator	Relevant Planning Policies	Data/Performance	Targets	Policy Performance	Comments
Earnings (Gross weekly pay of full time workers)	CS12: Principles for Economic Development and Tourism	2014-2015: Eden: £460.90, NW: £491.50, GB: £529.00 2015-2016: Eden: £443.00, NW: £502.50, GB: £540.90 2016-2017: Eden: £487.70, NW £514.50, GB £552.70	Increase to NW regional average by 2016		In 2016/2017 the average gross weekly pay of full time workers in Eden rose to £487.70, this remains below the national and regional average. There are no obvious reasons why these fluctuations occur in Eden.
Participation rates in higher education- % of economically active educated to level 4 or above	CS12: Principles for Economic Development and Tourism	2014-2015: Eden - 31.5, NW - 30.9, GB 36.0 2015-2016: Eden 34.6%, NW 32.6%, GB 37.1% 2016-2017: Eden 24.6%, NW 34%, GB 38.2%	Improve rates from baseline		The percentage of Eden residents educated to Level 4 or above fell during 2016/2017. In previous years there had been a steady rise in this figure but, the latest figure shows a decrease of 10%. This is the first monitoring year where the figure for Eden has fallen below the baseline and also the figure reported for the NW. There is no obvious reason as to why this has occurred.
Number of new VAT registrations	CS12: Principles for Economic Development and Tourism	2014-2015: Eden – 185, NW – 36,500 2015-2016: Eden – 205, NW – 42,030	Match NW rate of registration		In 2015/2016, Eden recorded 205 additional 'business births', equating to a rate of 8.29% which is an increase on the previous year. The rate for the North West remains much higher at 15.19%, which has also increased from 14.09% in the previous year. The data for 2016/2017 will be released in November 2018.

Monitoring Indicator	Relevant Planning Policies	Data/Performance	Targets	Policy Performance	Comments
Amount of business floor space developed per yr. by type	CS13: Employment Land Provision	2014-2015: No data. 2015-2016: B1/B2/B8 = 3962.83m ² (net) 2016-2017: B1/B2/B8 = 1609.45 (net)	B1 - 200m ² - 2012/2013, B2 - 50m ² - 2012/2013, B8 - 500m ² - 2012/2013		During 2016/2017, an additional 1609.45
% of employment land developed by location	CS13: Employment Land Provision	2014-2015: No data 2015-2016: 91.87% 2016-2017: 56.6%	Majority in Key and Local Service Centres		During 2016/2017, only 56.6% of commercial floorspace was developed in Key and Local Service Centres. This is due to 715.2m ² of B1/B2/B8 (net) floorspace being developed outside of these locations.
Amount of employment land available	CS13: Employment Land Provision	2014-2015: 30.53 ha 2015-2016: 30.53 ha 2016-2017: 30.53 ha	50 hectares up to 2025		The amount of available employment land is 30.53ha, this remains below the target of 50 hectares. The most recent Employment Land Availability Study was published in 2015, prior to this the County Council used to monitor this on an annual basis, but this is no longer the case.
Number of applications approved for employment development in rural areas	CS14: Employment Development in Rural Areas	2014-2015:10 2015-2016: 9 2016-2017: 4	5 by 2011-12		During 2016-2017, the target was missed with only four applications approved. The target has been met in previous monitoring years.
Number of developments involving re-use of buildings	CS14: Employment Development in Rural Areas	2014-2015: 30% 2015-2016: 50% 2016-2017: 25%	100%		Whilst the target seeks to ensure that buildings in the rural area are re-used, this is not always possible and some businesses require purpose-built facilities which cannot be accommodated in existing buildings.

Monitoring Indicator	Relevant Planning Policies	Data/Performance	Targets	Policy Performance	Comments
Number of applications approved for tourism development	CS15: Tourism and the Visitor Economy	N/A	Monitoring to begin 2015/2016	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 and the Visitor Economy	N/A	Monitoring to begin 2015/2016	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.
Estimated annual tourist days spent in Eden	CS12: Principles for Economic Development and Tourism, CS15: Tourism and the Visitor Economy	2014-2015: 6,860,000 2015-2016: 7,190,000 2016-2017: 7,400,000	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 and the Visitor Economy	2014-2015: £276.9 million 2015-2016: £300 million 2016-2017: £310 million	Increase from baseline of £149 million in 2007 £157 million by 2012/2013		
% of applications approved with measures for protection of priority and protected species	CS16: Principles for the Natural Environment	No data.	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.

Monitoring Indicator	Relevant Planning Policies	Data/Performance	Targets	Policy Performance	Comments
% of SSSIs in target condition	CS16: Principles for the Natural Environment	2014-2015: 86% 2015-2016: 96.69% 2016-2017: 96.69%	Maintain above baseline of 65% in 2006/2007		Data received from Natural England in July 2018 indicates 96.69% of sites are in a favourable or recovering condition, which is above the Natural England target of 95%. The figure remains well above the 2006/2007 baseline.
% of Local Wildlife Sites in positive management)	CS16: Principles for the Natural Environment	36% in 2008/2009	42% by 2013-2014	N/A	This indicator is no longer being monitored.
% of applications approved in line with the policy	CS17: Principles for the Built (Historic) Environment	No data.	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	24 in 2015 24 in 2016 24 in 2017	27 by 2014		Potential future Conservation Areas have also been identified and will be investigated in the near future.
Number of Conservation Areas with character appraisals	CS17: Principles for the Built (Historic) Environment	12 in 2015 12 in 2016 12 in 2017	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	Data/Performance	Targets	Policy Performance	Comments
Number of applications refused, amended or withdrawn on design grounds	CS18: Design of New Development	2014-2015: 24 of 58 refusals on design grounds. 2015-2016: 29 of 57 refusals on design grounds. 2016-2017: 18 of 50 refusals on design grounds.	Decrease from base line (No baseline established)		During 2016-2017, 18 of the 50 refusals were based on design grounds. This represents a reduction from the previous monitoring year. However, amended and withdrawn applications could not be monitored, this is due to the resource implications of monitoring the volume of applications received each year. 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 provide 10% of own energy	CS19: Energy Conservation, Efficiency and 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 and Production in New Developments	Electricity - 5,680kWh per annum 2011-2012, Gas - 18,410kWh per annum 2011-2012	Decrease from the baseline of: Electricity - 5,785kWh per annum 2006/07 Gas - 19,117kWh per annum 2006/07		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.

Monitoring Indicator	Relevant Planning Policies	Data/Performance	Targets	Policy Performance	Comments
% of Eden Residents in current Fuel Poverty	CS1: Sustainable Development Principles, CS19: Energy Conservation, Efficiency and Production in New Developments	2014-2015: No data 2015-2016: No data 2016-2017: No data	Decrease from baseline of 38.3% in 2010-2011		There is no up to date data currently available for this indicator.
Amount of energy produced from renewable energy generation.	CS20: Renewable Energy	2011-2012: 2mW	3mW per annum		The 2011 Renewable Energy Study concluded that Eden had the potential to deploy 72mW per annum by 2030. This indicator was last monitored in 2011-2012, where approvals were granted for 2mW. In recent years, the number of applications for renewable energy development has declined significantly. The main reason for this would appear to be reductions to feed-in-tariffs offered by the Government.
Services lost or gained in towns and villages	CS21: Principles for Services, Facilities, Sport and Informal Recreation	2014-2015: 1 2015-2016: 0 2016-2017: 2	No decrease from base line		During 2016-2017, the village shop at Plumpton was granted consent for change of use to a residential annex and Barclays Bank in Alston was granted consent for change of use to a dwelling. The loss of services in towns and villages is difficult to monitor effectively unless planning permission is sought for an alternative use.

Monitoring Indicator	Relevant Planning Policies	Data/Performance	Targets	Policy Performance	Comments
Loss of services and facilities in towns and villages after marketing period	CS22: Protection of Village Services and Facilities	2014-2015: 0 2015-2016: 0 2016-2017: 2	No decrease from base line		Of the two services lost in 2015-2016, both were granted approval for change of use following an acceptable period of marketing.
Number of designations as Asset of Community Value (ACV)	CS22: Protection of Village Services and Facilities	2014-2015: 3 2015-2016: 3 2016-2017: 3	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.
Gain or loss of public transport services	CS22: Protection of Village Services and Facilities	No data.	No decrease from base line		During 2014-2015, Cumbria County Council withdrew subsidies for a number of bus routes across the District. Since this date, there have been a small number of services offered by private bus companies (without subsidy) with varying degrees of success. There is currently no data source available which enables the effective monitoring of this indicator.
% of retail developments in accordance with locational strategy	CS23: Hierarchy of Retail Centre	2014-2015: No approvals 2015-2016: 100% 2016-2017: 100%	Maintain base line		100% of retail development completed during 2016-2017 was located in key and local service centres.
Total amount of floor space developed for town centre uses	CS23: Hierarchy of Retail Centre	2014-2015: No completions 2015-2016: No completions 2016-2017: No completions	Maintain base line (2009/10)		There has been no additional retail development within the established town centres during 2016-2017.

Monitoring Indicator	Relevant Planning Policies	Data/Performance	Targets	Policy Performance	Comments
% of open space/recreation land lost to development	CS24: Open Space and Recreational Land	No data.	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 have 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. As such, there is no longer a HE establishment in Eden.
Number of knowledge-based jobs created	CS25: University of Cumbria	N/A	N/A	N/A	There is no target or base line for this indicator by which to monitor. This indicator has never been monitored.

Appendix B - 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 (m²).

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 C - 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 and 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 and 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 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 and 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.

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

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

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

Urdu

یونابز فلٹخم رپ ے ناج ے یک تس او خرد مصالح اک تامول عم لم اش ے یم زی و اتسد سا
ے ئارب رسفا ےک لس نواک ٹکرسڈ نڈیا۔ ےہ با یتسد ے یم (بولکش) بوٹی مراف روا
ای ے یرک مطبار رپ 01768817817 ربمن نوف ےس تال صاوم
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