

# Annual Monitoring Report

Published December 2015



# Annual Monitoring Report

For the Eden Local Plan

December 2015

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

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

This document can be made available in large print on request

## Why has this document been produced?

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

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

## What does this document contain?

This report covers the year from 1 April 2014 to 31 March 2015. 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 D) contains a list of key abbreviations and explanations.

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

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## Part A - About Eden District

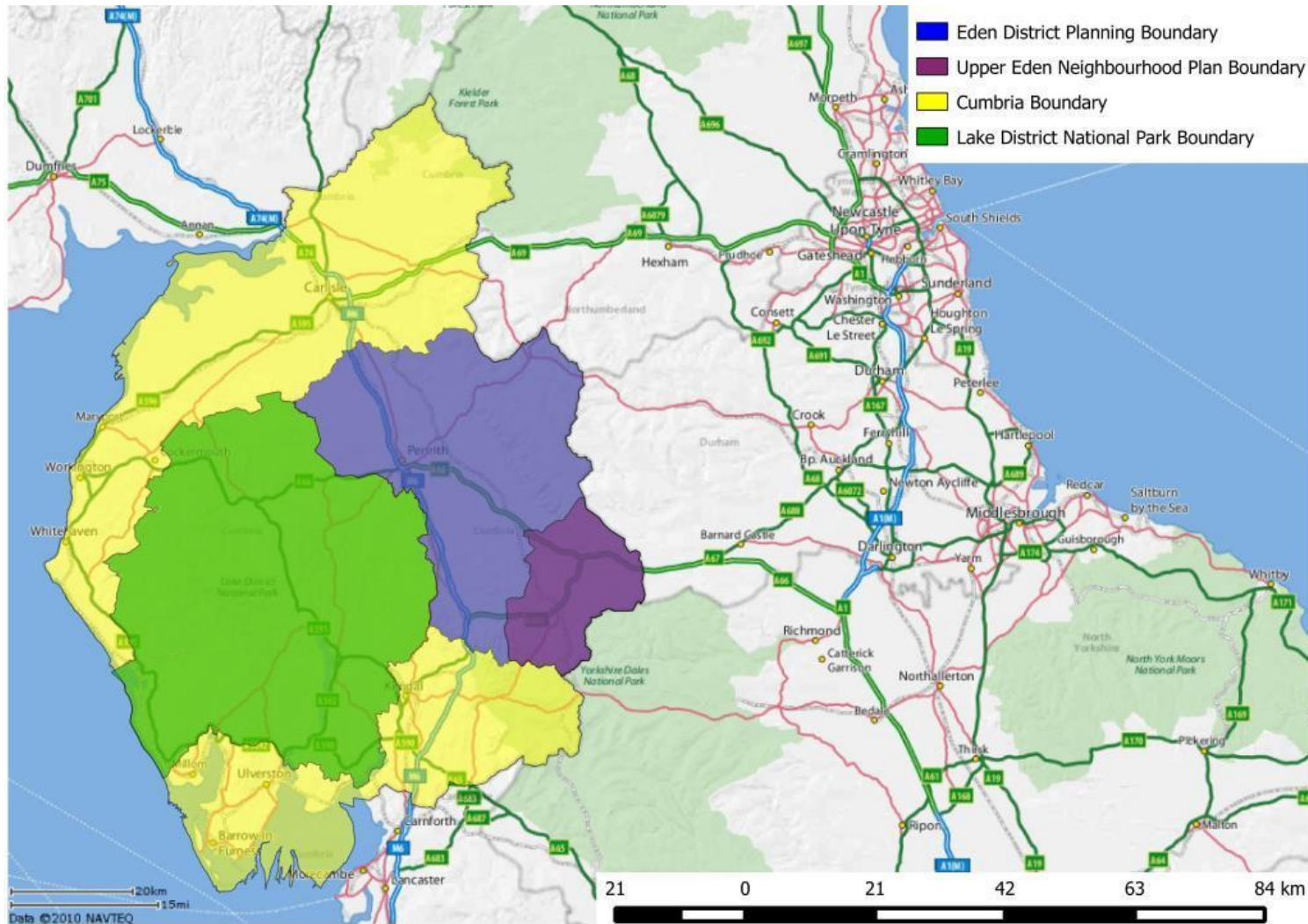


Figure 1: Map of Eden

Key characteristics relevant to the planning of the district include:

## **Sparse population, rural character**

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

## **High Environmental Quality**

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

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

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

## **Low Wage Employment**

The unemployment rate in Eden reduced from 2.8% in 2013-14 to 2.2% in 2014-15<sup>4</sup>. This is considerably lower than the North West figure of 5.9%, and the national average of 5.7%<sup>5</sup>, both of which also saw reductions over the same time period. The rate of numbers employed in Eden decreased from 86.6% to 82.1% over the year 2013-2014<sup>6</sup>. The employment rate is still high when compared to the North West rate of 70.1% and the UK rate of 73.1%.

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 2014 are £409.6; this represents a significant decrease from £514 in 2013; for the North West the figure is £484.6 and for the UK £520.8<sup>7</sup>.

There are 23,700 employee jobs within the District<sup>8</sup>. The District has a higher proportion of small businesses employing less than ten people compared to the

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<sup>2</sup> ONS, 2011

<sup>3</sup> ONS, 2011

<sup>4</sup> Nomis Official labour Market Statistics, 2015

<sup>5</sup> Nomis Official labour Market Statistics, 2015

<sup>6</sup> Nomis Official labour Market Statistics, 2015

<sup>7</sup> Nomis Official labour market Statistics, 2015

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

national rate, with a correspondingly lower proportion of larger businesses. Business survival rates are higher than national averages but formation rates are lower.

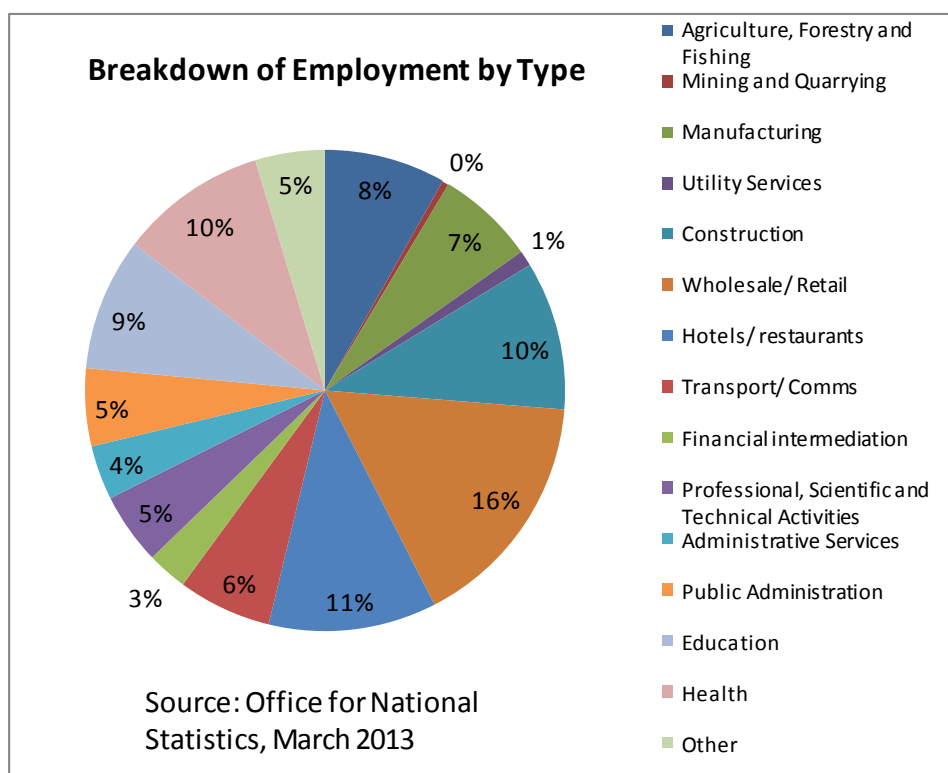


Figure 2: Percentage breakdown of employment in Eden by type (Source: ONS, 2013)

## A Growing and Ageing Population

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

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

It is predicted that Eden’s population will continue to grow but more slowly over the coming years; with forecasts estimating an increase of approximately 1.13% by 2037, which equates to approximately 600 people<sup>11</sup>. This population growth, largely due to in-migration, is closely linked to the high house prices in the District.

Figure 3 reflects estimates in population change to 2037. Most apparent is the evident rise in Eden’s elderly population. This is predicted to continue with forecasts estimating an increase from 12,100 to 19,300 in the number of people aged 65 and over by 2037, by which time 36% of the total population will be over 65<sup>12</sup>. Reasons behind the growing elderly population include a high level of in-migration of people

<sup>9</sup> Nomis Official Labour Market Statistics, 2015

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

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

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

attracted by high environmental quality and a good quality of life wishing to retire in the area. Conversely, the forecasts show a fall in those aged 16-64. This indicates the outward migration of the working aged population in search of employment and suitable housing.

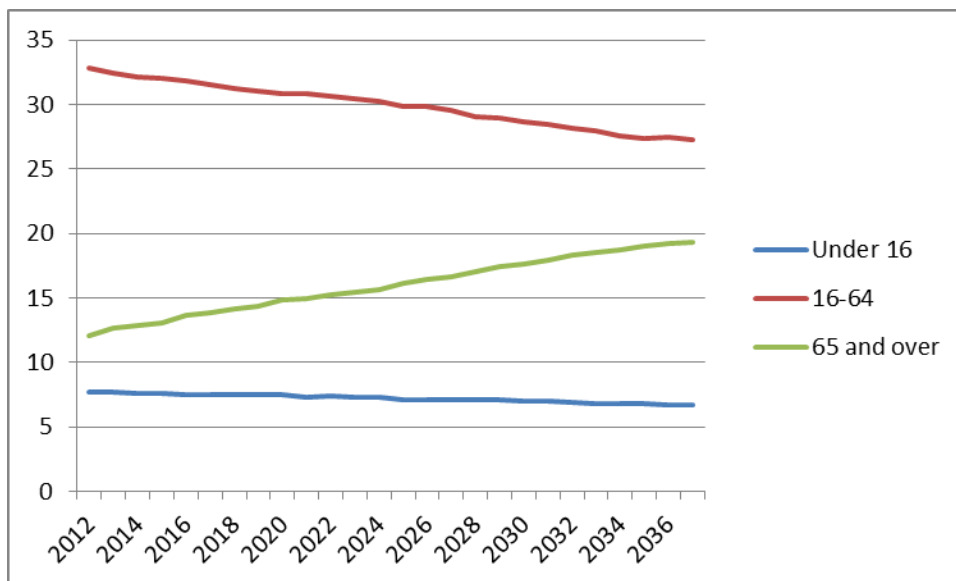


Figure 3: Projected percentage population change by age group

### High House Prices, Lack of Affordable Housing

Housing, and particularly affordable housing, is a key issue within the District. House prices in Eden are amongst the highest in Cumbria. The median house price in Eden in 2015 is £178,890 which is lower than the 2014 figure of £192,822. Although this figure has decreased it remains much higher than the figure for Cumbria as a whole of £139,877 and slightly higher than the national average of £175,143<sup>13</sup>.

The median household income in Eden in 2015 is £26,757, below the national average of £28,696<sup>14</sup>. In Eden, just over 12% of households have an income which is less than the £10,000 per annum<sup>15</sup>. The median house price in Eden in 2015 is 6.7 times the average household income; making the private housing market inaccessible to many local people. The figure nationally is 6.1.

There are currently 1,357 houses in Eden being used as second homes<sup>16</sup>; this not only impacts upon availability to obtain and afford housing but also has cascading effects upon the local economy through inconsistent spending patterns.

<sup>13</sup> Cumbria Intelligence Observatory, 2015 (CACI Street Value data)

<sup>14</sup> Cumbria Intelligence Observatory, 2014 (CACI Pay Check Data)

<sup>15</sup> Cumbria Intelligence Observatory, 2015 (CACI Pay Check Data)

<sup>16</sup> Eden District Council, Council Tax Register, 31 March 2015

The most recent housing needs surveys, carried out in 2011, indicate that there is a need for 118 affordable homes in Penrith alone, with 70% of these requiring social rented housing and 30% intermediate housing (shared ownership, shared equity)<sup>17</sup>.

The District Local Plan includes a district wide target figure for an average of 239 dwellings to be completed per year between 2003 and 2025. Taking into account the current undersupply in meeting this target, the annualised figure increases to 477 units. Policy CS10 of the Core Strategy specifies a target for the supply of affordable housing to be at least 92 dwellings per annum.

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

Eden overall has excellent strategic transport links. However, an effective public transport system is difficult to provide in a highly rural area with such a sparsely dispersed population. More than 60% of Eden's population live in settlements with a population density of 0.5 people per hectare. This has prompted a high dependency upon personal car use and haulage from heavy goods vehicles. Car ownership in Eden is at the highest rate of all districts in Cumbria, with only 13.9% not having access to a car. The county average is 21.4% and nationally the figure is 25.6%<sup>18</sup>.

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

Average life expectancy in Eden is high; at 79.5 years for a male and 83.3 years for a female<sup>19</sup>. This is above the national average of 78.3 and 82.3 respectively. The ward of Greystoke has the highest average life expectancy in Cumbria; at 91.3 years. Eden does not suffer from high levels of deprivation. From the Index of Multiple Deprivation its apparent Eden is the 211<sup>th</sup> most deprived district nationally (out of 326 where 1 is the most deprived)<sup>20</sup>. It is nonetheless important to recognise that there are some pockets of rural deprivation within Eden which are often overlooked.

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

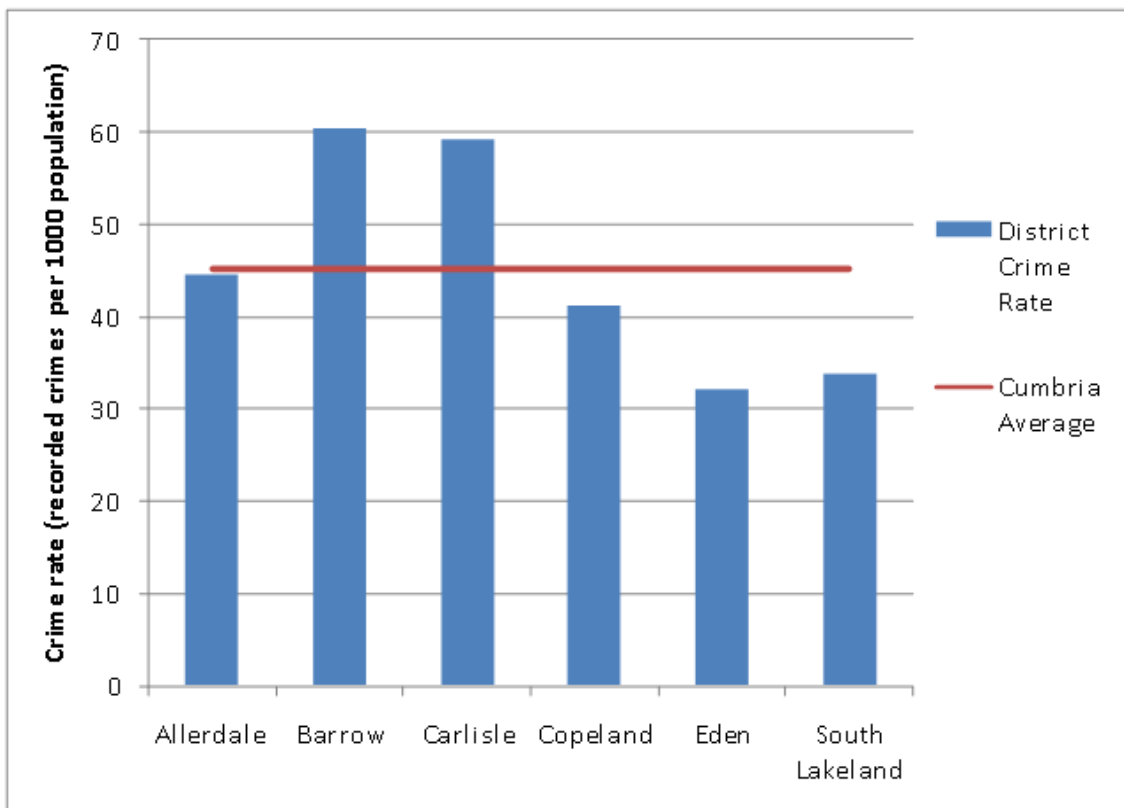
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<sup>17</sup> Penrith Housing Needs Survey, Eden District Council, 2011

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

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

<sup>20</sup> Office for National Statistics, 2011



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

## Part B - Plans

This section outlines what plans and policies have been adopted in the district to inform decisions on new development. It then explains what progress made on preparing further planning documents. Whilst this report primarily covers the period 1 April 2014 to 31 March 2015 the following section on plans has been written to set out the current position, ie Eden District Council's Plans at December 2015.

### The Development Plan

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

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

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

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

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

## **Supplementary Planning Documents**

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

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

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

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

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

## **Work 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.

We have been working on:

- 1) An **Infrastructure Delivery Plan** which sets out the infrastructure (for example schools, roads, electricity and water supplies, community facilities and emergency services) needed to support new development. It 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 to be Undertaken in 2015-2016

Consultation on the Submission Draft of the Local Plan is scheduled to take place between Monday 19 October 2015 and Monday 30 November 2015. The plan will then be submitted to the Secretary of State for Examination by the end of 2015.

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

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

## The Local Development Scheme

The Council is required to produce a 'Local Development Scheme'. This document sets out what planning documents are due to be prepared, over what area and when the various stages of production will be reached. The Council last adopted a Local Development Scheme in in December 2013. The following table summarises

progress against Local Development Scheme, and outlines a revised timetable for production of the Local Plan. A diagram showing this is set out at Appendix A.

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

<b>Stage</b>	<b>Local Development Scheme Date</b>	<b>Notes on Progress</b>
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 2016

## Evidence Base for the Local Plan

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

**Table 3: Evidence Base**

Evidence Type	Progress	Undertaken by	Implications for Local Plan	Targets/Outcomes of Document
Eden Strategic Housing Market Assessment (SHMA) - Taking Stock	Published in July 2015	EDC	<p>This document establishes whether there are and will be enough homes for everyone in Eden, and whether they will meet the needs of our population. It establishes a housing target for the number of homes to be built between 2014 and 2032 (our local plan period) and identify the sorts of types, sizes and tenures of new housing that may be required. This document supersedes the previous SHMA published in 2009.</p> <p>This document updates our 'Housing Numbers - Technical Paper' which set out our previous assessment of objectively assessed need back in July 2013.</p>	<p>'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.</p> <p>The document established the housing target for the Local Plan at 200 home per year.</p>

Evidence Type	Progress	Undertaken by	Implications for Local Plan	Targets/Outcomes of Document
Housing Land Availability Assessment (LAA)	Published in July 2015	EDC	The document assisted in the delivery of housing by identifying the most suitable land for future allocations. Sufficient sites should be identified to maintain a deliverable and available 5 year supply of land.	The document concluded that there is available land for 4286 homes between 2014-2032.
Eden Economic Viability Appraisal (EVA)	October 2009	DTZ Consultancy - On behalf of EDC	This document was commissioned to aid in the development of Core Strategy policies to ensure that our housing policies are justified and viable.	Without the associated costs of local occupancy clauses the EVA tested the viability of current schemes against a baseline recorded at a time of economic growth in 2007. Paragraph 5.5 of the EVA concluded that 30% affordable housing is a viable figure that EDC can request from developers to meet the housing need in the district.
Economic Viability Appraisal (Update)	October 2013	NPS Group	This document was commissioned to assess whether the assumptions with the above DTZ study remain appropriate.	Further work will be undertaken to establish the viability of the Local Plan - this expected in November 2015.

Evidence Type	Progress	Undertaken by	Implications for Local Plan	Targets/Outcomes of Document
Employment Land Availability Assessment	Completed December 2009	Drivers Jonas LLP - On behalf of EDC	The study assesses the current and future demand for employment land. The study aims to identify the most suitable areas, promoting the use of brownfield land and adopting the sequential approach to minimise travel. A particular emphasis has been placed on Eden Business Park.	In 2009 the study concluded that there was 459,000m <sup>2</sup> of existing employment floorspace in study. 91 vacant premises (21,663m <sup>2</sup> floorspace) identified in study area. 42ha of land identified to contribute to existing land supply (3/4 of which in Penrith).
Employment Target and Sites Paper	Completed October 2015	EDC	<p>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.</p> <p>The paper builds upon two earlier pieces of work - an employment land study carried out in 2009 by consultants Drivers Jonas and work on employment sites and policies carried out by consultants Deloitte in 2013.</p>	<p>Our best estimate of this need is 5.7 hectares over the period 2014-2031, which represents the minimum figure for which we need to plan.</p> <p>Eden's preferred option for growth is to adopt a strategy which considers the evidence of future market and workforce need but also presents a supportive strategy for growth beyond these figures.</p>

Evidence Type	Progress	Undertaken by	Implications for Local Plan	Targets/Outcomes of Document
Landscape and Visual Impact Assessment	Completed September 2010	PDP Associates - On behalf of EDC	Consultants employed by the council to assess the landscape considerations for the Key Service Centres. This will be used as a key source of evidence to identify locations that will be sensitive to future development.	Findings from the report suggest that sites in Alston have a medium to high value of landscape importance. Sites in Appleby were seen to also have a high impact. Sites to the South West of the settlement were considered the most sensitive. Sites around central Kirkby Stephen can be seen as the most sensitive due to developing the currently Unbuilt frontages. The study determined that the highest visual impact for Penrith would be through the development of sites to the East of the settlement, extending past Carleton. Sites to the North, in particular, the Raiselands site, would have the least visual impact
Strategic Flood Risk Assessment (SFRA)	Completed September 2015	EDC	A Strategic Flood Risk Assessment must be carried out when preparing the Local Plan as it will provide an assessment of the potential impacts the proposed site allocations may have on current and future flood risk. This requirement is contained within paragraph 100 of the National Planning Policy Framework (to be referred to as NPPF).	<p>The main threats of flooding within Eden District come from river flooding, localised runoff, sewer and (to a much lesser extent groundwater) flooding.</p> <p>Allocated sites have all been assessed with respect to the risk of flooding.</p> <p>The SFRA should be considered a 'living' document and regularly reviewed in light of any updated information and emerging new policies which may come forward.</p>

Evidence Type	Progress	Undertaken by	Implications for Local Plan	Targets/Outcomes of Document
Eden District Retail Study	Completed March 2008 Updated in May 2014	England and Lyle - On behalf of EDC	In determining retail hierarchy for the Core Strategy this study reviews the existing shopping provision and determines future capacity. The NPPF requires that plans assessing retail development should investigate the current need for retail and factors which may contribute to future delivery.	Combined (Convenience, Comparison and Bulky goods) Retail floorspace capacity by 2021: Penrith 21,210m <sup>2</sup> - 26370m <sup>2</sup> , Alston 300m <sup>2</sup> - 540m <sup>2</sup> , Appleby 1300m <sup>2</sup> - 2330m <sup>2</sup> , Kirkby Stephen 720m <sup>2</sup> - 1290m <sup>2</sup> .  *Note that 14,370m <sup>2</sup> of bulky goods have been identified - no other key service centre has capacity for this form of development.
Local Biodiversity Action Plan	Ongoing. 2009 - Most recent.	Partners involved in the Cumbria BAP partnership	Cumbria wide study developed to ascertain planning proposals and Local Plan documents.	Cumbria BAP identified 39 species and habitats supported by action plans.
Open Space Audit	Completed October 2015	EDC	The purpose of this assessment is to determine whether there is adequate provision of accessible, high quality spaces in Eden District to meet the needs of our communities. It sets local quantity, quality, and accessibility thresholds for each type of open space and identifies any deficiencies or surpluses within the District.	Further work will be undertaken in relation to open space to provide a greater understanding of how the District's spaces are working.



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

Evidence Type	Progress	Undertaken by	Implications for Local Plan	Targets/Outcomes of Document
Housing Needs Surveys	Parish Based Surveys published in 2011-2012. Penrith Survey Completed 2011	Parish based surveys- Cumbria Rural Housing Trust  Penrith survey- EDC	The information acquired informed the Housing Preferred Sites and Policies draft document, and will also be used when assessing applications for planning permission for new housing.	The Penrith Housing Needs Survey identifies a net requirement for 118 affordable units per year (30% intermediate and 70% social rented) in Penrith.  The parish based surveys (two outstanding) identify a requirement for 278 affordable units over the next 5 years throughout Eden outside of Penrith.
Cumbria Landscape Character Guidance and Toolkit	Completed March 2011	Cumbria County Council	A baseline evidence base that can be used when making decisions on future land use and management.	The document identifies and maps the different landscapes across the district. This can be referred to when producing allocations to ensure development appreciates and conserves the factors that give the landscapes integrity.

Evidence Type	Progress	Undertaken by	Implications for Local Plan	Targets/Outcomes of Document
Cumbria Joint Districts Gypsy and Traveller Accommodation Assessment	Completed November 2013	arc4 on behalf of Allerdale Borough Council, Barrow Borough Council, Carlisle City Council, Copeland Borough Council, Cumbria County Council, Eden District Council, Lake District National Park Authority and South Lakeland District Council	Robust evidence base to identify the housing needs of Gypsies and Travellers and Travelling Show people from across the County, to inform future reviews of Local Plans and housing strategies.	The research identified a shortfall of nine pitches for the period 2013-2014 to 2017/2018. There are also two Show people living on unauthorised plots resulting in need for two authorised plots. A recommendation to provide up to 12 transit pitches was identified for Eden.

Evidence Type	Progress	Undertaken by	Implications for Local Plan	Targets/Outcomes of Document
Penrith Transport Improvements Study	Completed September 2015	Mott McDonald on behalf of CCC and EDC	<p>This document has been commissioned to support the emerging Eden Local Plan, being finalised by Eden District Council. The Local Plan covers the period 2014–2032 and proposes the delivery of 24.38 ha of employment land and 3,600 new homes across the district. The majority of this growth is projected to take place within Penrith, where 15.2 ha of the employment land and 1,800 new homes are proposed. This will naturally place increased pressure on the highways and transport network in the town.</p> <p>This document considers where these impacts will occur and how they could be mitigated, suggesting measures to address adverse impacts.</p>	<p>This report has provided an assessment of baseline conditions in Penrith and developed a list of options for improving existing infrastructure, to provide additional capacity, make better use of it or promote sustainable connections around the town. These schemes were developed with the proposed Local Plan developments sites in mind and the likely impact they will have upon the transport network. Pressure points where additional capacity would be required were highlighted by the Penrith Transport Model and schemes developed to address this.</p> <p>A priority list of the schemes was focussed on further with designs produced at a concept level and headline costings undertaken. These measures were considered to be a priority for a range of reasons including their direct applicability to addressing the impacts associated with the development sites and providing a tangible benefit to supporting development at these locations, their deliverability and their ability to be implemented. Schemes which did not make the priority list may be chosen by the local authorities for further investigation in the future and have by no means been ruled out.</p>

Evidence Type	Progress	Undertaken by	Implications for Local Plan	Targets/Outcomes of Document
Cumbria Vertical Infrastructure Study	2014	WYG on behalf of CCC and partners.	In 2013, WYG were commissioned by Cumbria County Council, with their partners Lancashire County Council, the Lake District National Park Authority, Carlisle City Council and Allerdale Borough Council, to undertake a piece of work which would build upon existing local landscape character guidance, following industry standard best practice approaches, specifically to consider the cumulative impact of vertical infrastructure upon the landscape character and visual amenity in Cumbria and North Lancashire.	

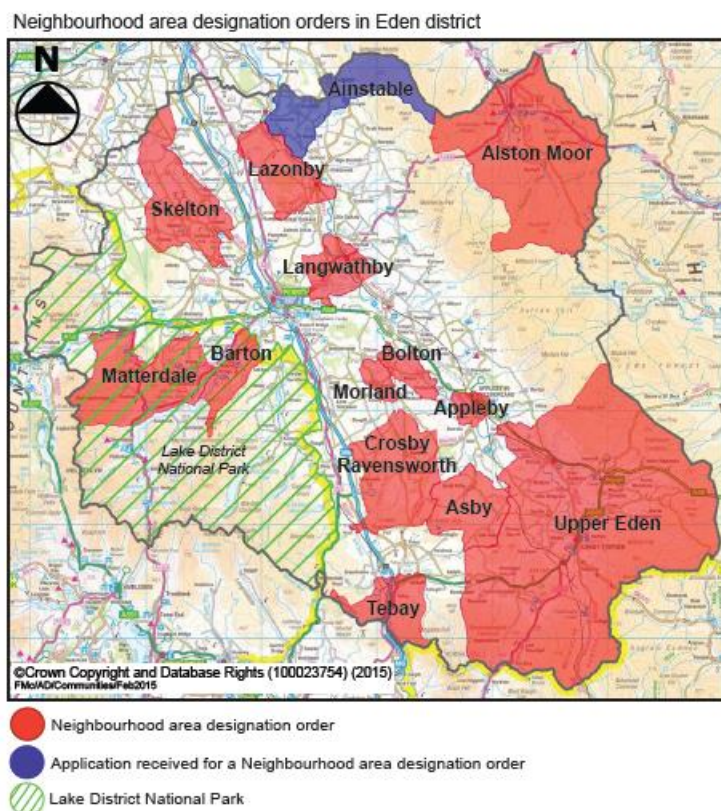
## Neighbourhood Planning

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 (February 2015)**



## Upper Eden Neighbourhood Plan

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

The following table reflects the first two 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 2014-2015 (Policy: UENDP6)

Table 4: UENDP Approvals - 2014-2015

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

## UENDP 2 - Housing on Farms

During 2014-2015, three applications were approved under this policy.

## UENDP 3 -Housing for Older People

During 2014-2015, no applications were approved under this policy.

## UENDP 5 - Fibre

Only one of the approved applications was submitted with a connectivity statement. A further application had a condition attached, but the remaining application was submitted without any supporting detail in relation to connectivity.

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

## Upper Eden Neighbourhood Development Plan Completion Rates

Table 5: UENDP Completions - 2014-15

Parish	Completions 2013-2014	Completions 2014-2015	Total Completions
Kirkby Stephen	30	16	46
Brough	3	0	3
Crosby Garrett	0	0	0
Nateby	0	0	0
Ravenstonedale	0	0	0
Soulby	0	0	0
Warcop	3	5	8
Brough Sowerby	0	0	0
Hartley	1	0	1
Helbeck	0	0	0
Kaber	0	0	0
Mallerstang	1	0	1
Musgrave	0	0	0
Stainmore	0	0	0
Waitby	0	0	0
Wharton	0	0	0
Winton	1	3	4
<b>Total</b>	<b>39</b>	<b>24</b>	<b>63</b>



During 2014-2015, a total of 24 completions were recorded across the Upper Eden Neighbourhood Plan Area. Of these completions, 10 were recorded on a single site at Birkbeck Gardens in Kirkby Stephen, all of the completions recorded in Kirkby Stephen during this period were granted planning permission prior to the adoption of the UENDP.

No completions have yet been recorded for schemes which have been approved under UEDNP policies; however we would expect some of these to be completed during 2015-2016 or 2016-2017.

## Other Neighbourhood Planning Activity

### Ainstable

<b>Application Received:</b>	22 December 2014
<b>Area Formally Designated:</b>	23 February 2015

### Alston Moor

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

### Appleby-in-Westmorland

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

Appleby Town Council has recently expressed an interest in pursuing a Neighbourhood Plan.

### Asby

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

### Barton

<b>Area Formally Designated:</b>	6 January 2015
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Barton Parish Council has decided not to pursue a Neighbourhood Plan at this time<sup>21</sup>.

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<sup>21</sup> Source: <http://www.lakedistrict.gov.uk/planning/planningpolicies/communityplanningpolicy/neighbourhood-plans>

## **Bolton**

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

Bolton Parish Council has recently consulted on its pre-submission draft Neighbourhood Plan and is expected to formally submit their plan for consultation by the end of 2015.

## **Crosby Ravensworth**

<b>Application Received:</b>	20 October 2014
<b>Area Formally Designated:</b>	27 January 2015

## **Langwathby**

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

Langwathby Parish Council consulted on their Pre-Submission Draft Neighbourhood Plan in late 2014 and submitted their plan for formal consultation in June 2015. This consultation period ended on 10 August 2015 and Eden District Council are currently in the process of appointing an independent examiner to consider the plan.

## **Lazonby**

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

Lazonby Parish Council are actively working on the production of their Neighbourhood Plan.

## **Matterdale**

<b>Area Formally Designated:</b>	November 2013
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For planning purposes Matterdale lies within the Lake District National Park and the Park Authority are supporting its production.

The examination of the Neighbourhood Plan took place in March 2015, with the examination report recommending a number of modifications<sup>22</sup>. The Plan has recently proceeded to referendum, which received a turnout of 40.5% with 99 votes in favour and 36 against. The Plan will in due course, become adopted by the Lake District National Park Authority.

### **Morland**

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

### **Skelton**

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

Skelton Parish Council has prepared and consulted on a draft Neighbourhood Development Order, which was submitted to the examiner for consideration in July 2015. The examiner concluded that the Neighbourhood Development Order did not satisfy the six basic conditions, and recommended that the proposal for a NDO be refused. Eden District Council's Executive considered and accepted the recommendation of the examiner.

### **Tebay**

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

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

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<sup>22</sup> Examiners Report : [http://www.lakedistrict.gov.uk/\\_\\_data/assets/pdf\\_file/0003/554862/Matterdale-NDP-Report-of-Independent-Examination-260315.pdf](http://www.lakedistrict.gov.uk/__data/assets/pdf_file/0003/554862/Matterdale-NDP-Report-of-Independent-Examination-260315.pdf)

## **Community Plans**

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

**Ainstable** (over 5 years old)

**Alston Moor**

**Askham**

**Bampton**

**Barton**

**Culgaith**

**Dacre**

**Great Salkeld**

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

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

**Kirkoswald**

**Lazonby** (over 5 years old)

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

**Ousby**

**Shap** (over 5 years old)

**Skelton**

**Threlkeld** (over 5 years old)

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

## Community Infrastructure Levy

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

## Duty to Co-operate

The 2011 Localism Act introduced a 'Duty to Co-operate'<sup>23</sup>, requiring local planning authorities to engage actively with other local planning authorities, the County Council and other 'prescribed bodies' on the preparation of plans. Paragraphs 178-181 of the National Planning Policy Framework also require that local planning authorities demonstrate evidence of having effectively cooperated to plan for issues with cross-boundary impacts when their Local Plans are submitted for examination.

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

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

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

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

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<sup>23</sup> Section 110 of the 2011 Localism Act inserted a new Section 33A into the existing Planning and Compulsory Purchase Act covering the Duty to Co-operate.

**Table 6 - Duty to Cooperate Record**

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

<b>Authority</b>	<b>Possible cross boundary issues</b>
South Lakeland	<ul style="list-style-type: none"> <li>• Transport and Infrastructure - M6, A6 and WCML</li> <li>• Habitats</li> <li>• Gypsy and Travellers</li> <li>• Renewable Energy</li> <li>• Neighbourhood Planning</li> <li>• CIL</li> <li>• Landscape - potential National Park Extensions</li> </ul>
Northumberland County Council	<ul style="list-style-type: none"> <li>• Strategic Housing Allocations</li> <li>• Gypsy and Travellers</li> <li>• Employment and Retail</li> <li>• Renewable Energy</li> <li>• Transport and Infrastructure</li> <li>• AONB</li> <li>• Neighbourhood Planning</li> </ul>
NHS Clinical Commissioning Group	<p>Spatial vision for the area discussed with the following outcomes:</p> <ul style="list-style-type: none"> <li>• Patient to GP ratio considered at acceptable levels</li> <li>• CCG looking to consolidate assets, no new need for additional GP services in Penrith</li> <li>• Infrastructure issues to be an annual issue for discussion</li> </ul>
United Utilities	<p>Identified issues relating to wider funding plan for the North West. Strategic issues identified in:</p> <ul style="list-style-type: none"> <li>• Penrith; wastewater upgrades complete</li> <li>• Localised issues in some villages due to overloaded network</li> </ul>
Cumbria County Council	Ongoing liaison to establish infrastructure requirements.

Further information can be found in the Council's Duty to Cooperate Statement published in October 2015; this document can be viewed on the Council's website.



## Part C - Monitoring Progress

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

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

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

The indicators collected have been grouped around a number of themes. For definitions related to the indicators, please see Appendix C. Figures are the most up-to-date available at the time of writing; unless otherwise stated they refer to the financial year 2014-2015.

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

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

# A. Housing and Population

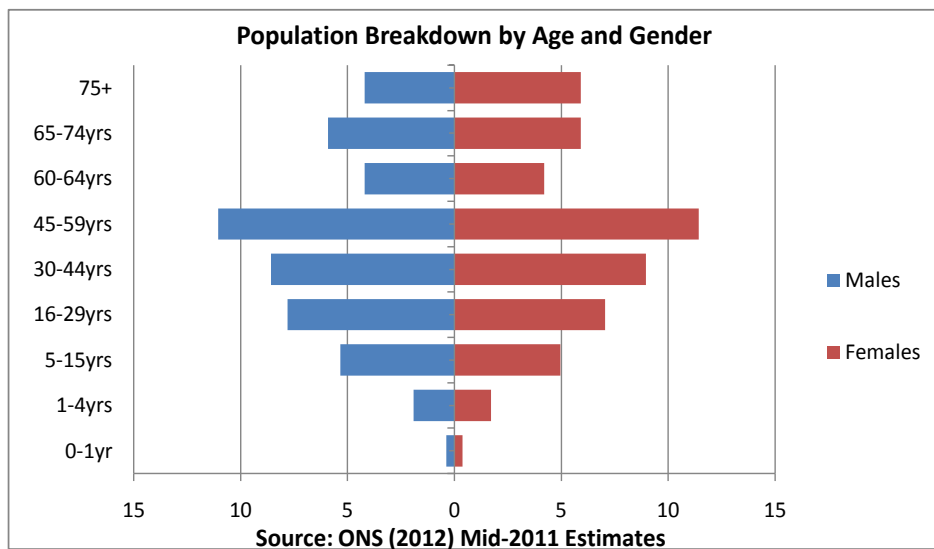
## Contextual Indicators

### Population structure

The total population of the district in 2011 was 52,564<sup>24</sup>, which equates to a population density of only 0.24 people per hectare.

As of 2011 only 1.1% of Eden’s population belonged to an ethnic group other than white; significantly lower than the northwest of average of 9.8% and the national average of 14.6%<sup>25</sup>.

**Figure 6 - Population Breakdown by Age and Gender - Mid-2011 Population Estimates (Source: ONS)**



The gender breakdown of the population is shown in Figure 5. Eden has a relatively elderly population, with 21.9% over 65 years old as opposed to 20.6% across Cumbria<sup>26</sup>.

Using population modelling, there is strong evidence that the population of Eden will rise by approximately 600 people by 2037. More noticeably the elderly proportion of the population is set to increase dramatically; with predictions indicating that by 2037, 36% of the population of Eden will be aged 65 or over<sup>27</sup>.

<sup>24</sup> Office for National Statistics, 2011

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

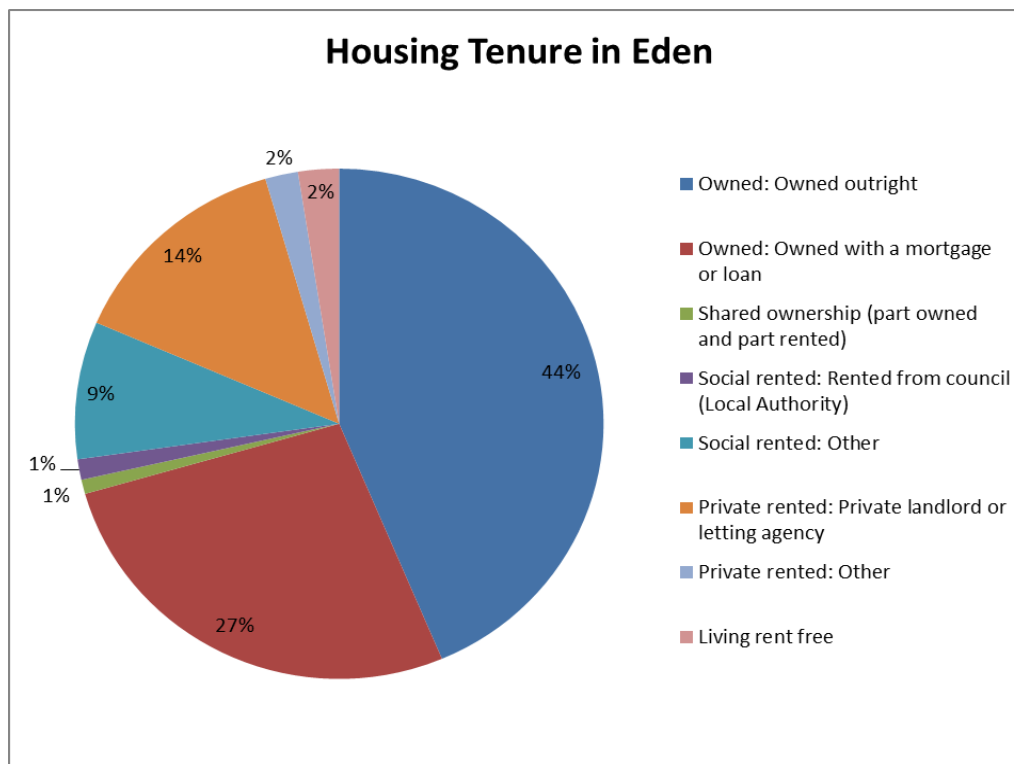
<sup>26</sup> Office for National Statistics, 2011

<sup>27</sup> Office for National Statistics (2014) 2012 Sub-national population projections

## Household type and tenure

Figure 6 shows there is a high level of owner occupation in Eden. In Eden 70.5% of households own their property outright or with a mortgage, this compares to 64.5% regionally and 63.3% nationally<sup>28</sup>.

Figure 7 - Housing Tenure in Eden (Source: Census, 2011)

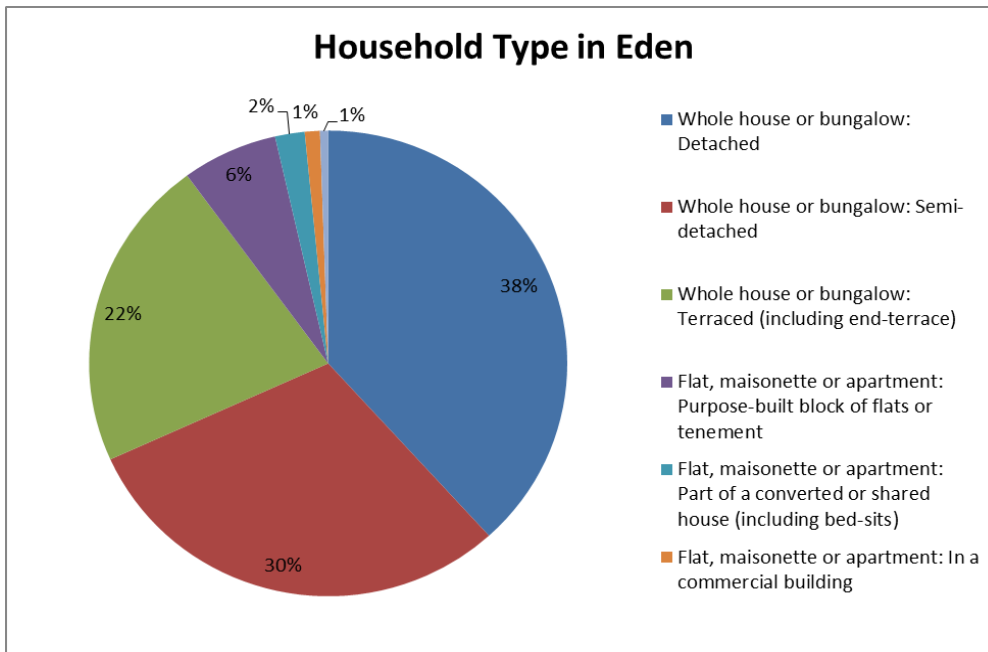


The majority of households live in houses (detached, semi-detached or terraced). Only 18.8% of households in Eden live in flats, apartments or maisonettes; this compares with 44.4% of households nationally<sup>29</sup>.

<sup>28</sup> Office for national Statistics, 2011

<sup>29</sup> Office for National Statistics, 2011

**Figure 8 - Household Type in Eden (Source: Census, 2011)**



In 2011, of the total dwelling stock (25,060), 1.8% (463) was vacant (long term empty)<sup>30</sup> and 5.1% (1,315) was being used as second homes<sup>31</sup>. Therefore, a total of 7.1% of dwellings were not occupied permanently by local residents.

### Affordability

The median house price for the district in 2014 was £178,890. This was 6.7 times the median gross household income of £26,757<sup>32</sup>. This indicates how unaffordable houses are to local people. Across Cumbria as a whole the average house price is 5.5 times the average household income, with South Lakeland being the only district less affordable than Eden.

### Core Indicators

#### Housing

Figure 7 shows how much of our housing development has been on brownfield land. Policy CS8 of the Core Strategy stipulates that 30% of all development should be on brownfield. The impact of the Core Strategy can be seen, as from 2010 we have seen steady increases in the number of houses completed on brownfield land. In the past 10 years, this figure has increased from 17% of the total completions in 2003-2004 to 66% in 2012-2013, but has fallen to 40.3% during 2014-2015.

The total number of completions on brownfield land during 2012-2013 was higher than expected. This was due to the completion of a number of large sites in Penrith. Many of these schemes were in part funded by the Homes and Communities Agencies, which helped bridge any viability issues the sites may have had. In 2014-2015, as expected this number has decreased to 40.3% which is similar to the

<sup>30</sup> Office for national Statistics, 2011

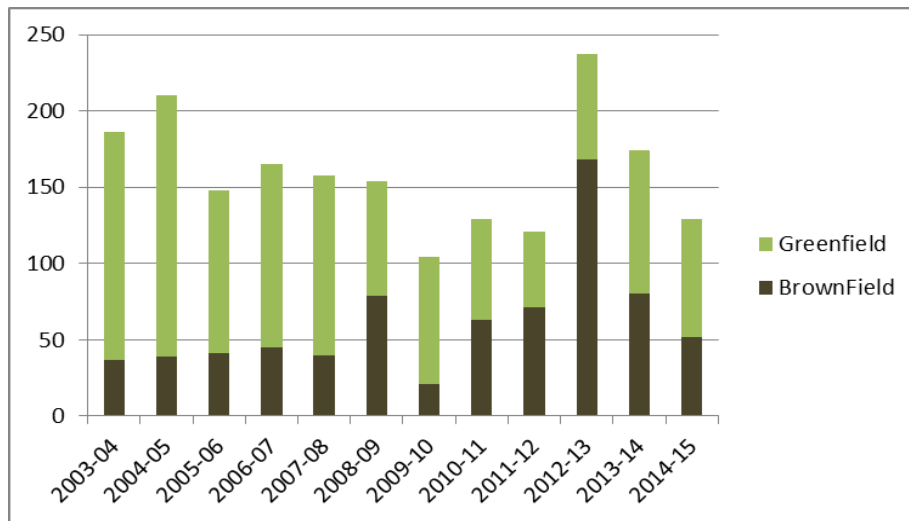
<sup>31</sup> Eden District Council, Council Tax Register, 2011

<sup>32</sup> Cumbria Intelligence Observatory, 2014 (CACI Street Value and Paycheck data)

number of brownfield completions recorded in previous years. We expect brownfield completions to remain around this level or possibly even to decrease further due to the following reasons:

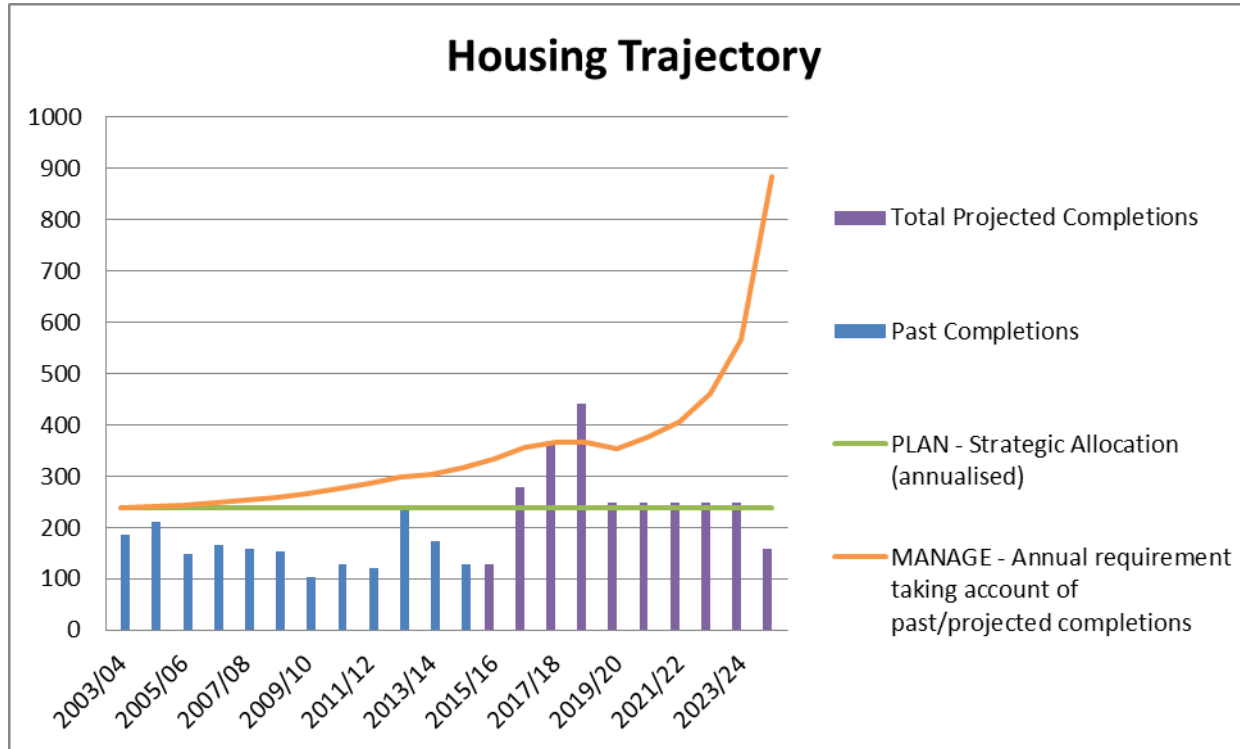
- All of the HCA funded sites have now been developed. Whilst there are still brownfield sites to complete in Penrith, there is limited undeveloped brownfield land remaining in the town. The future of Penrith’s sites will, in part, be reliant on the delivery of strategic urban extensions on greenfield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

**Figure 9 - Housing Completions - Brownfield vs Greenfield**



# Housing Trajectory - Eden District Council

Figure 10 - Housing Trajectory



**Table 7: Housing Trajectory**

	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25
Past Completions - Allocated Sites																						
Past Completions - Unallocated Sites																						
Projections - Allocated Sites																						
Projections - Unallocated Sites																						
Completions - Affordable	9	23	20	44	33	49	4	22	22	125	32	24										
Completions - Market	177	187	128	121	125	105	100	107	99	112	142	105										
<b>Past Completions</b>	<b>186</b>	<b>210</b>	<b>148</b>	<b>165</b>	<b>158</b>	<b>154</b>	<b>104</b>	<b>129</b>	<b>121</b>	<b>237</b>	<b>174</b>	<b>129</b>										
<b>Total Projected Completions</b>													<b>129</b>	<b>278</b>	<b>368</b>	<b>442</b>	<b>249</b>	<b>248</b>	<b>248</b>	<b>248</b>	<b>248</b>	<b>159</b>
<b>Cumulative Completions</b>	186	760	1,036	1,322	1,605	1,864	2,068	2,304	2,524	2,873	3,189	1,915	2,044	2,322	2,690	3,132	3,381	3,629	3,877	4,125	4,373	4,532
<b>PLAN - Strategic Allocation (annualised)</b>	<b>239</b>	<b>239</b>	<b>239</b>	<b>239</b>	<b>239</b>	<b>239</b>	<b>239</b>	<b>239</b>	<b>239</b>	<b>239</b>	<b>239</b>	<b>239</b>	<b>239</b>	<b>239</b>	<b>239</b>	<b>239</b>	<b>239</b>	<b>239</b>	<b>239</b>	<b>239</b>	<b>239</b>	
<b>MONITOR - No. dwellings above or below cumulative allocation</b>	<b>-53</b>	<b>282</b>	<b>319</b>	<b>366</b>	<b>410</b>	<b>430</b>	<b>395</b>	<b>392</b>	<b>373</b>	<b>483</b>	<b>560</b>	<b>-953</b>	<b>-1,063</b>	<b>-1,024</b>	<b>-895</b>	<b>-692</b>	<b>-682</b>	<b>-673</b>	<b>-664</b>	<b>-655</b>	<b>-646</b>	<b>-726</b>
<b>MANAGE - Annual requirement taking account of past/projected completions</b>	<b>239</b>	<b>242</b>	<b>243</b>	<b>248</b>	<b>253</b>	<b>258</b>	<b>265</b>	<b>276</b>	<b>286</b>	<b>299</b>	<b>304</b>	<b>316</b>	<b>334</b>	<b>357</b>	<b>367</b>	<b>367</b>	<b>354</b>	<b>375</b>	<b>407</b>	<b>460</b>	<b>567</b>	<b>885</b>

## **Commentary**

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



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

## 5 Year Land Supply Position

The five year land supply is a list of housing sites in the district that we expect to see built out in the next five years. We are required by Government planning policy<sup>33</sup> to show that it can demonstrate that there is at least five years' worth of deliverable sites in the planning pipeline. Deliverable in this case means that sites should be available now, viable to develop, offer a suitable location for development and be achievable within the next five years.

One of the requirements placed by the NPPF is that an additional 5% buffer is met through the document, to ensure choice and competition in the housing market. Where there has been persistent undersupply against housing targets, Authorities should increase this buffer to 20%. Up to April 2013, Eden has completed 1,916 units, against a target of 2,868 units. On this basis, we consider it appropriate to apply an additional 20% buffer.

Current land supply in the District is **3.72 years**. This includes an additional 20% buffer, and is broken down as follows.

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

<b>Requirement (Sedgefield Method)</b>	<b>Total Supply</b>
Housing Requirement: 1 April 2003 - 31 March 2025 (RSS annual requirement (239) x 22 years)	5258
Net Completions: 1 April 2003 - 31 March 2015	1916
Target Completions: 1 April 2003 - 31 March 2015	2868
Current Undersupply to date	952
5 Year Requirement (239 x 5)	1195
5 Year Requirement + Additional 20%	1434
Requirement + Undersupply	2386
Annualised Requirement over next 5 years	<b>477</b>

<sup>33</sup> National Planning Policy Framework, Paragraph 47. Department of Communities and Local Government, March 2012.

<b>Supply</b>	
Extant Permissions (Large sites)	477
Extant Permissions <4 Units	128
Implemented Consents (Large Sites)	422
Implemented Consents <4 Units	164
Existing Local Plan Sites	13
Deliverable SHLAA Sites	155
Deliverable s106 sites	85
Windfall Sites	332
Total Number of Units	1,775
Current Land Supply (Years)	<b>3.72</b>

**Table 6: 5 Year Supply of Deliverable Housing Land**

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

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

## Analysis and Implications for the Local Plan

### Corporate Plan 2011-2015: Strategic Actions

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

### Key Core Strategy Targets

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

The gross total of dwellings completed in 2014-2015 was 132 units and resulting in a net gain of 129 units. This represents a slight reduction in the number of completions recorded during 2013-2014.

The percentage of completions in Penrith is 33.3%, which represents an increase from 20% recorded in 2013-2014 but 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 from 2015-2016 onwards.

Levels of development remain low, but steady in the remaining Key Service Centres. The completion of the Birkbeck Gardens scheme in Kirkby Stephen has contributed to there being 12% of completions recorded in Kirkby Stephen during 2014-2015. Alston only completed one unit during 2014-2015, which equates to 0.77% of the overall supply. Appleby contributed 5.42% of the overall supply. However, in 2013 Story Homes were granted consent for a large site in Appleby, which will see the construction of 142 new homes on land located off Croft Close. We would expect this to start contributing to the supply in the next 6-12 months.

The level of growth in the Local Service Centres remains buoyant, with 38% of all completions located within these settlements. This does represent a reduction from the 48% recorded during 2013-2014, but is still significantly above the core strategy target of 20%.

Affordable housing is considered one of the Council's top priorities within the corporate plan. The Core Strategy currently contains a target for each new development in the district to produce 30% affordable housing. As noted earlier, there were been a number of affordable units delivered in 2012-2013, as large HCA

funded schemes contributed heavily to our supply. Affordable housing completions shot up from 14% in 2011-2012 to 64% in 2012-2013, but during 2013-2014 reduced to 31%. In 2014-2015 the proportion of completions which were affordable fell again to 18.6%

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

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

In terms of new build approvals (where planning permission has been granted), 439 net units were approved in 2014-2015, of which 18.5% are affordable. Notably, 38.4% of approvals were located in Penrith with 35% located within the Local Service Centres. In addition, 21% of approvals were located in 'other areas', outside our 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 high number.

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

New permitted development rights introduced by the Government in 2013-2014 will contribute to future approval rates, with a new flexible approach to the conversion of redundant rural and commercial buildings to housing without the need for planning permission. During 2014-2015, a total of 28 schemes were approved under amended permitted development rights. Of these schemes, 25 consisted of the change of use of an agricultural building to a dwelling, with the remaining three applications consisting of the change of use of a commercial or retail premises to a dwelling.

In 2014-2015 40.3% of all new housing was on brownfield land, which is still significantly above our target of 30% set within the Core Strategy. Compared to more urban Authorities, Eden has a limited supply of brownfield sites. Our figures show that our policies have taken a positive effect on the reuse of land, focussing on brownfield sites first. We annually maintain a list of brownfield sites, which we will

feed into our emerging land allocations strategy. As these sites are developed and we become more reliant on larger greenfield sites to meet our targets, we anticipate that this figure will decrease.

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

## B. Economy and Business Development

### Contextual Indicators:

#### Qualifications

In Eden, 31.5% of the economically active population are qualified to a National Vocational Qualification Level 4 or above; this is lower than the national average of 36%<sup>34</sup>.

#### Employment/Unemployment

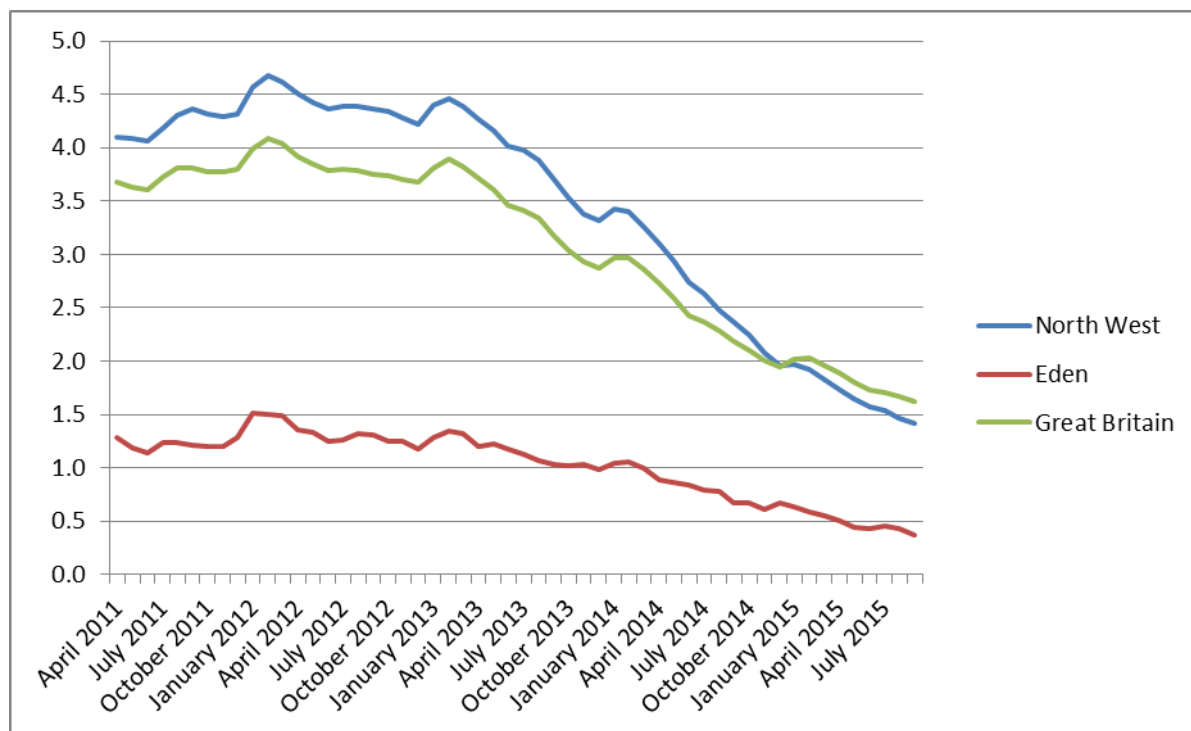


Figure 11: Recent JSA Claimant Rates (NOMIS, 2015)

Eden has by far the fewest Job Seekers Allowance claimants of all the districts in Cumbria. The number of people claiming JSA rose over 2012 but seen an evident reduction in early 2013. In July 2015 there were 118 claimants, this equates to 0.4% of the population. This is much lower than the regional claimant rate of 1.4% and the national rate of 1.6%<sup>35</sup>.

#### Index of Multiple Deprivation

According to the 2010 Indices of Multiple Deprivation Eden is ranked the 211<sup>th</sup> most deprived district out of 326 nationally, where 1 is the most deprived<sup>36</sup>.

<sup>34</sup> Nomis Official Labour Market Statistics, 2015

<sup>35</sup> Nomis Official Labour Market Statistics, 2015

<sup>36</sup> Office for National Statistics, 2010

## Business Growth

Eden has the highest density of enterprises in Cumbria, 1083 per 10000 working age residents<sup>37</sup>.

However, Eden has the lowest rate of business 'births' in Cumbria at just 7.8 (per 100 active enterprises). In Cumbria the figure is 11.4, and nationally 14.1<sup>38</sup>.

Eden has one of the lowest rates of business 'deaths' in Cumbria a 7.8, which is lower than the Cumbria figure of 8.4 and the national figure of 9.7<sup>39</sup>.

In Eden 63.6% of businesses registered in 2010 were still registered in 2013, which compares well to the Cumbria figure of 58.2 and the national figure of 57.1<sup>40</sup>.

In 2014, Eden had 3,445 active enterprises which account for 16% of the total number of enterprises across Cumbria<sup>41</sup>.

These are the 'Top Five Enterprise Sectors'<sup>42</sup> in Eden, which shows reliance upon agricultural enterprises.

Eden		
Sector	No	%
Agriculture	1290	37.4
Construction	350	10.2
Prof, scientific and tech	255	7.4
Accommodation and food	240	7.0
Retail	215	6.2

Businesses in Eden are generally smaller, 77.8% of all enterprises in Eden are classified as Micro (0-4), with 12.9% Micro (5-9) and 8.3% Small (10-49)<sup>43</sup>.

<sup>37</sup> Source : <http://www.cumbriaobservatory.org.uk/elibrary/Content/Internet/536/675/4356/42038104628.pdf>

<sup>38</sup> Source: <http://www.cumbriaobservatory.org.uk/elibrary/Content/Internet/536/675/4356/42038104628.pdf>

<sup>39</sup> Source: <http://www.cumbriaobservatory.org.uk/elibrary/Content/Internet/536/675/4356/42038104628.pdf>

<sup>40</sup> Source: <http://www.cumbriaobservatory.org.uk/elibrary/Content/Internet/536/675/4356/42038104628.pdf>

<sup>41</sup> Source: <http://www.cumbriaobservatory.org.uk/elibrary/Content/Internet/536/675/4356/42038104628.pdf>

<sup>42</sup> Source: <http://www.cumbriaobservatory.org.uk/elibrary/Content/Internet/536/675/4356/42038104628.pdf>

<sup>43</sup> Source: <http://www.cumbriaobservatory.org.uk/elibrary/Content/Internet/536/675/4356/42038104628.pdf>

## Core Indicators:

### Business Development

According to County Council data in 2013-2014 there were 30.53 hectares of land available for employment use<sup>44</sup>, and increase from 29.56 hectares last year. This has yet to meet the Core Strategy target of 50 hectares. Work on identifying additional employment land is currently underway.

### Completed Additional Employment Floorspace

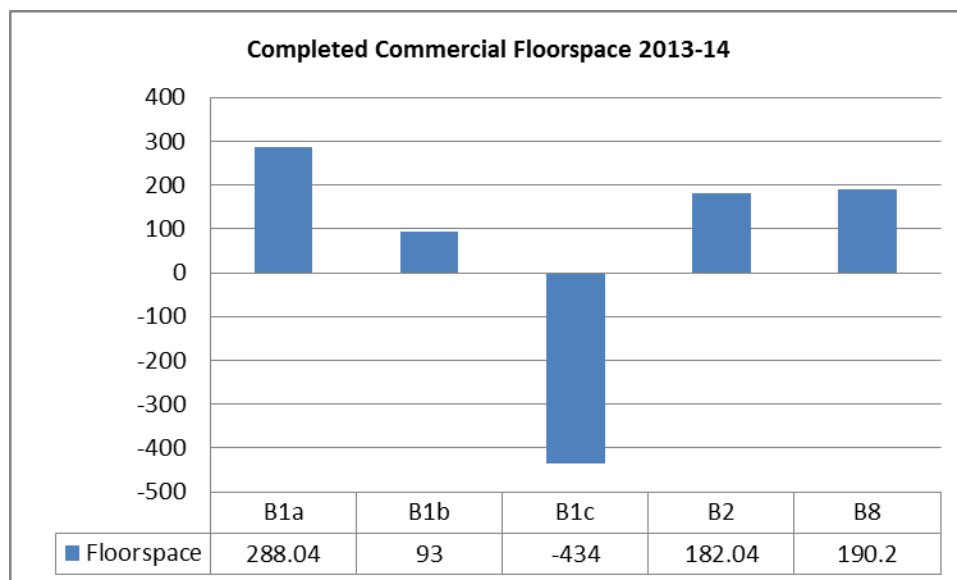


Figure 12: Commercial Completions 2013-2014

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

<sup>44</sup> Eden District Council, 2013



## Analysis and Implications for LDF

### Corporate Plan 2011-2015: Strategic Actions

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

### Key Core Strategy Targets

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

In 2014-2015 the number of JSA claimants has dropped, following a regional and national trend. The figure fell 0.5% from the previous monitoring year, which was also reflected in the numbers of persons unemployed in the District. At 0.4% this figure is still substantially lower than both the regional and national figures, which stand at 1.4% and 1.6% respectively.

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

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

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

There is 29.65 hectares of employment land available in Eden, which represents a shortfall in the amount of land required to satisfy the requirements in CS13. The Council are currently working to develop employment allocations and policies as

part of the Eden Local Plan. This will appraise existing sites and seek to identify additional land to meet the current shortfall, but may also reconsider how appropriate the target is.

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

In 2014 there were 4.5 million visitors to the district<sup>45</sup>; this represents an increase on the baseline set in 2006/07 and is above the target set in the Core Strategy to be reached by this monitoring year. In 2014 there was £277m of expenditure in Eden related to tourist based activities, £30m higher than the baseline set in 2007. Tourism also supported 4,039 FTE jobs in 2014<sup>46</sup>

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<sup>45</sup> Eden District Council Tourism Dept, 2014

<sup>46</sup> Eden District Council Tourism Dept, 2014

## C. Built and Natural Environment

### Contextual Indicators:

#### Built Environment

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

The importance of the historic built environment is reflected by the number of protected heritage assets there are in the district. In Eden (outside of the Lake District National Park) there are 1,603 listed buildings (38 Grade I, 118 Grade II\*, 1,446 Grade II), and 266 Scheduled Monuments.

#### Natural Environment

**Table 9: Area of Cumbria BAP Habitats**

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

#### Energy

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

## **Core Indicators**

### **Built Environment**

At the end of 2014-2015; 12 of the 24 (50%) conservation areas had character appraisals; an increase from nine in 2008. Of the 24 conservation areas in Eden, only 1 (Alston Conservation Area) has an Article 4 (2) direction which gives additional control over minor developments that would not normally require planning permission. A conservation area appraisal is currently being produced.

In 2015 there are 25 Scheduled Ancient Monuments and Listed Buildings, as well as 1 Conservation Area (Alston) within Eden (outside of the Lake District National Park) on the Heritage at Risk Register<sup>47</sup>. Heritage at Risk will continue to be monitored to ensure the important traditional built environment is protected by the planning and conservation process.

### **Flooding**

Each year, the Environment Agency (EA) publishes a list of Local Authority approved sites which are considered to be in conflict with Environment Agency guidance. In 2014-2015 the EA objected to 3 applications on the grounds of flood risk, all of which were due to the submission of inadequate information with regards to flood risk. In all cases these objections were resolved and the applications approved.

### **Biodiversity**

Natural England is pursuing its own goals that mutually work in line with the conservation of Eden. Information from Natural England for the monitoring year saw shows that the percentage of SSSIs in target condition is 86%, which is the same figure that was recorded last year. This is below Natural England's target of 95% of the SSSI area in favourable or recovering condition by 2010.

### **Renewable Energy**

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

During the monitoring year 2014-2015, 10 applications were received for wind turbines across the district. Of these, 1 application was approved (Application refs 14/0531) and 8 were refused. During 2014-2015, 7 appeals have been submitted, three are awaiting a decision, two were dismissed, one was withdrawn and an appeal was allowed (App Ref 14/0838).

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<sup>47</sup> English Heritage, 2012

**Table 10: Current renewable energy deployment (Cumbria County Council, 2011)**

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

## Analysis and Implications for LDF

### Corporate Plan 2011-2015: Strategic Actions

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

### Key Core Strategy Targets

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

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

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

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

Furthermore, in working with Natural England, the condition of SSSIs in Eden remains high, with 86% of SSSIs in the district are 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 carried out by Cumbria County Council has provided useful up to date figures on renewable energy generation. There are still difficulties in obtaining accurate information on small scale renewable energy installation, as not all requires planning permission (in particular solar panels) and so can't be monitored. The current capacity for Cumbria stands at 296MW; however, only 0.67% of this is from Eden.

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

## Appendix A - Local Plan Timetable



## Appendix B - Monitoring Data

Monitoring Indicator	Relevant Planning Policies	Part of Cumbrian Monitoring Dataset	Data/Performance (G- Gross, N - Net; Where available)	Targets	Policy Performance	Comments	New Indicator?
<b>Maintaining Sustainable Communities</b>							
Number of Adopted Neighbourhood Plans	CS1: Sustainable Development Principles		0 Plans - 2011-2012 0 Plans - 2012-2013 1 Plan - 2013-2014 0 Plans - 2014-15	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. It is anticipated that at least one of these could be adopted during the monitoring year 2015-2016.	
% of applications approved in Key and Local Service Centres	CS2: Locational Strategy		86% in 2010-2011 90% in 2011-2012 85% in 2012-2013 94% in 2013-2014 79% in 2014-2015	95% by 2011/2012		During 2014-2015 we have seen a reduction in the number of applications approved in Key and Local Service Centres. This year's figure of 79% is lower than the previous year's figure of 94%.	

Monitoring Indicator	Relevant Planning Policies	Part of Cumbrian Monitoring Dataset	Data/Performance (G- Gross, N - Net; Where available)	Targets	Policy Performance	Comments	New Indicator?
% of applications approved in line with policy	CS3: Rural Settlements and the Rural Areas		2011-2012: 94.4% 2012-2013: 44% 2013-2014: 52% 2014-2015: 9.8%	100%		<p>This indicator monitors how many applications are granted permission as an 'exception' to policy i.e. where affordable housing is delivered in rural areas to meet need.</p> <p>During 2014-2015 we have approved some schemes which include a mix of affordable and market housing, providing a total of 5 affordable units (5.4% of approvals). A further 4 approvals relate to occupational dwellings.</p> <p>This may in part reflect the role of the NPPF in supporting affordable housing in rural areas through the release of some market housing. It may be that in later years this indicator needs to be changed to reflect the impact of this policy shift.</p> <p>There are also new permitted development rights which now allow the conversion of rural buildings into market housing a total of 25 schemes were granted approval in 2014-2015.</p>	

Monitoring Indicator	Relevant Planning Policies	Part of Cumbrian Monitoring Dataset	Data/Performance (G- Gross, N - Net; Where available)	Targets	Policy Performance	Comments	New Indicator?
% of rural housing permissions that are affordable	CS3: Rural Settlements and the Rural Areas		2011-2012: 45% 2012-2013: 56% 2013-2014: 44% 2014-2015: 5.34%	100%		This indicator looks at development outside of our Key and Local Service Centres. This is significantly lower than in previous years, and has been affected by recent changes to Government Policy which have allowed market led housing in rural areas.	
% of applications approved contrary to advice from the Environment Agency on flooding/water quality	CS4: Flood Risk	COI E1	2011-2012: 0 2012-2013: 0 2013-2014: 0 2014-2015: 0	0%		For a number of years the Council has maintained an effective stance on mitigating the effects of additional development on the water table.	

Monitoring Indicator	Relevant Planning Policies	Part of Cumbrian Monitoring Dataset	Data/Performance (G- Gross, N - Net; Where available)	Targets	Policy Performance	Comments	New Indicator?
Number of housing completions using SUDS	CS4: Flood Risk		2010-2011: 3% 2011-2012: 7% 2012-2013: 11% 2013-2014: 18% 2014-2015: 7.75%	5% initially with percentage to increase incrementally each year where appropriate.		A soak away system was installed within the Birkbeck Gardens scheme in Kirkby Stephen. This represents 7.75% of the overall completions, offering an appropriate increase in the number of SUDS schemes. As the 2010 Flood & Water Management Act comes into force in April 2014, we will see this figure increase. The Act creates a responsibility for Cumbria County Council to act as an advisory body to approve SUDS schemes in certain new developments. We can therefore expect SUDS to be a more common occurrence in future applications.	
% 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.	

Monitoring Indicator	Relevant Planning Policies	Part of Cumbrian Monitoring Dataset	Data/Performance (G- Gross, N - Net; Where available)	Targets	Policy Performance	Comments	New Indicator?
Number of major developments submitting travel plans	CS5: Transport and Accessibility		2013-2014: 1 Transport Assessment 2014-2015: 3 Travel Plans submitted	100%		Very few major application in Eden meet the threshold for a Travel Plan, however during 2014-15 3 applications were supported by a travel plan.	
% of non-residential car parking that meets relevant car parking standards	CS5: Transport and Accessibility		2011-2012: 100%	100%		No data	
Estimated Contributions from New Homes Bonus	CS6: Developer Contributions, CS10: Affordable Housing		2011-2012: £70,490 2012-2013: £252,664 2013-2014: £331,757 2014-2015: £602,482	2014/15: £402-£539,000 2015/16: £472 – £814,000	N/A	The New Homes Bonus is the mechanism that Central Government uses to fund Local Authorities for permitting new housing schemes. The first £100,000 of receipts is earmarked for a community fund. The remainder is then used for special projects and affordable housing.	Y

Monitoring Indicator	Relevant Planning Policies	Part of Cumbrian Monitoring Dataset	Data/Performance (G- Gross, N - Net; Where available)	Targets	Policy Performance	Comments	New Indicator?
<b>Living Communities</b>							
Overall number of dwellings permitted and completed annually	CS7: Principles for Housing	COI H2(b)	2010-2011: 114 Completions 2011-2012: 107 Completions 2012-2013: 193 Completions 2013-2014: 161 Completions 2014-2015: 129 Completions	239 dwellings per annum		The number of housing units completed in 2014-2015 is 129, which is significantly below the Core strategy target of 239 per annum. There are a number of significant housing development in both key and local service centres which are yet to produce completed units, these are expected throughout 2014-2015 and 2015-2016.	
Number of affordable units completed	CS7: Principles for Housing, CS10: Affordable Housing	COI H5	2010-2011 - 16 units 2011-2012 - 22 units 2012-2013 - 123 units 2013-2014 - 31 units 2014-2015 - 24 units	92 Dwellings per annum (50 Private Sector, 30 RSLs, 12 Self Build)		A significant proportion of the affordable schemes completed in 2012-2013 were delivered on HCA funded schemes, such as Eden Rural Foyer and Ridley Place in Penrith. Affordable completions have reduced significantly for the monitoring year 2013-2014 and 2014-2015.	

Monitoring Indicator	Relevant Planning Policies	Part of Cumbrian Monitoring Dataset	Data/Performance (G- Gross, N - Net; Where available)	Targets	Policy Performance	Comments	New Indicator?
% of affordable housing as proportion of all new development	CS10: Affordable Housing		2010-2011 - 17% 2011-2012 - 20% 2012-2013 - 64% 2013-2014 - 19% 2014-2015 - 18.6%	30%		A significant proportion of the affordable schemes completed in 2012-2013 were delivered on HCA funded schemes, such as Eden Rural Foyer and Ridley Place in Penrith.  Affordable completions have reduced significantly for the monitoring year 2013-2014 and 2014-2015.	
% of dwellings on brownfield land	CS1: Sustainable Development Principles, CS8: Making Efficient Use of Land	COI H3	2011-2012 - 43% 2012-2013 - 66% 2013-2014 - 45% 2014-2015 - 40.3%	Minimum 30%		We have ensured that we are building on the most suitable locations in terms of land use. Considering we have a low proportion of brownfield land, developments are coming forward in the most suitable areas, avoiding the need for greenfield land use.	
% of dwellings developed at 30DPH, or greater	CS8: Making Efficient Use of Land		2011-2012 - 54% 2012-2013 - 76% 2013-2014 - 49% 2014-2015 - 59.7%	100%		During 2014-2015 59.7% of housing completions were developed at a density greater than 30 d.p.h. This represents an increase from 2013-14 but is still significantly below the target of 100%.	

Monitoring Indicator	Relevant Planning Policies	Part of Cumbrian Monitoring Dataset	Data/Performance (G- Gross, N - Net; Where available)	Targets	Policy Performance	Comments	New Indicator?
Total No of pitches completed	CS11: Provision for Gypsies and Travellers	COI H4	2011-2012 - 0 2012-2013 - 0 2013-2014 - 0 2014-2015 - 0	9 pitches by 2017/18		A refresh of the G&T evidence was undertaken in 2013, which presented a 5 year need for the identification of new sites. Since the adoption of the Core Strategy we have not been able to find a suitable site to be developed specifically for gypsies and travellers. In 2013-2014 we can therefore not demonstrate a 5 year supply of G&T sites. We are working with landowners to bring forward sites in the short term, with a view of meeting unmet need in the next 5 years.	
Number of transit pitches completed	CS11: Provision for Gypsies and Travellers	COI H4	2011-2012 - 0 2012-2013 - 0 2013-2014 - 0 2014-2015 - 0	5 pitches by 2016		See above.	
Housing Quality - Building for Life Assessments	CS18: Design of New Development	COI H6	2011-2012 - 1 (poor) 2012-2013 - 4 out of 9 2013-2014 - no data 2014-15 - no data	Majority of schemes with above average score		We hope to monitor this effectively in 2015-2016.	Y



Monitoring Indicator	Relevant Planning Policies	Part of National Monitoring Dataset	Data/Performance (G- Gross, N - Net; Where available)	Targets	Policy Performance	Comments	New Indicator?
<b>Working Communities</b>							
Job Seekers Allowance Claimants	CS12: Principles for Economic Development and Tourism		2013-2014: Eden - 0.9%, NW - 3.1%, UK - 2.7% 2014-2015: Eden 0.5%, NW - 1.7%, GB 1.9%	Unemployment rate below UK average		The Job Seeker's Allowance Claimant rate has once again fallen slightly from 0.9% to 0.5% over the last year. This follows the pattern of decrease regionally and nationally. Eden continues to have one of the lowest unemployment rates in the country and is well below the regional and national averages.	
Employment by occupation- % in Professional or Technical Employment	CS12: Principles for Economic Development and Tourism		2014-2015: 6.5% 2013-2014: 6.1% 2012-2013: 12% 2011-2012: 10.0% 2010-2011: 11.2%,	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% 2010-2011: 9.3%, 2006-2007 - 10.2%	Increase % of Finance, IT, Other Business Activities - 13% by 2016		The data indicates that we met the target put in place for 2016 in 2011-2012. However, this indicator is no longer monitored nationally.	
Earnings (Gross weekly pay of full time workers)	CS12: Principles for Economic Development and Tourism		<b>2013-2014:</b> Eden - £514, NW - £483, GB £518.6. <b>2014-2015:</b> Eden - £409.6, NW - £484.6, GB - £520.8	Increase to NW regional average by 2016		Since 2013-2014 weekly pay has reduced from £514 to £409.6 which is a significant decrease. This figure is the lowest recorded since 2010 and is significantly below the national average.	

Monitoring Indicator	Relevant Planning Policies	Part of National Monitoring Dataset	Data/Performance (G- Gross, N - Net; Where available)	Targets	Policy Performance	Comments	New Indicator?
Participation rates in higher education- % of economically active educated to level 4 or above	CS12: Principles for Economic Development and Tourism		<p><b>2012-2013:</b> Eden- 45.4, NW - 30.2, UK- 34.4</p> <p><b>2013-2014:</b> Eden - 37.3, NW - 30.9, UK - 35.2</p> <p><b>2014-2015:</b> Eden - 31.5, NW - 30.9, GB 36.0</p>	Improve rates from baseline		Since 2009, the rate has increased from 28.4 to 31.5 (2014). However, during 2012 the figure reached 45.6. Eden remains above the NW but beneath GB.	
Number of new VAT registrations	CS12: Principles for Economic Development and Tourism		n/a	Match NW rate of registration		VAT registration data was available to 2008 through NOMIS but has been discontinued.	
Amount of business floor space developed per yr by type	CS13: Employment Land Provision	COI BD1	2013-2014: B1/B2/B8 - 319.28m <sup>2</sup>	B1 - 200m <sup>2</sup> - 2012/2013, B2 - 50m <sup>2</sup> - 2012/2013, B8 - 500m <sup>2</sup> - 2012/2013		During 2013-2014 we have gained 319.28m <sup>2</sup> of commercial floorspace.	

Monitoring Indicator	Relevant Planning Policies	Part of National Monitoring Dataset	Data/Performance (G- Gross, N - Net; Where available)	Targets	Policy Performance	Comments	New Indicator?
% of employment land developed by location	CS13: Employment Land Provision		2013-2014: 100% in Key Service Centres	Majority in Key and Local Service Centres		100% of employment land developed in 2012-2013 has been located in key or local service centres. Policy CS13 indicates that these are the most sustainable locations for employment facilities and as such we will continue to monitor this indicator with the aim to ensure employment facilities are not developed in unsustainable locations. In line with Policy CS14 we have supported the development of appropriate small scale employment provision in rural areas to develop the rural economy.	
Amount of employment land available	CS13: Employment Land Provision	COI BD3	2013-2014:29.65 ha 2012-2013:29.65ha 2011-2012: 38.11ha 2010-2011: 42.25ha	50 hectares up to 2025		The amount of available employment land has decreased over the monitoring year, and we are falling short of the 50ha target by 20.45ha.	
Number of applications approved for employment development in rural areas	CS14: Employment Development in Rural Areas		2013-2014: 2 2014-2015:10	5 by 2013-2014		Performance against this indicator has not met the set target. In line with Policy CS14 we will be supporting the development of some small scale employment provision where appropriate in rural areas to develop/ sustain the rural economy.	

Monitoring Indicator	Relevant Planning Policies	Part of National Monitoring Dataset	Data/Performance (G- Gross, N - Net; Where available)	Targets	Policy Performance	Comments	New Indicator?
Number of developments involving re-use of buildings	CS14: Employment Development in Rural Areas		2013-2014: 50% (only 2 applications) 2014-2015: 30%	100%		30% of employment development in rural areas has involved the re-use of buildings.	
Number of applications approved for tourism development	CS15: Tourism and the Visitor Economy		N/A	Monitoring to begin 2015/16	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 2015/16	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		2012-2013: 4.26 2013-2014: No data 2014-2015: No data	Tourist days 2012-2013 - 4,095,000		The annual tourist expenditure has risen and is well above the baseline figure. This suggests that Eden is considered an attractive place to visit, and stay. Much of the success of this indicator can be attributed to positive marketing from both Eden DC and local businesses. One consequence of the economic downturn may be that more Britons are taking more holidays within the Country. This may be a contributing factor to the success of this indicator.	
Estimated annual tourist expenditure	CS15: Tourism and the Visitor Economy		2013-2014: £251.8 million 2014-2015: £276.9 million	Increase from baseline of £149 million in 2007			

Monitoring Indicator	Relevant Planning Policies	Part of National Monitoring Dataset	Data/Performance (G- Gross, N - Net; Where available)	Targets	Policy Performance	Comments	New Indicator?
<b>The Environment</b>							
% of applications approved with measures for protection of priority & protected species	CS16: Principles for the Natural Environment		Monitoring to begin 2015/16	100% where applicable	N/A	We will endeavour to improve how planning applications are recorded in order to monitor this indicator in the next monitoring year.	
% of SSSIs in target condition	CS16: Principles for the Natural Environment	COI E2	2011-2012: 97.4% 2012-2013: 95.4% 2013-2014: 86.3% 2014-2015: 86%	Maintain above baseline of 65% in 2006/7		Data received from Natural England in November 2015 indicates 86% of sites are in a favourable or recovering condition, which is below the Natural England target of 95%. However the figure remains well above the 2006/7 baseline.	
% of Local Wildlife Sites in positive management (no longer monitored)	CS16: Principles for the Natural Environment	COI E2	36% in 2008/2009	42% by 2013-2014	N/A	Management of this indicator is currently uncertain. A larger county wide unit are investigating how best we can sustain the work involved in collecting this data. Indicator will be retained in situ, with the hope that it is reinstated next year.	
% of applications approved in line with the policy	CS17: Principles for the Built (Historic) Environment		Monitoring to begin 2015/16	100%	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	Part of National Monitoring Dataset	Data/Performance (G- Gross, N - Net; Where available)	Targets	Policy Performance	Comments	New Indicator?
Number of conservation areas	CS17: Principles for the Built (Historic) Environment		22 in 2007 24 in 2013 24 in 2014 24 in 2015	27 by 2014		Potential future settlements have also been identified, and will be investigated in the near future. However, progress in this regard may be hindered as the Council no longer has a conservation officer.	
Number of conservation areas with character appraisals	CS17: Principles for the Built (Historic) Environment		9 in 2008 12 in 2013 12 in 2014 12 in 2015	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.	
Number of applications refused, amended or withdrawn on design grounds	CS18: Design of New Development		2011-2012: 10 of 39 refusals on design grounds. 2013-2014: No data 2014-2015: 24 of 58 refusals on design grounds.	Decrease from base line		Amended and withdrawn applications could not be monitored for the monitoring year. During 2014-2015 24 of the 58 refusals were based on design grounds. We will endeavour to ensure pre-application advice promotes the design standards within the Housing SPD and the North Pennines Design Guide.	

Monitoring Indicator	Relevant Planning Policies	Part of National Monitoring Dataset	Data/Performance (G- Gross, N - Net; Where available)	Targets	Policy Performance	Comments	New Indicator?
% of developments of 10+ units that's 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	Electricity - 5,785kWh per annum 2010 Gas - 16,026kWh per annum 2010		The Government is currently proposing to introduce new national standards for energy efficiency which will remove the ability of local authorities to implement their own standards. This, together with the difficulties of monitoring it means it is now discontinued.	
% of Eden Residents in current Fuel Poverty	CS1: Sustainable Development Principles, CS19: Energy Conservation, Efficiency and Production in New Developments		2012-2013: 28.3 2013-2014: No data currently available 2014-2015: No data	Decrease from baseline of 38.3% in 2010-2011		Eden still has one of the highest rates of fuel poverty in the country, which is a prominent issue for the district. We can encourage high standards of efficiency through new development, though much of the issue exists with the current housing stock.	

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



Monitoring Indicator	Relevant Planning Policies	Part of National Monitoring Dataset	Data/Performance (G- Gross, N - Net; Where available)	Targets	Policy Performance	Comments	New Indicator?
<b>Active and Inclusive Communities</b>							
Services lost or gained in towns and villages	CS21: Principles for Services, Facilities, Sport and Informal Recreation		Cumbria County Council withdrew all bus subsidies in 2014. Whilst a number of routes remain operational there were significant losses and reductions in services.  It was agreed by Cumbria County Council on 26/03/2015 that Ravenstonedale School would close.	No decrease from base line		As a result of the recent bus service losses, a revised methodology has been established for identifying 'Key Hubs' in the forthcoming Local Plan.	
Loss of services and facilities in towns and villages after marketing period	CS22: Protection of Village Services and Facilities		2014-2015: 0	No decrease from base line		No pubs or village services have been lost (due to a planning application for change of use) during the monitoring year 2014-2015.	

Monitoring Indicator	Relevant Planning Policies	Part of National Monitoring Dataset	Data/Performance (G- Gross, N - Net; Where available)	Targets	Policy Performance	Comments	New Indicator?
Number of designations as Asset of Community Value (ACV)	CS22: Protection of Village Services and Facilities		3 have been registered between April 2014 and March 2015.	3 per year		The localism act empowers communities to identify important assets at risk, through listing a site as an asset of community value (ACV). This gives communities an opportunity to bid to retain these services.	Y
Gain or loss of public transport services	CS22: Protection of Village Services and Facilities		2014-15: A number of bus route have been lost or reduced due to the withdrawal of Cumbria County Council Subsidies.	No decrease from base line		This indicator was not monitored in for the 2013-2014 monitoring year pending changes to bus services the following year (2014/15). For this year the 105, 106 and 680 services were closed, affecting Greystoke, Newbiggin, Clifton, Shap, Orton, Tebay and Nenthead. Funding was withdrawn from the 563 service but a replacement service is now run by Grand Prix coaches.	
% of retail developments in accordance with locational strategy	CS23: Hierarchy of Retail Centre		2012-2013: 60% in KSCs 2013-2014: 100% in KSC's 2014-2015: No approvals	Maintain base line		100% of retail development completed during 2013-2014 was located with Penrith.	

Monitoring Indicator	Relevant Planning Policies	Part of National Monitoring Dataset	Data/Performance (G- Gross, N - Net; Where available)	Targets	Policy Performance	Comments	New Indicator?
Total amount of floor space developed for town centre uses	CS23: Hierarchy of Retail Centre	COI BD4	2012-2013: Town Centres: -3510.1m <sup>2</sup> Non-town centres: 666.06m <sup>2</sup> 2013-2014: Town Centre - 5619m <sup>2</sup> Non-Town Centres: 6126m <sup>2</sup>	Maintain base line (2009/10)		During 2013-2014 two large retail schemes in Penrith have been completed and opened. Penrith New Squares has provided retail provision within the town centre and Castle Retail Park has provided edge of centre retail offer. It is unlikely that we will see such large schemes developed in future years. There has been no additional retail development during 2014-2015.	
% of open space/recreation land lost to development	CS24: Open Space and Recreational Land		2011-2012: (Penrith) 0 2010-2011: (Penrith) 12,600m <sup>2</sup> lost, 98,800m <sup>2</sup> gained 85,400m <sup>2</sup> net gain	0%		It is not possible to monitor this indicator as we currently do not have any open space designations. This indicator will be monitored through the new Local Plan which will identify protected open space.	
Number of new higher education sites developed	CS25: University of Cumbria		0	Maintain baseline (2010-2011)		There has been no new higher education sites developed in Eden in the monitoring year. We will encourage the appropriate development of higher education sites as stated in policy CS25.	

Monitoring Indicator	Relevant Planning Policies	Part of National Monitoring Dataset	Data/Performance (G- Gross, N - Net; Where available)	Targets	Policy Performance	Comments	New Indicator?
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.	
Number of knowledge based jobs created	CS25: University of Cumbria		N/A	N/A	N/A	Not recorded.	

## **Appendix C - Indicator Definitions and Notes**

### **Housing and Population**

#### **Household Type and Tenure**

The terms used to describe tenure are defined as:

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

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

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

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

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

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

#### **Economy and Business Development**

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

Gross internal floorspace is the entire area inside the external walls of a building and includes corridors, lifts, plant rooms, service accommodation eg toilets but excludes internal walls. The difference between gross external area and gross internal floorspace is typically between 2.5 and 5%.

Employment land available by type (UCOs B1 (a), (b) and (c), B2 and B8). Land available should include (i) sites allocated for employment uses in Development

Plan Documents, and (ii) sites for which planning permission has been granted for employment uses, but not included in (i).

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

### **Built and Natural Environment**

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

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

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

## Appendix D - Glossary of Terms

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

The 'Act'	The Planning & Compulsory Purchase Act 2004	Main statutory underpinning for the UK planning system.
DCLG	Department of Communities 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 of protecting 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](mailto:communication@eden.gov.uk)

### Polish

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

### Cantonese

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

### Urdu

یوں ابز فل تخم رپ مے ناج مے کی تس او خرد مصل الخ اک تامول عم لم اش می زی و اتسد سا  
مے ئارب رسفا مے لسن واک ٹکرس ڈنڈیا۔ مے بای تسد می (سول کش) سوٹی مراف روا  
ای می رک مطبار رپ 01768817817 ربن نوف مے تال صاوم  
می رک لی مے یا رپ [communication@eden.gov.uk](mailto:communication@eden.gov.uk)

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