

Eden District Council Authority Monitoring Report

April 2018 to March 2019

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1. Introduction

The Planning and Compulsory Purchase Act 2004 (as amended by the Localism Act 2011) requires Local Planning Authorities (LPAs) to prepare reports that set out the implementation of a Council's adopted Local Development Scheme (LDS) and the extent to which the policies in the Local Plan (LP) are being achieved.

This Annual Monitoring Report (AMR) covers the period from 1 April 2018 to 31 March 2019, referred to as the 'monitoring year' in this report. Although this report covers the monitoring period up to March 2019, the document was not prepared or published until 2021. Wherever possible, data relating to the financial year (April 2018 to March 2019) is used. Where this is not possible, either no data is reported (where data for the relevant monitoring year has been superseded or is no longer accessible) or the most recent available data has been used.

Structure of Report

The report is divided into a number of sections, **Section 2** includes information about the Local Context and Contextual Indicators, which include demographics, housing, economy, environment and well-being. In **Section 3**, the report considers Indicators from the Regulations, such as the Local Development Scheme, Duty to Cooperate, Neighbourhood Planning and the Self-Build Register. Finally, **Section 4** considers how well the policies in the Local Plan are being implemented and whether they are achieving their outcomes.

Development Plan Overview

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations otherwise.

The Development Plan for Eden District Council comprises the Eden Local Plan 2014-32 and, where relevant, any policies contained within made Neighbourhood Plans. The Eden Local Plan (ELP) was formally adopted in October 2018 – midway through the monitoring year. For clarity, the AMR reports solely on progress against the Local Plan monitoring indicators given that the majority of the Plan's policies were afforded substantial weight in the decision-making process in the months prior to its adoption.

2. Contextual Indicators

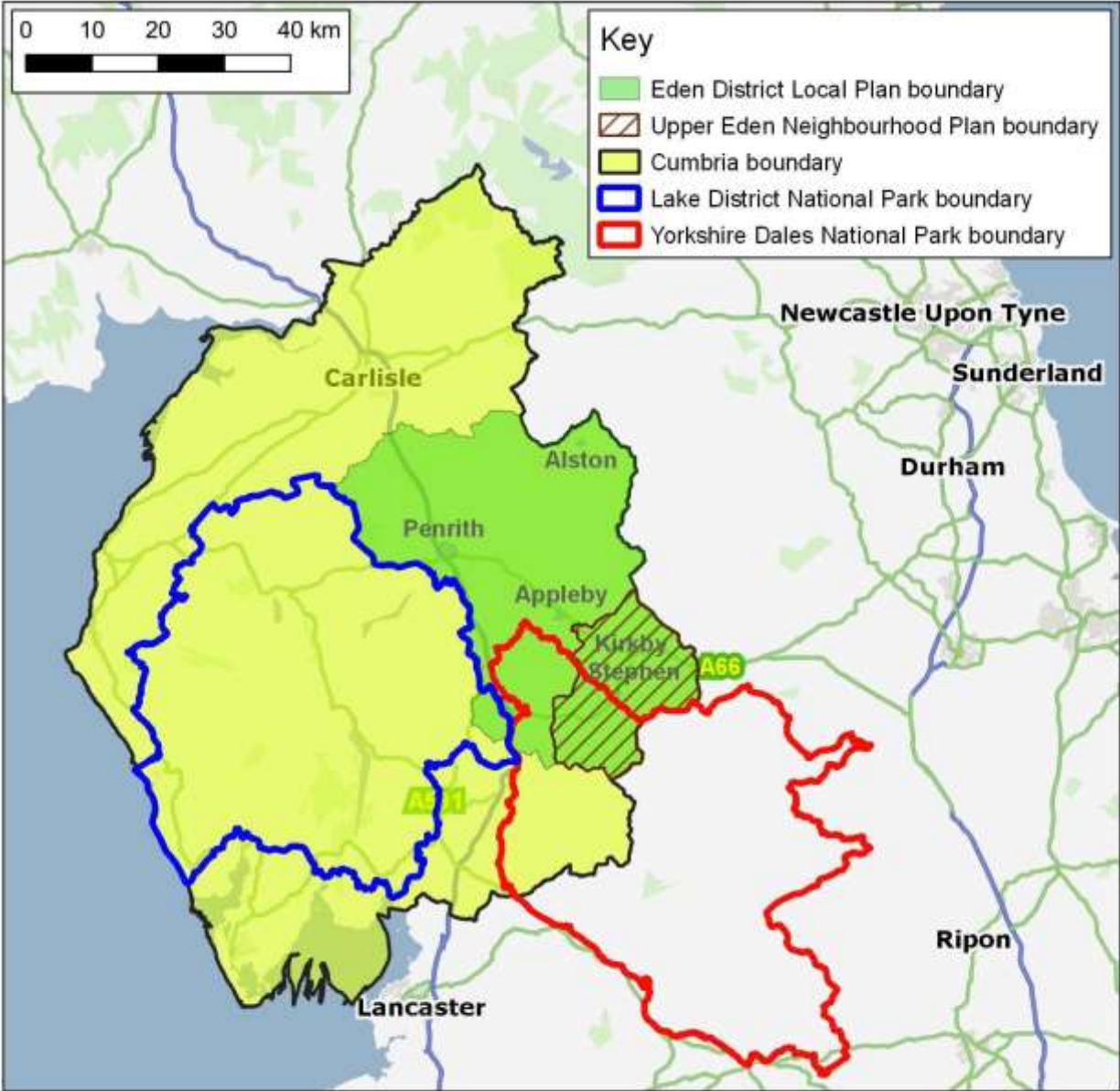
About Eden

The district of Eden lies in eastern Cumbria and has an area of 2,156 km², making it the largest non-metropolitan area in England and Wales. In 2011, the population of Eden was 52,564, as such it has the lowest population density of any English district.

The Local Plan covers the whole of the area for which it was the local planning authority at the time of the plan's submission in December 2015. This includes the whole of Eden District except for areas which were already within the Lake District National Park Boundary (as shown in Figure 1). In August 2016, the Lake District and Yorkshire Dales National Parks were extended into parts of Eden District; however, the policies in this plan will continue to apply to the Plan area as it stood at December 2015 until each of the National Parks prepare new Local Plans that cover the areas affected by the National Park extensions.

A high proportion of the population is scattered throughout small villages across a wide rural area, with more than half the population (29,361 or 55.8%) living outside the four towns of Penrith, Alston, Appleby and Kirkby Stephen.

Figure 1 - Map of Eden



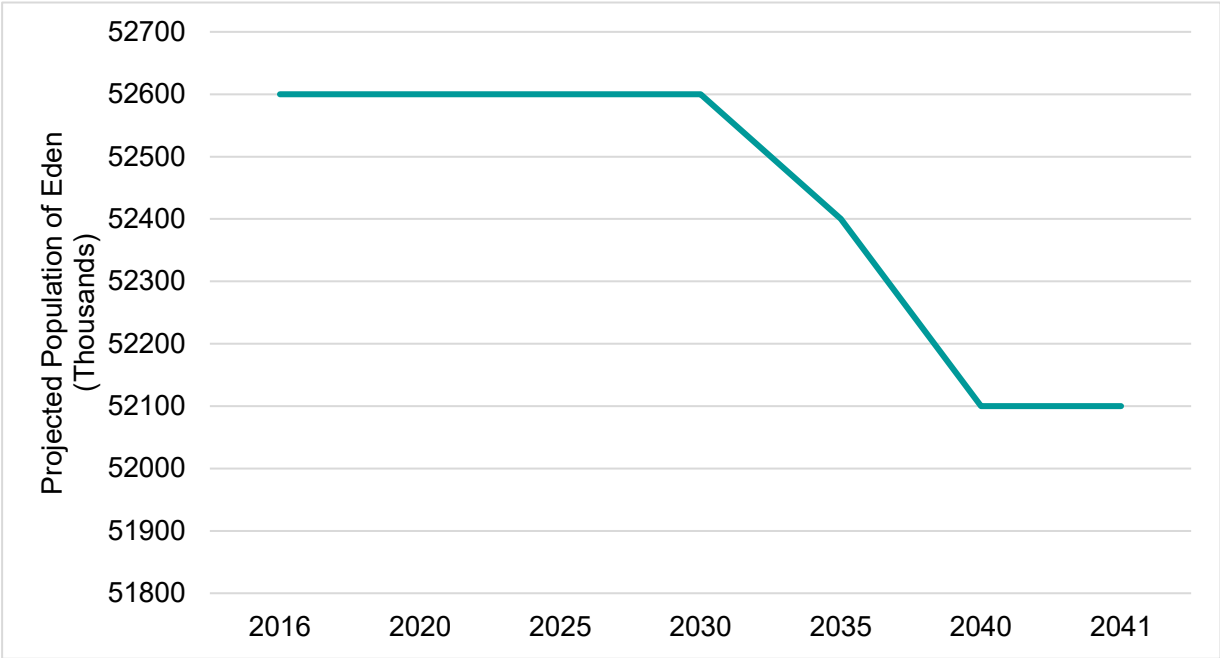
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Demographics

Between 2001 and 2011, the population of Eden rose by 2,785 people, a 5.6% increase¹. The population of Cumbria on a whole experienced a rise of only 2.5%, whilst in England population growth was around 7%². Historically, the population growth in Eden has been driven by migration trends, rather than natural growth, as the death rate is significantly higher than the birth rate. Future migration into Eden will be necessary to account for the rapidly ageing population and falling working age population. During 2018, the number of births recorded was just 392³, whilst 510 deaths⁴ were recorded during the same period. The birth rate has been slowly reducing since 2013, whilst the death rate has remained broadly the same.

Looking ahead, Sub-National Population Projections predict that the population in Eden will actually decrease by 2041, reducing from 52,600 to 52,100⁵.

Figure 2 - Projected Population Change in Eden to 2041 (Sub-National Population Projections Mid-2016)⁶

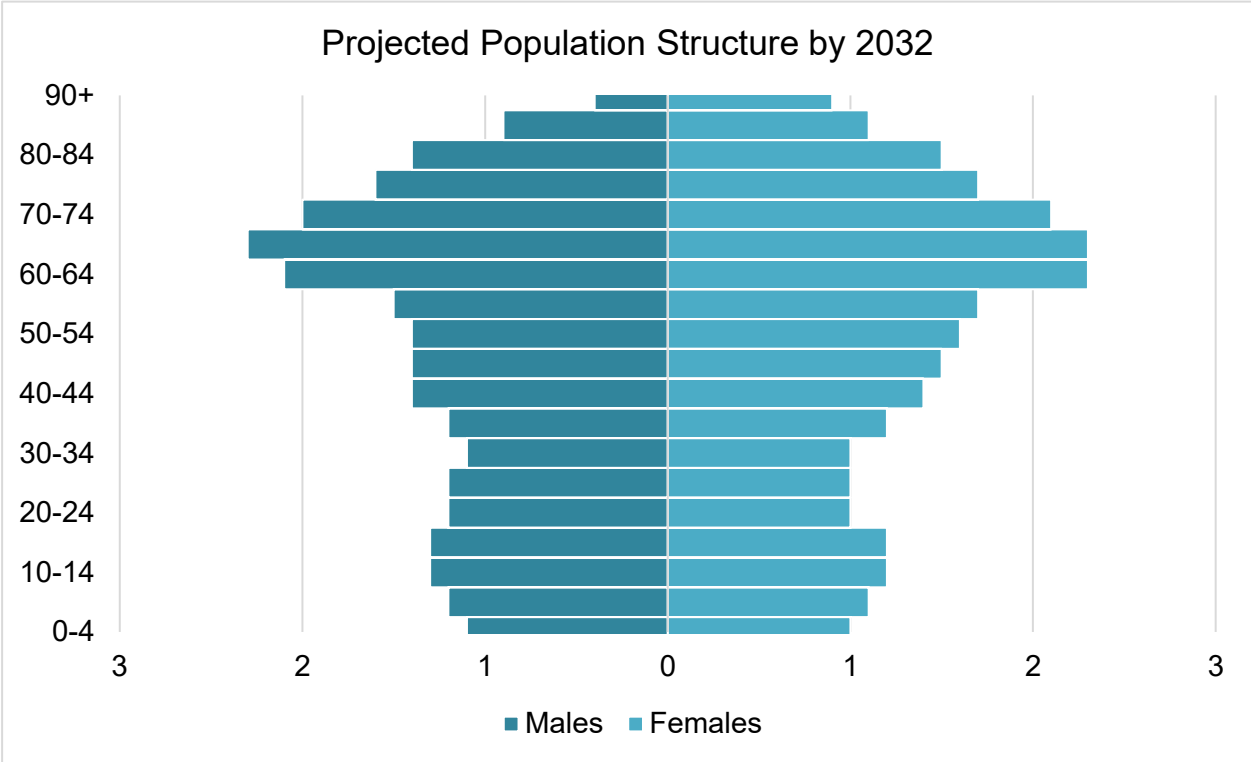


In line with national trends, the District has an ageing population; however, in Eden this is more pronounced. Whilst the overall population is projected to experience a slight decline in the coming years, the percentage of the population aged 65 and over is expected to rise rapidly. By 2041, it is estimated that the percentage of the population above (the current) pensionable age will be 35%, or 19,200 people. This represents a significant increase from 26%, or 13,500 people estimated to be aged over 65 in 2016⁷.

¹ Usual Resident Population – Census, ONS, 2011
² Usual Resident Population – Census, ONS, 2011
³ Births in England and Wales, ONS, 2018
⁴ Death Rate by Usual Place of Residence, ONS, 2018
⁵ Sub-National Population Projections (Mid-2016 Based), ONS, 2018
⁶ Sub-National Population Projections (Mid-2016 Based), ONS, 2018
⁷ Sub-National Population Projections (Mid-2016), ONS, 2018

By 2032, the end of the current plan period, the population structure of Eden is expected to look like this:

Figure 3 - Projected Population Structure (2032)⁸

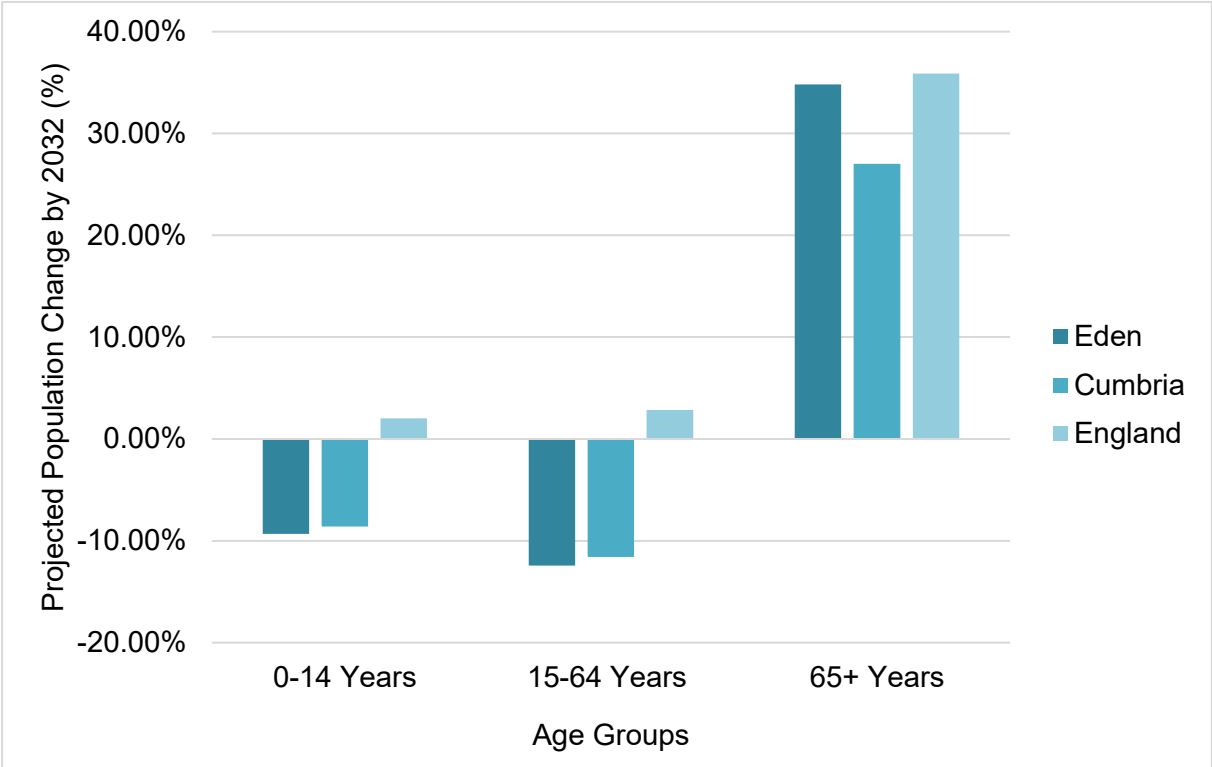


At the end of the current Local Plan period, the percentage of the population aged 65 and over will have reached 35%, or 18,200 people⁹.

A rapidly ageing population has a number of consequences for housing, the economy, health and social care as well as an impact on local communities. If we assume that the majority of 15-19-year-olds will be in education or training, this means that the working population (aged 20-64 years old), will be smaller than the population aged over 65.

⁸ Sub-National Population Projections (Mid-2016), ONS, 2018
⁹ Sub-National Population Projections (Mid-2016), ONS, 2018

Figure 4 - Projected Population Change by 2032¹⁰



The above graph indicates the projected population changes by age group in Eden, Cumbria and England. This indicates a broadly similar picture for Eden and Cumbria, but different trends for England, which shows population growth in all age groups.

10 Sub-National Population Projections (Mid-2016), ONS, 2018

Table 1 – Summary of Contextual Indicators (Population)

Indicator	Eden	Cumbria	England	Source
Population				
Population	52,564	499,858	53,012,456	Census (2011)
Population Density ¹¹	0.2	0.7	4.1	Census (2011)
Population Change ¹² %	5.6	2.5	7.9	Census (2011)
Population (%) – 0-15 years	16.4	16.7	18.9	Census (2011)
Population (%) – Working Age	61.7	62.8	64.8	Census (2011)
Population (%) – Pensionable Age	22	20.5	16.4	Census (2011)
Death Rate (per 1,000 population)	9.6	11.2	9.0	ONS (2018)
Population Projections (2016 - 2032)				
Overall Population Change	↑ 100 (0.19%)	↓ 10,200 (-2%)	↑ 4,755,600 (8.6%)	(ONS 2019)
0-15 Years	↓ 700 (-9%)	↓ 6,600 (-9%)	↑ 201,900 (2%)	(ONS 2019)
16-64 Years	↓ 3,900 (-12%)	↓ 35,300 (-12%)	↑ 1,008,300 (3%)	(ONS 2019)
65 Years +	↑ 4,700 (35%)	↑ 31,700 (27%)	↑ 3,545,400 (36%)	(ONS 2019)

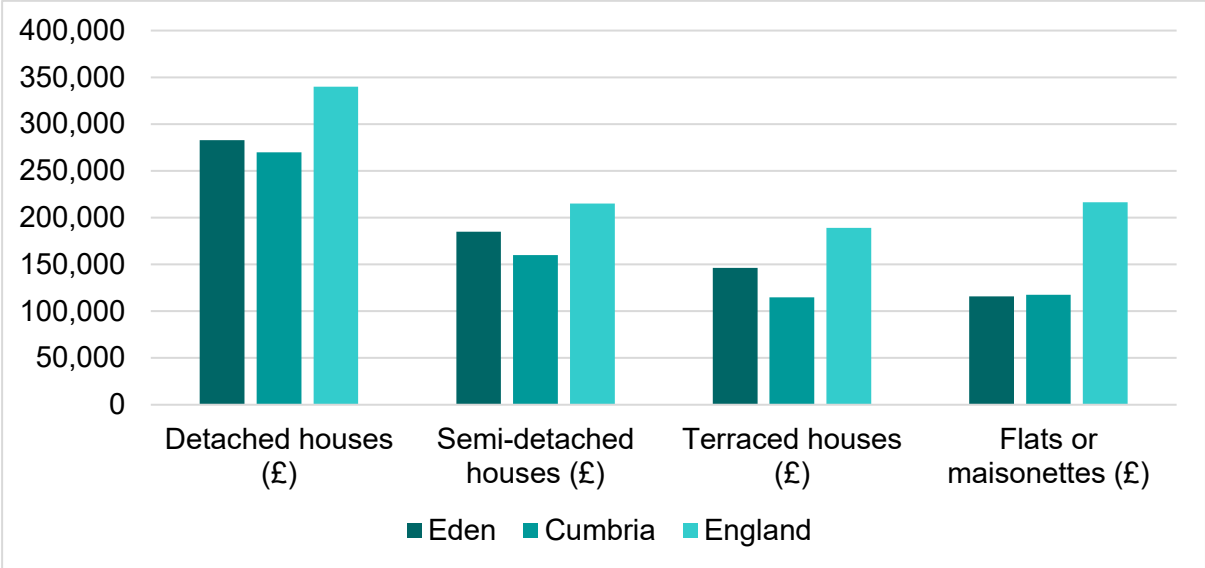
¹¹ Number of Persons per Hectare

¹² Between 2001 and 2011, displayed as a percentage

Housing

House prices in Eden are amongst the highest in Cumbria. The average house price in Eden in 2019 was £210,000¹³; this figure has increased from £190,000 in 2018 and it remains much higher than the figure for Cumbria as a whole of £167,500 but below the national average of £240,000¹⁴.

Figure 5 - Median House Prices (2019)¹⁵



The median household income in Eden in 2019 was £28,853, a significant increase from £24,506 in 2018, yet this figure remains below the national average of £30,450¹⁶.

This means the median house price in Eden in 2019 was 7.3 times the average household income; making the private housing market inaccessible to many local people. The figure nationally is 7.9, but much lower in Cumbria at 5.3 times income.

There is also a high proportion (1,357) of houses in Eden being used as second homes compared to national averages, around 5.7% of the total stock¹⁷. This also has an impact upon the availability and costs of housing for local people. This figure has decreased slightly during the monitoring year.

In terms of types and tenures of housing in Eden, there is a significantly higher proportion of detached accommodation (38%), than in Cumbria (25.5%) or England (22.3%), with the proportion of semi-detached housing largely mirroring local and national trends. There is notably less provision of flats or maisonettes in Eden, when compared to Cumbria and England¹⁸.

¹³ Median House Price (HPSSA – Dataset 9), ONS, 2019
¹⁴ Median House Price (HPSSA – Dataset 9), ONS, 2019
¹⁵ Median House Price (HPSSA – Dataset 9), ONS, 2019
¹⁶ Earnings and Hours Worked (ASHE – Table 8)
¹⁷ Eden District Council – Council Tax Data, 2019
¹⁸ Household Accommodation Type (Table KS401EW) – Census, ONS, 2011

If we look at tenure, there is a lower proportion of Social Rented accommodation (10.1%) than can be found in Cumbria (14.3%) and England (17.7%). Home ownership is higher than the national figure of 63%, with 70% of households owning their home, perhaps most notably 43.6% of households own their home outright, which is significantly higher than the national figure (30.6%)¹⁹.

¹⁹ Household Tenure (Table KS402EW) – Census, ONS, 2011

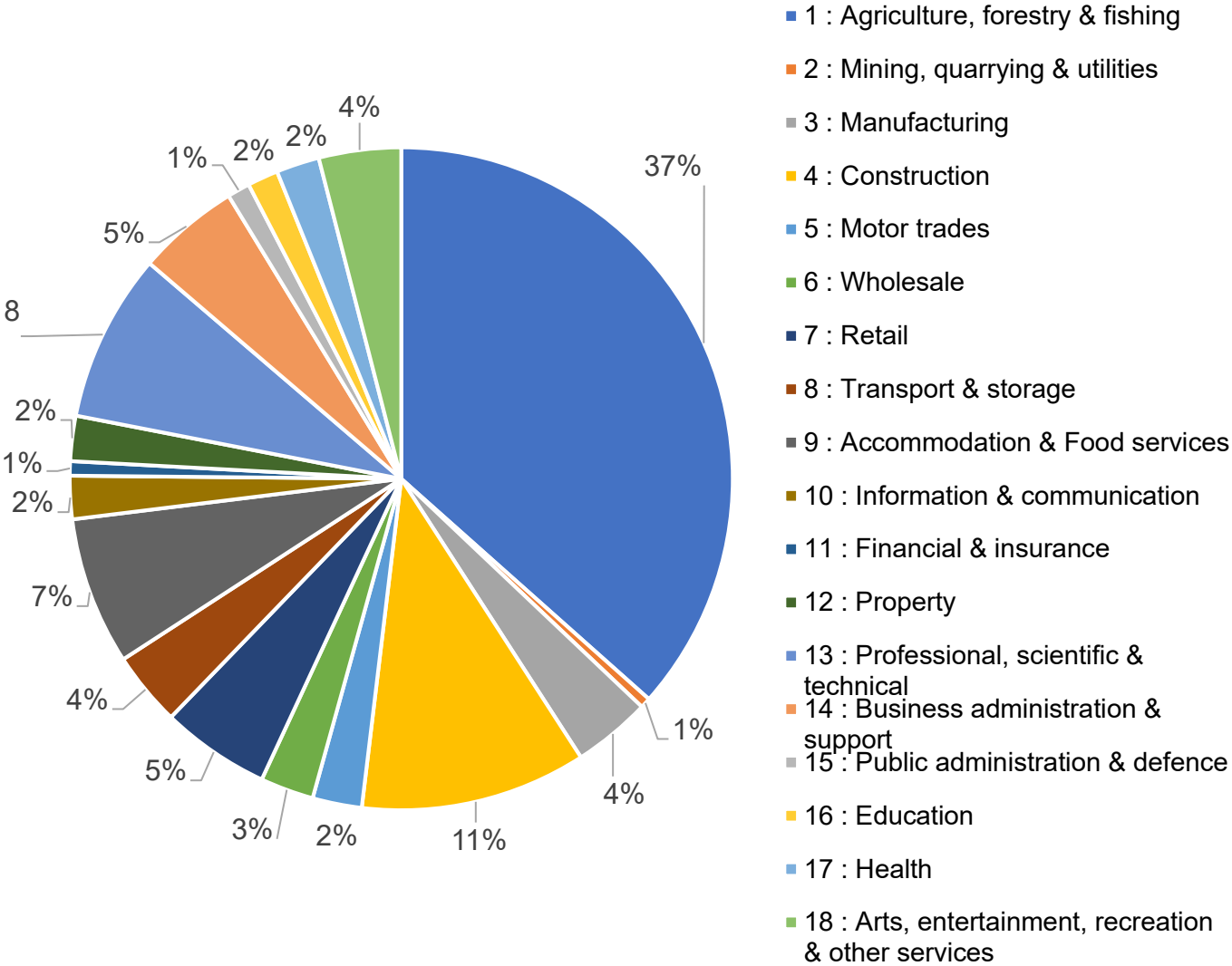
Table 2 – Summary of Contextual Indicators (Housing)

Indicator	Eden	Cumbria	England	Source
Households				
Average Household Size (people)	2.28	2.25	2.4	Census (2011)
Accommodation Type (%) – Detached	38.3	25.5	22.3	Census (2011)
Accommodation Type (%) – Semi-Detached	30	32.1	30.7	Census (2011)
Accommodation Type (%)– Flat, maisonette or apartment	9.5	11.4	22.1	Census (2011)
Accommodation Type (%)– Caravan or other temporary structure	0.5	0.5	0.4	Census (2011)
Tenure (%) – Social Rented	10.1	14.3	17.7	Census (2011)
Tenure (%) – Owned Outright	43.6	39.2	30.6	Census (2011)
Tenure (%) – Owned with Mortgage or Loan	26.9	31.5	32.8	Census (2011)
Tenure (%) – Shared Ownership	0.9	0.5	0.8	Census (2011)
Tenure (%) – Private Rented	16	12.8	16.8	Census (2011)
Tenure (%) – Living Rent Free	2.5	1.6	1.3	Census (2011)
Median House Price	£210,000	£167,500	£240,000	(Land Registry, 2019)
Income to House Price Multiple (Median)	7.3	5.7	7.9	(PFK Analysis, 2019)

Economy

The economy in Eden, like in many similar rural authorities, is heavily influenced by low-wage employment primarily in industries such as agriculture, construction, tourism and retail. Figure 6 (below) provides a full breakdown of enterprises in Eden by industry.

Figure 6 – Enterprises in Eden by Industry²⁰



Despite the low-wage economy, the qualification profile of Eden is generally good when compared to Cumbria and England. When compared with the other districts in Cumbria, both Eden and South Lakeland have a greater proportion of residents with degree-level qualifications. The percentage of adults that have low literacy skills in Eden is lower than in the North West and England, but the percentage of adults that have low numeracy and ICT skills is slightly higher than in the North West and England. In 2019, the percentage of people qualified to NVQ Level 4 or above was

²⁰ Annual Population Survey (Enterprises by Industry), ONS, 2018

34.5%, which is just below the North West figure at 35.5% and below the national figure of 39.3%.

The unemployment rate in Eden is low, at just 1.9% in 2019, this is considerably lower than the North West figure of 3.9% and the national figure of 4.1%²¹. The employment rate is high at 87.6%, especially when compared to the Cumbria rate of 79.4% and the national rate of 75.9%²².

Average gross weekly full-time earnings for jobs in Eden in 2019 were £570.70, compared to an average of £587 nationally²³. There is a dependence on low wage jobs for many, primarily in the administrative, retail, agricultural and tourism sectors; however, this represents a significant rise from £409.60 in 2014²⁴.

In 2019, Eden recorded 165 new business births and had 2,475 active enterprises²⁵. However, during the monitoring year, there were 185 business deaths recorded in Eden. In Eden, 78% of businesses survive at least two years, with this figure decreasing to 46% for businesses surviving five years²⁶. Businesses in Eden have a strong rate of survival when compared to the equivalent survival rates for Cumbria and England.

²¹ Annual Population Survey (Employment), ONS, 2019

²² Annual Population Survey (Employment), ONS, 2019

²³ Annual Survey of Hours Worked and Earnings, ONS, 2019

²⁴ Annual Survey of Hours Worked and Earnings, ONS, 2019

²⁵ Inter Departmental Business Register, ONS, 2019

²⁶ Inter Departmental Business Register, ONS, 2019

Table 3 – Summary of Contextual Indicators (Employment)

Indicator	Eden	Cumbria	England	Source
Economy Indicators (General)				
Employment Levels of Working Age Population (%)	87.6	79.4	75.9	Cumbria Observatory (2019)
Working Age Population in Full-Time Employment (%)	68.3	72.6	75.5	Cumbria Observatory (2019)
Working Age Population (Employees) (%)	71.6	66.2	64.6	Cumbria Observatory (2019)
GVA per head* (£)	£24,100	£22,818	£27,676	Cumbria Observatory (2019)
Education & Qualifications				
NVQ Level 4 Qualification or above (%)	34.5%	35.5%	39.3%	NOMIS (2019)
Employment by Type				
1: managers, directors and senior officials (%)	16.3	9.5	11.6	Cumbria Observatory (2019)
2: professional occupations (%)	13.6	17.3	21.4	Cumbria Observatory (2019)
3: associate prof & tech occupations (%)	9.6	11.7	14.9	Cumbria Observatory (2019)
4: administrative and secretarial occupations (%)	9	9.9	9.8	Cumbria Observatory (2019)
5: skilled trades occupations (%)	18.3	16.1	9.8	Cumbria Observatory (2019)

Indicator	Eden	Cumbria	England	Source
6: caring, leisure and other service occupations (%)	6.5	7.8	8.9	Cumbria Observatory (2019)
7: sales and customer service occupations (%)	5.5	6.5	7.1	Cumbria Observatory (2019)
8: process, plant and machine operatives (%)	11.1	8.1	6.1	Cumbria Observatory (2019)
9: elementary occupations (%)	10.2	12.9	10.1	Cumbria Observatory (2019)
Enterprises by Industry				
1: Agriculture, forestry & fishing (A) (%)	36.5	20.5	4.2	Cumbria Observatory (2019)
2: Mining, quarrying & utilities (B, D and E) (%)	0.5	0.6	0.5	Cumbria Observatory (2019)
3: Manufacturing (C) (%)	3.8	4.8	5	Cumbria Observatory (2019)
4: Construction (F) (%)	11	12.2	12.7	Cumbria Observatory (2019)
5: Motor trades (Part G) (%)	2.4	2.9	2.8	Cumbria Observatory (2019)
6: Wholesale (Part G) (%)	2.6	2.3	3.9	Cumbria Observatory (2019)
7: Retail (Part G) (%)	5.3	6.6	7.7	Cumbria Observatory (2019)

Indicator	Eden	Cumbria	England	Source
8: Transport & storage (H) (%)	3.6	3	4.2	Cumbria Observatory (2019)
9: Accommodation & Food services (I) (%)	7.2	8.9	5.5	Cumbria Observatory (2019)
10: Information & communication (J) (%)	2.1	2.7	8.9	Cumbria Observatory (2019)
11: Financial & insurance (K) (%)	0.7	2.9	2.3	Cumbria Observatory (2019)
12: Property (L) (%)	2.2	2.6	3.8	Cumbria Observatory (2019)
13: Professional, scientific & technical (M) (%)	8.2	12	17.9	Cumbria Observatory (2019)
14: Business administration & support services (N) (%)	5	7	8.7	Cumbria Observatory (2019)
15: Public administration & defence (O) (%)	1.1	0.8	0.3	Cumbria Observatory (2019)
16: Education (P) (%)	1.5	1.7	1.7	Cumbria Observatory (2019)
17: Health (Q) (%)	2.1	2.9	3.7	Cumbria Observatory (2019)
18: Arts, entertainment, recreation & other services (R, S, T & U) (%)	4	5.6	6.4	Cumbria Observatory (2019)
Business Registrations and Survival				
New Business Registrations	165	1770	340,045	ONS (2019)

Indicator	Eden	Cumbria	England	Source
Business Deaths	185	1760	297,895	ONS (2019)
Active Enterprises	2465	20,045	2,586,645	ONS (2019)
Two Year Survival ²⁷ (%)	78	73	68	Cumbria Observatory (2017)
Three Year Survival ²⁸ (%)	68	61	55	Cumbria Observatory (2017)
Four Year Survival ²⁹ (%)	57	54	49	Cumbria Observatory (2017)
Five Year Survival ³⁰ (%)	46	45	42	Cumbria Observatory (2017)

²⁷ Survival of at Least Two Years

²⁸ Survival of at Least Three Years

²⁹ Survival of at Least Four Years

³⁰ Survival of at Least Five Years

Environment (Natural and Historic)

Natural Environment

A substantial part of the District's area contains landscapes which have been recognised for their high quality and diversity. These include the North Pennines Area of Outstanding Natural Beauty (AONB) and significant parts of the Lake District National Park and Yorkshire Dales National Park. Many other areas also contribute to Eden's beauty, including the Eden Valley, the Pennine foothills, Westmorland Fells, Howgills and Greystoke Forest.

There are eighty-eight Sites of Special Scientific Interest (SSSIs) and Eden District also has, at Orton Scar and Great Asby Scar, some of the most extensive areas of limestone pavement in Britain. These are accorded the extra protection of designation as Special Areas of Conservation (SAC) due to their international value, as is the River Eden and its tributaries as well as a further seven SACs/Special Protection Areas. The district also has many sites of regional and local importance that have less formal designations such as 187 Local Wildlife Sites but which are equally important and worthy of protection.

Historic Environment

Eden has an abundance of seventeenth, eighteenth and nineteenth century buildings. There are 1,618 Listed Buildings, 266 Scheduled Monuments and 24 Conservation Areas in the District³¹. There are currently 13 listed buildings, 21 Scheduled Monuments and 2 conservation areas on the Heritage at Risk register.

Following devastating floods in 2015, Appleby, is now designated as a Conservation Area at Risk and has been designated as a Heritage Action Zone. This will focus on restoring and reviving Appleby as a tourist attraction, benefitting the local economy and the people who live and work there.

³¹ Historic England, 2019

Table 4 - Summary of Contextual Indicators (Environment)

Indicator	Eden	Source
Natural Environment		
Number of Sites of Special Scientific Interest	181	Natural England, (no date)
Historic Environment		
Number of Grade II Listed Buildings	1459	Historic England (2019)
Number of Grade II* Listed Buildings	121	Historic England (2019)
Number of Grade I Listed Buildings	37	Historic England (2019)
Number of Scheduled Monuments	266	Historic England (2019)
Number of Conservation Areas	24	EDC (2019)
Number of Conservation Area Appraisals	8	EDC (2019)
Number of Listed Buildings at Risk	13	Historic England (2019)
Number of Scheduled Monuments at Risk	21	Historic England (2019)
Number of Conservation Areas at Risk	2	Historic England (2019)

Deprivation, Health and Well-Being

The link between planning and health has long been established and almost every planning decision or policy has a potential effect on human health and well-being.

The NPPF identifies that the planning system has a key role in facilitating social interaction and creating healthy, inclusive communities. Local planning authorities are expected to promote inclusive and active environments which facilitate opportunities for community cohesion and activity, to enable communities to independently support their own health, social and cultural wellbeing.

Indices of Multiple Deprivation

The Department for Communities and Local Government (DCLG)'s 2015 Index of Multiple Deprivation measures relative levels of deprivation in 32,844 small areas or neighbourhoods - called Lower-layer Super Output Areas (LSOAs) - in England. The Index of Multiple Deprivation ranks every LSOA in England from 1 (most deprived area) to 32,844 (least deprived area).

The Indices provide a set of relative measures of deprivation for small areas across England, based on seven different domains, or facets, of deprivation, these are:

- Income Deprivation
- Employment Deprivation
- Education, Skills and Training Deprivation
- Health Deprivation and Disability
- Crime
- Barriers to Housing and Services
- Living Environment Deprivation

In 2015, Eden was ranked 181st out of 317 Local Authorities, with 1 being the most deprived.

Within Eden, the five most deprived Lower Layer Super Output Areas (LSOAs) in 2015 are:

Table 5 - Most Deprived Lower Super Output Areas in Eden³²

LSOA	Ward	IMD 2010	IMD 2015	Change
003C	Penrith South	11,929	11,014	↓ 915
003b	Penrith Pategill	9,997	11,301	↑ 1,304
007e	Warcop	17,478	13,070	↓ 4,408
007a	Kirkby Stephen	16,047	13,280	↓ 2,767
003a	Penrith East	14,716	13,340	↓ 1,376

³² English Indices of Deprivation, ONS, 2019

Within Eden, the five least deprived Lower Layer Super Output Areas (LSOAs) in 2015 are:

Table 6 - Least Deprived Lower Super Output Areas in Eden³³

LSOA	Ward	IMD 2010	IMD 2015	Change
004C	Penrith East	26,452	27,960	↑ 1,508
004b	Penrith Carleton	27,607	27,087	↓ 520
004G	Penrith South	22,615	26,021	↑ 3,406
006B	Appleby – Bongate	28,125	25,973	↓ 2,152
004A	Eamont	25,249	24,693	↓ 556

The difference in deprivation between areas is a major determinant of health inequality. In part this is because those living in the most deprived neighbourhoods are more exposed to conditions which negatively affect health. Within Eden there are some significant localised disparities when it comes to deprivation. This is highlighted in the above tables which shows that some of the most and least deprived LSOAs actually lie within the same electoral ward i.e., Penrith East and Penrith South.

Crime

The absence of a safe and secure place in which to live can have an extremely negative impact on physical and emotional health and wellbeing.

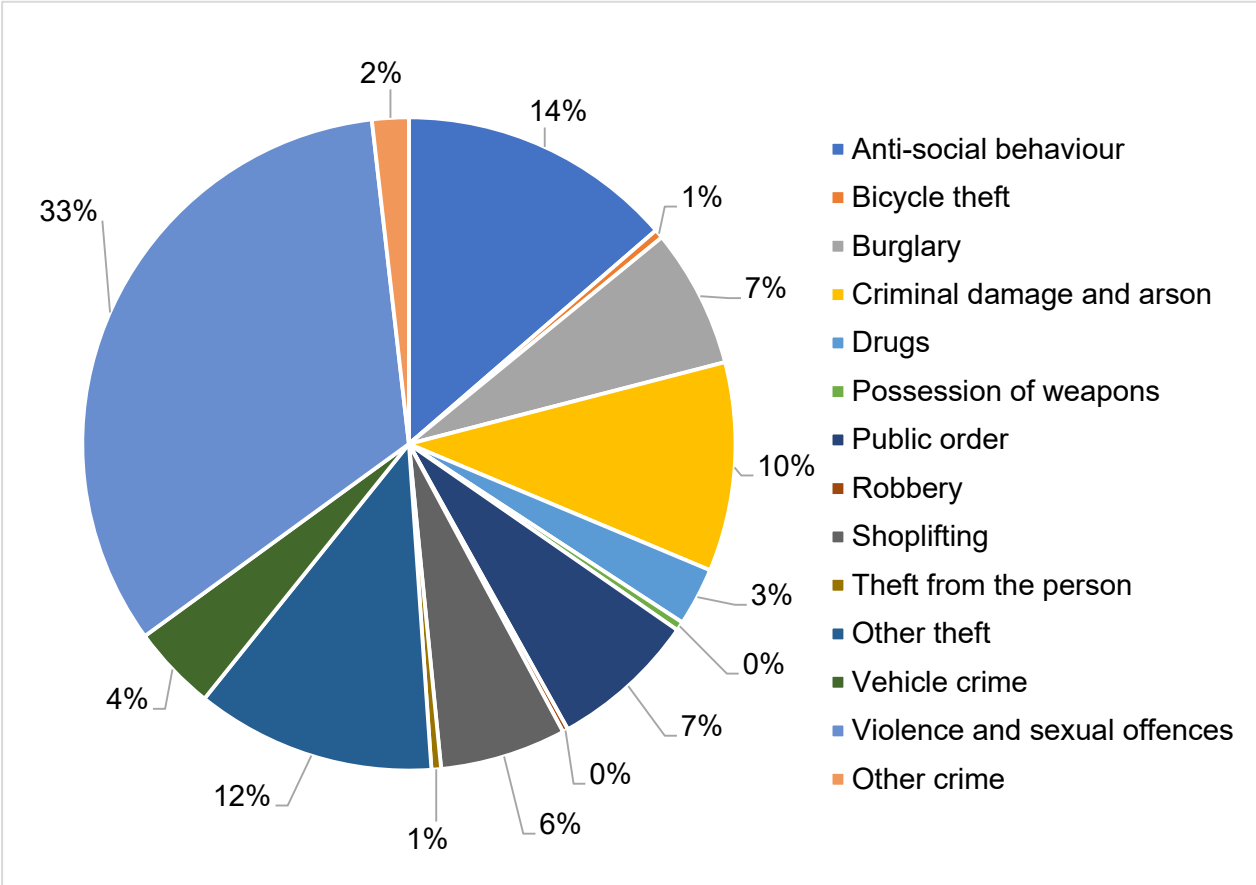
In Eden, Crime rates are low, Eden is the 308th least deprived local authority in terms of crime³⁴. During 2019, a total of 2903 crimes were reported, this equates to a crime rate of 54.9 per 1,000 population. This figure is much lower than the Cumbrian figure of 78 per 1,000 population and the national figure of 88.7 per 1,000 population³⁵.

The most common type of crime is violent crimes and anti-social behaviour, this reflects local and national trends.

³³ English Indices of Deprivation, ONS, 2019
³⁴ English Indices of Deprivation, ONS, 2019
³⁵ Recorded Crime per 1,000 Population (Table C5), ONS, 2019

The graph below provides a breakdown of reported crimes in 2019:

Figure 7 - Recorded Crime in Eden by Type³⁶



Overall Crime in Eden is much lower than the national average, Eden has a lower rate of crime per 1,000 population than any other local authority area within Cumbria.

Health

Life expectancy in Eden is excellent, with females expected to reach 85.1 years of age and males expected to reach 81.9 years of age. These figures are higher than both Cumbria and England.

In terms of overall health, the most recent data available is the Census (2011), in which 81.9% of residents are recorded as being in good or very good health, with only 4.5% of the population recorded as being in bad or very bad health³⁷. The proportion of residents in bad or very bad health is lower than for Cumbria or in England.

³⁶ Recorded Crime per 1,000 Population (Table C5), ONS, 2019
³⁷ Health and Provision of Unpaid Care (Table KS301EW) – Census, ONS, 2011

Table 7 – Summary of Contextual Indicators (Deprivation and Well-Being)

Indicator	Eden	Cumbria	England	Source
Crime				
Crime Rate (per 100 people)	54.9	78	88.7	Police (2019)
Total Number of Report Crimes	2,903	38,785		Police (2019)
Benefit Claimants				
Out-of-Work Benefit Claimants ³⁸	1.4%	2.3%	2.9%	ONS (2019)
Job Seekers Allowance Claimants ³⁹	0.3%	0.5%	0.6%	ONS (2019)
Health				
Life Expectancy (Male)	81.9	79.4	79.6	ONS (2019)
Life Expectancy (Female)	85.1	82.9	83.2	ONS (2019)
Population in Good or Very Good Health (%)	81.9	79.6	81.4	Census (2011)
Population in Fair Health (%)	13.7	14.4	13.1	Census (2011)
Population in Bad or Very Bad Health (%)	4.5	6	5.4	Census (2011)
Indices of Multiple Deprivation				
Indices of Multiple Deprivation	186 th	No Data	No Data	English Indices of Deprivation (2019)
Households with no access to a Car or Van (%)	13.9	17.3	22.1	Census (2011)
Households with no central heating (%)	4.1	4	2.69	Census (2011)

³⁸ Percentage of Working Age Population

³⁹ Percentage of Working Age Population

3. Indicators from the Regulations

Introduction

This section contains the series of indicators that are required to be monitored and reported by local authorities in line with the latest regulations. These indicators include monitoring the progress of the development plan against the Local Development Scheme (LDS), any progress made on Neighbourhood Planning, actions taken under the Duty to Cooperate (DtC) and the progression of a Community Infrastructure Levy (CIL).

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 various milestones will be reached. The most recent version of the Local Development Scheme was published in 2013 and set out key milestones for the preparation of the Local Plan, which was adopted on 11th October 2018.

Work is currently underway on a revised timetable for a review of the Local Plan which is anticipated to commence during the next monitoring year.

Community Infrastructure Levy

At present, the Council does not intend to introduce a Community Infrastructure Levy. This position may be reviewed in the future.

Duty to Cooperate

The Duty to Cooperate was introduced by the Localism Act in 2011. The Duty requires local planning authorities to work collaboratively with prescribed public bodies in relation to strategic issues throughout the plan-making process. Local authorities that are unable to demonstrate that they have met the requirements of the Duty are likely to have their Plan found unsound at Examination.

As part of the Council's on-going commitment to meeting the requirement of the Duty during the plan-making process, a number of meetings with neighbourhood local planning authorities took place during the course of preparing the Council's (now adopted) Local Plan. These meetings will re-commence as work on the Local Plan Review progresses.

A copy of the Council's most recent Duty to Cooperate Statement can be found at: <https://www.eden.gov.uk/media/1933/sd-duty-to-cooperate-statement-of-compliance.pdf>

Neighbourhood Planning

Neighbourhood Planning is a right for communities introduced through the Localism Act 2011. The provisions give communities the opportunity to shape development in their areas through the production of Neighbourhood Development Plans and Neighbourhood Development Orders.

Neighbourhood Development Plans have to be in general conformity with the Local Plan and the National Planning Policy Framework (NPPF). Neighbourhood Plans that have been 'made' become part of the Development Plan and, as such, the policies contained within them will be used, together with the Local Plan, in the determination of planning applications. Neighbourhood Development Plans can also allocate land for development and identify 'Local Green Spaces' which are deemed to be important to a community but may not be protected by a Local Plan.

Across Eden, there has been a very positive response to Neighbourhood Planning, with 15 areas designated. Table 8 provides a summary of the progress achieved in the preparation of Neighbourhood Plans across the monitoring year.

Table 8 - Neighbourhood Planning Information

Parish/Town Council	Designation Date	Notes on Progress
Ainstable Parish Council	19 February 2015	Working on a draft plan.
Alston Moor Parish Council	10 July 2015	No progress.
Appleby Town Council	11 November 2014	No progress.
Asby Parish Council	18 September 2014	<i>No progress. (Mostly within Yorkshire Dales National Park)</i>
Bolton Parish Council	11 February 2014	Draft Plan prepared (2016) but, as at February 2019, the Parish Council is no longer progressing it.
Crosby Ravensworth Parish Council	27 January 2015	No progress. <i>(partially within the Yorkshire Dales National Park)</i>
Greystoke Parish Council	23 December 2015	No progress.
Langwathby Parish Council	17 July 2014	Consulted on a Draft Plan, under Regulation 14 ⁴⁰ , between August – September 2017 but no recent progress.

⁴⁰ This refers to Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (As Amended)

Parish/Town Council	Designation Date	Notes on Progress
Lazonby Parish Council	18 September 2014	Examination took place in August 2018, with the Inspector's Report issued in December 2018. Adoption expected mid-2019.
Morland Parish Council	17 July 2014	Consulted on a Draft Plan, under Regulation 14, between January – February 2018.
Penrith Town Council	6 September 2016	Consulted on a Draft Plan, under Regulation 14, between February – April 2019.
Skelton Parish Council	16 July 2014	No progress.
Tebay Parish Council	22 May 2013	No progress.
Upper Eden Neighbourhood Area	16 August 2012	Made on 11 April 2013

During the monitoring year, no new Neighbourhood Plans were made; however, progress was made by the following bodies:

- Lazonby Parish Council
- Morland Parish Council
- Penrith Town Council

Further up-to-date information regarding progress on the production of Neighbourhood Plans and Order can be found at: www.eden.gov.uk/planning-and-building/planning-policy/neighbourhood-planning/

Self-Build and Custom Build Register

The Council is required to keep a register of individuals and groups who are seeking to acquire serviced plots of land in the District on which to build their own homes. Planning Practice Guidance (PPG) encourages authorities to publish headline information related to their Self-Build and Custom Housebuilding Register in the monitoring report.

To apply to be on the custom/self-build register, you must meet all of the following eligibility criteria (please note the eligibility criteria relates specifically to entry onto the custom/self-build register and is not used to assess suitability to take part in a self/custom-build/community-led housing scheme).

Each individual applicant and every member of an association of individuals that applies for entry on the register must be:

- Aged 18 or older.
- A British citizen, a national of an EEA State other than the United Kingdom, or a national of Switzerland.

- Seeking (either alone or with others) to acquire a serviced plot of land within the Eden district to build a house that will then be their sole, or main, residence.

At 31 March 2019, there were 12 individuals on the Register. There are currently no associations or groups on the Register.

Further information regarding the Self-Build Register can be found at: <https://www.eden.gov.uk/planning-and-building/self-build-and-custom-build-housing/self-build-and-custom-build-housing-register/>

Brownfield Land Register

The Town and Country Planning (Brownfield Land Register) Regulations 2017 place a responsibility on the Council to prepare and maintain a register of previously developed (brownfield) land⁴¹ that is suitable for residential development. The register is publicly available to help provide certainty for developers and communities and encourage investment.

The brownfield land register will maintain a list of previously developed land that:

- has an area of at least 0.25 hectares or is capable of supporting at least 5 dwellings;
- is suitable for residential development;
- is available for residential development; and
- is achievable for residential development

The register incorporates land within the area of Eden District for which Eden District Council is the Planning Authority, i.e., this does not include areas within the Lake District and Yorkshire Dales National Parks.

The register is in two parts:

- **Part One** - is a register of all sites which are 'suitable', 'available', and 'achievable' for residential development which could be delivered within 15 years. Inclusion of a site on part one does not grant planning permission.

At 31 March 2019, there were 40 sites on Part One of the Register.

- **Part Two** – is a register of all sites which are given 'permission in principle'. Inclusion on part 2 grants planning permission in principle for residential development (the scale determined by the Council) and the land owner/developer is subsequently required to apply for 'technical details consent' before any development can commence.

There are currently no sites on Part Two of the Register.

⁴¹ 'Brownfield' means - sites meeting the definition of 'Previously Developed Land' in Annex 2 of the National Planning Policy Framework.

Further information on the Brownfield Land Register can be found at:
<https://www.eden.gov.uk/planning-and-building/planning-policy/brownfield-land-register/>

4. Monitoring Indicators

In this section of the report, we will analyse the effectiveness of each of the Local Plan policies using the indicators which are detailed within the Local Plan. However, it should be noted that the Eden Local Plan was only adopted half way through the 2018/19 monitoring period.

The format for this section is to consider each chapter of the Local Plan, as follows:

- A Planning Strategy for Eden District
- Development Principles
- Decent Homes for All
- A Strong Economy
- A Rich Environment
- Thriving Communities

Appendix 1 provides a detailed summary of performance against each of the indicators found within each chapter.

During the preparation of the report, it has come to our attention that a small number of Local Plan policy indicators or targets are ambiguous. Where this is the case, we have applied an interpretation that assists with the effective monitoring of the policy.

A Planning Strategy for Eden District

Introduction

This section of the Local Plan sets out the approach that will be taken to guide development and allocate sites in Eden. Accordingly, this section of the plan contains policies which identify a settlement hierarchy, establish the housing target and distribution of that target across the settlement hierarchy and policies which are specific to the tiers of that hierarchy.

This section of the Plan contains the overarching strategic policies and objectives for development across the District.

The table below provides an overview of planning permissions granted for housing development during the monitoring year:

Table 9 - Summary of Housing Approvals for Policies LS1, LS2, PEN1, AL1, AP1, KS1 and RUR1.

Location	Net Market Units	Net Affordable Units	Net Brownfield Units	Net Local Occupancy Units	Net Total Units
Penrith	51	15	8	0	66
Alston	0	0	0	0	0
Appleby	5	0	3	0	5
Kirkby Stephen	-2	0	1	0	-2
Towns Total	54	15	12	0	69
Key Hubs	148	49	8	0	197
Smaller Villages and Hamlets	60	0	9	27	60
Other Rural Areas	46	0	1	0	46
Overall Total	308	64	30	27	372

The table below provides an overview of housing completions during the monitoring year:

Table 10 - Summary of Housing Completions for Policies LS1, LS2, PEN1, AL1, AP1, KS1 and RUR1.

Location	Net Market Units	Net Affordable Units	Net Brownfield Units	Net Local Occupancy Units	Net Total Units
Penrith	100	48	45	0	148
Alston	1	0	0	0	1
Appleby	24	0	1	0	24
Kirkby Stephen	-3	0	-3	0	-3
Towns Total	122	48	47	0	170
Key Hubs	20	3	1	0	23
Smaller Villages and Hamlets	80	3	9	0	83
Other Rural Areas	25	0	3	1	25
Overall Total	247	54	56	1	301

For each policy, this section will provide detailed analysis of the above figures in the context of the specific monitoring indicator.

Policy LS1 (Locational Strategy)

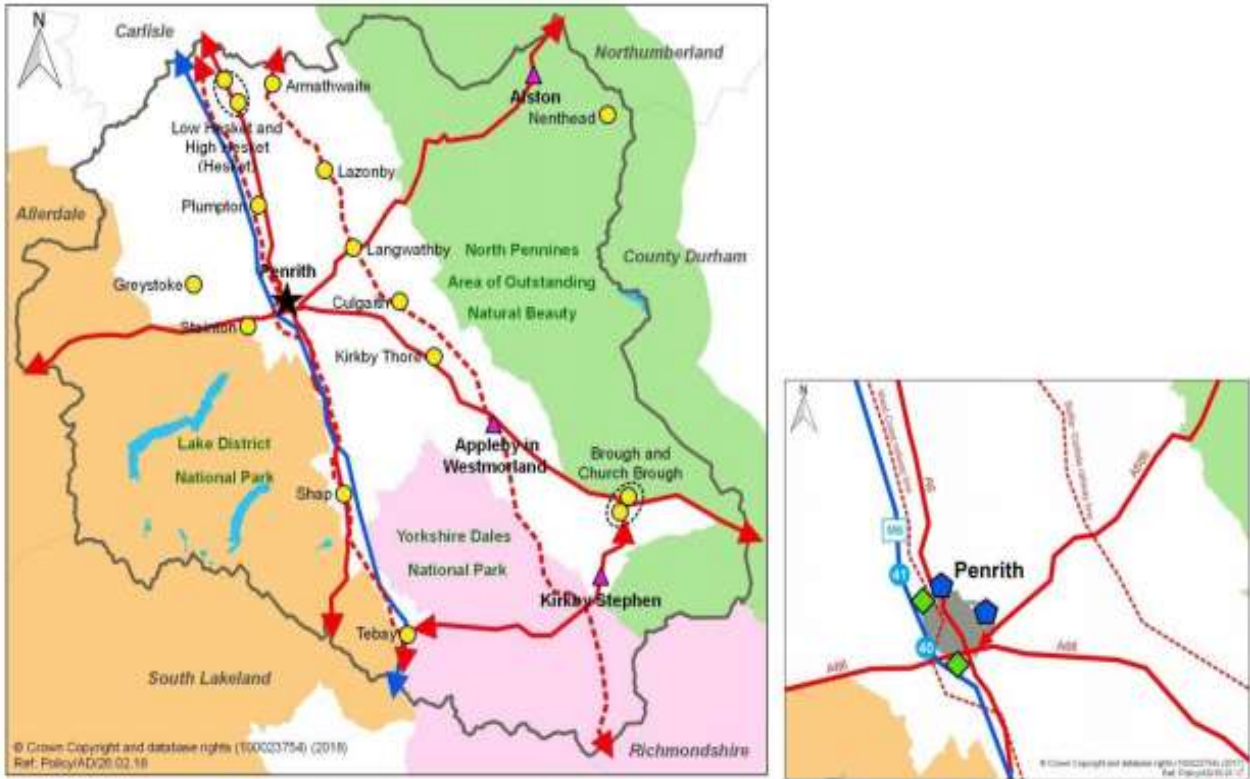
Policy LS1 sets out the ‘settlement hierarchy’ which is used to guide development across the district, and identifies the suitable locations for the delivery of housing, employment and tourism development. The hierarchy identifies Penrith as the ‘Main Town’, and Alston, Appleby and Kirkby Stephen as ‘Market Towns’. These settlements are expected to accommodate the majority of new development.

In addition to these, Policy LS1 identifies thirteen ‘Key Hubs’ which are expected to accommodate development, which will sustain local services and identifies a hundred and two Smaller Villages and Hamlets which are expected to accommodate small scale development to meet local demand.

Table 11 - Policy Indicators for Policy LS1

Indicator	Target
Approval of Net Additional Dwellings	No target.
Completion of Net Additional Dwellings	242 dwellings per year broken down by settlement hierarchy
Approvals of Employment Land	No target.
Completion of Employment Land	1.52 ha of employment land per year broken down by settlement hierarchy

Figure 8 - Key Diagram (Local Plan)



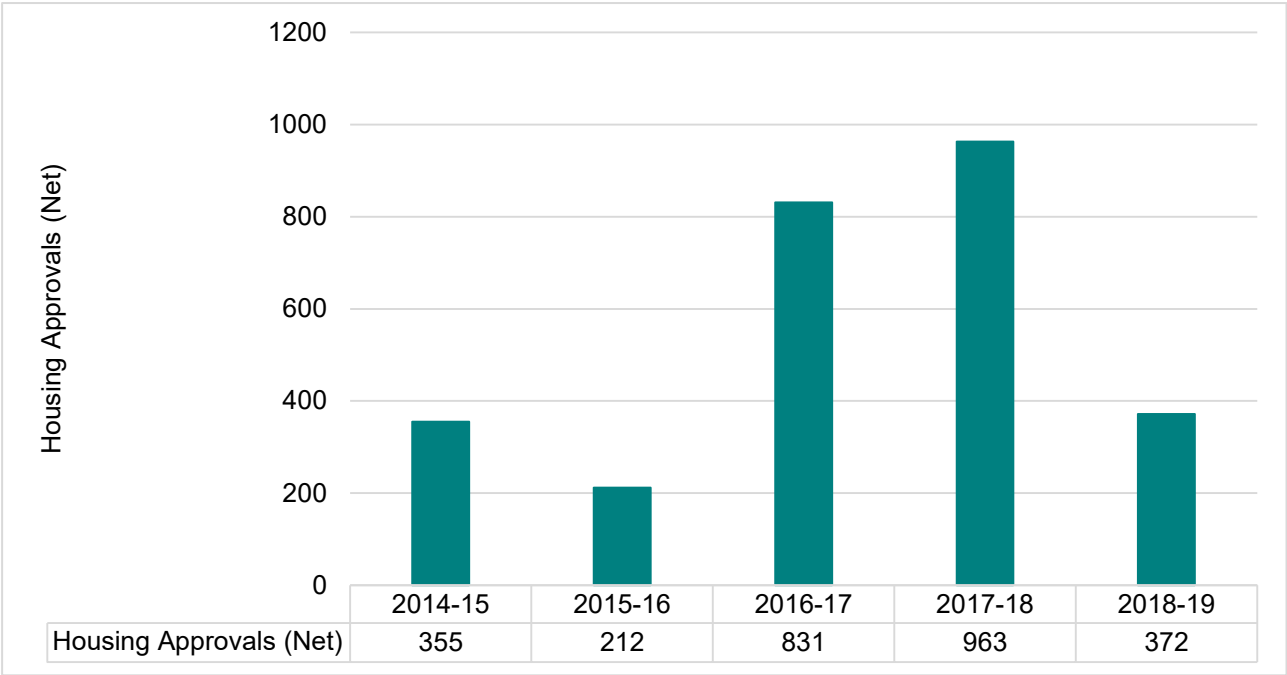
Key	
Environment	Transport
★ Main Town	◆ Employment Extension: Penrith
▲ Market Towns	■ North Pennines Area of Outstanding Natural Beauty
● Key Hubs	■ Lake District National Park
■ Housing Extension: Penrith	■ Yorkshire Dales National Park
	National and Regional Road and Transport Networks
	— Motorway
	— A Road
	- - - Public Transport: Rail

Housing Approvals

During the monitoring year, planning permission was granted for a total of **372** new homes across the District. A full list of these permissions can be found in Appendix 2.

Figure 9 below outlines the annual rate of planning permissions which have been granted since April 2014.

Figure 9 - Annual Approvals (Net) since April 2014



The total number of dwellings granted planning permission since April 2014 is 2,733. This should ensure that Eden retains a healthy supply of housing sites across the next few years.

The total number of approvals shown in these charts for each monitoring year will fluctuate, this is mainly as a result of new planning approvals being granted on existing sites, and/or previous approvals lapsing at the time of writing the report. Each Monitoring Report will provide an accurate figure of housing approvals during the relevant monitoring period.

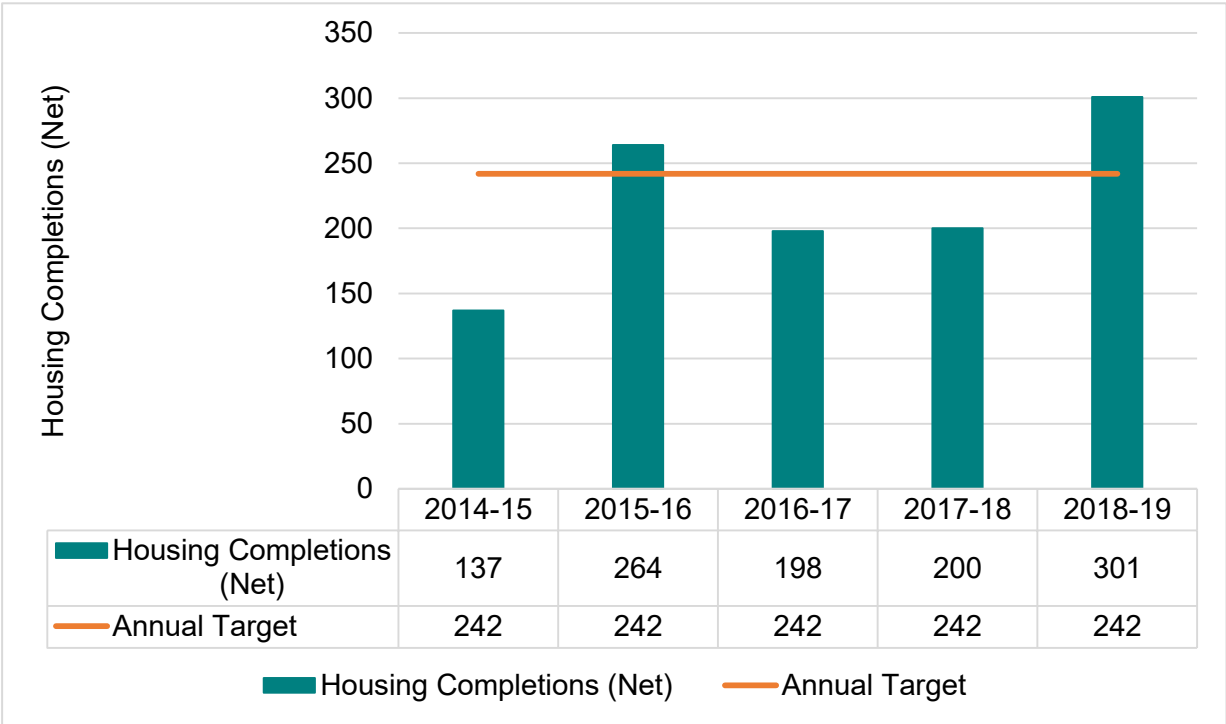
Housing Completions

During the current monitoring year, a total of **301 completions (net)** were recorded for new homes across the District. This is above the Local Plan target of 242 new homes. A full list of these completions can be found in Appendix 3.

Since April 2014, housing completions across the District have averaged 220 homes per annum, which is below the annual target. The housing target has only been exceeded on one previous occasion, in 2015/16.

Figure 10 below outlines the annual rate of completions which have been recorded since April 2014:

Figure 10 - Annual Housing Completions (Net) since April 2014



The overall number of completions recorded since April 2014 is 1,100 (net), set against a target of 1,210, which has resulted in an undersupply of 110 units. In the coming years, the completion rate will need to be carefully monitored to ensure the level of undersupply does not continue to grow.

Employment Approvals

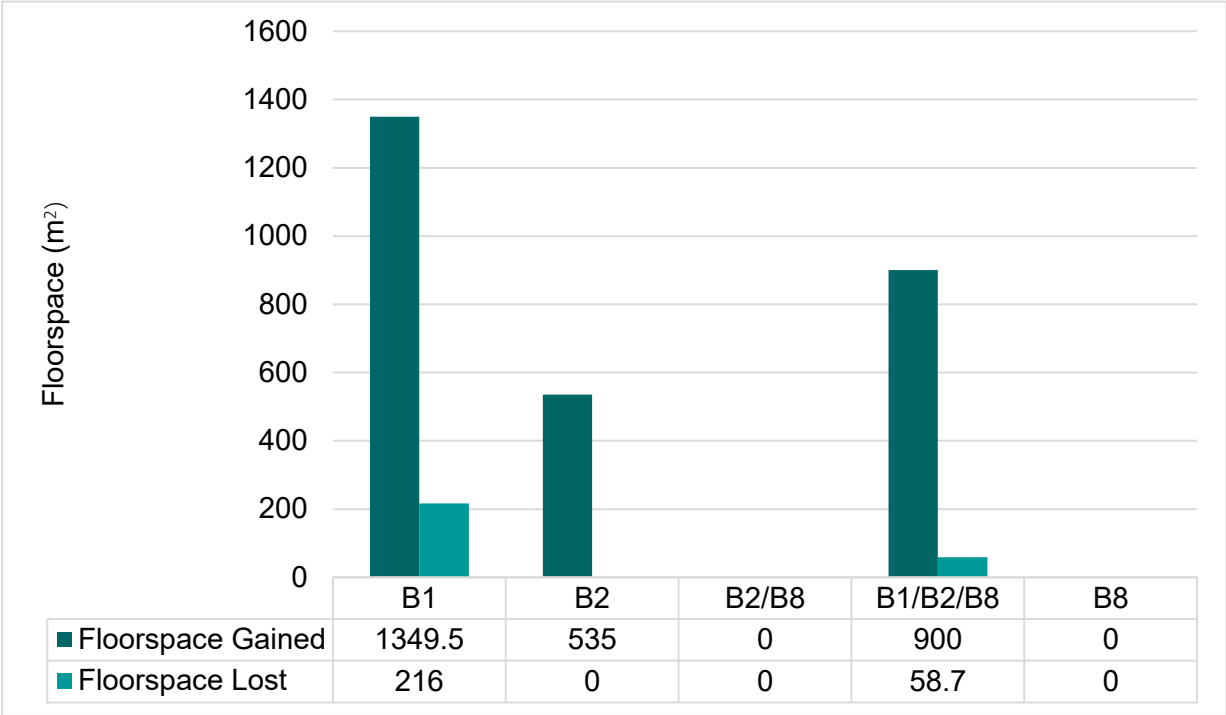
During the current monitoring year, 2,784.5m² of additional B1, B2 and B8 floorspace was granted planning permission.⁴² However, planning permission was also granted for development resulting in the loss of 274.7m² of floorspace⁴³. The overall net gain of floorspace approved during the monitoring year 2018/19 was therefore **2,509m²**.

⁴² Planning Application Refs: 18/0277, 18/0337, 18/0970, 19/0004, 19/0198, 18/0195, 18/0222 and 18/0998.

⁴³ Planning Application Refs: 18/0935, 18/0397 and 18/0671.

Figure 11 below outlines the specific use class of floorspace which has been granted planning permission:

Figure 11 - Employment Floorspace Approved by Use Class



Employment Completions

During the monitoring year, 1,022m² (gross) of B8 floorspace was completed⁴⁴; however, 1,089m² of B1 floorspace was lost to other uses (non-B –Class uses)⁴⁵. Overall, there was therefore a net reduction of 67.2m² of employment floorspace during the monitoring year.

Policy LS2 (Housing Distribution)

Meeting the housing requirement for the District is a key objective of the Local Plan. If there is an under-delivery of land for new housing development, it can have adverse effect on affordability and prevent newly forming households from staying within the district.

To provide sufficient housing land that is accessible to, and meets the needs of, the district’s communities during the plan period is one of the Council’s key objectives. The Plan can contribute to achieving these objectives by planning for a sufficient quantity, quality and type of housing in the right locations, taking account of need and demand in the District including affordable housing need, and by seeking to improve choice.

⁴⁴ Planning Application References: 16/0915 and 16/0386.
⁴⁵ Planning Application References: 16/0606, 15/1023, 15/0164 and 05/0845.

Table 12 - Policy Indicators for Policy LS2

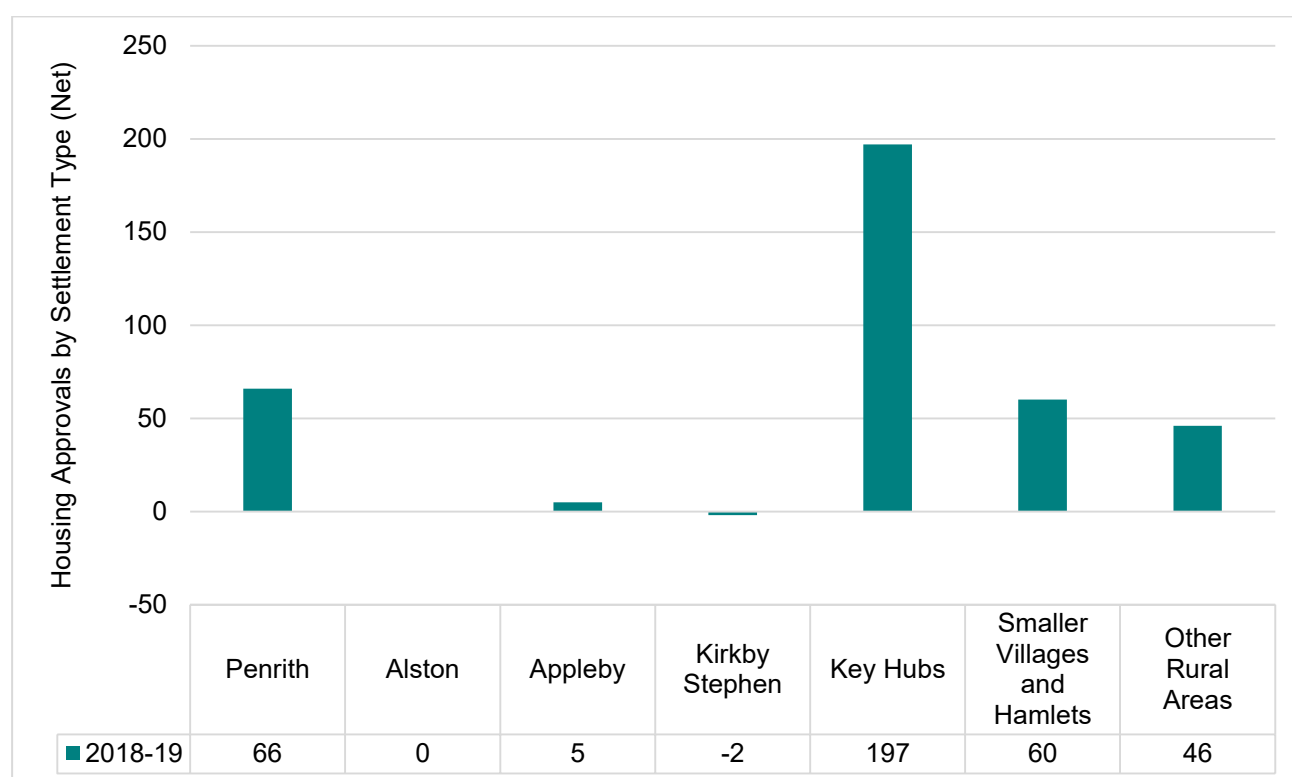
Indicator	Target
Approval of Net Additional Dwellings	No target.
Completion of Net Additional Dwellings	242 dwellings per year broken down by settlement hierarchy

Housing Approvals

During the monitoring year a significantly greater proportion of residential planning permissions were granted in the Key Hubs, Smaller Villages and Hamlets and Other Rural Areas, in total 81.1% of approvals were granted in these locations. Less than 20% of the District's housing approvals were located in the District's four towns.

A detailed breakdown of the location of these housing approvals can be found in Figure 12 below.

Figure 12 - Housing Approvals by Settlement Type (Net)



Housing Completions

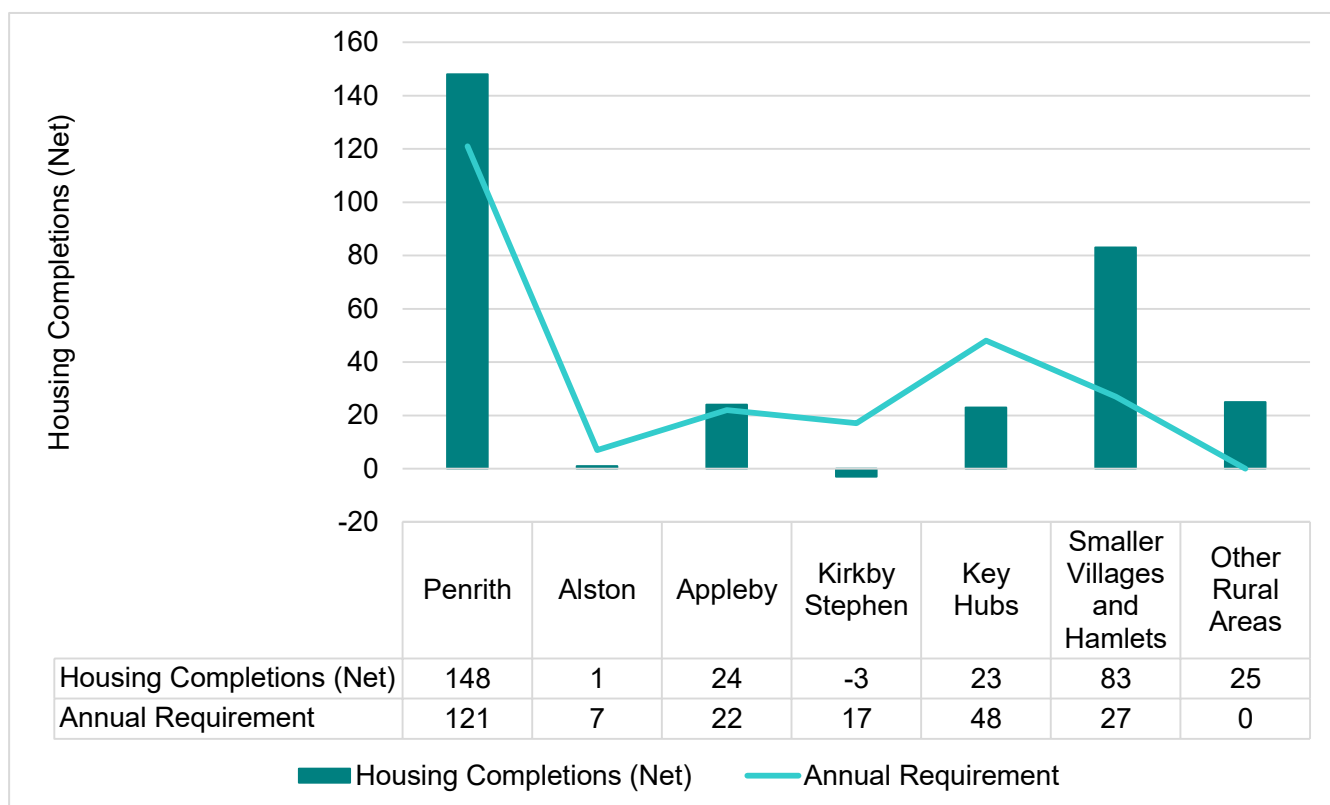
Policy LS2 outlines the proportion of development that is expected to be delivered in each tier of the settlement hierarchy; Table 13 below outlines these targets and provides an overview of the percentage of housing delivered (i.e., completed) in each tier of the hierarchy during the monitoring year:

Table 13 - Distribution Targets (Policy LS2)

Location	Distribution Target	Distribution Achieved in 2018/19
Penrith (Main Town)	50%	49.17%
Alston (Market Town)	3%	0.33%
Appleby (Market Town)	9%	7.97%
Kirkby Stephen (Market Town)	7%	-1%
Key Hubs	20%	7.64%
Smaller Villages and Hamlets	11%	27.57%
Other Rural Areas	0%	8.31%

During the monitoring year the overall housing completion target was exceeded by 23% with 301 (net) completions recorded against the target of 242 (net) completions. Of these completions, 49% were recorded in Penrith, with 8% recorded in Appleby. Only one completion was recorded in Alston, and there was a net loss recorded in Kirkby Stephen. A further 34% of completions were recorded in the Smaller Villages and Hamlets and the Other Rural Areas.

Figure 13 - Number of Net Housing Completions by Location



Overall, whilst net completions for the monitoring year are above the annual requirement, the delivery of these completions does not align with the locational strategy outlined in Policy LS1 and LS2.

Policy LS2 incorporates a Housing Trajectory, which would typically be updated in this report. However, there was no Five-Year Housing Land Supply Assessment undertaken for the monitoring period and, as such, we have no accurate data which could be used to inform an updated trajectory. This will be provided in future versions of the Monitoring Report.

Release of Future Growth Sites

Across the district’s four towns, both Penrith and Appleby exceeded their annual housing completions target, but Alston and Kirkby Stephen did not with Kirkby Stephen actually recording a net reduction in housing units. Since April 2014, a total of 623 completion have been recorded across the four towns, which represents a collective undersupply of 212 units.

The supporting text to Policy LS2 states that where housing completions in the District’s four towns collectively fall more than 20% behind the expected rate of delivery for the four towns, the Council will consider the reason for this and may, as a consequence, resolve to release the allocated Future Growth sites for development if land shortage is considered to be a central issue. The delivery of new homes in the four Towns collectively is currently only 74.6% of the requirement (or 25.4% behind target). The Council will therefore consider the reasons for this and whether the release of Future growth sites is required.

In the Key Hubs, the annual requirement was not met during the monitoring year. Since April 2014, a total of 156 completions have been recorded in the Key Hubs, which is an undersupply of 86 units. The delivery of new homes in the Key Homes is currently only 64% of the Local Plan’s minimum requirement, therefore **it is necessary to consider whether the release of ‘Future Growth Sites’ within the Key Hubs is required.**

Since April 2014, 257 new homes have been delivered in the Smaller Villages and Hamlets and a further 60 new homes have been delivered in the Other Rural Areas.

Policy PEN1 (A Town Plan for Penrith)

Policy PEN1 sets out the main features of the development strategy for the District’s ‘Main Town’ of Penrith; this includes requirements for the delivery of housing land, employment land, at least one new primary school and infrastructure improvements to the town.

Table 14 - Policy Indicators for Policy PEN1

Indicator	Target
Amount of Employment Land delivered in Penrith	Majority of Employment Land to be provided in Penrith.

Indicator	Target
Amount of Housing Completed in Penrith	In line with Distribution Strategy in Policy LS2 – 50%
Number of Affordable Homes Completed in Penrith	30% per year on larger schemes ⁴⁶
Provision of a Primary School	Completion of a Primary School

Employment Land

In relation to employment, during the monitoring year 439m² of B8 floorspace⁴⁷, has been completed; however, the loss of 346.2m² of B1 floorspace was also recorded⁴⁸. No B2 completions were recorded. Overall, this represented a net reduction in completed employment floorspace of 92.8m²

During the monitoring year, planning approvals were also granted, which if implemented, would result in the loss 163.7m² of B1 and B1/B8 floorspace⁴⁹. Overall, this represents a slight net reduction in employment floorspace.

Housing Completions

In relation to housing, Penrith is expected to deliver 50% of the District's overall housing requirement, which equates to an average rate of delivery of 121 units per annum. During the monitoring year, **148 units were delivered** in Penrith, exceeding the target by 27 units.

Table 15 - List of Completions Recorded in Penrith (2018-19)

Planning App Ref	Site Description	Number of Units Completed in 18/19	Total Number of Units (within scheme)
08/0295	Carleton Hill, Penrith	12	44
10/0452 & 17/0547	116 Scotland Road, Penrith	4	15
12/0284	Grove House, Foster Street, Penrith	6	6
15/0402	Elm Bank, Elm Terrace, Penrith	3	3
15/0749	Beacon Square, Penrith	2	7
15/0799	Fairways, Salkeld Road, Penrith	31	98
16/0285	26 Queen Street, Penrith	1	1
16/0359	Ridley Court, Penrith	20	20
16/0811	Carleton Fields, Penrith	58	505
16/0817	Sim Court House, Penrith	3	3
16/0950	Brentfield Way, Penrith	2	7
16/0978	19 King Street, Penrith	2	2

⁴⁶ Affordable Housing Threshold - More than 10 dwellings

⁴⁷ Planning Application Ref: 16/0915

⁴⁸ Planning Application Ref: 15/1023

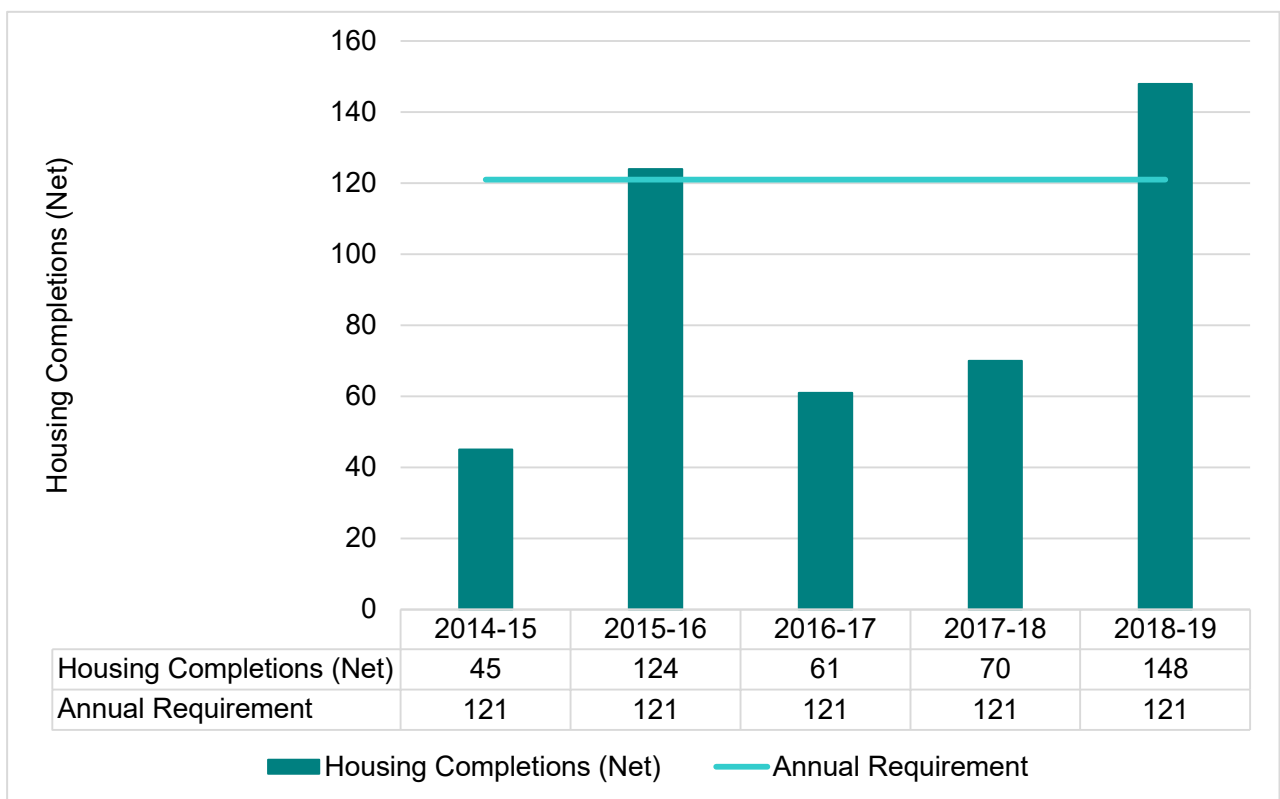
⁴⁹ Planning Application Refs: 18/0397 and 18/0935

Planning App Ref	Site Description	Number of Units Completed in 18/19	Total Number of Units (within scheme)
17/0335	Three Crowns House, Penrith	2	2
17/0550	Acorn Apartments, Penrith	2	2
Total		148	715

This is the only the second time (within the plan period) that the target has been exceeded in Penrith, with the average delivery rate since April 2014 being just 89.6 units per annum, significantly below target.

Figure 14 below outlines the annual rate of delivery since April 2014:

Figure 14 - Annual Completions (Net) in Penrith since April 2014



The increased housing delivery rate in Penrith, is influenced by a number of significant sites which are now being brought forward, these include Persimmon Homes at Carleton Meadows⁵⁰ (560 units) and Story Homes at Fairhill⁵¹ (98 units). As such, we would expect completion rates to remain high throughout the next few years. Further extant planning permissions for housing development and remaining allocated sites within the town should contribute to maintaining this supply throughout the remainder of the plan period.

⁵⁰ Planning Application Ref: 16/0811

⁵¹ Planning Application Ref: 15/0799

During the current monitoring period, **48 affordable units were completed**, which equates to 33% of the overall number of completions. This exceeds the target of 30% outlined in Policy HS4.

Table 16 - List of Affordable Housing Completions in Penrith (2018-19)

Planning App Ref	Site Description	Number of Affordable Units Delivered in 18/19
12/0284	Grove House, Foster Street, Penrith	1
15/0799	Fairways, Salkeld Road, Penrith	12
16/0359	Ridley Court, Penrith	20
16/0811	Carleton Fields, Penrith	12
16/0817	Sim Court House, Penrith	3
Total		48

Provision of a Primary School

In relation to the provision of a Primary School, financial contributions have been sought from developments within the town to contribute towards the cost of delivering this. A site has been identified which is in the ownership of Persimmon Homes (please see Appendix 4 for the location).

Table 17 - Summary of Financial Contributions towards Provision of a Primary School (2018-19)

Planning App Ref	Site	Financial Contribution to Primary School
16/1029	Land at White Ox Farm, Penrith	£166,667

To date, £3,466,733 has been secured through S106 legal agreements towards the financing of the primary school. With yet further funding to be secured (c. £1.9m), there is no known start on site date yet for the building of the school.

Policy PEN2 (Penrith Masterplans)

Policy PEN2 requires the preparation of a masterplan to support planning application submissions on the remaining allocated sites to the North and East of Penrith.

Table 18 - Policy Indicators for Policy PEN2

Indicator	Target
Applications accompanied by a Masterplan	100% (in Masterplan Areas)

This policy is applicable to the following sites and a summary of their current status is provided in the table below:

Table 19 - Progress in Relation to Policy PEN2 (Masterplans)

Site Ref.	Site Description	Status
E3	Land at Longacres, Carleton	Outline planning permission granted ⁵² for entire allocation, with a detailed application ⁵³ for part of the site currently under consideration. The outline applications were both supported by a Masterplan
E4	Carleton Hall Farm	No application has yet been made on this site; the site remains available.
N1a	Salkeld Road/Fairhill	No application has yet been made on this site; the site remains available.
N2	White Ox Farm	Outline planning permission ⁵⁴ granted in July 2018; the application was supported by a Masterplan.
N3	Raiselands	An outline planning application ⁵⁵ was submitted on this site in May 2017 and is currently under consideration. No Masterplan has yet been submitted.

During 2018-19, **no applications were submitted** on sites which require the submission of a masterplan under Policy PEN2, so this indicator could not be monitored. There are only two sites remaining which would require the submission of a Masterplan: Site E4 (Carleton Hall Farm) and Site N1a (Salkeld Road/Fairhill).

Policy PEN3 (Newton Rigg Campus)

The monitoring indicator for this policy is to increase the amount of floorspace at Newton Rigg for education or employment purposes.

Table 20 - Policy Indicators for Policy PEN3

Indicator	Target
Increase in floorspace for education or employment purposes	Increase from baseline.

During the monitoring year, **no applications** were submitted at the Newton Rigg Campus.

⁵² Planning Application Ref: 13/0033 and 17/0408.

⁵³ Planning Application Ref: 19/0426 (Story Homes)

⁵⁴ Planning Application Ref: 16//1029

⁵⁵ Planning Application Ref: 17/0375

Policy AL1 (Town Plan for Alston)

Policy AL1 sets out the main features of the development strategy for Alston which includes the delivery of 131 additional new homes and an additional 1.31 hectares of employment land.

Table 21 - Policy Indicators for Policy AL1

Indicator	Target
Amount of employment land delivered within Alston	Increase in employment land from baseline.
Amount of housing completed in Alston	In line with Distribution Strategy in Policy LS2 – 3%
Number of affordable housing units completed	30% per year on larger schemes ⁵⁶

Employment

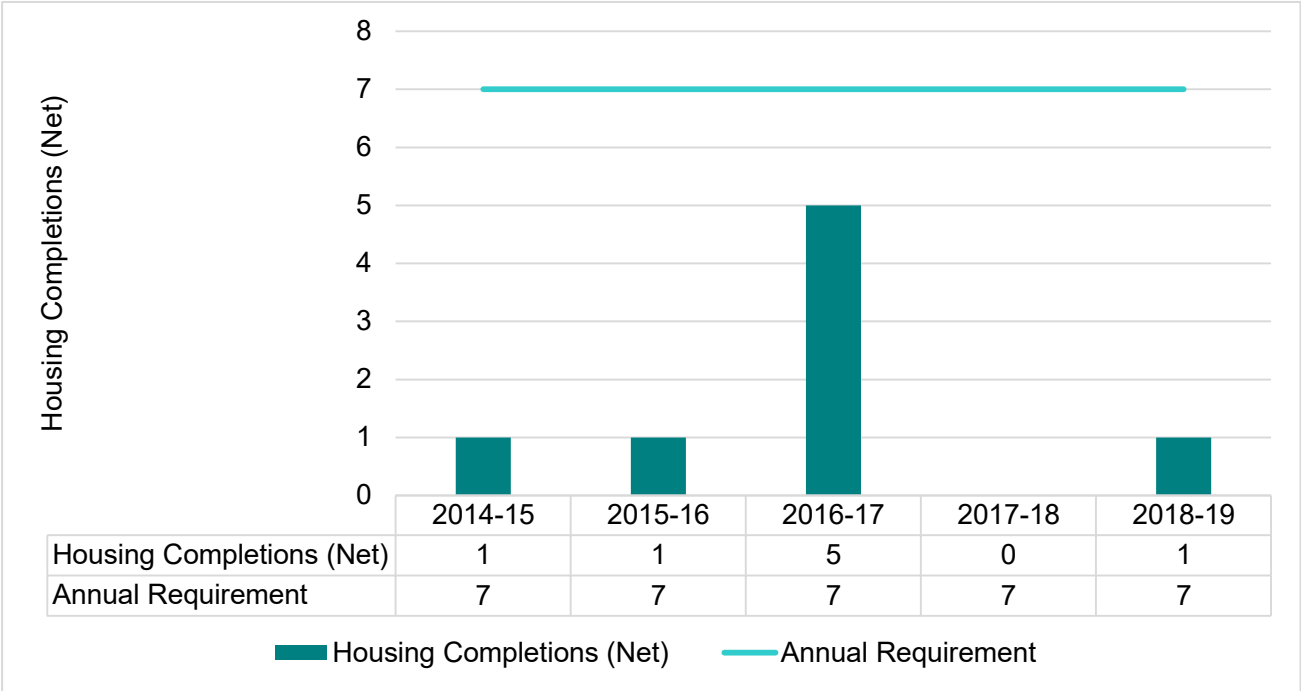
In respect of employment, Alston is expected to deliver 1.31 hectares of employment land by 2032, which equates to an annual average of 0.072 hectares or 720m². During the monitoring year, **no employment completions** were recorded. Since April 2015⁵⁷, no net additional employment floorspace has been recorded as complete.

Housing

In respect of housing, Alston is expected to deliver 3% of the overall housing requirement for the District which equates to an average of 7 units per annum. During the monitoring year, only **one completion was recorded**⁵⁸. The average rate of completions since April 2014 is 1.6 units per annum, which remains consistently below the target.

⁵⁶ Affordable Housing Threshold - More than 10 dwellings
⁵⁷ We currently have no employment completion data available for April 2014 to March 2015.
⁵⁸ Planning Application Ref: 06/0838

Figure 15 - Annual Completion Rate (Net) since April 2014



During the monitoring period, **no affordable housing completions** were recorded.

Policy AL2 (Renovation in Alston Moor)

Indicator	Target
Number of applications approved for conversion of buildings.	Monitoring applications on an annual basis to assess take up.

Policy AL2 permits the redevelopment of traditional former dwellings in Alston Moor, where evidence can be provided to demonstrate that the former dwelling was once in use. Since April 2014, **no planning permissions** have been granted under this policy.

Policy AP1 (A Town Plan for Appleby)

Policy AP1 sets out the main features of the development strategy for Appleby which includes the delivery of 392 new homes and an additional 4.54 hectares of employment land over the Plan period.

Table 22 - Policy Indicators for Policy AP1

Indicator	Target
Amount of employment land delivered within Appleby.	Increase in employment land from baseline.
Amount of housing completed in Appleby.	In line with Distribution Strategy in Policy LS2 – 9%
Number of affordable housing completed.	30% per year on larger schemes ⁵⁹

Employment

In respect of employment, Appleby is expected to deliver 4.54 hectares of employment land by 2032, this equates to an annual average of 0.25 hectares or 2500m². During the monitoring year, **no employment completions** were recorded. Since April 2015⁶⁰, 1349.8m² of net additional employment floorspace has been recorded as completed.

Housing

In respect of housing, Appleby is expected to deliver 9% of the overall housing requirement for the District which equates to an average of 22 units per annum. During the monitoring year, **24 completions were recorded**. The average rate of completions since April 2014 is 29 units per annum, which marginally exceeds the target rate of delivery.

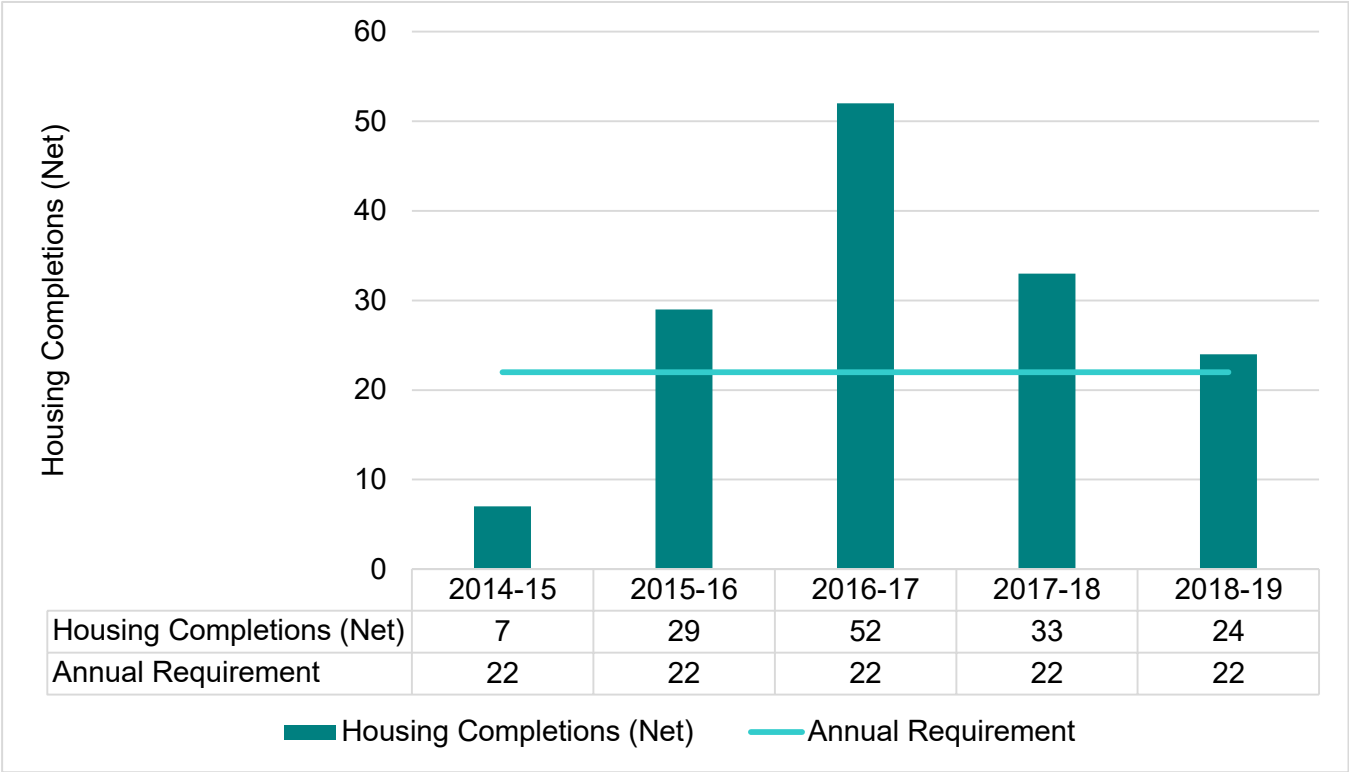
Table 23 - List of Housing Completions Recorded in Appleby (2018-19)

Planning App Ref	Site Description	Number of Units Delivered in 18/19	Total Number of Units (within the scheme)
11/0989	Orchard Place, Appleby	23	142
15/0165	15 Chapel Street, Appleby	1	1
Total		24	143

⁵⁹ Affordable Housing Threshold - More than 10 dwellings

⁶⁰ We currently have no employment completion data available for April 2014 to March 2015.

Figure 16 - Annual Housing Completions Rates (Net) in Appleby since April 2014



During the monitoring period, **no affordable housing completions** were recorded.

Policy KS1

Policy KS1 sets out the main features of the development strategy for Kirkby Stephen which includes the delivery of 305 new homes and an additional 3.33 hectares of employment land.

Table 24 - Policy Indicators for Policy KS1

Indicator	Target
Amount of employment land delivered within Kirkby Stephen.	Increase in employment land from baseline.
Amount of housing completed in Kirkby Stephen.	In line with Distribution Strategy in Policy LS2 – 7%
Number of affordable housing completed.	30% per year on larger schemes ⁶¹

Employment

In respect of employment, Kirkby Stephen is expected to deliver 3.33 hectares of employment land by 2032, this equates to an annual average requirement of 0.185 hectares or 1850m². During the monitoring year, no employment completions were recorded. Since April 2015 , 708.9m² of net additional employment floorspace has been recorded as complete.

Housing

In respect of housing, Kirkby Stephen is expected to deliver 7% of the overall housing requirement of the District, which equates to the delivery of 17 units per annum.

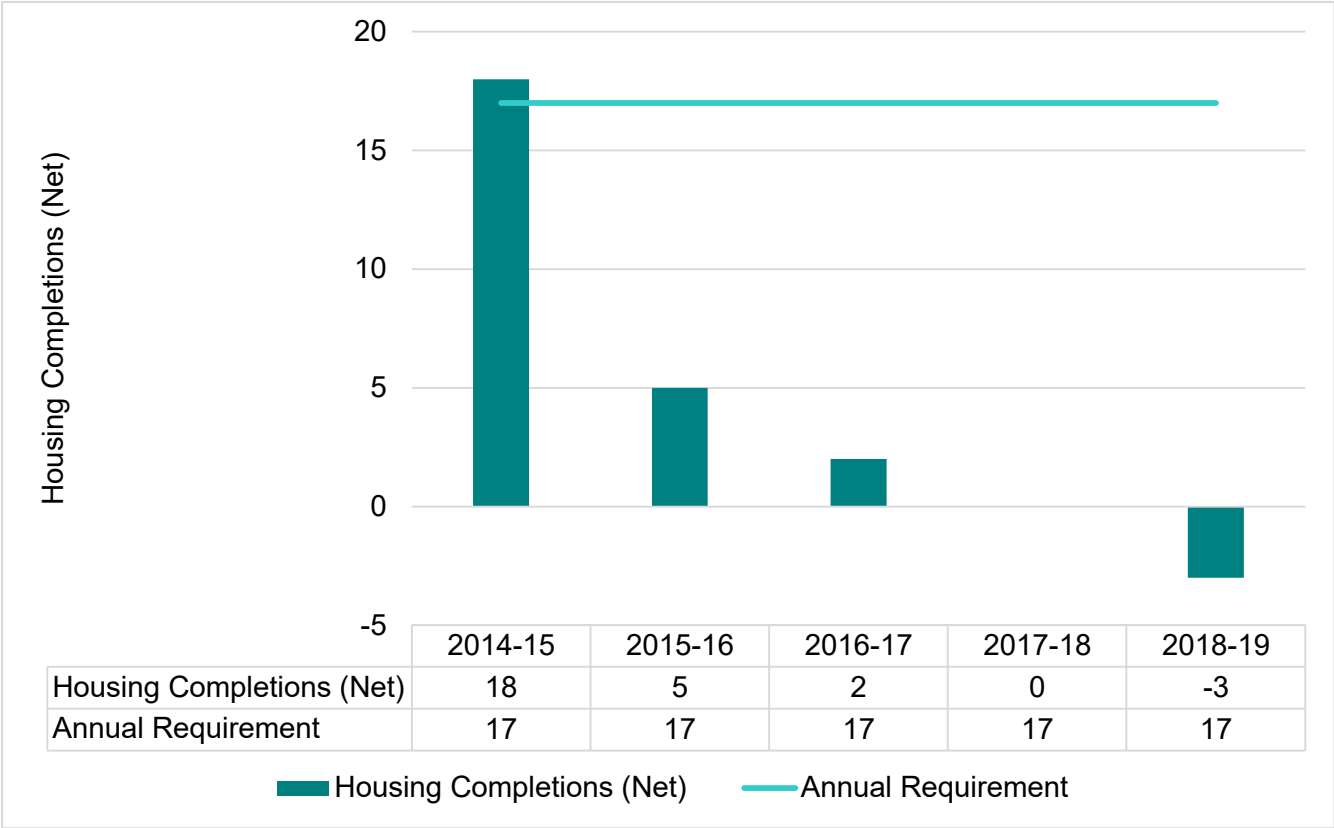
During the monitoring year, a **net reduction (-3 units) in housing completions was recorded**. The net reduction arose from a single application⁶² which involved the conversion of 8 flats to provide 4 dwellings, resulting in a net reduction of four housing units on this site. A single completion was recorded⁶³ elsewhere in Kirkby Stephen which meant overall there was a net reduction of three units recorded during the monitoring year.

The average rate of delivery since April 2014 is 4.4 units per annum, which is significantly below the minimum requirement of 102 dwellings. Although sites are allocated within Kirkby Stephen, and there is a healthy supply of sites which benefit from planning permission, very few sites are currently active so delivery of housing remains low.

Looking forward, we expect housing delivery to rise as the permitted and allocated sites are delivered. Positive discussions have been ongoing to support the delivery of these sites.

⁶¹ Affordable Housing Threshold - More than 10 dwellings
⁶² Planning Application Ref: 18/0369
⁶³ Planning Application Ref: 09/0730

Figure 17 - Housing Completions (Net) in Kirkby Stephen (2018-19)



During the monitoring period, **no affordable completions** were recorded.

Policy RUR1 (A Plan for the Key Hubs)

Policy RUR1 confirms the requirement for the delivery of at least of 871 new homes and 2.92 hectares of employment land in these locations across the plan period.

Table 25 - Policy Indicators for Policy RUR1

Indicator	Target
Amount of employment land delivered within Key Hubs.	Increase in employment land from baseline.
Amount of housing completed in Key Hubs.	In line with Distribution Strategy in Policy LS2 – 20%
Number of affordable housing completed.	30% per year on larger schemes ⁶⁴

Employment

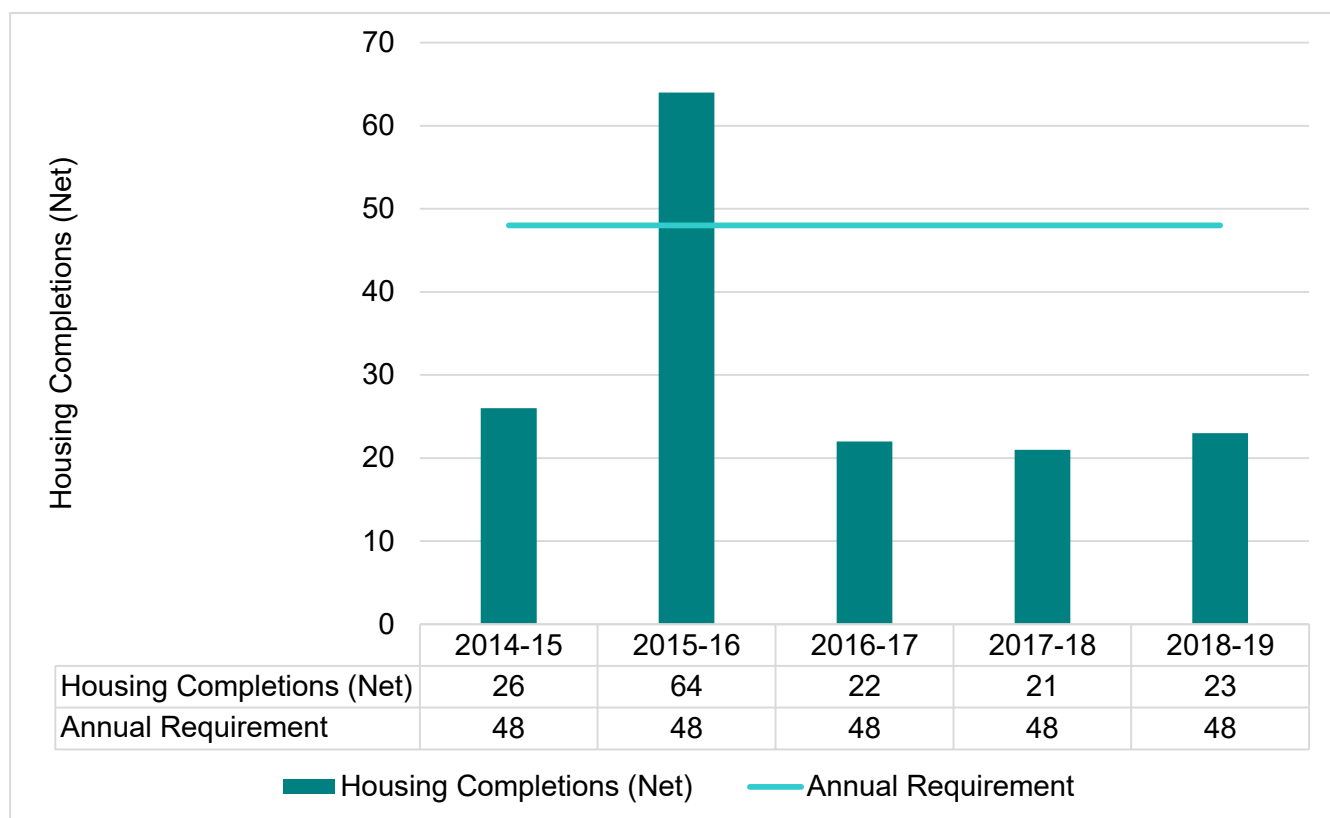
The Key Hubs are expected to deliver 2.92 hectares of employment land, this equates to an annual average of 0.16 hectares or 1,600m². During the monitoring year, no employment completions were recorded.

Housing

In respect of housing, the Key Hubs are expected to deliver 20% of the overall housing requirement of the District, which equates to delivery of 48 units per annum. The average rate of delivery since April 2014 is 31.2 units per annum, which is below the target. Although sites are allocated within the Key Hubs, and there is a healthy supply of sites which benefit from planning permission, very few sites are currently active so delivery of housing remains lower than anticipated.

⁶⁴ Affordable Housing Threshold - More than 10 dwellings

Figure 18 - Annual Rate of Housing Completions (Net) in the Key Hubs



During 2018/19, **23 new homes were completed within the Key Hubs**, these can be broken down by settlement, as follows:

Table 26 - Distribution of Housing Completions in the Key Hubs

Location	Number of Housing Completions	Planning Application Ref
Armathwaite	0	-
Brough and Church Brough	10	14/0405
Culgaith	8	06/0779 (2 Units) 14/0100 (1 Unit) 12/0664 (1 Unit) 16/0787 (4 Units)
Greystoke	1	06/0768
High and Low Hesket	2	16/0568
Kirkby Thore	0	-
Langwathby	0	-
Lazonby	0	-
Nenthead	0	-
Plumpton	0	-
Shap	0	-
Stainton	1	17/0668
Tebay	1	17/0444
Total	23	

Of these new homes, just 3 were designated as affordable homes⁶⁵. However, only two schemes, 14/0405 and 06/0779, were above the threshold for affordable housing provision, these sites provided a total of 12 completions, which included three affordable units, this equates to 25%. All other completions were recorded on sites of less than ten dwellings.

Policy RUR2 (New Agricultural Buildings)

Policy RUR2 sets out the Council’s approach to the provision of new agricultural buildings, recognising the need to balance support for the rural economy against protection for the special characteristics of the rural landscape. This policy recognises that there will be a need for new purpose-built agricultural buildings over the plan period and provides a clear framework for assessing planning applications to ensure new buildings are designed and sited sensitively.

Due to the nature of this policy, there is no monitoring indicator in the Local Plan. During the monitoring year, 41 applications for agricultural buildings were granted planning permission.

Policy RUR3 (Re-Use of Existing Buildings in Rural Areas)

Policy RUR3, largely echoes national policy found in paragraph 79 (formerly 55) of the NPPF, which supports the re-use of traditional buildings in isolated locations, where new housing would not normally be permitted. The primary purpose of this policy is to maintain and protect the character and landscape of Eden’s rural areas whilst recognising that there may be occasions where the sensitive conversion of traditional rural buildings may result in either bringing a new building back into use or the conversion to a more suitable use. In relation to traditional agricultural buildings, this policy has been largely replaced by Class Q permitted development rights; however, there remains a range of buildings, including former chapels, churches, and schools which can be effectively re-used through the application of this policy.

Table 27 - Policy Indicators for Policy RUR3

Indicator	Target
Number of developments involving re-use of buildings.	Monitoring applications on an annual basis to assess take up.

The monitoring indicator for this policy is the number of developments involving the re-use of buildings, although there is no specific target for this indicator.

During the monitoring year, **14 planning permissions were granted⁶⁶** for the re-use of existing buildings within the rural area.

Table 28 - List of Planning Permissions Granted for the Re-Use of Existing Buildings in the Rural Area

Planning App Ref	Development Description	Total Number of Units Approved
18/0252	Barn Conversion	1

⁶⁵ Planning Application Ref: 14/0305 (Brough)

⁶⁶ This data excludes approvals granted under Class Q of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

Planning App Ref	Development Description	Total Number of Units Approved
18/0343	Barn Conversion	1
18/0550	Barn Conversion	1
18/0615	Barn Conversion	1
18/0655	Barn Conversion	1
18/0699	Conversion of Mill to Dwelling	1
18/0836	Barn Conversion	1
19/0069	Barn Conversion	2
E/09/01	Barn Conversion	1
E/12/37	Conversion of Coach House	1
E11/4	Barn Conversion	3
Total		14

During the monitoring year, **13 completions were also recorded**, this equates to 4.3% of the overall housing delivery.

Table 29 - List of Completions involving the Re-Use of Existing Buildings in Rural Areas

Planning App Ref	Development Description	Total Number of Units Completed
02/0950	Barn Conversion	1
06/0414	Barn Conversion	1
15/1132	Barn Conversion	1
16/0052	Barn Conversion	1
05/0023	Barn Conversion	1
15/0789	Barn Conversion	1
13/0082	Barn Conversion	1
17/0788	Barn Conversion	1
17/0096	Barn Conversion	1
14/0515	Barn Conversion	1
17/0520	Sub-Division of House into 2 Dwellings	1
14/1065	Barn Conversion	1
16/0555	Barn Conversion	1
Total		13

Policy RUR4 (Employment Development and Farm Diversification in Rural Areas)

Policy RUR4 seeks to support employment development in the rural area, including proposals for farm diversification. The policy recognises that whilst the District’s four towns should be the preferred location for the majority of new employment development, there is a need to strengthen the economy in the rural areas.

Table 30 - Policy Indicators for Policy RUR4

Indicator	Target
Number of applications approved for employment in rural areas.	Monitoring applications on an annual basis to assess take up.

The monitoring indicator for this policy is the number of applications approved for employment in rural areas, although there is no specific target for this indicator. During the monitoring year, **two applications**⁶⁷ for employment uses in the rural area were approved, this included 535m² of B2 floorspace and 45m² of B1 floorspace.

⁶⁷ Planning Application Refs: 19/0004 and 18/0195

Development Principles

Introduction

This section of the Local Plan sets out policies on the general principles for guiding new development that will come forward in the district.

Policy DEV1 (General Approach to New Development)

Policy DEV1 outlines the presumption in favour of sustainable development that is enshrined in the National Planning Policy Framework.

Table 31 - Policy Indicators for Policy DEV1

Indicator	Target
Percentage of housing developed on previously-developed land.	No target.

During the monitoring year, **21% of new housing has been developed on previously developed land.**

Table 32 - List of Completed Units on Previously Developed (Brownfield) Land (2018-19)

Planning App Ref	Site Description	Total Number of Brownfield Units Completed (net)
09/0390	Site at Birchfield, Great Salkeld	1
09/0730	Former Workshop, Mellbecks, Kirkby Stephen	1
10/0452	116 Scotland Road, Penrith	2
11/0224	Stoneworks Garth, Crosby Ravensworth	1
12/0284	Grove House, Foster Street, Penrith	6
14/0100	Old Methodist Chapel, Culgaith	1
14/0152	Croft View, Kings Meaburn	1
14/0515	Old School, Greenholme	1
15/0165	15 Chapel Street, Appleby	1
15/0402	Elm Bank, Elm Terrace, Penrith	3
16/0285	26 Queen Street, Penrith	1
16/0359	Ridley Court, Penrith	20
16/0917	Garages adj, Sim Court House, Pategill Road, Penrith	3
16/0950	Former Car Park, Brentfield Way, Penrith	2
16/0960	Land adj. Prospect House, King's Meaburn	3
16/0978	19 King Street, Penrith	2
17/0159	Former Yanwath Care Home, Yanwath	3
17/0335	Three Crowns House, Bluebell Lane, Penrith	2
17/0520	The Coach House, Little Salkeld	1
17/0547	116 Scotland Road, Penrith	2
17/0550	Acorn Apartments, Scotland Road, Penrith	2
18/0369	5 – 11 Westbrook Fields, Kirkby Stephen	-4
99/0405	Fir Tree House, Sebergham	1
Total		56

Due to the rural nature of the District, there are limited opportunities to develop previously developed land, with a reliance on Greenfield edge of settlement sites to meet the housing requirement. Wherever possible, the Council will encourage previously developed sites to be brought forward and will work with landowners and communities to help increase the supply of these sites.

Policy DEV2 (Water Management and Flood Risk)

Policy DEV2 aims to ensure that new development will not compromise existing water supply or flood defences, and avoids development in locations which would be at risk from flooding or increase the risk of flooding in other locations.

Table 33 - Policy Indicators for Policy DEV2

Indicator	Target
Percentage of applications approved contrary to advice from the Environment Agency on flooding/water quality.	0%
Number of housing completions utilising SUDs (schemes of more than 10 dwellings)	100% (post 2016)

Applications Approved Contrary to Advice from the Environment Agency on Flooding/Water Quality

In respect of the first monitoring indicator for this policy, **no applications** were approved contrary to the advice of the Environment Agency [EA]. Throughout the monitoring year, the EA objected to just 10 applications.

The EA is a statutory consultee on certain applications, and also provides 'standing advice' on a range of proposals which pose less risk. Whilst no decisions have been taken contrary to EA advice, the EA has requested additional information on a number of applications to satisfy this policy requirement.

Housing Completions utilising SUDs

In respect of the second monitoring indicator, during the monitoring year, **56.8% of applicable sites were developed utilising SUDs**.

Table 34 - Housing Development (Net Completions) utilising Sustainable Urban Drainage Schemes

Planning App Ref	Site Description	Total Number of Units Completed
12/0345	Site adj to Ivy House, Ousby	3
14/0305	Site adj to Castle Park, Brough	10
14/0656	Land at Townend, Clifton	27
15/0799	The Fairways, Salkeld Road, Penrith	31
15/1163	Lambert Croft, Bolton	3
16/0359	Ridley Court, Penrith	20
16/0492	Site adj Thorn Dykes, Milburn	2
16/0811	Land at Carleton Fields, Penrith	58

Planning App Ref	Site Description	Total Number of Units Completed
16/0917	Garages adj to Sim Court House, Pategill, Penrith	3
16/0950	Former Car Park, Brentfield Way, Penrith	2
19/0960	Land adj Prospect House, Kings Meaburn	3
17/0293	Land at Linden Park, Temple Sowerby	9
Total		171

Whilst SUDS are the most desirable form of drainage, the drainage hierarchy does allow other forms of drainage to be considered where site conditions require this, SUDS are not possible on all ground types, as such achieving 100% is not always going to be possible.

Policy DEV3 (Transport, Accessibility and Rights of Way)

Policy DEV3 recognises the importance of ensuring that development takes place in locations which are accessible by a range of modes of transport, thereby promoting sustainable travel.

Table 35 - Policy Indicators for Policy DEV3

Indicator	Target
Number of major developments submitting travel plans.	100%

During the monitoring year, only **one determined application**⁶⁸ triggered the requirement for a Travel Plan and this was provided by the applicant. Due to the rural nature of the District very few applications trigger the requirement for a Travel Plan to be submitted.

Policy DEV4 (Infrastructure and Implementation)

Policy DEV4 requires new development to demonstrate that infrastructure needs will be met, to be secured through developer contributions and direct provision of infrastructure projects (as appropriate).

Table 36 - Policy Indicators for Policy DEV4

Indicator	Target
Total value of developer contributions	No Target
Number and type of developer contributions.	No Target.
Estimated contributions from New Homes Bonus	Increase from baseline. (£331,757 at 31 March 2014)

Developer Contributions

In respect of the first monitoring indicator for this policy, Table 37 (below) outlines the nature and value of developer contributions secured during the monitoring year.

⁶⁸ Planning Application Ref: 17/0928

Table 37 - Value of Planning Obligations (2018-19)

App Ref.	Affordable Housing	Education (& School Transport)	Highway Improvements	Open Space Provision
18/0586	4 Affordable Units (inc Bungalow) (22%)	None	£6,258.29	None
17/0168	30% Affordable Housing	£36,045 (Primary)	None	None
17/0660	8 Affordable Units (28.5%)	£25,000 (Transport)	None	None
17/0487	30% Affordable Housing	£38,000 (Transport)	None	None
17/0440	9 Affordable Units (29%)	None	None	None
17/0016	30% Affordable Housing	£96,000 (Primary) £127,316 (Secondary) £42,750 (Transport)	None	None
16/1029	30% Affordable Housing	£166,670	£90,000	None
17/0928	None	None	£6,600	None
		£531,871	£102,858.29	

The total value of planning obligations approved is **£634,639.29**, of these **£102,858.29** were Highways and transport contributions and **£531,781.00** were Education contributions. No planning obligations have been secured for financial contributions for off-site Open Space provision. This is due to open space either being provided on-site as part of a new development or the economic viability of a development preventing it from being able to make a financial contribution towards off-site open space provision.

In terms of the second monitoring indicator for this policy, during the monitoring year, planning obligations were successfully sought on eight applications. Of these, seven related to applications for housing development with only one obligation sought on an employment related development.

New Homes Bonus

The third monitoring indicator relates to contributions from New Homes Bonus, which is a grant paid by central government to local councils to reflect and incentivise housing growth in their areas. It is based on the amount of extra Council Tax revenue raised for new-build homes, conversions and long-term empty homes brought back into use. There is also an extra payment for providing affordable homes.

During the monitoring year, the **New Homes Bonus receipts totalled £615,547**, which actually represents a reduction from the previous monitoring year (£955,345). Prior to this year, there had been a steady rise in the NHB receipts to the Council. However, these receipts do fluctuate as they are influenced by a number of factors. In 2017, the Government made changes to the way New Homes Bonus is paid, and reduced the number of years for which payments are received for from six years to four years. Additionally, there are financial incentives for affordable housing delivery and bringing empty homes back into use, with these elements providing a higher

level of financial return. In the past couple of years, the number of long-term empty homes in Eden has increased, this will have influenced the reduction in the NHB receipts paid to the Council, despite the increase in new housing completions.

Policy DEV5 (Design of New Development)

Policy DEV5 sets out the Council’s commitment to high quality design, which reflects local distinctiveness and performs well when assessed against guidance and standards for sustainability and place making.

Table 38 - Policy Indicators for Policy DEV5

Indicator	Target
Housing quality reflecting adherence to the design principles set out in Eden Design Guide and other relevant guides.	No target.

There is no specific monitoring indicator for this policy, the indicator requires housing quality to reflect adherence to design principles in the Eden Design Guide and any other relevant guides. During the monitoring year, 8 applications were refused on design related grounds, this amounts to 17% of all refused applications.

Decent Homes for All

Introduction

In this section of the Local Plan the policies are focussed on the provision and delivery of housing.

Policy HS1 (Affordable Housing)

Policy HS1 outlines the Council's requirement for contributions to affordable housing across the District. House prices in Eden are amongst the highest in Cumbria and in the rural areas this problem is further exacerbated by high demand for second homes, holiday lets and homes for retirement, meaning the local people are often priced out of the market.

Table 39 - Policy Indicators for Policy HS1

Indicator	Target
Number of affordable houses completed annually.	30% per year on larger schemes ⁶⁹

This policy requires the delivery of 30% affordable housing on schemes of 11 or more units (or more than 1,000 sq. m), a financial contribution to affordable housing is required on schemes which deliver between 6 and 10 units in the 'Designated Rural Areas'⁷⁰. This policy also outlines the approach which will be taken to rural exceptions affordable housing.

During the monitoring year, 54 affordable homes were delivered across the district. This amounts to 18% of the overall housing delivery. However, housing delivery in Eden is heavily influenced by the delivery of small sites and these are sites which fall below the affordable housing threshold. Therefore, if we consider the number of completions on the larger sites, then the delivery of affordable housing is actually 28.5%, which is only slightly beneath the target of 30%.

Policy HS2 (Housing in the Smaller Villages and Hamlets)

Policy HS2 outlines the approach to housing development in the Smaller Villages and Hamlets tier of the settlement hierarchy. The intention of this policy is to facilitate the provision of housing for local people, particularly through the self or custom-build route.

Table 40 - Policy Indicators for Policy HS2

Indicator	Target
Number of applications for houses approved with local connection.	No target.

⁶⁹ Affordable Housing Threshold - More than 10 dwellings

⁷⁰ All of the District, except Penrith.

During the monitoring year, **26 new homes** were permitted with local occupancy conditions within the Smaller Villages and Hamlets. This equates to 44% of homes approved in these locations.

Table 41 - List of Approvals Granted for Local Occupancy Homes in the Smaller Villages and Hamlets

Planning App Ref	Site Description	Total Number of Units Approved
18/0021	Old Town House, Old Town	2
18/0238	Land between Fern Bank and East View, Reagill	4
18/0278	Land between Garth View and Old Park, Catterlen	5
18/0482	Land between Hill Top and Myrtle Cottage, Winton	1
17/0588	Site adj to Red Brows, Temple Sowerby	3
18/0559	Unit 1, Joiners Close, Newbiggin	1
18/0557	Unit 6, Joiners Close, Newbiggin	1
18/0335	Lane between Greta Cottage and Gaythorn, Cliburn	6
18/0966	Land south of Coach House, Morland	2
E/02/5	Land adj. Moorside, Crosby Garrett	1
Total		26

The remaining new homes approved in the Smaller Villages and Hamlets are barn conversions or schemes involving previously developed land where local occupancy conditions are not applied.

Policy HS3 (Essential Dwellings for Workers in the Countryside)

Policy HS3 seeks to support dwellings which have an essential need to support an agricultural or rural business, these being an exception to the settlement hierarchy.

Table 42 - Policy Indicators for Policy HS3

Indicator	Target
Number of permissions granted.	No target.

During the monitoring year, **three planning applications were approved**⁷¹ for the creation of new dwellings for workers employed by an agricultural or rural business. Of these, one dwelling was approved with a standard agricultural/forestry occupancy condition and the remaining two were linked to a specific rural business.

Policy HS4 (Housing Type and Mix)

Policy HS4 requires new developments to provide a mix of dwelling types and sizes, which reflect the nature of local needs. This is to ensure that new housing delivery reflects the needs and demands of everyone in the District.

⁷¹ Planning Application References: 18/0025, 18/0001 and 17/0909.

Table 43 - Policy Indicators for Policy HS4

Indicator	Target
Type and sizes of dwellings delivered.	In accordance with latest Strategic Housing Market Assessment Data.

The Housing Needs Study (HNA) (2018) concluded that it is necessary to address the present imbalance between household size and dwelling size. This is to be addressed by increasing the supply of smaller 2- and 3-bedroom homes, and reducing the provision of larger accommodation.

During the monitoring year, detached homes contributed to 50% of the new supply, with semi-detached dwellings providing a further 24% of the supply.

Table 44 – Summary of Completions by House Type and Number of Bedrooms

House Type	No of Bedrooms	Number of Completed Market Units	Number of Completed Affordable Units	Number of Completed Units	Percentage of Total Completed Units
Apartment	1 Bed	11	1	12	3.99%
	2 Bed	10	0	10	3.32%
	3 Bed	1	0	1	0.33%
	4 Bed +	0	0	0	0.00%
	Total	22	1	23	7.64%
Bungalow	1 Bed	0	3	3	1.00%
	2 Bed	3	4	7	2.33%
	3 Bed	13	2	15	4.98%
	4 Bed +	1	0	1	0.33%
	Total	17	9	26	8.64%
Detached	1 Bed	1	0	1	0.33%
	2 Bed	6	0	6	1.99%
	3 Bed	37	2	39	12.96%
	4 Bed +	107	0	107	35.55%
	Total	151	2	153	50.83%
Semi-Detached	1 Bed	0	0	0	0.00%
	2 Bed	2	12	14	4.65%
	3 Bed	35	16	51	16.94%
	4 Bed +	7	0	7	2.33%
	Total	44	28	72	23.92%

House Type	No of Bedrooms	Number of Completed Market Units	Number of Completed Affordable Units	Number of Completed Units	Percentage of Total Completed Units
Terraced	1 Bed	0	0	0	0.00%
	2 Bed	3	5	8	2.66%
	3 Bed	9	9	18	5.98%
	4 Bed +	1	0	1	0.33%
	Total	13	14	27	8.97%
Overall Totals		247	54	301	100.00

The SHMA outlines targets for the size of new dwellings; these targets are based on an analysis of the existing stock, as assessment of recent delivery and projections for future demographic changes.

The size of new homes completed in outlined in the table below:

Table 45 - Completions by House Size

House Type	Number of Completed Market Units	Number of Completed Affordable Units	Total Number of Completed Units	Percentage of Completed Units	SHMA (2018) Target
1 Bedroom	12	4	16	5.32	32.8%
2 Bedrooms	24	21	45	14.95	23.4%
3 Bedrooms	95	29	124	41.20	42.2%
4 + Bedrooms	116	0	116	38.54	1.6%
Overall Total	247	54	301	100.00	100%

The above table indicates that the housing being delivered across the District remains dominated by larger accommodation, with 38.54% of homes completed having at least four bedrooms, this would appear to be at odds with demographic changes indicating an increase in smaller households. The supply of one and two-bedroom homes remains significantly below the target identified by the HNA.

Policy HS5 (Accessible and Adaptable Homes)

Policy HS5 requires 20% of new housing development, on sites of 10 or more new homes, to be built to M4(2) - Accessible and Adaptable Dwellings standard. This is in response to the Government allowing local authorities to set optional, higher Building Regulations requirements where there is local justification.

Table 46 - Policy Indicators for Policy HS5

Indicator	Target
Number of new homes built to building standard Part M4 (2).	20% of new homes on sites over 10 dwellings.

During the monitoring year, **none of the completed schemes had a requirement** for this, as they were all granted approval prior to adoption of the Local Plan⁷². Also, during the monitoring year **no planning permissions were granted** which imposed a requirement for dwellings to be built to this standard. However, of the major schemes granted planning permission during the monitoring year, only two schemes⁷³ were received planning permission post adoption of the Local Plan in October 2018.

Policy HS6 (Community Land Trusts)

Policy HS6 is another mechanism for encouraging innovative methods of housing provision, particularly in more rural areas. The Council offers support for communities who have expressed an interest in delivering their own community-led housing, and offers funding through the Community Housing Fund, further details of this can be found here: <https://www.eden.gov.uk/housing/community-housing-fund/>.

Table 47 - Policy Indicators for Policy HS6

Indicator	Target
Number of schemes completed.	No target.

During the monitoring year, **no homes were completed** by Community Land Trusts.

Policy HS7 (Gypsy and Traveller Sites)

Policy HS7 is the Council's policy for the provision of accommodation to meet the need of Gypsies and Travellers.

Table 48 - Policy Indicators for Policy HS7

Indicator	Target
Number of pitches completed.	27 Gypsy pitches, 12 transit sites and 2 Show People pitches by 2028.

During the monitoring year, one completed pitch has been recorded⁷⁴. One site is allocated for the development of pitches.

⁷² Typically, on larger schemes there is a delay of between 12-18 months between planning approval being granted and the first recorded completion on site.

⁷³ Planning Application Ref: 18/0586 and 17/0168

⁷⁴ Planning Application Ref: 18/0421

A Strong Economy

Introduction

This section of the Local Plan contains policies aiming to support the growth of the economy and tourism sector.

Policy EC1 (Employment Land Provision

Policy EC1 sets out the amount of employment land that this Plan intends to release up to the year 2032. The level of employment land allocated and the distribution of allocated sites across the district is contained in the individual policies for the District's four towns, as well as the Key Hubs, set out in Chapter 3 of the Local Plan. Policy EC1 outlines the requirement for the delivery of 27.3 hectares of employment land over the Plan period and also provides a flexible approach to the provision of employment land that is well related to Penrith and its transport infrastructure.

Table 49 - Policy Indicators for Policy EC1

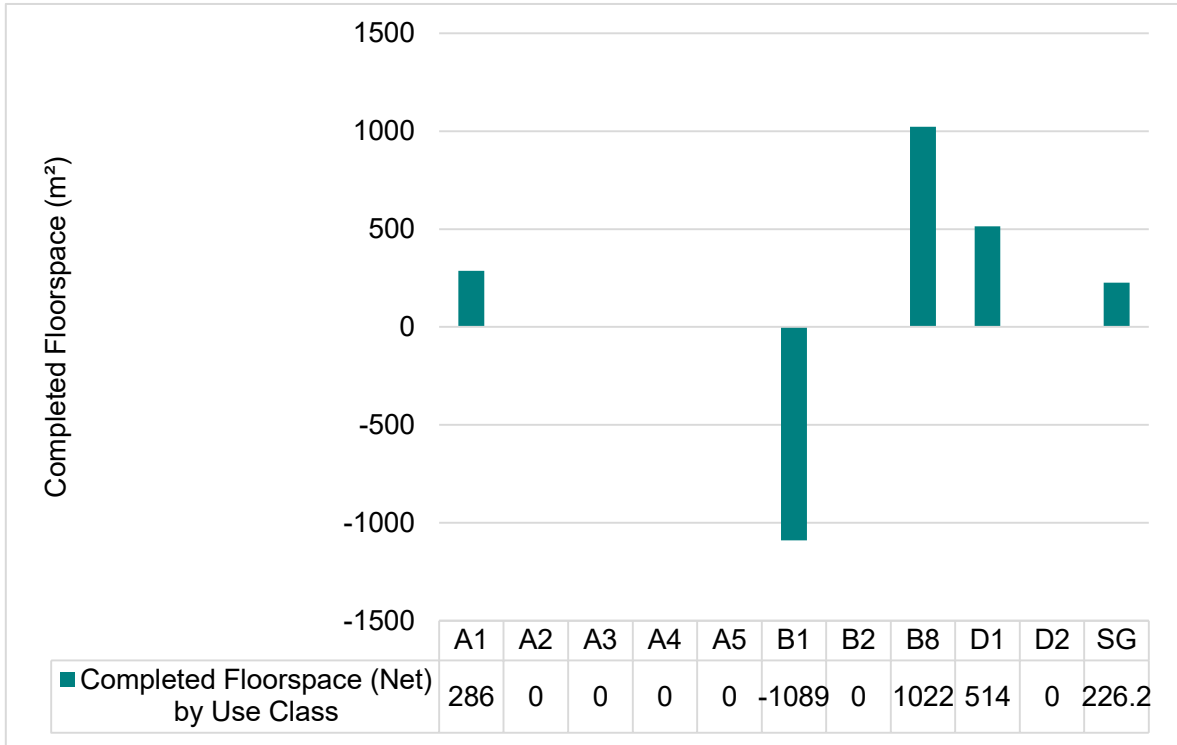
Indicator	Target
Amount of business floorspace developed per year by type.	1.52ha per year.
Amount of employment land available.	18% increase from baseline by 2032. (29.65 ha at 31 March 2013)
Increase in numbers of associate/professional/technical jobs.	Increase to NW average.
Earnings (Gross weekly pay of full-time workers)	No reduction in earnings.
Unemployment benefit claimants.	To retain rate below UK average.

Amount of Floorspace Developed by Type

In terms of the first monitoring indicator, the above chart shows all types of commercial floorspace; however, if we look more closely at B1, B2 and B8 uses, overall, there was a **net reduction in floorspace, in 2018/19, amounting to 112.2m²⁷⁵**. All of the employment floorspace lost during the monitoring year was B1 floorspace and located in Penrith, Appleby and Kirkby Stephen.

⁷⁵ Planning Application References: 05/0845, 02/0361, 15/0164, 15/1023, 16/0386, 17/0038, 16/0915 and 16/0606.

Figure 19 - Employment Land Developed⁷⁶



Available Employment Land

The second monitoring indicator is the amount of available employment land. At 31 March 2019, the amount of employment land available in Eden is 31.51ha, a slight decrease from, 31.52ha in the previous monitoring year. The target is to achieve 36 hectares of employment land by 2032. Progress towards this target has been slow, but steady. It is recognised that more land may need to be made available and, to help inform the Council on this matter, an employment land and premises study for Penrith and the immediate surrounding area was commissioned in 2019.

Associate, Technical and Professional Employment

The third monitoring indicator is to increase the number of associate, technical and professional jobs. During the monitoring year, **6.5% of jobs⁷⁷ were in associate, technical or professional occupations**. This is significantly below the northwest regional figure of 13.9% (and the national figure of 14.8%⁷⁸). The figure of 6.5% does represent an increase from 5.4% in the monitoring year, but remains significantly below the target.

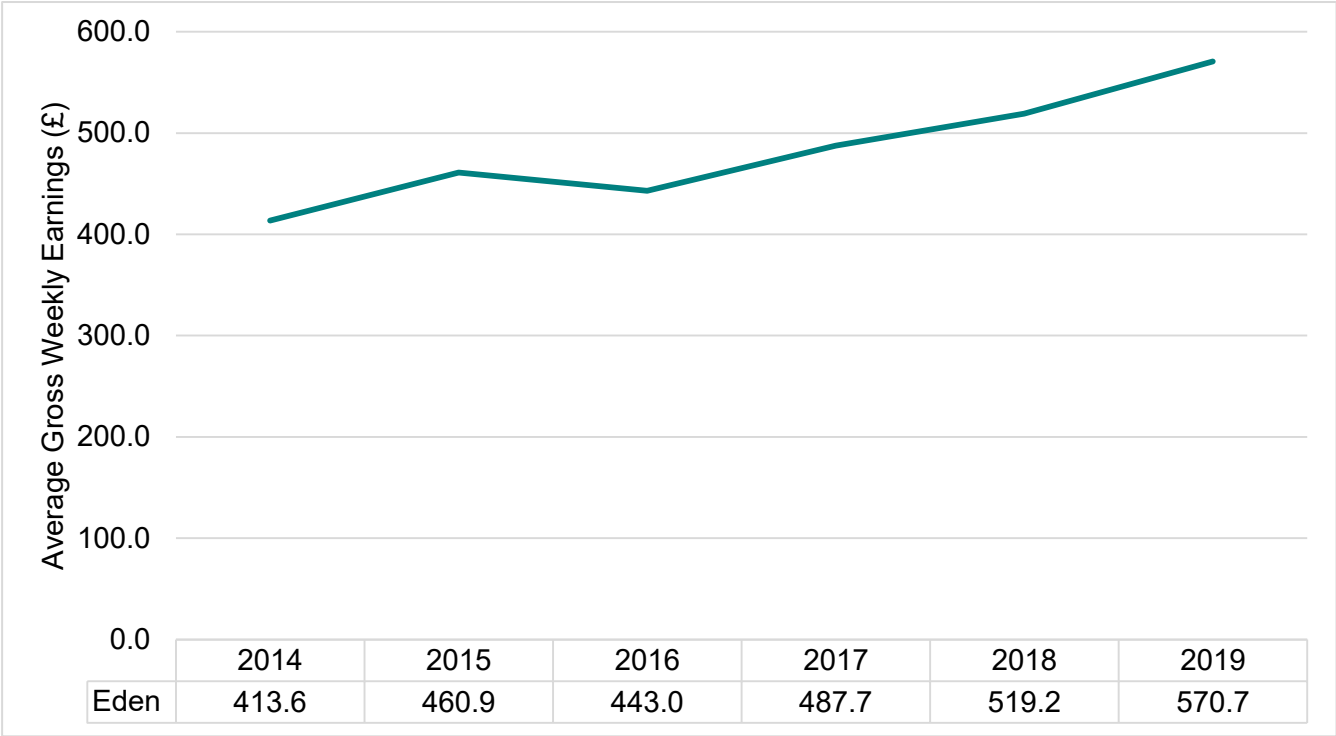
Gross Weekly Earnings

The fourth monitoring indicator is Gross Weekly Earnings. In Eden, gross weekly earnings appear to fluctuate more than for other locations such as Cumbria or the North West. During the monitoring year, **the average gross weekly earnings figure for Eden was £570.70**, which exceeds the North West figure of £555.80, but remains

⁷⁶ Eden District Council Data, 2019
⁷⁷ Annual Population Survey, ONS, 2019
⁷⁸ Annual Population Survey, ONS, 2019

lower than the national figure of £587.00⁷⁹. This is an increase on the figure recorded for the previous monitoring year; however, it is noted that this figure fluctuates in Eden. The graph below (Figure 20) indicates some of the fluctuations in this figure since April 2014, but demonstrates a steady increase in average weekly earnings since 2016.

Figure 20 - Gross Weekly Earnings in Eden (since April 2014)⁸⁰



Unemployment Benefit Claimants

The fifth monitoring indicator is unemployment benefit claimants. During the monitoring year, **the unemployment rate for Eden was 1.9%**, which is significantly below the national rate of 4.1% and the North West figure of 3.9%⁸¹. The unemployment rate has reduced from 2.8% in 2013/14 at a steady rate which largely mirrors reductions in the national and regional rate.

The number of people claiming unemployment benefit is also very low, remaining significantly below the regional and national figures. In 2018-19, the benefit claimant figure for Eden was 1.2%, which rose from 0.9% in the previous monitoring year. The figure for the North West was 3.4%, an increase from 2.2% in the previous monitoring year and nationally the figure was 2.7%, which decreased slightly from 2.8% in the previous monitoring year⁸².

⁷⁹ Annual Survey of Hours Worked and Earnings (Table 8), ONS, 2019
⁸⁰ Annual Survey of Hours Worked and Earnings (Table 8), ONS, 2019
⁸¹ Annual Population Survey, ONS, 2019
⁸² Claimant Count, ONS, 2019

Policy EC2 (Protection of Employment Sites)

Policy EC2 seeks to ensure that sites which are allocated for employment uses are not developed for other uses, unless it can be demonstrated that an employment use is no longer viable in that location. On non-allocated sites, it seeks to resist alternative uses where land is currently or was last in employment use.

Table 50 - Policy Indicators for Policy EC2

Indicator	Target
Amount of employment land lost to other uses.	None.

The monitoring indicator for this policy is the amount of employment land lost to other uses. The target for this policy is not to lose any employment land.

During the monitoring year, development resulted in the loss of **1,089m² of employment space⁸³ to other uses on non-allocated sites**. This included 370m² of B1 floorspace which was lost in Appleby as a result of premises being converted into a residential dwelling⁸⁴. Also, B1 floorspace was lost to other commercial uses not falling into a B use class, these included changes of use to dentist surgery⁸⁵, veterinary clinic⁸⁶ (specialist) and retail⁸⁷. None of the employment land lost during the monitoring year was located on sites allocated for employment uses.

In addition to these completions, planning permissions were granted, which if implemented, will result in a further loss of 379.7m² of employment floorspace⁸⁸ in Penrith, Appleby, Kirkby Stephen and in the Smaller Villages and Hamlets⁸⁹.

This indicator seeks to ensure no employment land is lost; however, during the monitoring year this indicator has not been achieved.

Policy EC3 (Employment Development in Existing Settlements)

Policy EC3 is intended to ensure that employment development is delivered in appropriate locations, whilst also allowing flexibility to deliver sustainable economic development and support the growth of the economy.

Table 51 - Policy Indicators for Policy EC3

Indicator	Target
Percentage of employment land developed by location.	Majority in Towns and Key Hubs.

⁸³ Employment Floorspace includes uses falling into B1, B2 or B8 uses.

⁸⁴ Planning Application Reference: 15/0164

⁸⁵ Planning Application Reference: 05/0845

⁸⁶ Planning Application Reference: 15/1023

⁸⁷ Planning Application Reference: 16/0606

⁸⁸ Employment Floorspace includes uses falling into B1, B2 or B8 uses.

⁸⁹ Planning Application References: 18/0935 (Penrith), 18/0222, 18/0397 and 18/0671 (Smaller Villages & Hamlets)

During 2018/19, **56.8% of all floorspace⁹⁰ completed for B1, B2 and B8 purposes** was delivered in the main settlement of Penrith⁹¹, with **12% in Kirkby Stephen⁹²**. These figures are broadly in accordance with the Spatial Strategy. No employment floorspace was delivered in Appleby, Alston, the Key Hubs or Smaller Villages and Hamlets, with **31.2% delivered in ‘Other Rural Areas’⁹³**. Whilst this would appear to contradict the Local Plan’s Spatial Strategy, it is important to recognise that the employment floorspace delivered in the ‘Other Rural Areas’, was delivered on existing and established employment sites and did not result in the introduction of a disproportionate amount of new employment sites in the rural area.

Overall, this monitoring indicator has been met.

Policy EC4 (Tourism Accommodation and Facilities)

Policy EC4 provides a framework for tourism-related development across the District. The policy is designed to support the growth and expansion of existing holiday accommodation as well as facilitating new accommodation in appropriate locations.

Table 52 - Policy Indicators for Policy EC4

Indicator	Target
Estimated annual tourist days spent in Eden.	Increase from baseline in 2012/13: £240 million.
Number of applications approved for tourism development.	No target.
Estimated annual tourist expenditure.	Increase from baseline in 2012/13: £240 million.

Estimated Annual Tourist Days Spent in Eden

The first monitoring indicator for this policy is the estimated annual tourist days spent in Eden. In preparing this report, it has become apparent that the baseline figure, against which activity is to be compared, is irrelevant to the indicator being monitored. The baseline position should, more properly, be stated as 4,095,000 at 31 March 2013.

During the monitoring year there were 8.07 million tourist days spent in Eden.

Applications Approved for Tourism Development

The second monitoring indicator is the number of applications which have been approved for tourism development.

During the monitoring year, 11 applications were granted planning permission for the provision of new tourist accommodation, these were:

⁹⁰ This includes all completed floorspace (Uses Classes A1-A5, B1-B8, D1-2 and Sui Generis)
⁹¹ Planning Application References: 02/0361, 15/1023, 16/0915 and 16/0842
⁹² Planning Application Reference: 16/0606
⁹³ Planning Application Reference: 16/0386

Planning App Ref	Site Description	Type of Accommodation Approved
18/0079	Land South of Cannerheugh, Renwick	Timber Lodge
18/0090	Sandwath Farm, Glassonby	Barn Conversion
18/0195	Leavy Holme, Heskett Newmarket	Barn Conversion
18/0346	High Park House, Brough	Barn Conversion
18/0422	Blencow Hall, Blencow	Shepherd Hut/Pod
18/0466	Dale Mill, Ainstable	Barn Conversion
18/0525	Coombs View, Armathwaite	Shepherd Hut/Pod
18/0541	Goodburne Croft, Hutton Row	Conversion
18/0669	Nord Vue Farm, Armathwaite	Lodge
18/0905	Laurel Bank, Motherby	Conversion of Building
19/0018	Taranaki, Morland	Conversion of Building
Total Number of Planning Applications		11

Estimated Annual Tourist Expenditure

The third monitoring indicator is the estimated annual tourist expenditure. The target for this indicator is to increase from the baseline of £240 million. During the monitoring year, the estimated annual tourist expenditure within Eden was **£365.4 million⁹⁴**, an increase from £344 million in the previous monitoring year.

Policy EC5 (Advertising/Signposting)

Policy EC5 is concerned with applications for the display of advertisements. The policy seeks to strike a balance between promotion of rural businesses and landscape impact arising from inappropriate signage.

There is no monitoring indicator, and therefore no target, for the policy.

Policy EC6 (Telecommunications and Infrastructure)

Policy EC6 is designed to ensure that telecommunications infrastructure is sited in a way which respects Eden's landscape features, in particular designated landscapes such as the Areas of Outstanding Natural Beauty.

There is no monitoring indicator, and therefore no target, for the policy.

⁹⁴ Cumbria Tourism, 2019

Policy EC7 (Town Centres and Retailing)

Policy EC7 sets out a hierarchy of retail centres for the district, with boundaries for the primary retail areas shown on the Local Plan’s Policy Map.

Table 53 - Policy Indicators for Policy EC7

Indicator	Target
Percentage of retail developed in accordance with locational strategy.	Maintain baseline (The baseline position at 31 March 2014 is unknown although as the Policy seeks to maintain and enhance the vitality and viability of retail areas within the main centres, it is anticipated that the baseline target should be close to 100%)
Total amount of floorspace developed for town centre uses.	Maintain baseline (2012/13: Town Centres 3510.1m ² , outside town centres 666.06m ²)

Retail Developed in Accordance with Locational Strategy

In respect of the first monitoring indicator for this policy, the locational strategy outlined in Policy EC7, requires development to be located within the defined Town and District Centres. During the monitoring year, two completed schemes were developed for town centre uses; however, neither of these schemes, were developed in accordance with the locational strategy⁹⁵, both of these developments were located outside of the defined ‘Town Centre’ boundaries.

Total Amount of Floorspace Developed for Town Centre Uses

Regarding the second monitoring indicator, the NPPF provides a definition of ‘Town Centre Uses’, which includes:

- retail development (including warehouse clubs and factory outlet centres);
- leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls);
- offices; and
- arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

During the monitoring year, **286m² of retail floorspace was developed**⁹⁶. No other development for the defined ‘town centre uses’ was completed. No loss of retail floorspace was recorded during the monitoring year.

⁹⁵ Planning Application Reference: 16/0606 (Kirkby Stephen) and 02/0361 (Penrith)
⁹⁶ Planning Application Reference: 16/0606 (Kirkby Stephen) and 02/0361 (Penrith)

A Rich Environment

Introduction

Eden District has a remarkable natural environment. It has a large number of areas of natural beauty, nature conservation and amenity value. The landscape of the district is of a particularly high quality. Part of Eden lies within the Lake District National Park and Yorkshire Dales National Park and, although these areas are subject to their own regulatory framework, it is key to reflect the relationship with this area in development decisions made outside the designation boundaries. Eden also encompasses a large area of the North Pennines Area of Outstanding Natural Beauty and many of the areas outside the national designations are of a similarly high quality.

This section of the Local Plan incorporates a range of policies which are designed to protect and enhance the quality of the built and natural environment.

Policy ENV1 (Protection and Enhancement of the Natural Environment)

Policy ENV1 sets out a hierarchy of sites which are recognised as important for their biodiversity and geodiversity value, and puts in place safeguards to protect and enhance these sites. The NPPF requires Local Authorities to develop criteria-based policies for the natural environment that proposals can be evaluated against.

Table 54 - Policy Indicators for Policy ENV1

Indicator	Target
Percentage of Applications approved with measures for protection of priority and protected species.	100% (where applicable)
Percentage of SSSIs in favourable condition	95%
Amount and quality of Open Space	Maintain baseline. The Open Space Audit (2015) contains the baseline data for the District, this can be viewed here: https://www.eden.gov.uk/media/3179/eb025-open-space-study-august-2015.pdf

Applications Approved with Measures for Protection of Priority and Protected Species

In terms of the first monitoring indicator for this policy, there is no comprehensive data for all priority and protected species currently available. However, we will endeavour to establish a mechanism for the effective monitoring of this indicator in future years.

SSSIs in Favourable Condition

Regarding the second monitoring indicator, during the monitoring year, **21%⁹⁷ of SSSIs were in a favourable condition**, which is significantly below the target of 95%.

We understand this could be due to a discrepancy in the way the monitoring indicator target was set, which may have been calculated to include Unfavourable Sites in a Recovering Condition. The percentage of SSSIs in a recovering condition during the monitoring year is 71%. Overall, the percentage of SSSIs in a favourable or recovering conditions equates to 92%.

Amount and Quality of Open Space

In respect of the third indicator, during the monitoring year, no applications were approved that would result in a net reduction in the amount or quality of open space.

Policy ENV2 (Protection and Enhancement of Landscapes and Trees)

Eden has a wealth of attractive landscapes, which give it its distinctive character and contribute enormously to quality of life in the district. Policy ENV2 therefore seeks to ensure that these assets are safeguarded for the future. The policy also seeks to protect hedgerows, trees and woodland from new development.

There is no monitoring indicator, and therefore no target, for this policy.

Policy ENV3 (The North Pennines Area of Outstanding Natural Beauty)

The North Pennines AONB, designated in 1988 is the largest area of outstanding natural beauty in England and its long-term preservation and enhancement is of the utmost importance. This policy has therefore been included to afford it the highest degree of protection. Policy ENV3 outlines the criteria for considering development with the AONB.

There is no monitoring indicator, and therefore no target, for this policy.

Policy ENV4 (Green Infrastructure Networks)

Policy ENV4 is designed to ensure that connected networks of green spaces around new development are treated as integral to a planning and design process which is conscious of its own place within wider green infrastructure networks. Green Infrastructure should not just be considered as an adjunct to new development.

Table 55 - Policy Indicators for Policy ENV4

Indicator	Target
Percentage of open space/recreation land lost to development.	0%
Provision of open space delivered in relation to Open Space Audit.	Provision of required green infrastructure required in settlements.

⁹⁷ Natural England, 2019

Open Space/Recreation Land Lost to Development

The first monitoring indicator for this policy is the percentage of open space/recreation land lost to development, the target for this policy is zero.

During the monitoring year, **no applications were approved that would result in a net reduction of open space.**

Open Space Delivered in Relation to Open Space Audit

The second monitoring indicator is the provision of open space delivered in relation to the Open Space Audit (2015).

During the monitoring year, there were a number of major housing developments which recorded completions (excluding those already counted in previous reports); a breakdown of the open space provided as part of these developments can be found in the table below:

Table 56 - Provision of Open Space

Planning Application Ref	Location	Open Space Typology	Amount of Open Space Provided	Target per 1000 population	Target Met
06/0779	Key Hub - Culgaith	Informal Recreation	Unknown – central village green provided within the development.	0.49 ha	Unknown
08/0295	Main Town - Penrith	Informal Recreation	Unknown – central village green provided within the development.	0.49 ha	Unknown
10/0452 & 17/0547	Main Town - Penrith	Informal Recreation	No POS provided on site.	0.49ha	
11/0224	Smaller Villages and Hamlets – Crosby Ravensworth	Informal Recreation	Unknown – a central ‘village green’ was provided within the development.	0.49 ha	Unknown
11/0989	Market Town - Appleby	Informal Recreation	5,677m ²	0.49 ha	
14/0305	Key Hubs – Brough	Informal Recreation	375m ²	0.49 ha	
14/0656	Smaller Villages and Hamlets – Clifton	Informal Recreation	1,380m ²	0.49 ha	

Planning Application Ref	Location	Open Space Typology	Amount of Open Space Provided	Target per 1000 population	Target Met
15/0799	Main Town – Penrith	Informal Recreation	6,751m ²	0.49 ha	
16/0359	Main Town - Penrith	Informal Recreation	415m ²	0.49 ha	
16/0811	Main Town - Penrith	Informal Recreation	Unknown – application includes provision of a playing field, four village greens and a pond feature space.	0.49 ha	
17/0293	Smaller Villages and Hamlets – Temple Sowerby	Informal Recreation	No POS provided on site.	0.49	
Total			14,598m² (plus additional open space where measurements are not currently available)		

During the monitoring year, no applications were granted planning permission for the provision of open space or green infrastructure.

Policy ENV5 (Environmentally Sustainable Design)

The planning system has a key role to play in contributing the achievement of sustainable development. The NPPF is clear in stating the role of the planning system in promoting the prudent use of natural resources, minimising waste, and mitigating and adapting to climate change including moving to a low carbon economy. Policy ENV5 therefore sets out a supportive framework to encourage proper consideration of environmental sustainability and climate change mitigation and adaptation measures in the design of new development.

Table 57 - Policy Indicators for Policy ENV5

Indicator	Target
Average domestic energy consumption per capita.	Decrease in baseline of 2011/12: Electricity – 5,680 kWh per annum Gas – 18,410 kWh per annum
% of Eden residents in fuel poverty	Decrease in baseline (2012/13: 28.3%)

Domestic Energy Consumption Per Capita

Regarding the first monitoring indicator for this policy, during the monitoring year, the average domestic energy consumption reduced slightly from the previous monitoring year, which showed a slight increase. This figure remains largely consistent with previous years and significantly below the baseline. Table 58 provides an overview of average energy consumption across Eden over the past three years.

Table 58 - Average Fuel Consumption (per capita) across Eden^{98 99}

	2016-17	2017-18	2018-19
Gas	12336 Kwh	12521 Kwh	12436Kwh
Electricity	3547 Kwh	3512 Kwh	3354 Kwh

Eden Residents in Fuel Poverty

The second monitoring indicator is the percentage of Eden residents in fuel poverty.

Fuel poverty in Eden increased slightly in 2017¹⁰⁰, with **11.9% of residents** ¹⁰¹ **recognised as being in fuel poverty**, the figure for 2016 was 11.2%. Although this shows a slight increase, this remains significantly below the baseline figure of 28.3%. This is the most recent data currently available.

Policy ENV6 (Renewable Energy)

Policy ENV6 aims to mirror the supportive approach within the NPPF, whilst including provisions to ensure local landscapes are protected from inappropriate development and significant adverse effects can be avoided. The NPPF advises that all local authorities should plan for a low carbon economy, recognising longer-term benefits of low carbon energy generation. The guidance promotes a proactive approach towards the creation of renewable energy sources, which recognises the responsibility of all areas to contribute towards energy generation.

Table 59 - Policy Indicators for Policy ENV6

Indicator	Target
Megawatts of energy produced from renewable energy generation.	3MW per annum
Type of renewable energy approved.	No target.

Energy Produced from Renewable Energy Generation

The first monitoring indicator for this policy is the number of megawatts of energy produced from renewable energy generation. The target for this indicator is 3MW per annum (an increase from baseline of 2MW in 2011/12).

⁹⁸ Sub-National Electricity Sales, BEIS, 2018

⁹⁹ Sub-National Gas Sales, BEIS, 2018

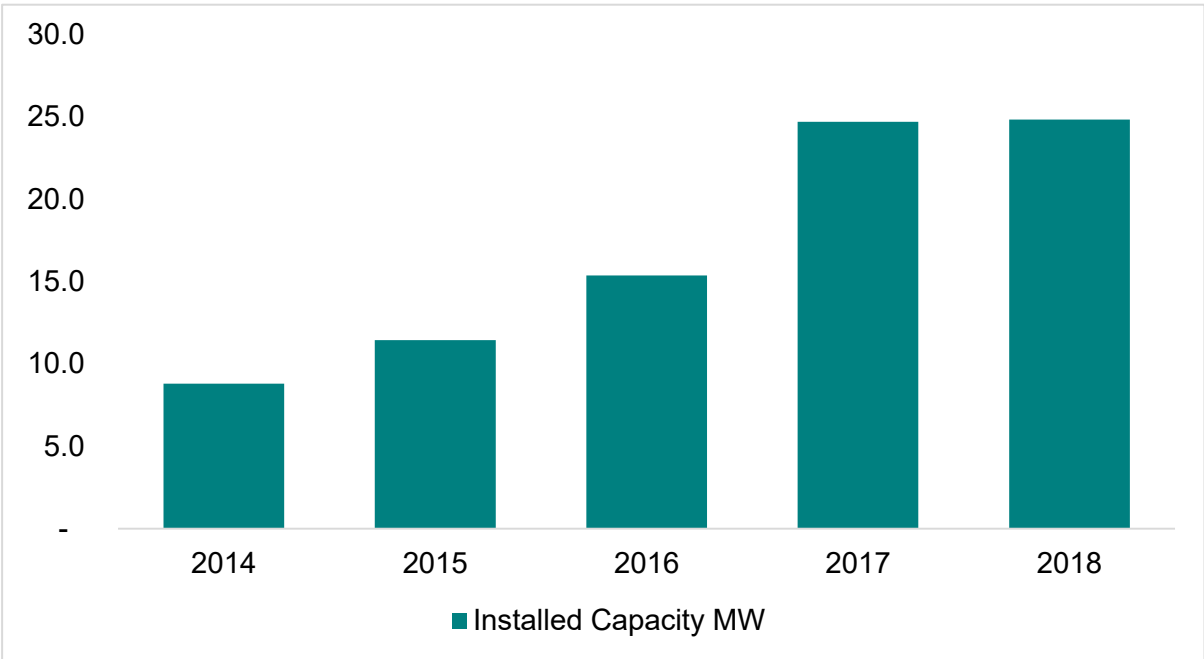
¹⁰⁰ The most recent data available – data is published approximately two years behind.

¹⁰¹ Sub-Regional Fuel Poverty Data, BEIS, 2017

During 2018, which is the most recent available data, Eden had an installed capacity of 24.8MW and generated **44,034 MWh (5MW)**¹⁰² of renewable energy. This is a significant increase from 2014, when Eden had an installed capacity of just 8.8MW, generating 10,481 Mwh (1.19MW) of renewable energy. The Local Plan target of 3MW per annum, was derived from the Renewable Energy Study undertaken in 2011; however, subsequent support and initiatives from Government, including attractive feed-in tariffs, particularly wind and solar drove the renewable energy sector to install at a much higher level than was previously anticipated. Recent changes to these schemes, with less attractive financial incentives now being offered have led to a reduction in the rate of increase across the District.

Figure 21 (below) indicates how the capacity for renewable energy generation in Eden has grown since 2014.

Figure 21 - Renewable Energy Installed Capacity in Eden (2014-2018)



The second monitoring indicator is type of renewable energy approved. However, there is no specific target for this indicator.

During the monitoring year, **no applications** for renewable energy schemes were approved. Significant changes to the Government ‘feed-in’ tariffs, which provided financial incentives for small-scale renewable energy schemes, have affected the uptake of these schemes. However, it should also be noted that Permitted Development rights exist for domestic and non-domestic renewable energy installations, so it is not possible to effectively monitor these.

¹⁰² Department for Business, Energy and Industrial Strategy, Regional Renewable Energy Statistics (2019)

Policy ENV7 (Air Pollution)

Policy ENV7 seeks to protect quality of life and the natural environment and requires all major developments to consider the likely impacts of a proposed development on air quality.

Table 60 - Policy Indicators for Policy ENV7

Indicator	Target
Number of designated Air Quality Management Areas (AQMA) in District.	No increase from baseline (0 AQMAs) ¹⁰³ .

The monitoring indicator for this policy is the number of AQMAs in the District, the target for this indicator being no increase from the baseline position of zero AQMAs.

During the monitoring year, **no AQMAs were designated**, which maintains the baseline position in Eden.

Policy ENV8 (Land Contamination)

Policy ENV8 is designed to ensure that issues relating to contaminated land are able to be addressed through the development management process.

Table 61 - Policy Indicators for Policy ENV8

Indicator	Target
Number of sites improved in terms of land contamination.	Monitoring applications on an annual basis to assess take up.

There is currently no monitoring data available for this indicator; however, steps are being taken to consider how this data could be collated for future monitoring reports.

Policy ENV9 (Other Forms of Pollution)

Policy ENV9 covers all other types of pollution which are not specifically identified in individual policies. The policy requires all new development to contribute positively to the quality of the environment and avoid any potential negative impacts upon residential amenity, the natural environment or upon leisure and recreational activities enjoyed by residents and visitors to the district.

Table 62 - Policy Indicators for Policy ENV9

Indicator	Target
Percentage of applications refused on pollution issues.	Monitoring applications on an annual basis to assess take up.

The monitoring indicator for this policy is the percentage of applications refused on pollution issues. During the monitoring year, **2 applications¹⁰⁴ were refused on pollution grounds**.

¹⁰³ There are currently no AQMAs in Eden.
¹⁰⁴ Planning Application Ref: 18/0209 and 18/0863

Policy ENV10 (The Historic Environment)

Policy ENV10 attaches great weight to the conservation and enhancement of the historic environment, heritage assets and their setting, which help to make Eden a distinctive place.

Table 63 - Policy Indicator for Policy ENV10

Indicator	Target
Conservation areas with character appraisals.	Increase on baseline. (12 Conservation Area Appraisals at 31 March 2014)

The District has 24 conservation areas, of these 12 have an adopted conservation area appraisal. During the monitoring year, work was progressed to review four of the existing appraisals but **no new character appraisals have been published to date.**

Thriving Communities

Introduction

Community services and facilities are an essential part of life for the residents of Eden, and make up a large part of what contributes to the quality of life for the population. It is important that the four towns in particular offer a wide range of accessible community facilities, so there is no need to travel out of the district. Eden also contains an extensive patchwork of smaller villages where the retention of community services and facilities remains a key challenge if such villages are to thrive and retain their character.

Most of what makes up a successful and thriving community comes from the community itself. However, the planning system can play a role in supporting that community in protecting and raising its own quality of life. The following policies aim to provide a steer on how future development will be expected to support this aim.

Policy COM1 (Principles for Services and Facilities)

Policy COM1 seeks to protect and enhance community facilities throughout Eden. In order to promote the social and economic vitality of local communities, the Local Plan seeks to promote the provision of new services and facilities and resist their loss in more rural areas.

Table 64 - Policy Indicators for Policy COM1

Indicator	Target
Number of applications for designation as an Asset of Community Value (ACV)	Monitoring applications on an annual basis to assess take up.
Services lost or gained in towns and villages.	No decrease from baseline (2 in 2012/13)

Asset of Community Value Applications

Regarding, the first monitoring indicator for this policy, during the monitoring year, **1 application for the designation of an Asset of Community Value was made**¹⁰⁵, this is a slight reduction in previous years, which have seen an average of three applications being made per year.

Services Lost or Gained in Towns and Villages

In terms of the second monitoring indicator, during the monitoring year, **three services/facilities were lost in towns and villages**¹⁰⁶, and there were no new services granted planning permission during the monitoring year. Overall, this resulted in a net decrease in services, which the Local Plan seeks to avoid.

In preparing this report, it has become apparent that the target for this policy indicator is ambiguous, the absence of a clear baseline position also makes it more difficult to

¹⁰⁵ Asset of Community Value: https://www.eden.gov.uk/media/5475/16_herdwickinn_penruddock.pdf

¹⁰⁶ Planning Application Refs: 18/0017, 18/0307 and 18/0467

assess. As such, and in the absence of clear policy wording, we have assumed that the indicator should be that there is no net decrease in these facilities.

It is also important to recognise that the monitoring of this indicator relates solely to planning application data for change of use, as such it is possible that further services or facilities have been lost, particularly in more rural areas.

Policy COM2 (Protection of Open Space, Sport, Leisure and Recreation Facilities)

Policy COM2 is concerned with the protection and enhancement of open space, sports, leisure and recreation facilities which are important to local communities. This policy seeks the development and retention of these types of assets. Areas identified as open space are shown on the Policies Map accompanying the Local Plan.

Table 65 - Policy Indicators for Policy COM3

Indicator	Target
Percentage of open space/recreation land lost to development.	0%

During the monitoring year, **no open space/recreation land was lost to development.**

Policy COM3 (Provision of Open Space)

Policy COM3 requires major residential schemes to include on-site provision of open space unless it is considered impractical or unfeasible.

Table 66 - Policy Indicators for Policy COM3

Indicator	Target
Amount of new open space created.	100% of applications for major development.
Financial contributions to Open Space.	100% of applications for minor residential development.

The standard or benchmark for the provision of open space is as follows:

Table 67 - Open Space Standards per 1,000 population)

Type of Open Space	Indicative Quality (ha per 1000 population)	Source
Urban Parks and Gardens	1.11	Open Space Audit (2015)
Playgrounds	0.25	Fields in Trust Standard
Outdoor Sports Facilities	1.76	Fields in Trust Standard
Allotments	0.14	Open Space Audit (2015)
Amenity Open Space (Informal Recreation)	0.986	Open Space Audit (2015)

Amount of New Open Space Created

In respect of the first monitoring indicator for this policy, during the monitoring year, there were 12 major housing developments which recorded completions, a breakdown of the open space provided by these developments can be found in the table below:

Table 68 - Open Space Provided on Major Housing Developments

Planning Application Ref	Location	Number of Units	Amount of Open Space Provided
06/0779	Key Hub - Culgaith	65	Unknown – central village green provided within the development.
08/0295	Penrith	44	Unknown – central village green provided within the development.
10/0452 & 17/0547	Penrith	15	No POS provided on site.
11/0224	Smaller Villages and Hamlets – Crosby Ravensworth	22	Unknown – a central ‘village green’ was provided within the development.
11/0989	Appleby	142	5,677m ²
14/0305	Key Hubs – Brough	25	375m ²
14/0656	Smaller Villages and Hamlets – Clifton	59	1,380m ²
15/0799	Penrith	98	6,751m ²
16/0359	Penrith	20	415m ²
16/0811	Penrith	505	Unknown – application includes provision of a playing field, four village greens and a pond feature space.
17/0293	Smaller Villages and Hamlets – Temple Sowerby	28	No POS provided on site.
Total			14,598m ² (plus additional open space where measurements are not currently available)

Of these sites, 92% of major development schemes provided on-site open space in accordance with Policy COM3.

Regarding the second monitoring indicator, during the monitoring year, **no financial contributions** have been sought for Open Space provision. This is due to open space provided on-site as part of a new development or the economic viability of a development preventing it from being able to make a financial contribution towards off-site open space provision.

Policy COM4 (Education and Health)

Policy COM4 aims to ensure education and health facilities are provided to meet the need arising from significant levels of new development.

Table 69 - Policy Indicators for Policy COM4

Indicator	Target
Number of new facilities brought forward.	Monitoring applications on an annual basis to assess take up.

The monitoring indicator for this policy is the number of new facilities brought forward, although there is no specific target for this indicator.

During the monitoring year, **no new facilities have been provided**. However, during the monitoring year, financial contributions were secured totalling **£365,111.00**, which will be used to increase or improve education provision across the District.

Appendix 1 - Policy Indicator Summary Table

	Meets or exceeds target
	Less than 25% below target
	More than 25% below target

Policy	Indicator	Target	Performance (2018-19)	Colour (RAG)
A Planning Strategy for Eden District				
Policy LS1 – Locational Strategy	Approval of Net Additional Dwellings	No Target.	372	
	Completion of Net Additional Dwellings	242 dwellings per year broken down by settlement hierarchy	301	
	Completion of Employment Land	1.52 ha of employment land per year broken down by settlement hierarchy	- 67.2m ² (net reduction)	
	Approvals of Employment Land	No target.	2,509m ²	

Policy	Indicator	Target	Performance (2018-19)	Colour (RAG)
Policy LS2 – Housing Targets and Distribution	Completion of Net Additional Dwellings	242 dwellings per year broken down by settlement hierarchy Penrith – 50% Alston – 3% Appleby – 9% Kirkby Stephen – 7% Key Hub – 20% Smaller Villages and Hamlets – 11%	Penrith = 148 (49.17%) Alston = 1 (0.33%) Appleby = 27 (7.69%) Kirkby Stephen = -3 (-1%) Key Hubs = 23 (7.64%) Smaller Villages and Hamlets = 83 (27.57%) Other Rural Areas = 25 (8.31%)	

Policy	Indicator	Target	Performance (2018-19)	Colour (RAG)
			<p>Whilst the overall housing target has been exceeded, the delivery of new homes has not been in accordance with the settlement hierarchy. Delivery in Penrith and Appleby is broadly in accordance with the distribution targets; however, delivery in Kirkby Stephen, Alston and the Key Hubs is significantly below target. Delivery in the Smaller Villages and Hamlets and the Other Rural Areas has exceeded the distribution target.</p>	

Policy	Indicator	Target	Performance (2018-19)	Colour (RAG)
	Approval of Net Additional Dwellings	No target.	372	

Policy	Indicator	Target	Performance (2018-19)	Colour (RAG)
Policy PEN1	Amount of Employment Land delivered in Penrith	Majority of Employment Land to be provided in Penrith.	<p>439m² (Gross)</p> <p>93m² (Net)</p> <p>42.9% of Gross Completed Floorspace was in Penrith.</p> <p>Overall, there was a net reduction of employment floorspace across the District.</p>	
	Amount of Housing Completed in Penrith	In line with Distribution Strategy in Policy LS2 – 50%	<p>148 (Gross)</p> <p>148 (Net)</p> <p>(49% of overall completions)</p>	

Policy	Indicator	Target	Performance (2018-19)	Colour (RAG)
	Number of Affordable Homes Completed in Penrith	30% per year on larger schemes ¹⁰⁷	48 (Gross) 48 (Net) (38.4% of housing delivered on larger schemes)	
	Provision of a Primary School	Completion of a Primary School	In relation to the provision of a Primary School, financial contributions have been sought from developments within the town to contribute towards the cost of delivering this. A site has been identified which is in the ownership of Persimmon Homes.	

¹⁰⁷ Affordable Housing Threshold - More than 10 dwellings

Policy	Indicator	Target	Performance (2018-19)	Colour (RAG)
Policy PEN2	Applications accompanied by a Masterplan	100% (in Masterplan Areas)	No applications submitted.	
Policy PEN3	Increase in floorspace for education or employment purposes	Increase from baseline It has not been possible to establish what the baseline position was at 31 March 2014.	No applications submitted.	

Policy	Indicator	Target	Performance (2018-19)	Colour (RAG)
Policy AL1	Amount of employment land delivered within Alston	Increase in employment land from baseline. (2.3 ha at 31 March 2013)	None.	Red
	Amount of housing completed in Alston	In line with Distribution Strategy in Policy LS2 – 3%	1 (0.33% of overall completions)	Red
	Number of affordable housing units completed	30% per year on larger schemes ¹⁰⁸	0* (net) 0 (gross) (*no larger schemes completed within Alston)	Green

¹⁰⁸ Affordable Housing Threshold - More than 10 dwellings

Policy	Indicator	Target	Performance (2018-19)	Colour (RAG)
Policy AL2	Number of applications approved for conversion of buildings.	Monitoring applications on an annual basis to assess take up.	None.	
Policy AP1	Amount of employment land delivered within Appleby.	Increase in employment land from baseline. (1.9 ha at 31 March 2013)	None.	
	Amount of housing completed in Appleby.	In line with Distribution Strategy in Policy LS2 – 9%	24 (8%)	
	Number of affordable housing completed.	30% per year on larger schemes ¹⁰⁹	0 (net) 0 (gross)	

¹⁰⁹ Affordable Housing Threshold - More than 10 dwellings

Policy	Indicator	Target	Performance (2018-19)	Colour (RAG)
Policy KS1	Amount of employment land delivered within Kirkby Stephen.	Increase in employment land from baseline. (1.21 ha at 31 March 2013)	None	Red
	Amount of housing completed in Kirkby Stephen.	In line with Distribution Strategy in Policy LS2 – 7%	5 (Gross) -3 (Net)	Red
	Number of affordable housing completed.	30% per year on larger schemes ¹¹⁰	0 (net) 0 (gross) (*no larger schemes completed within Kirkby Stephen)	Green
Policy RUR1	Amount of employment land delivered within Key Hubs.	Increase in employment land from baseline It has not been possible to establish what the baseline position was at 31 March 2014.	0m ² (Gross) 0m ² (Net)	Red
	Amount of housing completed in Key Hubs.	In line with Distribution Strategy in Policy LS2 – 20%	23 (7.64% of overall completions)	Red
	Number of affordable housing completed.	30% per year on larger schemes ¹¹¹	25%	Yellow

¹¹⁰ Affordable Housing Threshold - More than 10 dwellings

¹¹¹ Affordable Housing Threshold - More than 10 dwellings

Policy	Indicator	Target	Performance (2018-19)	Colour (RAG)
Policy RUR2	N/A	No target – policy concerns safeguard on new sites.	41	
Policy RUR3	Number of developments involving re-use of buildings.	Monitoring applications on an annual basis to assess take up.	14 approvals; 13 completions	
Policy RUR4	Number of applications approved for employment in rural areas.	Monitoring applications on an annual basis to assess take up.	2	
Development Principles				
Policy DEV1	Percentage of housing developed on previously-developed land.	No target.	21%	

Policy	Indicator	Target	Performance (2018-19)	Colour (RAG)
Policy DEV2	Percentage of applications approved contrary to advice from the Environment Agency on flooding/water quality.	0%	0% No applications were approved contrary to guidance.	Green
	Number of housing completions utilising SUDs (schemes of more than 10 dwellings)	100% (post 2016)	55.4%	Red
Policy DEV3	Number of major developments submitting travel plans.	100%	1 (100% of applications which required a travel plan)	Green

Policy	Indicator	Target	Performance (2018-19)	Colour (RAG)
Policy DEV4	Total value of developer contributions	No Target	£467,969.29	
	Number and type of developer contributions.	No Target.	8	
	Estimated contributions from New Homes Bonus	Increase from baseline (£331,757 – 31 March 2014)	£615,547.00 Although an increase from the baseline, this is a reduction from the previous monitoring year	
Policy DEV5	Housing quality reflecting adherence to the design principles set out in Eden Design Guide and other relevant guides.	No target.	No monitoring data.	
Decent Homes for All				

Policy	Indicator	Target	Performance (2018-19)	Colour (RAG)
Policy HS1	Number of affordable houses completes annually.	30% per year on larger schemes ¹¹²	27%	Yellow
Policy HS2	Number of applications for houses approved with local connection.	No target.	26	Grey
Policy HS3	Number of permissions granted.	No target.	3	Grey
Policy HS4	Type and sizes of dwellings delivered.	In accordance with latest Strategic Housing Market Assessment Data. (1 Bed – 32.8% 2 Bed – 23.4% 3 Bed – 42.2% 4 + Bed – 1.6%)	1 Bed – 5.32% 2 Bed – 14.95% 3 Bed – 41.2% 4 + Bed – 38.54%	Red
Policy HS5	Number of new homes built to building standard Part M4 (2).	20% of new homes on sites over 10 dwellings.	0	Red

¹¹² Affordable Housing Threshold - More than 10 dwellings

Policy	Indicator	Target	Performance (2018-19)	Colour (RAG)
Policy HS6	Number of schemes completed.	No target.	0	
Policy HS7	Number of pitches completed.	27 Gypsy pitches, 12 transit sites and 2 Show People pitches by 2028.	1	
A Strong Economy				
Policy EC1	Amount of business floorspace developed per year by type.	1.52ha per year.	1022 m ² (Gross) -67.2m ² (Net)	
	Amount of employment land available.	18% increase from baseline by 2032. (29.65 ha at 31 March 2013)	31.51 ha (6.27%)	
	Increase in numbers of associate/professional/technical jobs.	Increase to NW average.	4.9% NW – 13.6%	
	Earnings (Gross weekly pay of full-time workers)	No reduction in earnings. (£514.00 at 31 March 2014)	£570.70	
	Unemployment benefit claimants.	To retain rate below UK average.	1.9% UK – 4.1%	

Policy	Indicator	Target	Performance (2018-19)	Colour (RAG)
Policy EC2	Amount of employment land lost to other uses.	None.	1089m ² (completed) Planning permission was also granted for the loss of a further 379.7m ² of employment floorspace	

Policy	Indicator	Target	Performance (2018-19)	Colour (RAG)
Policy EC3	Percentage of employment land developed by location.	Majority in Towns and Key Hubs.	<p>68.8% (Gross Completed Floorspace):</p> <p>Penrith: 56.8%</p> <p>Kirkby Stephen: 12%</p> <p>Appleby: 0%</p> <p>Alston 0%</p> <p>Key Hubs: 0%</p> <p>SV&H: 0%</p> <p>Other Rural Areas: 31.2%</p> <p>However, there was an overall net reduction in employment land recorded across the District.</p>	

Policy	Indicator	Target	Performance (2018-19)	Colour (RAG)
Policy EC4	Estimated annual tourist days spent in Eden.	Increase from 2012/13 baseline: £240 million.	8.07 million tourist days. In preparing this report, it has become apparent that the baseline figure, against which activity is to be compared, is irrelevant to the indicator being monitored. The baseline position should, more properly, be stated as 4,095,000 at 31 March 2013.	
	Number of applications approved for tourism development.	No target.	11	
	Estimated annual tourist expenditure.	Increase from 2012/13 baseline: £240 million.	£365.4	

Policy	Indicator	Target	Performance (2018-19)	Colour (RAG)
Policy EC5	N/A	N/A		
Policy EC6	N/A	N/A		
Policy EC7	Percentage of retail developed in accordance with locational strategy.	Maintain baseline (The baseline position at 31 March 2014 is unknown although as the Policy seeks to maintain and enhance the vitality and viability of retail areas within the main centres, it is anticipated that the baseline target should be close to 100%)	0% - no new retail floorspace was completed in 2018/19	
	Total amount of floorspace developed for town centre uses.	Maintain baseline (2012/13: Town Centres 3510.1m ² , outside town centres 666.06m ²)	286m ² (Gross) 286m ² (Net) (all outside of Town Centres)	
A Rich Environment				

Policy	Indicator	Target	Performance (2018-19)	Colour (RAG)
Policy ENV1	Percentage of Applications approved with measures for protection of priority and protected species.	100% (where applicable)	No data currently available.	
	Percentage of SSSIs in favourable condition	95%	21%	
	Amount and quality of Open Space	Maintain baseline. The Open Space Audit (2015) contains the baseline data for the District, this can be viewed here: https://www.eden.gov.uk/media/3179/eb025-open-space-study-august-2015.pdf	No applications during the monitoring year have resulted in a reduction in the amount or quality of open space within the District.	
Policy ENV2	N/A	N/A		
Policy ENV3	N/A	N/A		

Policy	Indicator	Target	Performance (2018-19)	Colour (RAG)
Policy ENV4	Percentage of open space/recreation land lost to development.	0%	0% No applications approved, or permissions implemented, during the monitoring year have resulted in a reduction in the amount or quality of open space within the District.	
	Provision of open space delivered in relation to Open Space Audit.	Provision of required green infrastructure required in settlements.	14,958m ²	
Policy ENV5	Average domestic energy consumption per capita.	Decrease in baseline of 2011/12: Electricity – 5,680 kWh per annum Gas – 18,410 kWh per annum	Electricity – 12436 kwh Gas – 3354 kwh	
	% of Eden residents in fuel poverty	Decrease in baseline (2012/13: 28.3%)	11.9%	

Policy	Indicator	Target	Performance (2018-19)	Colour (RAG)
Policy ENV6	Megawatts of energy produced from renewable energy generation.	3MW per annum	5MW	Green
	Type of renewable energy approved.	No target.	None.	Grey
Policy ENV7	Number of designated Air Quality Management Areas (AQMA) in District.	No increase from baseline ¹¹³ .	0	Green
Policy ENV8	Number of sites improved in terms of land contamination.	Monitoring applications on an annual basis to assess take up.	No data currently available.	Grey
Policy ENV9	Percentage of applications refused on pollution issues.	Monitoring applications on an annual basis to assess take up.	2 applications refused.	Grey
Policy ENV10	Conservation areas with character appraisals.	Increase on baseline. (12 Conservation Area Appraisals at 31 March 2014)	12	Yellow
Thriving Communities				

¹¹³ There are currently no AQMAs in Eden.

Policy	Indicator	Target	Performance (2018-19)	Colour (RAG)
Policy COM1	Number of applications for designation as an Asset of Community Value (ACV)	Monitoring applications on an annual basis to assess take up.	1	
	Services lost or gained in towns and villages.	No decrease from baseline (2 in 2012/13)	3	
Policy COM2	Percentage of open space/recreation land lost to development.	0%	0% No applications approved, or permissions implemented, during the monitoring year have resulted in a reduction in the amount or quality of open space within the District.	
Policy COM3	Amount of new open space created.	100% of applications for major development.	92% of completed major housing schemes provided open space.	

Policy	Indicator	Target	Performance (2018-19)	Colour (RAG)
	Financial contributions to Open Space.	100% of applications for minor residential development.	0	
Policy COM4	Number of new facilities brought forward.	Monitoring applications on an annual basis to assess take up.	None.	

Appendix 2 – Housing Approvals - 2018/2019

Planning App Ref	Site Address	Proposal	Dec Type	Gross Units	Net Unit	AH ¹¹⁴	BF ¹¹⁵	LO ¹¹⁶
17/1078	Land adj. West View, Kirkby Stephen	Proposed new dwelling	FA	1	1	0	0	0
18/0006	The Lakes Free Range Egg Co. Meg Bank, Stainton	Demolition of egg packing station and erection of 5 dwellings	OA	5	5	0	5	0
18/0031	Salt Pie Hall, Hartley	Proposed new dwelling	FA	1	0	0	1	0
18/0037	Reigny Cottage, Newton Reigny	Dwelling	FA	1	1	0	0	0
18/0090	Sandwath Farm, Glassonby	Conversion of barn for holiday let	FA	1	1	0	0	0
18/0099	Little Blencow Farm, Blencow	Conversion of barn to 3 dwellings.	FA	3	3	0	0	0
18/0123	Land at the Old Stackyard, Clifton Dykes	One dwelling	OA	1	1	0	1	0
18/0125	Land at 7 Belgravia, Appleby	2 proposed bungalows	FA	2	2	0	0	0
17/0660	Field adj. Bynes Close, Plumpton	28 dwellings	FA	28	28	8	0	0
18/0021	Old Town House, Old Town	2 local occupancy dwellings	OA	2	2	0	0	2
18/0025	Moss Thorn Farm, Pallet Hill	Agricultural workers dwelling	OA	1	1	0	0	0
18/0195	Leavy Holme, Heskett Newmarket	Barn conversion to holiday let	FA	1	1	0	1	0

¹¹⁴ Affordable Housing

¹¹⁵ Brownfield

¹¹⁶ Local Occupancy

Planning App Ref	Site Address	Proposal	Dec Type	Gross Units	Net Unit	AH ¹¹⁷	BF ¹¹⁸	LO ¹¹⁹
18/0238	Land between Fern Bank and East View, Reagill	Residential development of 4 local occupancy dwellings	OA	4	4	0	0	4
16/0294	Land behind Fellside, Nicholson Lane, Penrith	2 dwellings	FA	2	2	0	0	0
17/0016	Land off Scour Lane, Lazonby.	Outline for residential development.	OA	50	50	15	0	0
17/0909	Site at Crowdundle Park Farm House, Culgaith	Proposed dwelling	FA	1	1	0	0	0
17/1003	Forge Court, Low Hesket	Outline for residential development.	OA	5	5	0	0	0
17/1070	Road Head Farm, Winskill	Demolition of barns for erection of 3 dwellings	FA	3	3	0	0	0
18/0001	Land adj. Rose Garth, Milburn Road, Long Marton	Erection of live-work unit	FA	1	1	0	0	0
18/0010	Rectory Coach House, Greystoke	Conversion of coach house to dwelling	FA	1	1	0	0	0
18/0252	Woodside Farm, Brougham	Barn conversion to dwelling	FA	1	1	0	0	0
18/0278	Land between Garth View and Old Park, Catterlen	Outline for local occupancy development	OA	5	5	0	0	5
18/0298	1 St Andrews Churchyard, Penrith	Change of use of workshop to one bed flat	FA	1	1	0	1	0
18/0300	Barn at Faugh Head, Ainstable	Barn conversion to dwelling	CPDA2	1	1	0	0	0

¹¹⁷ Affordable Housing

¹¹⁸ Brownfield

¹¹⁹ Local Occupancy

Planning App Ref	Site Address	Proposal	Dec Type	Gros s Units	Net Unit	A H ₁₂₀	BF ₁₂₁	LO ₁₂₂
18/0322 ¹²³	Crooklands View, Clifton	Demolition of garages and replacement dwelling	OA	0	0	0	0	0
18/0327	Ingle Neuk, Lazonby	Proposed 2 storey dwelling	FA	1	1	0	0	0
18/0344	Sycamore House, Ivegill	Replacement dwelling	FA	1	0	0	1	0
18/0388	Field House, Abbott Lodge, Askham	Barn conversion to dwelling	CPDA1	2	2	0	0	0
16/1029	Land at White Ox Farm, Penrith	Residential development	OA	51	51	15	0	0
17/0487	Land at Hall Bank Farm, Stainton	Residential development	OA	30	30	9	0	0
18/0067	Site within former walled garden at Home Farm, Skirwith	Dwelling	FA	1	1	0	0	0
18/0135	Town End Farm, Hackthorpe	Barn conversion to dwellings	CPDA1	2	2	0	0	0
18/0188	Land adj. Rittson House, Skirsgill Lane, Eamont Bridge	Erection of dwelling	FA	1	1	0	1	0
18/0274	South Lodge, Southwaite	Replacement dwelling	FA	1	0	0	1	0
18/0343	Cruck Barn, How Hill, Hutton Roof	Barn conversion to dwelling	FA	1	1	0	0	0
18/0396	Land opp. Methodist Church, Kirkby Thore	Outline proposal for 2 dwellings	OA	2	2	0	0	0
18/0407	East Brownrigg, Plumpton	Replacement dwelling	FA	1	0	0	1	0

¹²⁰ Affordable Housing

¹²¹ Brownfield

¹²² Local Occupancy

¹²³ Superseded by 18/0894

Planning App Ref	Site Address	Proposal	Dec Type	Gros s Units	Net Unit	A H ¹²⁴	BF ¹²⁵	LO ¹²⁶
18/0286	Heggarscale House, Kaber	Barn conversion to dwellings	FA	2	2	0	0	0
18/0301	33A Chapel Street, Appleby	Change of use shop to dwelling	FA	1	1	0	1	0
18/0369	5-11 Westbrook Fields, Kirkby Stephen	Conversion of 8 flats to 4 semi-detached dwellings	FA	4	-4	0	4	0
18/0446	Land to west of Midtown Farm, Clifton	Demolition of existing building and proposed new dwelling	FA	1	1	0	0	0
18/0460	Beckstone Barn, Nelson House, Kaber	Removal of holiday let restrictions.	FA	1	1	0	0	0
18/0478	Broomfield, Knock	Proposed conversion and extension to create dwelling	FA	1	1	0	0	0
18/0479	Nursery and Pre-School, Langwathby Hall, Langwathby	Change of use to dwelling	FA	1	1	0	1	0
18/0482	Land between Hill Top and Myrtle Cottage, Winton	Proposed dwelling	FA	1	1	0	0	1
18/0484	Barn adj. Rushgill House, Skelton Wood End	Removal of holiday let restrictions.	FA	2	2	0	0	0
18/0521	Barrow Ling, Southwaite	Barn conversion to dwelling	CPDA1	1	1	0	0	0
18/0563	1 Salkeld Road, Penrith	Construction of new dwelling	FA	1	1	0	0	0
17/0440	Land adj to Castle Park, Brough	Residential development of 31 houses (phase 2).	FA	31	31	9	0	0

¹²⁴ Affordable Housing

¹²⁵ Brownfield

¹²⁶ Local Occupancy

Planning App Ref	Site Address	Proposal	Dec Type	Gross Units	Net Unit	AH ¹²⁷	BF ¹²⁸	LO ¹²⁹
18/0466	Dale Mill, Ainstable	Change of use mill to holiday let	FA	1	1	0	1	0
18/0550	Jerusalem Farm, Colby	Barn conversion to dwelling	FA	1	1	0	0	0
18/0622	37 South Road, Kirkby Stephen	Change of use therapeutic centre to dwelling	FA	1	1	0	1	0
18/0636	Barn to east of Laburnum House, Newbiggin, Brampton	Change of use of barn to dwelling.	FA	1	1	0	0	0
17/0588	Site adj. Red Brows, Temple Sowerby	Outline for residential development.	OA	3	3	0	0	3
18/0559	Unit 1 Joiners Close, Newbiggin, Stainton	Proposed dwelling	FA	1	1	0	1	1
18/0615	Barn at Old Park, South Stainmore	Barn conversion to dwelling	FA	1	1	0	0	0
18/0655	Whitby Barn, Kings Meaburn	Barn conversion to dwelling	FA	1	1	0	0	0
18/0671	The Old Smithy, Water Street, Morland	Change of use joinery workshop and flats to dwelling	FA	1	-1	0	1	0
18/0689	Land at Town End, Penruddock	Outline for 2 dwellings	OA	2	2	0	0	0
18/0703	Land to the rear of Old Malt Shovel, Main Street, Brough	Outline planning permission for the erection of a dwelling with all matters reserved.	OA	1	1	0	0	0
18/0805	Barns at High Field Farm, Tirril	Change of use of barn to 5 dwellings	CPDA1	5	5	0	0	0
18/0467	3 Queen Street, Penrith	Change of use pub to 5 dwellings	FA	5	5	0	5	0

¹²⁷ Affordable Housing

¹²⁸ Brownfield

¹²⁹ Local Occupancy

Planning App Ref	Site Address	Proposal	Dec Type	Gross Units	Net Unit	AH ¹³⁰	BF ¹³¹	LO ¹³²
18/0557	Plot 6 Joiners Close, Newbiggin, Stainton	Proposed dwelling	FA	1	1	0	0	1
18/0755	Jubilee Cottage, Greengill, Morland	Removal of holiday let restrictions.	FA	1	1	0	0	0
18/0760	Land adj. Church Rise, Tebay	Outline residential development	OA	5	5	0	0	0
18/0780	Elm Garth Cottage, Shap	Change of use hairdressers to dwelling	FA	1	1	0	1	0
18/0783	The Stackyard, Roe Hill, Highbridge	Barn conversion to dwellings	CPDA1	2	2	0	0	0
17/1028	Greenside, Moss Road, Cliburn	Replacement dwelling	FA	1	0	0	1	0
18/0586	Land at Station Road, Armathwaite	Erection of 18 dwellings	FA	18	18	4	0	0
18/0745	Barns west of Warcop House, Warcop	Barn conversion to dwellings	FA	2	2	0	0	0
18/0822	Land adj. Ivy Cottage, Aikegate	Proposed dwelling	FA	1	1	0	0	0
18/0824	Hunter Hall Farm, Great Salkeld	Barn conversion to dwellings	FA	3	2	0	0	0
18/0826	Corner House, 36 Victoria Road, Penrith	Change of use guest house to residential	FA	1	1	0	1	0
18/0850	The Pheantries, Edenhall	Outline for dwelling	OA	1	1	0	1	0
18/0855	10 Colby Lane, Appleby	Outline for dwelling	OA	1	1	0	1	0
18/0869	Field to rear of Mount Pleasant, Tebay	Erection of dwelling	FA	1	1	0	0	0

¹³⁰ Affordable Housing

¹³¹ Brownfield

¹³² Local Occupancy

Planning App Ref	Site Address	Proposal	Dec Type	Gross Units	Net Unit	AH ¹³³	BF ¹³⁴	LO ¹³⁵
18/0890	Barn adj. Virginia House, Kings Meaburn	Barn conversion to dwellings	FA	2	2	0	0	0
18/0335	Land between Greta Cottage and Gaythorn, Cliburn	Residential development	OA	6	6	0	0	6
18/0870	Holme House Farm, The Dale, Ainstable	Barn conversion to dwellings	CPDA1	3	3	0	0	0
18/0884	Old Station Yard, Kirkby Thore, Penrith	Residential development	OA	1	1	0	1	0
18/0889	Rose Walk, Culgaith	Proposed dwelling	FA	1	1	0	0	0
18/0892	Site adj. Maple Croft, Skelton	Proposed dwelling	FA	1	1	0	0	0
18/0894	Former Garages, Crooklands View, Clifton	Demolition of garages and replacement dwelling	OA	1	1	0	1	0
18/0895	Barn at Celleron, Celleron	Barn conversion to dwelling	CPDA1	1	1	0	0	0
18/0903	Gatefoot Farm, Garrigill	Proposed dwelling	FA	1	1	0	0	0
17/0168	Land north of Elm Close, High Hesket	Residential development	OA	15	15	4	0	0
18/0759	Pembroke Farm, Brougham	Residential development	FA	6	6	0	0	0
18/0966	Land South of Coach House, Morland	Residential development	OA	2	2	0	0	2
18/0978	1 Tufton Mews, Boroughgate, Appleby	Subdivision of flat into 2	FA	2	1	0	1	0
18/1003	Derwent House, Derwent Close, Penrith	Residential development	FA	3	3	0	0	0

¹³³ Affordable Housing

¹³⁴ Brownfield

¹³⁵ Local Occupancy

Planning App Ref	Site Address	Proposal	Dec Type	Gross Units	Net Unit	AH ¹³⁶	BF ¹³⁷	LO ¹³⁸
18/1007	2 Macadam Way, Penrith	Proposed dwelling	FA	1	1	0	0	0
18/1011	West of Town End, Penruddock	Barn conversion	CPDA1	1	1	0	0	0
18/1016	Burwain Hall, Kings Meaburn	Barn conversion	CPDA1	1	1	0	0	0
18/1022	Langwathby Hall Farm, Langwathby	Change of use nursery to dwelling	FA	1	1	0	1	0
18/0699	Mill adj. to 2 Barrow Mill Cottage, Southwaite	Conversion of mill building to dwelling	FA	1	1	0	0	0
18/0836	Barn south east of Newby, Shap	Barn conversion	FA	1	1	0	0	0
18/0940	The Lodge, Temple Sowerby	Replacement dwelling	FA	1	0	0	0	0
19/0003	25 Victoria Road, Penrith	Change of use centre of remedial massage to dwelling	FA	1	1	0	1	0
19/0058	Barn adj. The Counting House, Temple Sowerby	Demolition of barn and erection of dwellings	FA	2	2	0	0	0
19/0069	Barn at Faugh Head, Ainstable	Barn conversion	FA	2	2	0	0	0
19/0070	Mounteden, Beacon Edge, Penrith	Replacement dwelling	FA	1	0	0	0	0
E/09/1	White Bracken, Nateby	Barn conversion	FA	1	1	0	0	0
E/12/40	Biggins, Main Street, Newbiggin-on-Lune	Change of use of nursery to 2 dwellings	FA	2	2	0	2	0

¹³⁶ Affordable Housing

¹³⁷ Brownfield

¹³⁸ Local Occupancy

Planning App Ref	Site Address	Proposal	Dec Type	Gros s Units	Net Unit	A H ¹³⁹	BF ¹⁴⁰	LO ¹⁴¹
E/02/5	Land adj. Moorside, Crosby Garrett	Proposed dwelling	FA	1	1	0	0	1
E/12/37	Coach House, Brownber House, Newbiggin-on-Lune	Conversion of coach house to dwelling	FA	1	1	0	0	0
E/11/18	2 Rayne Cottages, Gaisgill	Removal of holiday let restrictions.	FA	1	1	0	0	0
E/11/26	Acres, Raisbeck	Subdivision of dwelling	FA	2	1	0	1	0
E/11/4	New House Farm, Orton	Barn conversion to 3 dwellings	FA	3	3	0	0	0
Total				395	375	64	41	26

¹³⁹ Affordable Housing

¹⁴⁰ Brownfield

¹⁴¹ Local Occupancy

Appendix 3 –Housing Completions - 2018/2019

<i>Planning App Ref</i>	<i>Site Address</i>	<i>Location</i>	<i>Total Number of Units</i>	<i>Net Units Completed in 2018/19</i>	<i>Net AH¹⁴²</i>	<i>Net BF¹⁴³</i>	<i>Net LO¹⁴⁴</i>
00/0330	Hudgill Caravan Park, Nentsberry, Alston	Other Rural Area	1	1	0	0	0
01/0150	Site to rear of Ashfield, Edenhall	Smaller Villages and Hamlets	1	1	0	0	0
01/0618	Barn adj. Orchard House, Skelton	Smaller Villages and Hamlets	1	1	0	0	0
02/0950	Low Dovengill Barn, Ravenstonedale	Other Rural Area	1	1	0	0	0
05/0023	Barn at The Granary, Renwick	Other Rural Area	1	1	0	0	0
06/0121	Unit 4 The Stackyard, Crackenthorpe	Smaller Villages and Hamlets	1	1	0	0	0
06/0414	Gillses Farm, South Stainmore	Other Rural Area	1	1	0	0	0
06/0768	The Garden House, Berrier Road, Greystoke	Key Hub	3	1	0	0	0
06/0779	Site adj to Edenlea, Culgaith	Key Hub	65	2	0	0	0
06/0838	No 4 Potter Lonning, Alston	Alston	1	1	0	0	0
08/0295	Carleton Hill, Penrith	Penrith	44	12	0	0	0
09/0390	Site at Birchfield, Great Salkeld	Smaller Villages and Hamlets	1	1	0	1	0

¹⁴² Affordable Housing

¹⁴³ Brownfield Development

¹⁴⁴ Local Occupancy

Planning App Ref	Site Address	Location	Total Number of Units	Net Units Completed in 2018/19	Net AH¹⁴⁵	Net BF¹⁴⁶	Net LO¹⁴⁷
09/0730	Former Workshop, Mellbecks, Kirkby Stephen	Kirkby Stephen	2	1	0	1	0
10/0258	Eden Park, Renwick	Other Rural Area	1	1	0	0	0
10/0452	116 Scotland Road, Penrith	Penrith	13	2	0	2	0
11/0224	Stoneworks Garth, Crosby Ravensworth	Smaller Villages and Hamlets	22	1	0	1	0
11/0939	Garth House, Little Salkeld	Smaller Villages and Hamlets	2	2	0	0	0
11/0989	Orchard Place, Bongate, Appleby	Appleby	142	23	0	0	0
12/0284	Grove House, Foster Street, Penrith	Penrith	6	6	1	6	0
12/0345	Site adj to Ivy House, Ousby	Smaller Villages and Hamlets	6	3	0	0	0
12/0370	Top Yard adj North Gate, Milburn	Smaller Villages and Hamlets	1	1	0	0	0
12/0424	Site adj to Barney Scar, Soulby	Smaller Villages and Hamlets	1	1	0	0	0
12/0664	Calders House, Culgaith	Key Hubs	2	1	0	0	0
13/0082	Birdby, Cliburn	Other Rural Area	1	1	0	0	1

¹⁴⁵ Affordable Housing

¹⁴⁶ Brownfield Development

¹⁴⁷ Local Occupancy

<i>Planning App Ref</i>	<i>Site Address</i>	<i>Location</i>	<i>Total Number of Units</i>	<i>Net Units Completed in 2018/19</i>	<i>Net AH¹⁴⁸</i>	<i>Net BF¹⁴⁹</i>	<i>Net LO¹⁵⁰</i>
13/0364	Site adj. South View, Morland	Smaller Villages and Hamlets	1	1	0	0	0
13/0649	Lyncroft, Langwathby	Other Rural Area	1	0	0	0	0
13/0967	Eastfield, Warcop	Other Rural Area	1	1	0	0	0
14/0100	Old Methodist Chapel, Culgaith	Key Hub	1	1	0	1	0
14/0152	Croft View, Kings Meaburn	Smaller Villages and Hamlets	5	1	0	1	0
14/0305	Site adj Castle Park, Brough (phase 2)	Key Hub	25	10	3	0	0
14/0515	Old School, Greenholme	Other Rural Area	1	1	0	1	0
14/0656	Land at Townend, Clifton	Smaller Villages and Hamlets	59	27	0	0	0
14/1065	East Brownrigg Farm, Plumpton	Other Rural Area	3	1	0	0	0
15/0165	15 Chapel Street, Appleby	Appleby	1	1	0	1	0
15/0230	Esther Croft, Braisgate, Skelton	Smaller Villages and Hamlets	1	1	0	0	0
15/0261	Lowfield Farm, Appleby	Other Rural Area	1	1	0	0	0
15/0331	Bradley Head, Ousby	Smaller Villages and Hamlets	1	1	0	0	0

¹⁴⁸ Affordable Housing

¹⁴⁹ Brownfield Development

¹⁵⁰ Local Occupancy

<i>Planning App Ref</i>	<i>Site Address</i>	<i>Location</i>	<i>Total Number of Units</i>	<i>Net Units Completed in 2018/19</i>	<i>Net AH¹⁵¹</i>	<i>Net BF¹⁵²</i>	<i>Net LO¹⁵³</i>
15/0402	Elm Bank, Elm Terrace, Penrith	Penrith	3	3	0	3	0
15/0749	Beacon Square, Penrith	Penrith	7	2	0	0	0
15/0789	Barn at Tilery Farm, Skelton	Other Rural Area	1	1	0	0	0
15/0799	The Fairways, Penrith	Penrith	98	31	12	0	0
15/0855	Field 7849, Springfield, Kirkoswald	Other Rural Area	1	1	0	0	0
15/1132	Field Barn, Bleaflatt, Bowberhead Lane, Ravenstonedale	Other Rural Area	1	1	0	0	0
15/1161	Land adj. agricultural building, Bowscar	Other Rural Area	1	1	0	0	0
15/1163	Lambert Croft, Bolton	Smaller Villages and Hamlets	5	3	0	0	0
16/0052	Lark Meadow Farm, Newbiggin-on-Lune	Other Rural Area	1	1	0	0	0
16/0235	Barn at High Green Farm, Sandford	Smaller Villages and Hamlets	1	1	0	0	0
16/0285	26 Queen Street, Penrith	Penrith	1	1	0	1	0
16/0359	Ridley Court, Penrith	Penrith	20	20	20	20	0
16/0361	Violet Bank, Bolton	Smaller Villages and Hamlets	2	2	0	0	0
16/0479	Orchard Cottage, Little Salkeld	Smaller Villages and Hamlets	1	1	0	0	0

¹⁵¹ Affordable Housing

¹⁵² Brownfield Development

¹⁵³ Local Occupancy

Planning App Ref	Site Address	Location	Total Number of Units	Net Units Completed in 2018/19	Net AH¹⁵⁴	Net BF¹⁵⁵	Net LO¹⁵⁶
16/0492	Site adj Thorn Dykes, Milburn	Smaller Villages and Hamlets	2	2	0	0	0
16/0513	Land adj Knock Hall, Knock	Smaller Villages and Hamlets	1	1	0	0	0
16/0568	Land to west of Elm Close, High Hesket	Key Hub	3	2	0	0	0
16/0766	Land between Crendon and the Hawthorn, Brough Sowerby	Smaller Villages and Hamlets	1	1	0	0	0
16/0787	Field site at Loaning Head, Culgaith	Key Hub	4	4	0	0	0
16/0811	Carleton Fields, Penrith	Penrith	505	58	12	0	0
16/0855	Sewell Houses, Southwaite	Other Rural Area	1	1	0	0	0
16/0866	The Lodge, Brockham Wood, Crackenthorpe	Other Rural Area	1	1	0	0	0
16/0917	Garages adj to Sim Court, Penrith	Penrith	3	3	3	3	0
16/0950	Former Car Park, Brentfield Way, Penrith	Penrith	7	2	0	2	0
16/0960	Land adj to Prospect House, Kings Meaburn	Smaller Villages and Hamlets	9	3	0	3	0
16/0978	19 King Street, Penrith	Penrith	2	2	0	2	0
17/0068	Land off Snuff Mill Lane, Stainton	Key Hub	1	1	0	0	0
17/0096	Old Coltsblade Stable, Plumpton	Other Rural Area	1	1	0	0	0

¹⁵⁴ Affordable Housing

¹⁵⁵ Brownfield Development

¹⁵⁶ Local Occupancy

<i>Planning App Ref</i>	<i>Site Address</i>	<i>Location</i>	<i>Total Number of Units</i>	<i>Net Units Completed in 2018/19</i>	<i>Net AH¹⁵⁷</i>	<i>Net BF¹⁵⁸</i>	<i>Net LO¹⁵⁹</i>
17/0109	Milburn Court Barns, Milburn	Smaller Villages and Hamlets	5	1	0	0	0
17/0147	Lingstubbs Farm, Greystoke Road, Penrith	Other Rural Area	1	1	0	0	0
17/0159	Former Yanwath Care Home, Yanwath	Smaller Villages and Hamlets	8	3	0	3	0
17/0211	Town Head Farm, Great Salkeld	Smaller Villages and Hamlets	10	4	3	0	0
17/0235	Leith Close, Cliburn	Smaller Villages and Hamlets	2	2	0	0	0
17/0240	Barn adj Prospect View, Kings Meaburn	Smaller Villages and Hamlets	1	1	0	0	0
17/0293	Land at Linden Park, Temple Sowerby	Smaller Villages and Hamlets	28	9	0	0	0
17/0335	Three Crowns House, Bluebell Lane, Penrith	Penrith	2	2	0	2	0
17/0336	Bankfoot Farm, Newton Reigny	Smaller Villages and Hamlets	2	1	0	0	0
17/0338	Town Head Farm, Great Salkeld	Smaller Villages and Hamlets	2	1	0	0	0
17/0444	Site adj to 11 Highfield, Tebay	Key Hub	1	1	0	0	0

¹⁵⁷ Affordable Housing

¹⁵⁸ Brownfield Development

¹⁵⁹ Local Occupancy

<i>Planning App Ref</i>	<i>Site Address</i>	<i>Location</i>	<i>Total Number of Units</i>	<i>Net Units Completed in 2018/19</i>	<i>Net AH¹⁶⁰</i>	<i>Net BF¹⁶¹</i>	<i>Net LO¹⁶²</i>
17/0520	The Coach House, Little Salkeld	Other Rural Area	2	1	0	1	0
17/0547	116 Scotland Road, Penrith	Penrith	13	2	0	2	0
17/0550	Acorn Apartments, Scotland Road, Penrith	Penrith	2	2	0	2	0
17/0788	High Barn, How Hill, Hutton Roof	Other Rural Area	1	1	0	0	0
17/0894	Town Head Farm, Great Salkeld	Smaller Villages and Hamlets	10	1	0	0	0
17/1019	The Lakes Egg Co. Mill Gate, Great Salkeld	Other Rural Area	1	1	0	0	0
17/3025	Site adj. Stoneygill, Shap	Other Rural Area	1	1	0	0	0
18/0369	5-11 Westbrook Fields, Kirkby Stephen	Kirkby Stephen	4	-4	0	-4	0
18/0460	Beckstone Barn, Nelson House, Kaber	Smaller Villages and Hamlets	1	1	0	0	0
99/0254	Petteril Cottage, Greystoke Gill	Smaller Villages and Hamlets	2	1	0	0	0
99/0313	Crowdundle Park, Culgaith	Other Rural Area	1	1	0	0	0

¹⁶⁰ Affordable Housing

¹⁶¹ Brownfield Development

¹⁶² Local Occupancy

<i>Planning App Ref</i>	<i>Site Address</i>	<i>Location</i>	<i>Total Number of Units</i>	<i>Net Units Completed in 2018/19</i>	<i>Net AH¹⁶³</i>	<i>Net BF¹⁶⁴</i>	<i>Net LO¹⁶⁵</i>
99/0405	Fir Tree House, Sebergham	Other Rural Area	1	1	0	1	0
E/03/5	Barn adj Bay Horse Farm, Brackenslack Lane, Maulds Meaburn	Smaller Villages and Hamlets	1	1	0	0	0
Total				301	54	56	1

¹⁶³ Affordable Housing

¹⁶⁴ Brownfield Development

¹⁶⁵ Local Occupancy

Appendix 4 – Map Showing Primary School Location (in blue)

Carleton Fields, PENRITH, Cumbria

