



Authorities Monitoring Report

April 2019 to March 2020

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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 Authority Monitoring Report (AMR) covers the period from 1 April 2019 to 31 March 2020, referred to as the 'monitoring year' in this report.

The AMR monitors the Council's performance against a range of targets, many of which are not within the control of the Council to ensure they can be met. This is, primarily where the targets relate to the physical delivery of new development, which is the responsibility of applicants, or the management of designated sites, the responsibility for which lies with government bodies. As such, it is important to recognise that whilst every attempt is made to achieve all of the targets set out in the Local Plan, this is not always possible.

The RAG (Red, Amber, Green) scoring utilised in Appendix 1 of this report is a popular project management tool used to effectively track and monitor progress and its use within this report is for guidance purposes. Where targets have not been met, or where it is deemed necessary to do so, the report will provide the relevant context to why targets have not been met during the monitoring period.

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.

Wherever possible, data relating to the financial year (April 2019 to March 2020) is used. Where this is not possible, the most recent available data has been used.

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.

2. Contextual Indicators

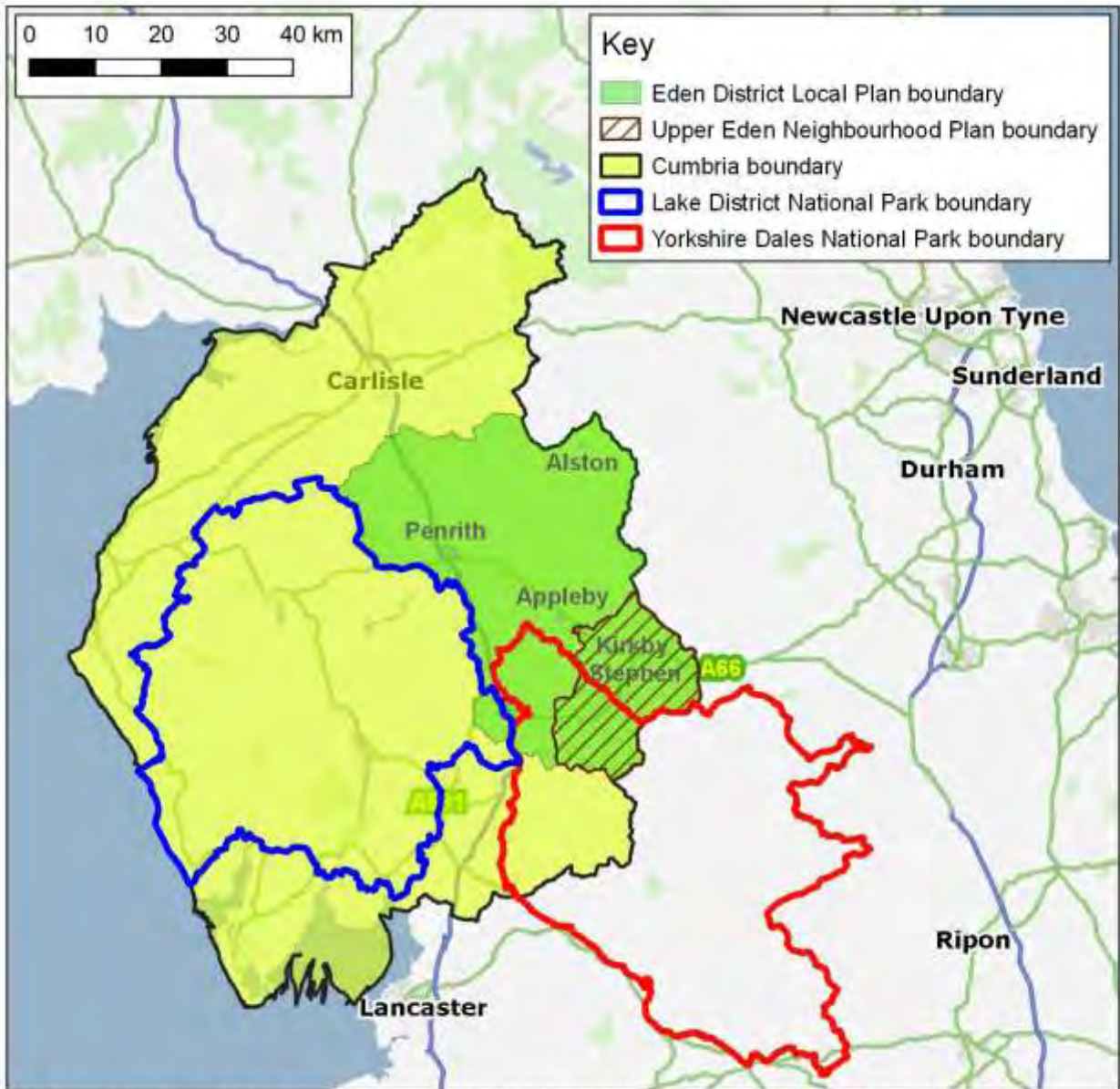
About Eden

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



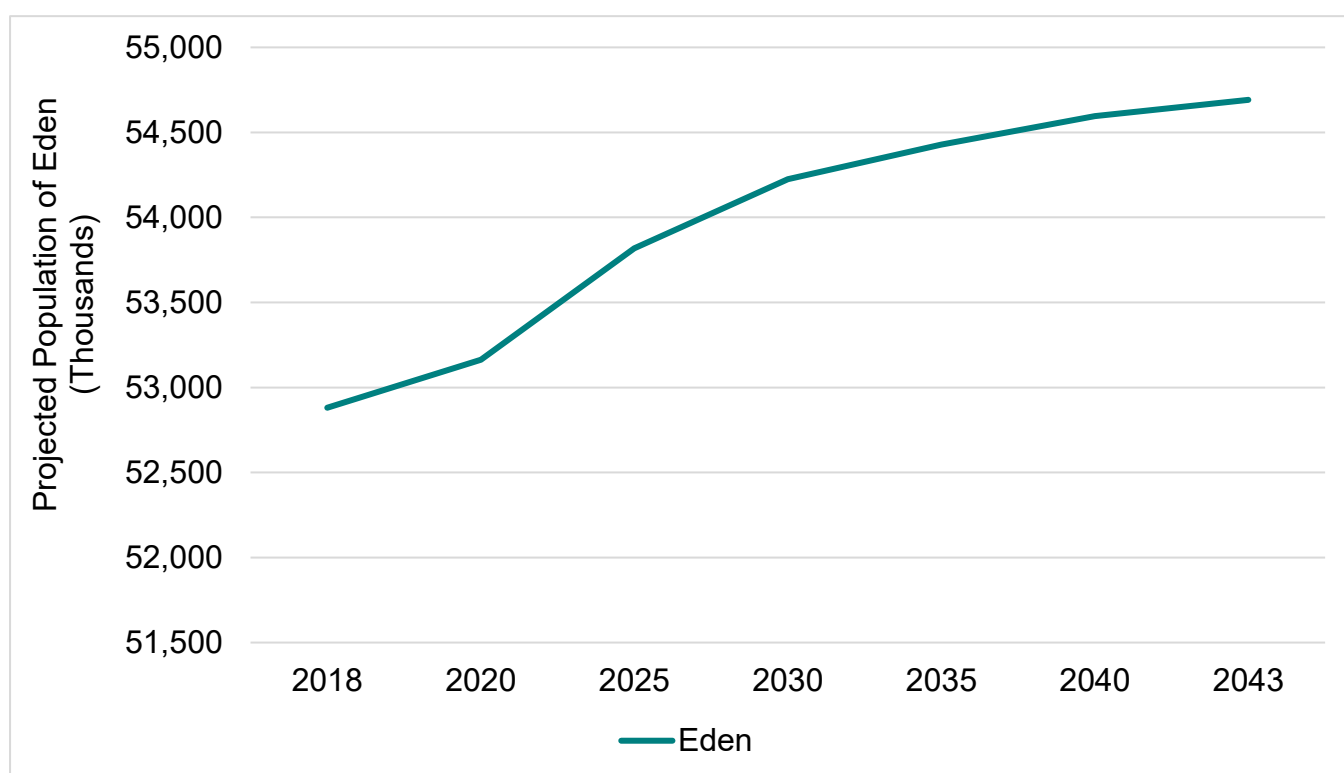
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Demographics

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 (Mid-2018) predict that the population in Eden will increase by 2043, from 52,881 to 54,691⁵, an increase of 2.72%. The previous projections (Mid-2016) forecasted a slight decrease in population.

Figure 2 - Projected Population Change in Eden to 2043 (Sub-National Population Projections Mid-2018)⁶



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

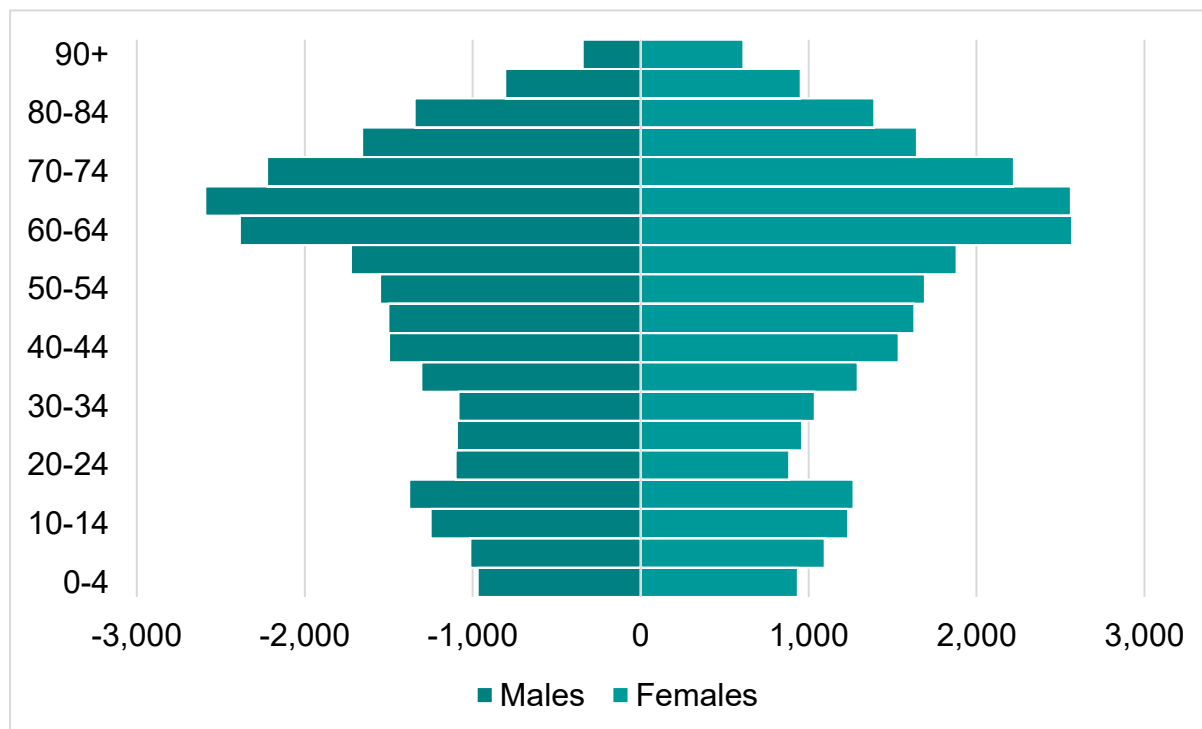
⁵ Sub-National Population Projections (Mid-2018 Based), ONS, 2020

⁶ Sub-National Population Projections (Mid-2018 Based), ONS, 2020

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 2043, it is estimated that the percentage of the population above (the current) pensionable age will be 36%, or 19,767 people. This represents a significant increase from 26.5%, or 14,048 people estimated to be aged over 65 in 2018⁷.

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

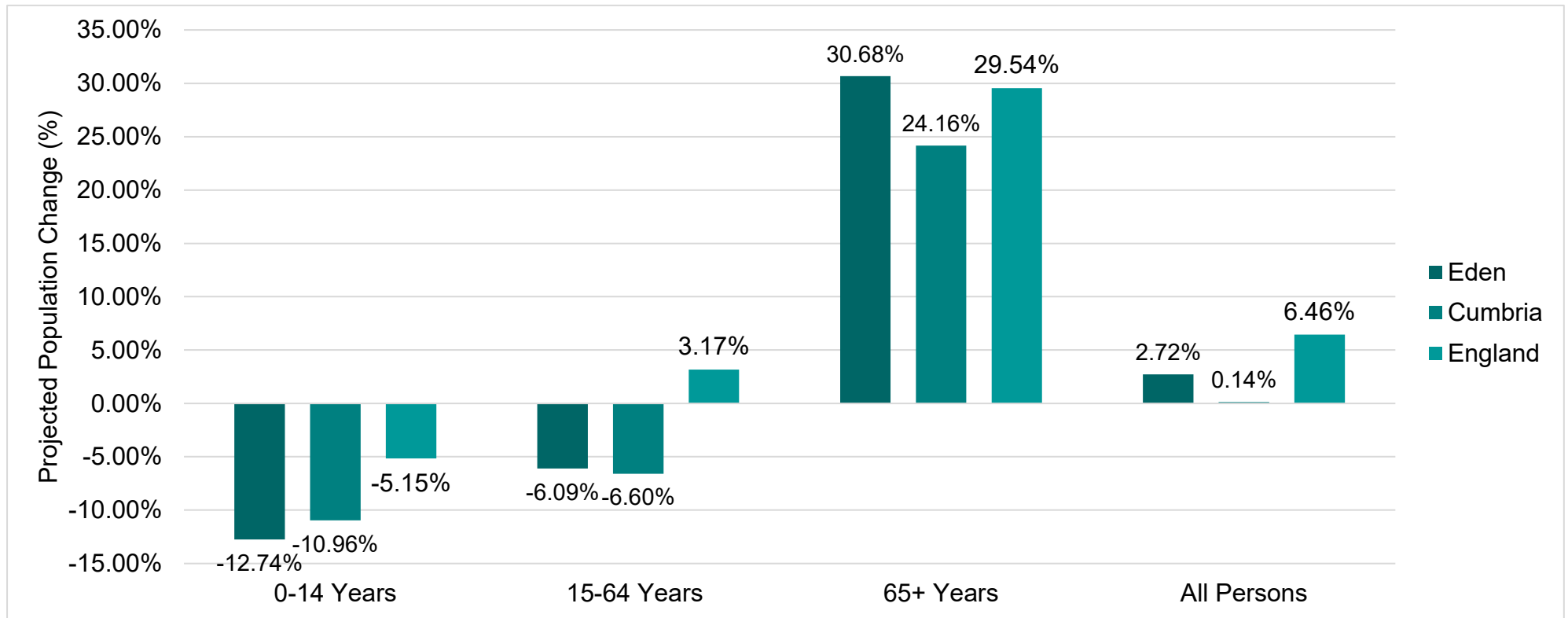


At the end of the current Local Plan period, the percentage of the population aged 65 and over will have reached 34%, or 18,358 people⁹.

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.

7 Sub-National Population Projections (Mid-2018 Based), ONS, 2020
 8 Sub-National Population Projections (Mid-2018 Based), ONS, 2020
 9 Sub-National Population Projections (Mid-2018 Based), ONS, 2020

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)

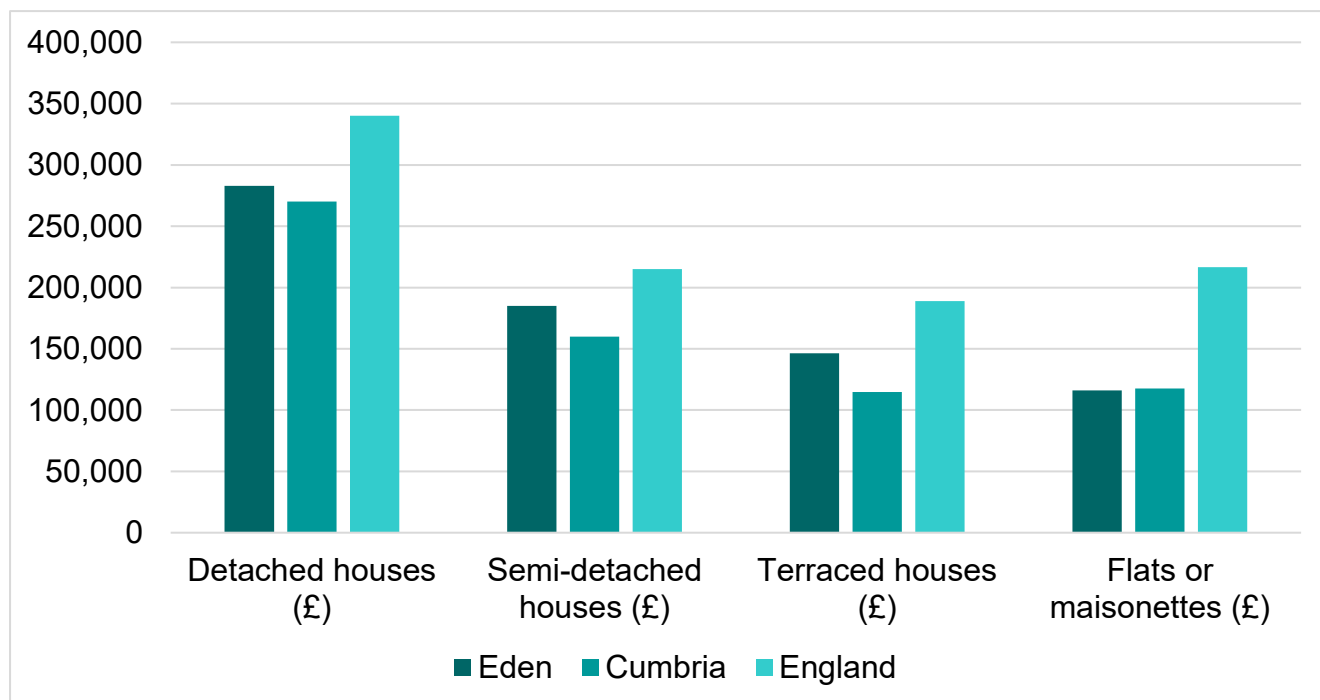
¹¹ Number of Persons per Hectare

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 December 2019 was £210,000¹³; this figure has not increased since March 2019, but has increased from £190,000 in 2018. 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 (December 2019)¹⁵



The median household income in Eden in March 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.

¹³ Median House Price (HPSSA – Dataset 9), ONS, December 2019

¹⁴ Median House Price (HPSSA – Dataset 9), ONS, December 2019

¹⁵ Median House Price (HPSSA – Dataset 9), ONS, December 2019

¹⁶ Earnings and Hours Worked (ASHE – Table 8 – March 2019)

¹⁷ Eden District Council – Council Tax Data, 2019

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.

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.

¹⁸ Household Accommodation Type (Table KS401EW) – Census, ONS, 2011

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

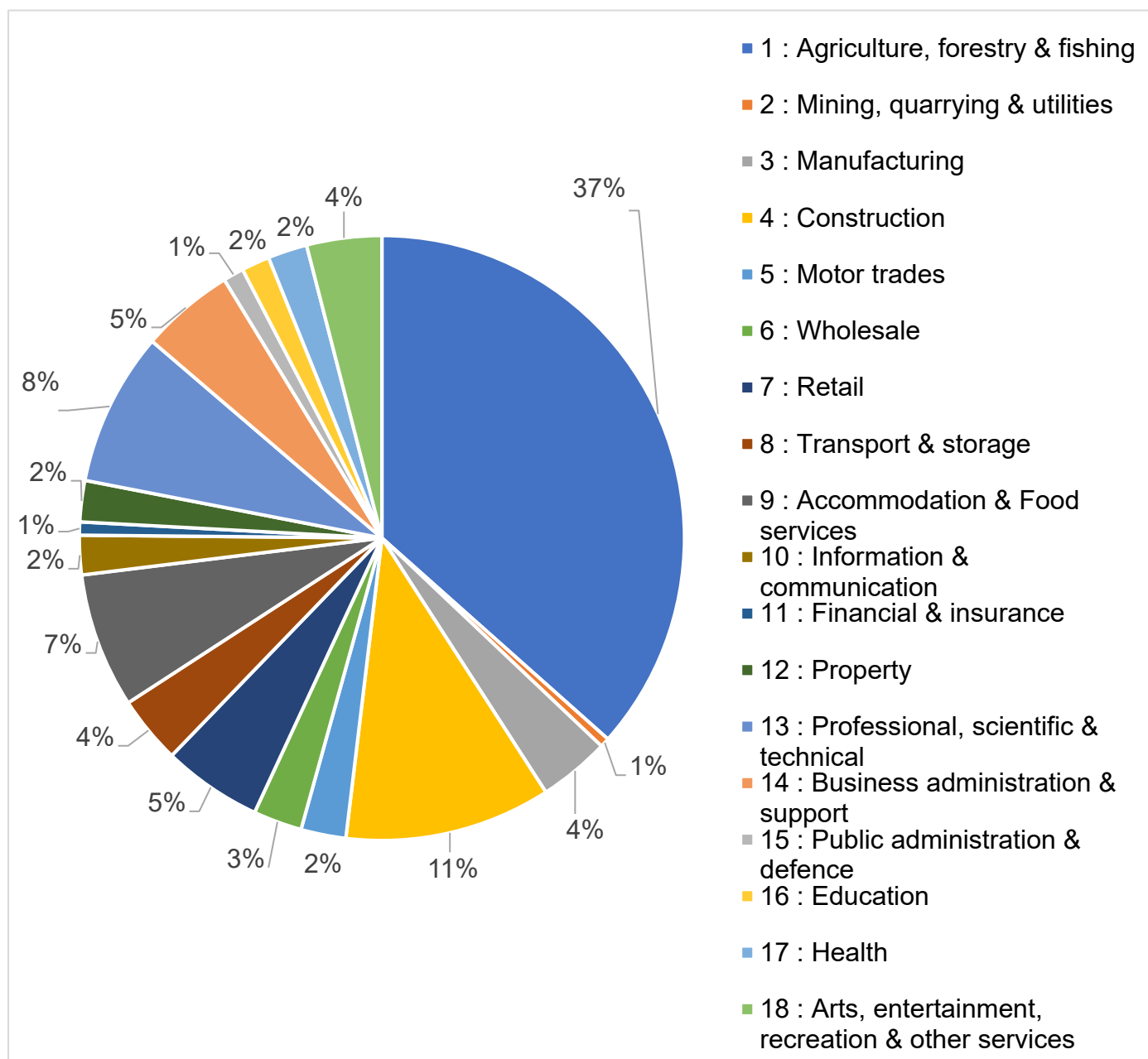
Table 2 – Summary of Contextual Indicators (Housing)

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)
Average House Price	£210,000	£167,500	£240,000	(Land Registry December 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



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

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 32.8%, which is below the North West figure at 36.1% and below the national figure of 40%²¹.

The unemployment rate in Eden is low, at just 1.5% in 2019, this is considerably lower than the North West figure of 4.1% and the national figure of 3.9%²². The employment rate is high at 89.2%, especially when compared to the Cumbria rate of 78.6% and the national rate of 75.8%²³.

Average gross weekly full-time earnings for jobs in Eden in 2019 were £570.70, compared to an average of £587 nationally²⁴. 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 2014²⁵.

In 2019, Eden recorded 165 new business births and had 2,475 active enterprises²⁶. 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 years²⁷. 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 Population Survey (Employment), ONS, 2019

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

²⁵ Annual Survey of Hours Worked and Earnings, ONS, 2019

²⁶ Inter Departmental Business Register, ONS, 2019

²⁷ 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 (%)	89.2	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 (%)	32.8%	35.5%	40%	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)

Indicator	Eden	Cumbria	England	Source
Business Registrations and Survival				
New Business Registrations	165	1770	340,045	ONS (2019)
Business Deaths	185	1760	297,895	ONS (2019)
Active Enterprises	2465	20,045	2,586,645	ONS (2019)
Two Year Survival ²⁸ (%)	78	73	68	Cumbria Observatory (2017)
Three Year Survival ²⁹ (%)	68	61	55	Cumbria Observatory (2017)
Two Year Survival ³⁰ (%)	78	73	68	Cumbria Observatory (2017)
Three Year Survival ³¹ (%)	68	61	55	Cumbria Observatory (2017)
Four Year Survival ³² (%)	57	54	49	Cumbria Observatory (2017)
Five Year Survival ³³ (%)	46	45	42	Cumbria Observatory (2017)

²⁸ Survival of at Least Two Years

²⁹ Survival of at Least Three Years

³⁰ Survival of at Least Two Years

³¹ Survival of at Least Three Years

³² Survival of at Least Four Years

³³ 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 1,623 Listed Buildings, 266 Scheduled Monuments and 24 Conservation Areas in the District³⁴. There are currently 13 listed buildings, 21 Scheduled Monuments and 2 conservation areas on the Heritage at Risk register. There is also an Article 4 (2) direction in place covering the Conservation Area of Alston.

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.

³⁴ Historic England, 2020

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	1464	Historic England (2020)
Number of Grade II* Listed Buildings	121	Historic England (2020)
Number of Grade I Listed Buildings	37	Historic England (2020)
Number of Scheduled Monuments	266	Historic England (2020)
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 2019 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 (see Table 5). 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 2019, Eden is ranked 169th out of 317 Local Authorities, with 1 being the most deprived. In 2015, Eden was the 181st least deprived Local Authority, indicating that deprivation has increased in Eden relative to other Local Authority areas.

Within Eden, the five most deprived Lower Layer Super Output Areas (LSOAs) in 2019 are:

Table 5 - Most Deprived Lower Super Output Areas in Eden³⁵

LSOA	Ward	IMD 2015	IMD 2019	Change
003C	Penrith South	11,014	8,695	↓ 2319
003b	Penrith Pategill	11,301	10,799	↓ 502
007e	Warcop	13,070	12,037	↓ 1033
007a	Kirkby Stephen	13,280	11,522	↓ 1758
003a	Penrith East	13,340	12,334	↓ 1006

Within Eden, the five least deprived Lower Layer Super Output Areas (LSOAs) in 2019 are:

Table 6 - Least Deprived Lower Super Output Areas in Eden³⁶

LSOA	Ward	IMD 2015	IMD 2019	Change
004C	Penrith East	27,960	26,960	↓ 1000
004b	Penrith Carleton	27,087	26,525	↓ 562
004G	Penrith South	26,021	26,708	↑ 687
006B	Appleby – Bongate	25,973	25,163	↓ 810
004A	Eamont	24,693	26,495	↑ 1802

³⁵ English Indices of Deprivation, ONS, 2019

³⁶ English Indices of Deprivation, ONS, 2019

Overall, Eden is more deprived in 2019 than it was in 2015, when ranked against other Local Authority Areas. However, when compared against other Cumbrian local authorities, Eden is the second least deprived Local Authority, second only to South Lakeland.

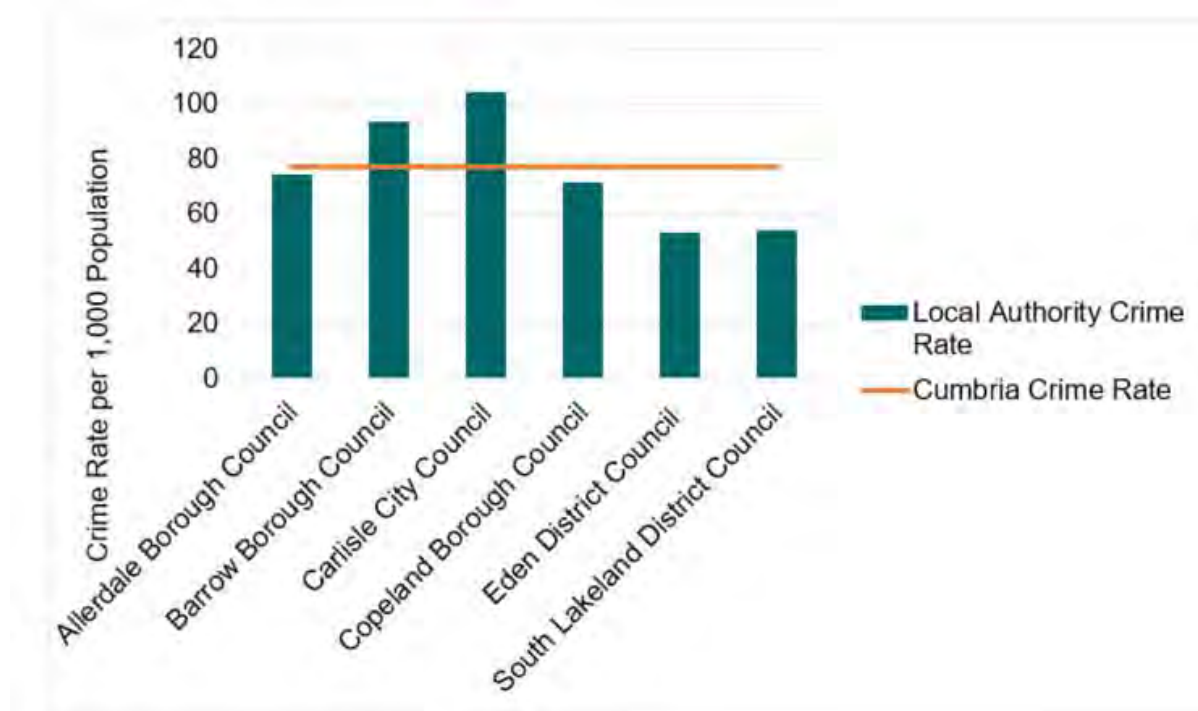
The difference in deprivation between areas is a major determinant of health inequality. In part this is because those living in the most deprived neighbourhoods are more exposed to conditions which negatively affect health. Within Eden there are some significant localised disparities when it comes to 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 crime³⁷. A total of 2886 crimes were reported (year ending December 2019), this equates to a crime rate of 54 per 1,000 population. This figure is much lower than the Cumbrian figure of 77 per 1,000 population and the national figure of 88.7 per 1,000 population³⁸.

Figure 7 - Crime Rate per Local Authority in Cumbria (2019)³⁹



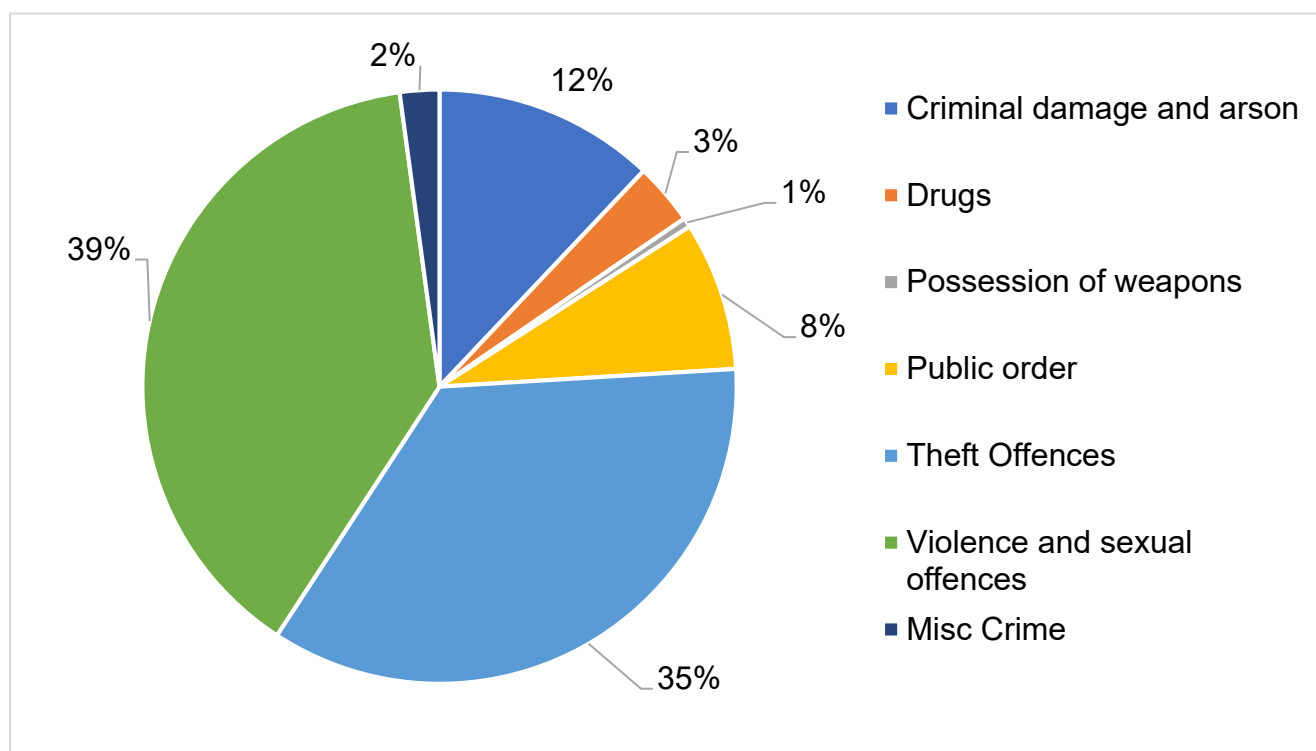
³⁷ English Indices of Deprivation, ONS, 2019

³⁸ Recorded Crime per 1,000 Population (Table C5), ONS, 2019

³⁹ ONS, 2019

The most common type of crime is violent crimes and anti-social behaviour, this reflects local and national trends. The graph below provides a breakdown of reported crimes in 2019:

Figure 8 - Recorded Crime in Eden by Type⁴⁰



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 health⁴¹. The proportion of residents in bad or very bad health is lower than for Cumbria or in England.

⁴⁰ Recorded Crime per 1,000 Population (Table C5), ONS, 2019

⁴¹ 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	78	88.7	Police (2019)
Total Number of Report Crimes	2886	38,183		Police (2019)
Benefit Claimants				
Out-of-Work Benefit Claimants ⁴²	1.5%	2.3%	3%	ONS (2020)
Job Seekers Allowance Claimants ⁴³	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)
Deprivation Indicators				
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)

⁴² Percentage of Working Age Population

⁴³ 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 agreed by the Council's Executive in November 2019.

Table 8 - Local Plan Review Timetable

Key Stages	Date
Evidence Gathering and Review	November 2019 – October 2021
Public Consultation – Sustainability Scoping Report and Options	October – November 2020
Public Consultation – Issues and Options (Regulation 18)	October – November 2021
Public Consultation – Preferred Options (Regulation 18)	June – July 2022
Public Consultation – Submission Draft (Regulation 19)	February – March 2023
Submission to Secretary of State (Regulation 22)	April 2023
Examination of Local Plan (Regulation 24)	September – October 2023
Receipt of Inspectors Report	January 2024
Adoption by Full Council (Regulation 26)	March 2024

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 in Spring 2020 as work on the Local Plan Review progresses. To date one joint exploratory Duty to Co-operate meeting has taken place with South Lakeland District Council, Yorkshire Dales National Park and the Lake District National Park (18 March 2020) as part of the Local Plan Review.

A copy of the Council's most recent Duty to Cooperate Statement (2015), which was prepared at the time the adopted Eden Local Plan was being prepared, 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 9 provides a summary of the progress achieved in the preparation of Neighbourhood Plans across the monitoring year.

Table 9 - 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	No progress. (Mostly within Yorkshire Dales National Park)
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. (Partially within the Yorkshire Dales National Park)
Greystoke Parish Council	23 December 2015	No progress.
Langwathby Parish Council	17 July 2014	Consulted on a Draft Plan, under Regulation 14 ⁴⁴ , between August – September 2017 but no recent progress.
Lazonby Parish Council	18 September 2014	Made on 17 October 2019
Morland Parish Council	17 July 2014	Consulted on a Draft Plan, under Regulation 14, between January – February 2018. Working towards submission under Regulation 15.
Penrith Town Council	6 September 2016	Consulted on a Draft Plan, under Regulation 14, between February – April 2019. Working towards submission under Regulation 15.
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

⁴⁴ This refers to Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (As Amended)

During the monitoring year, one Neighbourhood Plan was made (ie, adopted).

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.

In accordance with the regulations, Eden District Council holds a Self-Build and Custom-Build register of people who are interested in such projects within the District. The register helps to inform the Council of the level of demand for self-build and custom-build plots within the District and may be a material consideration in decision taking. The 2015 Act places a duty on Local Planning Authorities to have regard to the register when carrying out their planning, housing, land disposal and regeneration functions. The legislation requires that all authorities must have granted sufficient planning consents for enough serviced plots, which are suitable for self and custom build to meet the demand from the register.

This register is maintained for Government monitoring purposes and the monitoring period for the Self-Build and Custom-Build Register runs from October to October each year, which is different to the monitoring period for this report. The 30 October 2020 marks four years since the end of the first register base period.

Between the 1 April 2016 and the 30 October 2020, Eden District Council received 111 applicants for entry onto its register. This includes 22 new registrations between 31 October 2019 and 31 October 2020, with 77 new registrations recorded between 31 October 2018 to 30 October 2019.

In response to this demand, Eden District Council has granted planning permission for 163 confirmed self and custom build dwellings in the period 1 April 2016 to 30 October 2020. The Council has, therefore, met and exceeded the requirements of the legislation.

It should be noted, that the number of planning permissions granted for self-and custom build may in fact be a higher figure than stated above. The Council is currently in the process of interrogating all planning permissions granted since 01 April 2016 for 4 or less dwellings to identify whether or not they meet the legal definition of self-build and custom build housing. It is likely, that the Council has further exceeded its requirements in this regard.

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) land⁴⁵ 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, ie, 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.

There are currently 14 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.

Further information on the Brownfield Land Register can be found at:

<https://www.eden.gov.uk/planning-and-building/planning-policy/brownfield-land-register/>

⁴⁵ 'Brownfield' means - sites meeting the definition of 'Previously Developed Land' in Annex 2 of the National Planning Policy Framework.

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.

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

Summary of Housing Approvals for 2019/20	Approvals				
	Net Market Units	Net Affordable Units	Net Brownfield Units	Net Local Occupancy Units	Net Total Units
Penrith	129	98	70	0	227
Alston	5	0	5	0	5
Appleby	8	0	6	0	8
Kirkby Stephen	16	4	4	0	20
Towns Total	158	102	86	0	260
Key Hubs	62	12	19	0	74
Smaller Villages and Hamlets	51	4	7	12	55
Other Rural Areas	30	2	11	3	32
Overall Total	301	120	122	15	421

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

Table 11 - Summary of Housing Completions for Policies LS1, LS2, PEN1, AL1, AP1, KS1 and RUR1.

Summary of Housing Completions for 2019/20	Completions				
	Net Market Units	Net Affordable Units	Net Brownfield Units	Net Local Occupancy Units	Net Total Units
Penrith	114	41	3	0	155
Alston	2	0	2	0	2
Appleby	20	8	5	0	28
Kirkby Stephen	0	0	0	0	0
Towns Total	136	49	10	0	185
Key Hubs	57	13	8	0	70
Smaller Villages and Hamlets	71	8	16	2	79
Other Rural Areas	27	0	2	3	27
Overall Total	291	70	36	5	361

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.

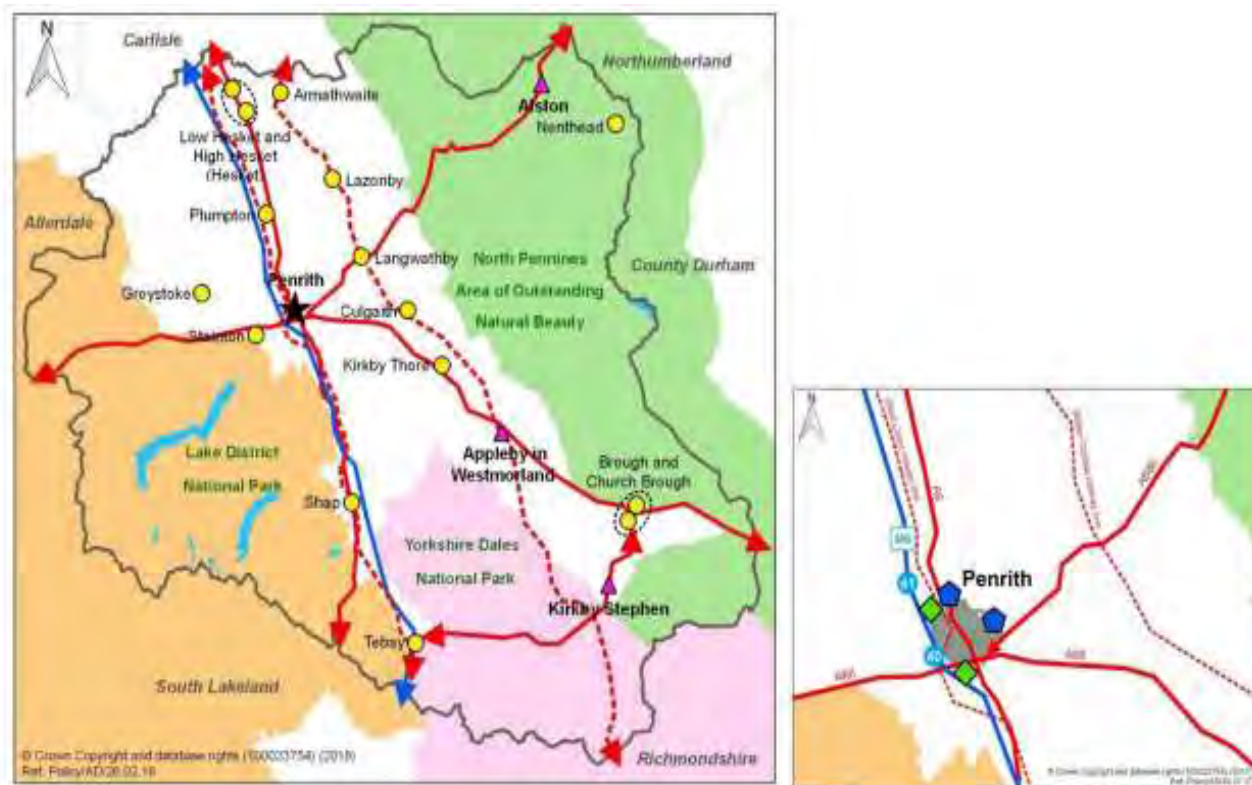
The hierarchy identifies Penrith as the 'Main Town', and Alston, Appleby and Kirkby Stephen as 'Market Towns'. These settlements are expected to accommodate the majority of new development.

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 12 - 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 9 - Key Diagram (Local Plan)



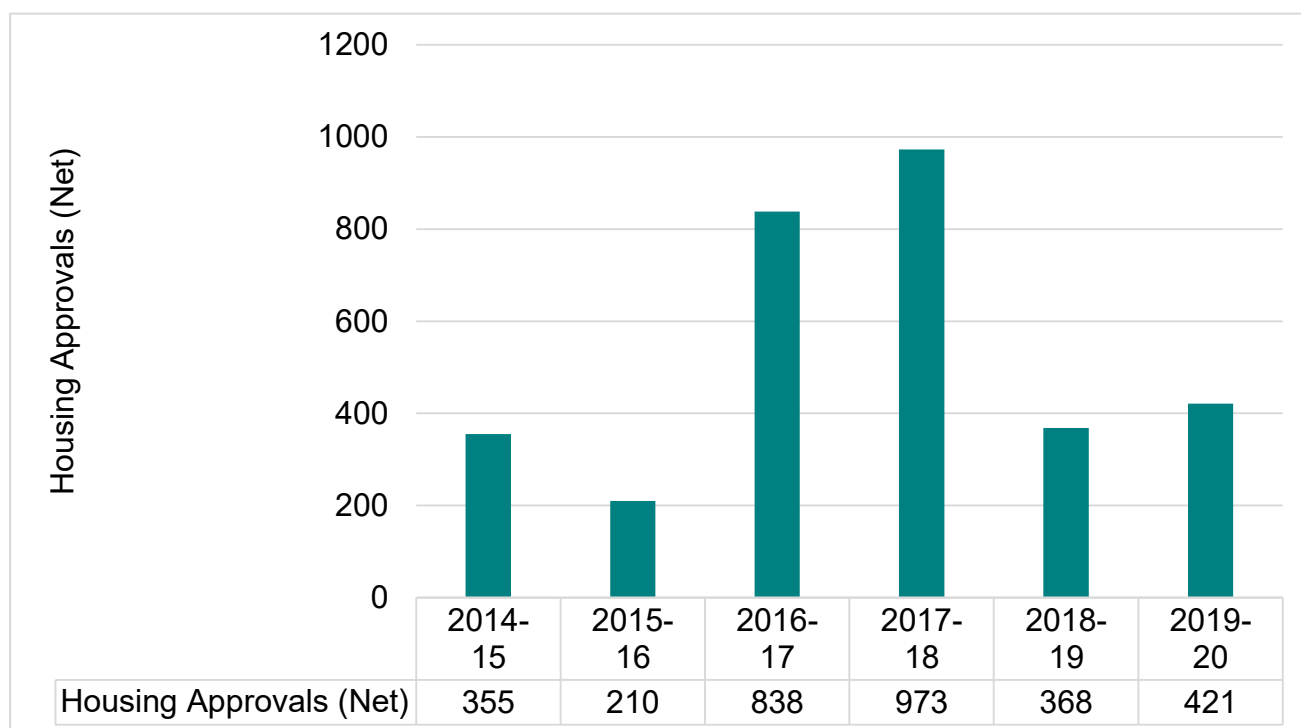
Key	
Environment	Transport
★ Main Town	◆ Employment Extension: Penrith
▲ Market Towns	■ North Pennines Area of Outstanding Natural Beauty
● Key Hubs	■ Lake District National Park
■ Housing Extension: Penrith	■ Yorkshire Dales National Park
	■ National and Regional Road and Transport Networks
	— Motorway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

Housing Approvals

During the monitoring year, planning permission was granted for a total of **421** new homes across the District. A full list of these permissions can be found in Appendix 2.

Figure 10 below outlines the annual rate of planning permissions which have been granted since April 2014.

Figure 10 - Annual Approvals (Net) since April 2014



The total number of dwellings granted planning permission since April 2014 is 3,150. This should ensure that Eden retains a healthy supply of housing sites across the next few years. In 2016-17 and 2017-18, there was a notable spike in the number of planning permissions granted for housing development. This was unusual, and occurred prior to the adoption of the Local Plan, when the Council was unable to demonstrate a five-year housing land supply. In turn, this led to an increase in speculative planning applications (including some for large residential schemes), and subsequent approvals. Since the adoption of the Local Plan in October 2018, the approval rate has levelled out again.

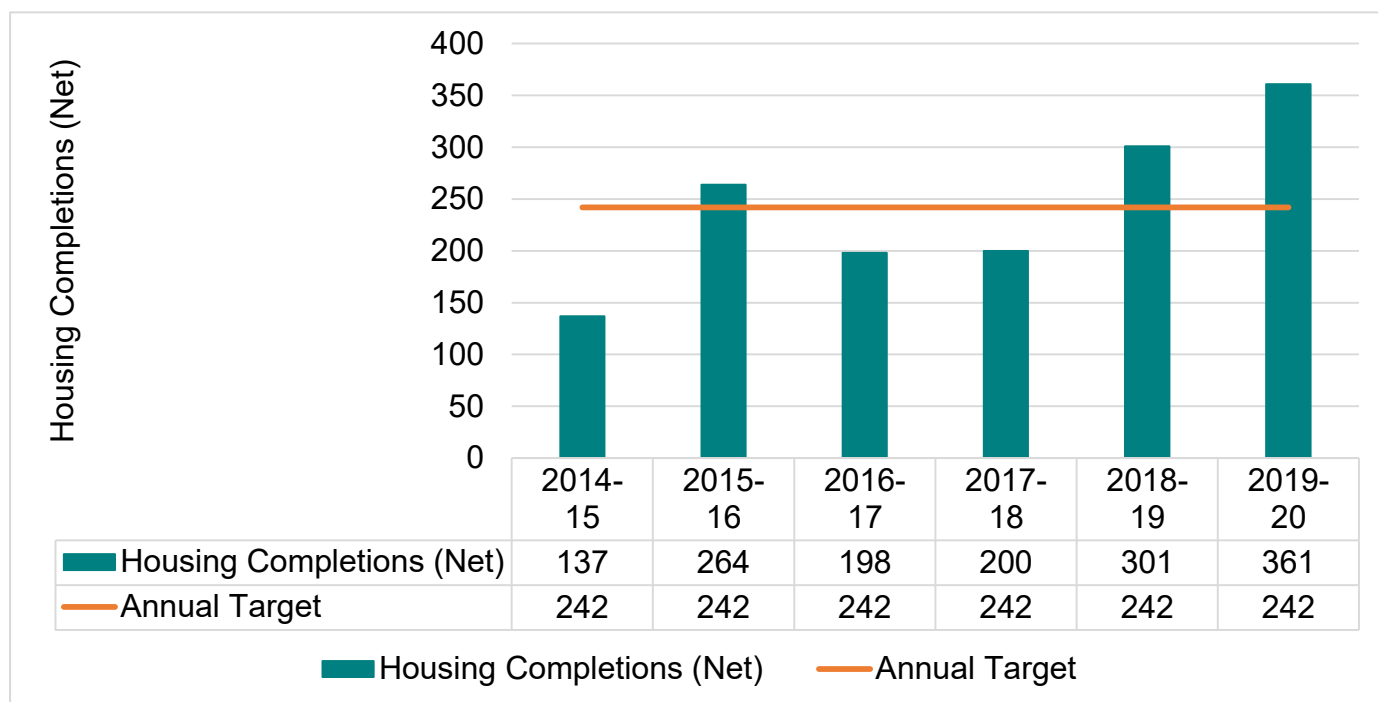
Housing Completions

During the current monitoring year, a total of **361 completions (net)** were recorded for new homes across the District. This is above the Local Plan target of at least 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 242 homes per annum.

Figure 11 below outlines the annual rate of completions which have been recorded since April 2014:

Figure 11 - Annual Housing Completions (Net) since April 2014



The overall number of completions recorded since April 2014 is 1,461 (net), set against a minimum target of 1,452, which has resulted in an **oversupply of 9 units**.

Employment Approvals

During the current monitoring year, 35,798m² (gross) of additional B1, B2 and B8 floorspace was granted planning permission⁴⁶. However, planning permission was also granted for development which would result in the loss of 166m² of floorspace⁴⁷ if implemented. The overall net gain of floorspace approved during the monitoring year was therefore **34,632m²**.

⁴⁶ Planning Application Refs: 19/0136, 19/0558, 19/0851, 20/0050, 20/0066, 18/0768, 19/0004, 19/0262, 19/0329, 19/0342, 19/0569, 19/0579, 19/0635, 19/0636, 19/0834 and 19/0922.

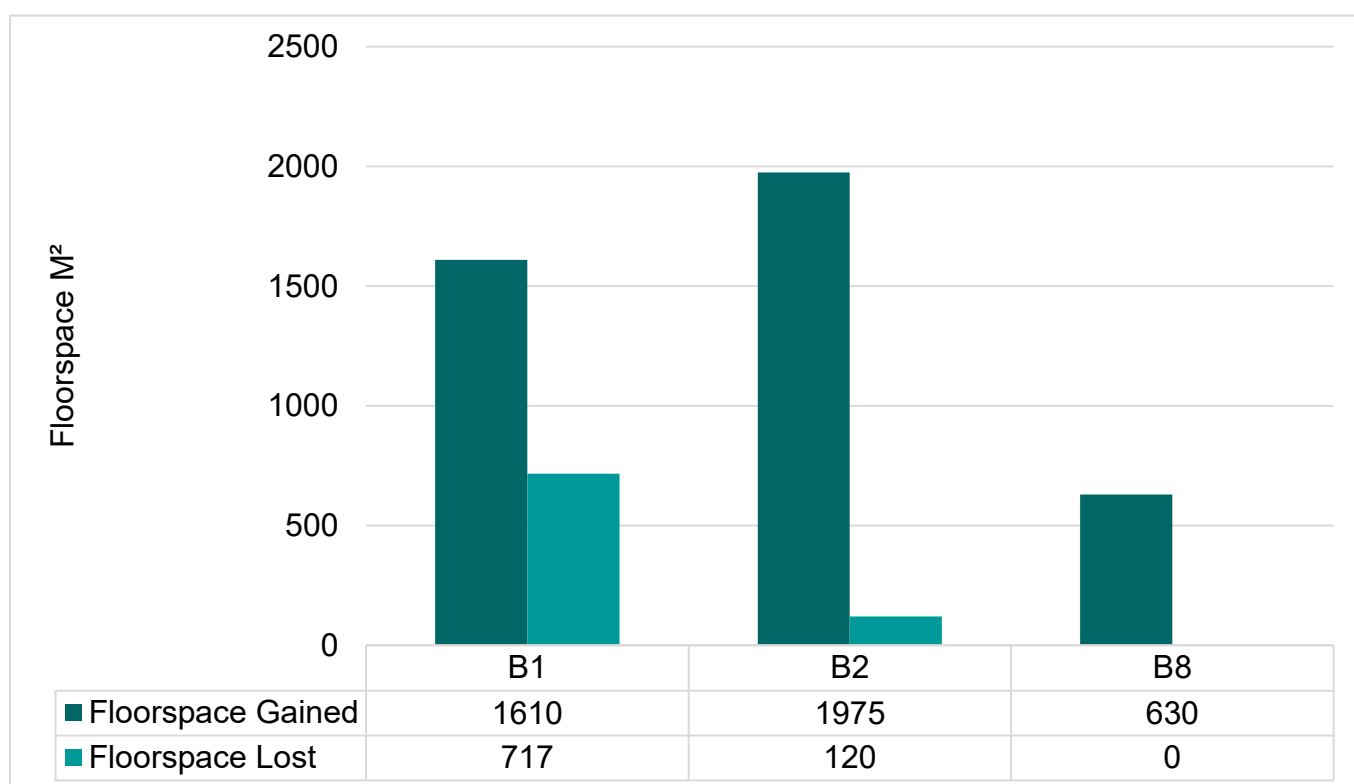
⁴⁷ Planning Application Refs: 19/0216, 19/0384, 19/0459, 19/0604, 19/0684, 19/0212 and 19/0274.

Employment Completions

During the monitoring year, a **net gain of 3,378m²** (Gross Figure: 4,215m²) of completed floorspace was recorded, this included 893m² of B1 floorspace⁴⁸, 1,855m² of B2 floorspace⁴⁹ and 630m² of B8 floorspace⁵⁰. This is a significant increase on the previous monitoring year, which recorded a slight net reduction in employment floorspace.

Figure 12 below outlines the employment floorspace, by use class, that has been completed during the monitoring year:

Figure 12 – Completed Employment Floorspace by Use Class (Net Gain)



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.

⁴⁸ Planning Application Ref: 16/0924

⁴⁹ Planning Application Refs: 14/0447 and 17/0348

⁵⁰ Planning Application Ref: 16/0924

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.

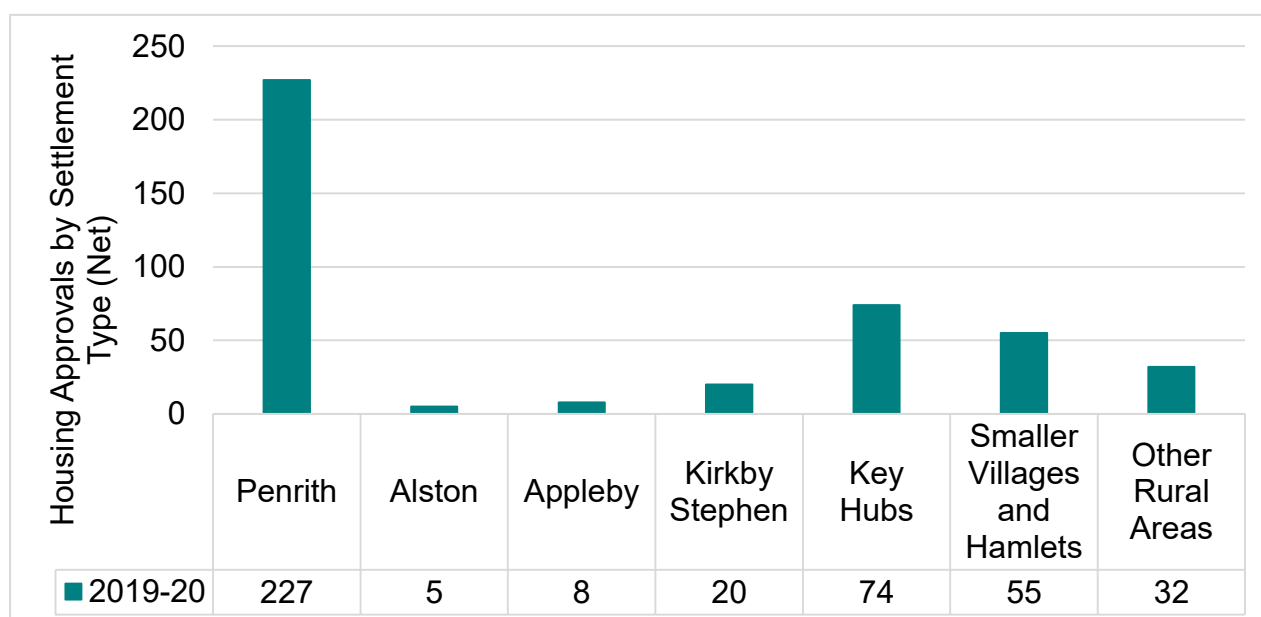
Table 13 - Policy Indicators for Policy LS2

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, planning permission was granted for **421 (net)** dwellings across the District, a detailed breakdown of the location of these residential planning permissions can be found in Figure 13 below.

Figure 13 - Housing Approvals by Settlement Type (Net)



The proportion of approvals in the Main and Market Towns during the current monitoring year was 67%, which is a significant improvement on the previous monitoring year when only 19.4% of approvals were recorded in these locations. In the Key Hubs, 12% of the overall approvals were recorded with 14% within the Smaller Villages and Hamlets and just 6% in the Other Rural Areas. This is a significant reduction from the previous monitoring year, and although there are no specific targets for housing approvals, this distribution of planning approvals is considered to better reflect the Local Plan's settlement hierarchy.

Housing Completions

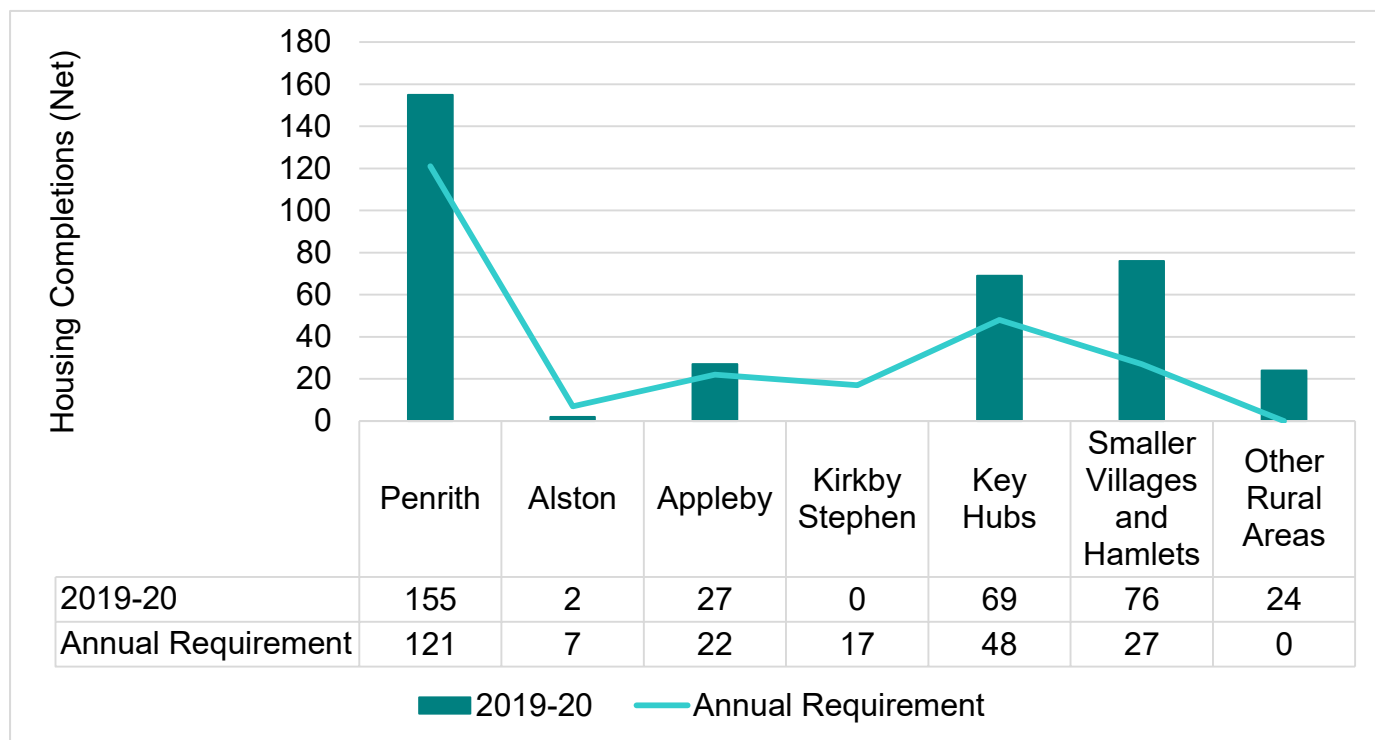
Policy LS2 outlines the proportion of development that is expected to be delivered in each tier of the settlement hierarchy; this is summarised in Table 14 below:

Table 14 - Distribution Targets (Policy LS2)

Location	Distribution Target	Distribution Achieved in 2019/20
Penrith (Main Town)	50%	42.9%
Alston (Market Town)	3%	0.6%
Appleby (Market Town)	9%	7.7%
Kirkby Stephen (Market Town)	7%	0%
Key Hubs	20%	19.4%
Smaller Villages and Hamlets	11%	21.9%
Other Rural Areas	0%	7.5%

During the monitoring year the overall housing completion target was exceeded by 45%, with **361(net) completions recorded** against the target of 242 (net) completions. Of these completions, 43.9% were recorded in Penrith, with 7.7% recorded in Appleby. Only two completions were recorded in Alston, and there were no completions recorded in Kirkby Stephen. The amount of housing being delivered in the Main and Market Towns remains below the Local Plan target of 69%, at 52.1%.

Figure 14 - 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. However, Policy LS2 states that the proportions (i.e., distribution pattern) should not be seen as annualised caps to development to provide flexibility in spatial planning.

Table 15 - Policy LS2 Table (Updated as 31 March 2020)

	Target	Distribution	Site Allocations	Completed	Under Construction or Permitted	Windfall	Residual Requirement	Annual Requirement
	4356	100%						
Towns								
Penrith	2178	50%	Yes	604	1165	150	259	22
Alston	131	3%	Yes	10	51	9	61	5
Appleby	392	9%	Yes	172	20	27	173	14
Kirkby Stephen	305	7%	Yes	22	157	21	105	9
Total	3006	69%		808	1393	207	598	50
Rural Areas								
Key Hubs	871	20%	Yes	225	385	120	141	12
Smaller Villages and Hamlets	479	11%	No	336	408	66	-331	-28
Total	1350	31%		561	793	186	-190	-16
Overall Total	4356	100%		1369	2186	393	408	34

Figure 15 - Housing Trajectory (Updated as 31 March 2020)

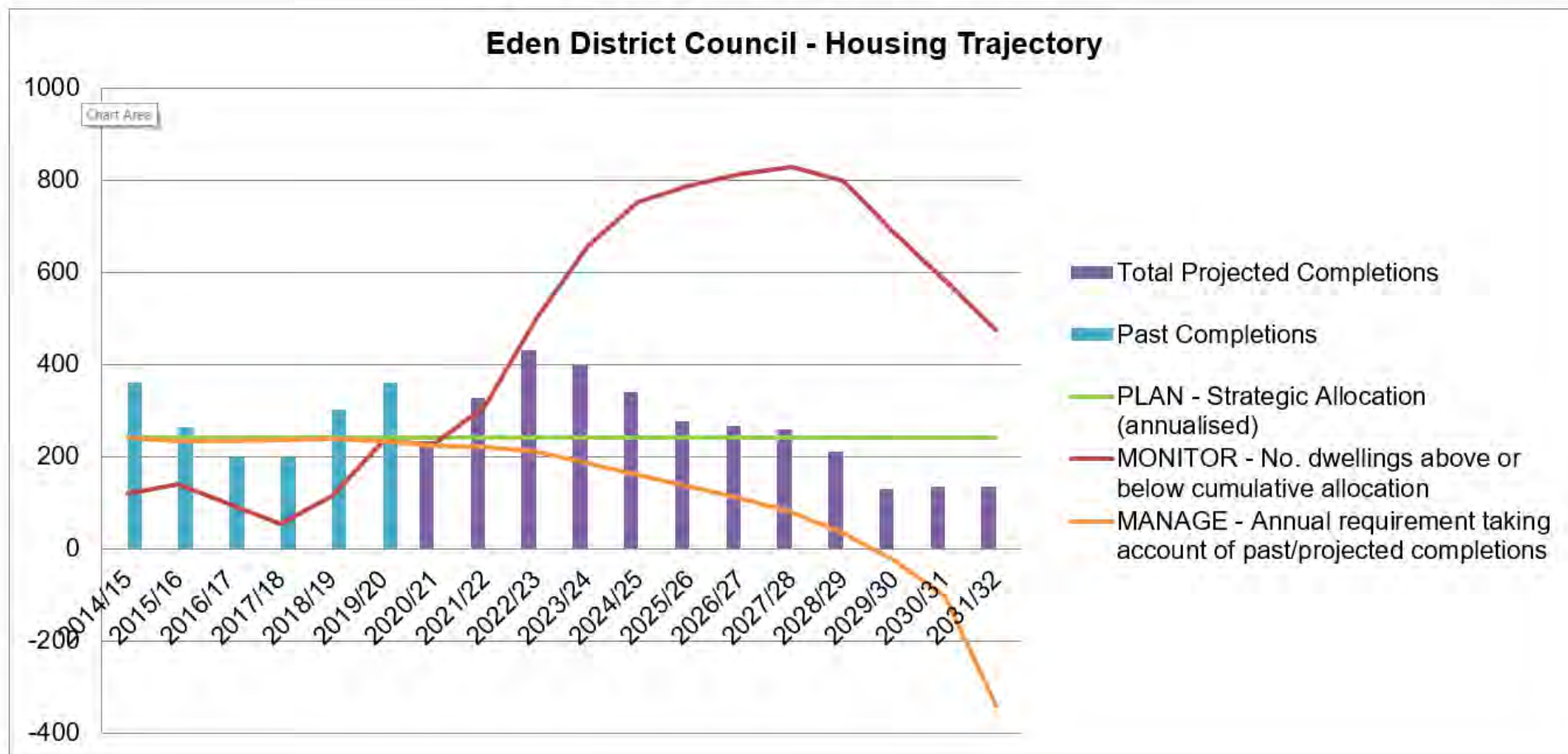


Table 16 - Housing Trajectory Table (Updated as 31 March 2020)

	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/30	31/32	Total
Past Completions	361	264	198	200	301	361													1685
Projected Completions	0	0	0	0	0	0	234	327	432	398	339	277	267	258	212	131	136	135	4831
Cumulative Completions	361	625	823	1,023	1,324	1,685	1,919	2,246	2,678	3,076	3,415	3,692	3,959	4,217	4,429	4,560	4,696	4,831	
PLAN - Strategic Allocation (annualised)	242	242	242	242	242	242	242	242	242	242	242	242	242	242	242	242	242	242	4356
MONITOR - No. dwellings above or below cumulative allocation	119	141	97	55	114	233	225	310	500	656	753	788	813	829	799	688	582	475	
MANAGE - Annual requirement taking account of past/projected completions	242	235	233	236	238	233	223	222	211	186	160	134	111	79	35	-24	-102	-340	

Release of Future Growth Sites

Across the district's four towns, both Penrith and Appleby exceeded their annual housing completions target. Alston and Kirkby Stephen did not meet their annual housing completion target with Alston only recording two completions and Kirkby Stephen recording none. Since April 2014, a total of 808 completions have been recorded across the four towns, which represents a collective undersupply of 194 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 80.6% of the Local Plan target, therefore the requirement to release these sites has **not** been triggered. However, completions in Kirkby Stephen are significantly below the minimum target; since 1 April 2014 only 22 completions have been recorded against the minimum target of 102 dwellings. There has been no net increase in dwellings in Kirkby Stephen since 2016/17, when two completions were recorded.

In the Key Hubs, the minimum annual target was not met during the monitoring year. Since April 2014, a total of 225 completions have been recorded in the Key Hubs, resulting in an undersupply of 65 units. The delivery of new homes in the Key Hubs is currently only 77.5% of the minimum requirement, therefore **it is necessary to consider whether the release of 'Future Growth Sites' within the Key Hubs is required.**

Since April 2014, 336 new homes have been delivered in the Smaller Villages and Hamlets and a further 85 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 17 - Policy Indicators within Policy PEN1

Indicator	Target
Amount of Employment Land delivered in Penrith	Majority of Employment Land to be provided in Penrith.
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 ⁵¹
Provision of a Primary School	Completion of a Primary School.

Employment

In relation to employment, during the monitoring year a total of **2,140m² of B1, B2 and B8 floorspace has been completed⁵²**, of this 1610m² falls into a B1 use class and 630m² falls within a B8 use class; however, the loss of **210m² of B1 floorspace⁵³** was also recorded. This therefore resulted in a **net increase of 2,030m²** of employment floorspace.

During the monitoring year, planning permission was granted for the creation of an additional **858.7m² of employment floorspace⁵⁴ comprising 251m² of B1 uses, 385.7m² of B2 uses and 222m² of B8 uses**; however, planning permission was also granted for development which would result in the **loss 382m² of B1 floorspace⁵⁵**. Overall, permissions were granted for a **net increase in employment floorspace of 476.7m²**

Housing

In relation to housing, Penrith is expected to deliver 50% of the District's overall housing requirement, which equates to an average (minimum) rate of delivery of 121 units per annum. During the monitoring year, **155 units were completed** in Penrith, exceeding the minimum target by 34 units.

⁵¹ Affordable Housing Threshold – schemes with 11 or more units or more than 1,000 square metres of floor space.

⁵² Planning Application Ref: 16/0924

⁵³ Planning Application Ref: 19/0216

⁵⁴ Planning Application Refs: 20/0050, 19/0262, 19/0329, 19/0635 and 19/0834.

⁵⁵ Planning Application Refs: 19/0216, 19/0459 and 19/0212.

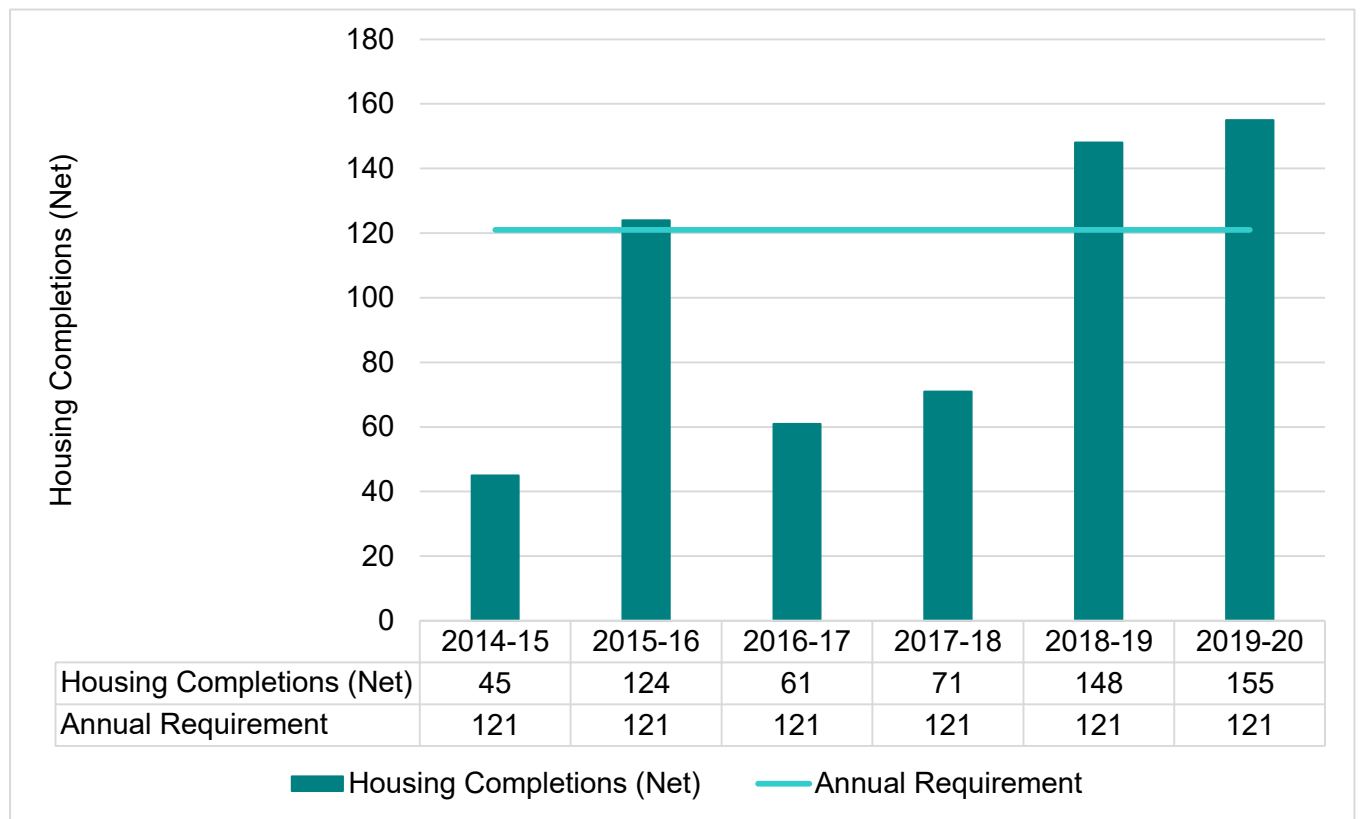
The rate of delivery of housing schemes and therefore the annual number of completions recorded is not something which falls within the control of the Council. Once a planning permission has been granted, the Council is limited in terms of its influence as to whether schemes are delivered and at what rate. Whilst this indicator is an important one, it should be noted that unlike some of the other housing indicators, this is not one where the Council can take steps to improve its performance; ultimately it is down to the development industry to drive delivery, supported, where appropriate, by the Local Planning Authority.

Table 18 - List of Completions Recorded in Penrith (2019/20)

Planning App Ref	Site Description	Number of Units Completed in 19/20	Total Number of Units (within scheme)
08/0295	Carleton Hill, Penrith	14	44
11/0259	The Castle Hotel, Norfolk Road, Penrith	1	1
12/0251	Fellside, Nicholson Lane, Penrith	1	1
15/0799	Fairways, Salkeld Road, Penrith	46	98
16/0811	Carleton Fields, Penrith	89	505
16/0993	Beacon Square, Penrith	1	7
17/0771	Former Garage, Roper Street, Penrith	1	54
19/0153	19-29 Tynefield Drive, Penrith	2	6
Total		155	716

Figure 16 below outlines the annual rate of delivery since April 2014:

Figure 16 - 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 Meadows⁵⁶ (560 units) and Story Homes at Fairhill⁵⁷ (98 units). As such, we would expect completions 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.

During the current monitoring period, **41 affordable units were completed**, which equates to 27% of the overall number of completions.

⁵⁶ Planning Application Ref: 16/0811

⁵⁷ Planning Application Ref: 15/0799

Table 19 - List of Affordable Housing Completions in Penrith (2019-20)

Planning App Ref	Site Description	Number of Affordable Units Delivered in 19/20
15/0799	Fairways, Salkeld Road, Penrith	16
16/0811	Carleton Fields, Penrith	25
Total		41

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, a plan showing the location of this site can be found in Appendix 4.

Table 20 - Summary of Financial Contributions Secured towards the Provision of a Primary School in 2019-20

Planning App Ref	Site Description	Financial Contribution towards Primary School
19/0426	Land off Carleton Road, Penrith	£600,512
Total		£600,512

To date, £4,066,745 has been secured through S.106 legal agreements towards the financing of the primary school. With yet further funding to be secured (c. £1.3m), there is no known start on site date yet for the building of the school. Cumbria County Council, as Local Education Authority, is responsible for the delivery of the new 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 21 – 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 22 - Progress in Relation to Policy PEN2 (Masterplans)

Site Ref	Site Description	Status
E3	Land at Longacres, Carleton	Outline planning permission granted ⁵⁸ for entire allocation. The outline applications were both supported by a Masterplan A detailed application ⁵⁹ for part of the site, submitted by Story Homes, was approved during the monitoring year.
E4	Carleton Hall Farm	A detailed planning application ⁶⁰ has been submitted by Barratt Homes for 128 dwellings. This application was submitted in November 2019 and remains under consideration.
N1a	Salkeld Road/Fairhill	No application has yet been made on this site; the site remains available.
N2	White Ox Farm	Outline planning permission ⁶¹ granted in July 2018; the application was supported by a Masterplan.
N3	Raiselands	An outline planning application ⁶² was submitted on this site in May 2017 (prior to adoption of the Eden Local Plan and is currently being held in abeyance at the request of the applicant. No Masterplan has been submitted to date.

⁵⁸ Planning Application Ref: 13/0033 and 17/0408.

⁵⁹ Planning Application Ref: 19/0426 (Story Homes)

⁶⁰ Planning Application Ref: 19/0840

⁶¹ Planning Application Ref: 16//1029

⁶² Planning Application Ref: 17/0375

During 2019-20, **one application was submitted** on a site (ref: E4) which required the submission of a masterplan under Policy PEN2. This application was a detailed application, so no Masterplan was provided. However, since submission of the application the Council has requested that one be provided.

There is only one site remaining which would require the submission of a Masterplan, - 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 23 - 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.

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 24 - Policy Indicators for Policy AL1

Indicator	Target
Amount of employment land delivered within Alston	Increase in employment land from baseline. (2.3 ha ⁶³ at 31 March 2013)
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 ⁶⁴

⁶³ This baseline figure includes, completed sites, allocated sites and sites with the benefit of planning permission.

⁶⁴ Affordable Housing Threshold - More than 10 dwellings

Employment

In respect of employment, Alston is expected to deliver 1.31 hectares of additional 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 2014, no net additional completed employment floorspace has been recorded in Alston.

As at 31 March 2020, there was only one extant planning permission for employment development within Alston; if implemented, this would provide an additional 43.1m² of B1 floorspace⁶⁵.

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 **two completions were recorded**⁶⁶, contributing 0.5% of the overall housing supply across the District. The average rate of completions since April 2014 is 1.6 units per annum, which remains consistently below the target.

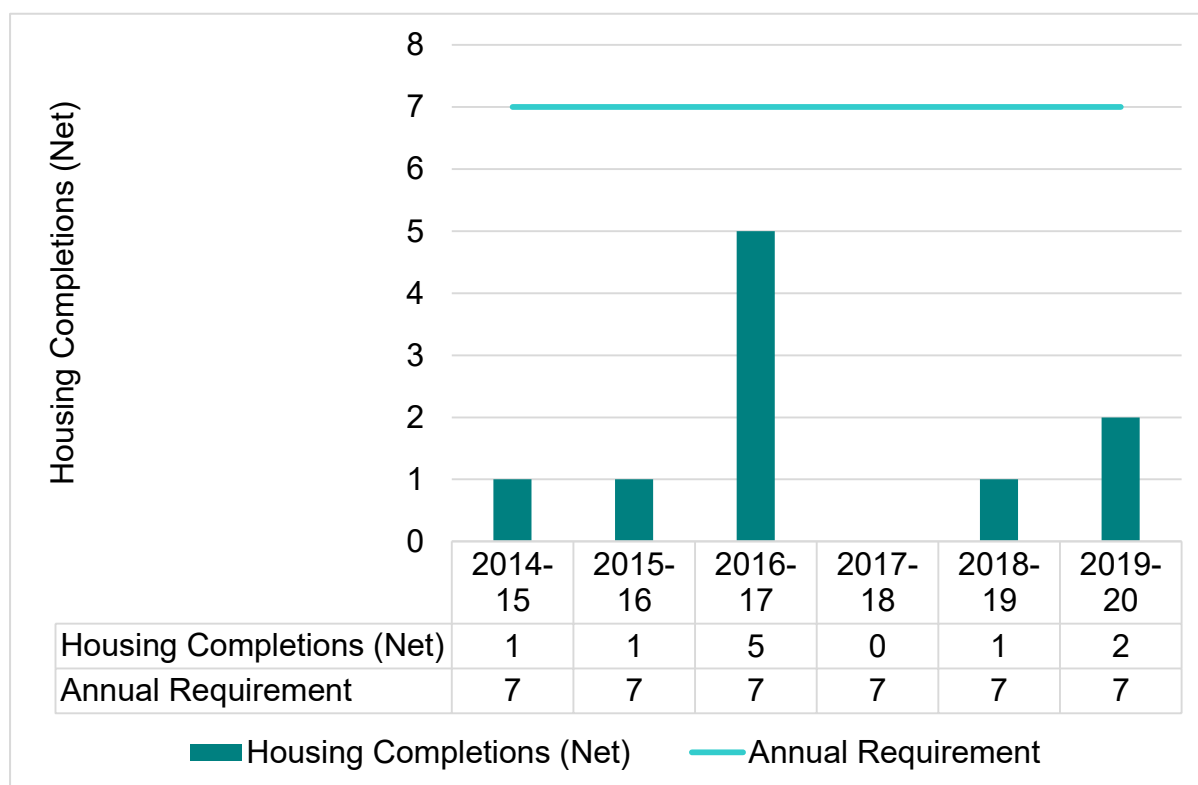
During the monitoring period, four applications involving housing development were submitted in Alston, of these only one was approved during the monitoring year, with a further application withdrawn and the remaining applications not determined.

It should be noted that whilst this may seem like a low number of applications, it did represent approximately 10% of all applications submitted within the Alston parish during the monitoring year. As at 31 March 2020, there were 7 extant residential planning permissions which, if implemented, would collectively provide an additional 17 dwellings.

⁶⁵ Planning Application Ref: 18/0030

⁶⁶ Planning Application Ref: 17/0060 and 19/0614

Figure 17 - Annual Completion Rate (Net) since April 2014



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

Policy AL2 (Renovation in Alston Moor)

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.

Table 25 - Policy Indicators for Policy AL2

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

Since April 2014, two planning permissions⁶⁷ were 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.

⁶⁷ Planning Application Refs: 18/0955 and 19/0031

Table 26 - Policy Indicators for Policy AP1

Indicator	Target
Amount of employment land delivered within Appleby.	Increase in employment land from baseline. (1.9 ha ⁶⁸ at 31 March 2013)
Amount of housing completed in Appleby.	In line with Distribution Strategy in Policy LS2 – 9%
Number of affordable housing units completed.	30% per year on larger schemes ⁶⁹

Employment

In respect of employment, Appleby is expected to deliver 4.54 hectares of additional employment land by 2032, this equates to an annual average of 0.25 hectares or 2500m². During the monitoring year, **one completion was** recorded which resulted in the **net reduction of 120m² of B2 floorspace**⁷⁰. Since April 2014, 1349.8m² of net additional completed employment floorspace has been recorded in Appleby.

The Local Plan allocated three employment sites within Appleby, the Former Dairy Site, Cross Croft Industrial Estate and Shire Hall. Of these, both the Former Dairy Site and Shire Hall have already been fully developed, with Cross Croft Industrial Estate representing the only undeveloped, allocated (greenfield) site. Since 2014, only one application for development on this allocated site has been submitted, this application relates to the erection of two detached buildings⁷¹, only one of these has been completed, which is included in the cumulative figures above.

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, **27 completions were recorded**. The average rate of completions since April 2014 is 29 units per annum, which marginally exceeds the target rate of delivery.

⁶⁸ This baseline figure includes, completed sites, allocated sites and sites with the benefit of planning permission.

⁶⁹ Affordable Housing Threshold - More than 10 dwellings

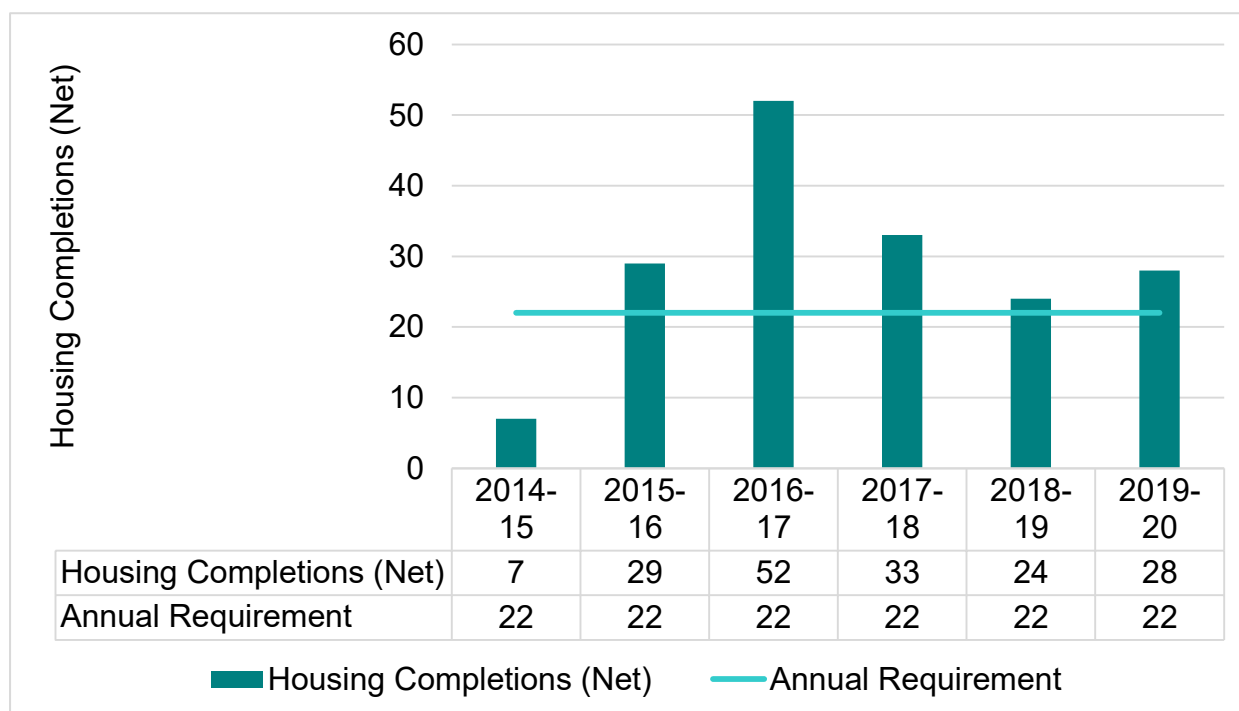
⁷⁰ Planning Application Ref: 11/0891

⁷¹ Planning Application Ref: 15/1043

Table 27 - List of Housing Completions Recorded in Appleby (2019-20)

Planning App Ref	Site Description	Number of Units Delivered in 19/20	Total Number of Units (within the scheme)
11/0989	Orchard Place, Appleby	22	142
12/0078	30 Clifford Street, Appleby	2	3
16/0715	44 Boroughgate, Appleby	1	1
18/0125	Land at 7 Belgravia, Appleby	2	2
19/0758	Studio Apartment, Redstones, Appleby	1	1
Total		28	149

Figure 18 - Annual Housing Completions Rates (Net) in Appleby since April 2014



During the monitoring period, **eight affordable housing completions⁷²** were recorded.

⁷² Planning Application Ref: 11/0989

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 28 - Policy Indicators for Policy KS1

Indicator	Target
Amount of employment land delivered within Kirkby Stephen.	Increase in employment land from baseline. (1.21 ha ⁷³ at 31 March 2013)
Amount of housing completed in Kirkby Stephen.	In line with Distribution Strategy in Policy LS2 – 7%
Number of affordable housing units completed.	30% per year on larger schemes ⁷⁴

Employment

In respect of employment, Kirkby Stephen is expected to deliver 3.33 hectares of additional employment land by 2032, this equates to an annual average requirement of 0.185 hectares or 1850m². During the monitoring year, **no employment floorspace completions** were recorded, however, extant planning permissions were in place for the creation of an additional 1089m² of B1, B2 or B8 floorspace at St Luke's Business Park.

Since April 2015, 708.9m² of net additional completed employment floorspace has been recorded in Kirkby Stephen.

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 **no housing completions were recorded**. It should be noted that completions within Kirkby Stephen remain significantly below their requirement; since the start of the Plan period only 22 completions have been recorded against a minimum requirement of 102. There has been no net increase in dwellings in Kirkby Stephen since 2016/17, when two completions were recorded.

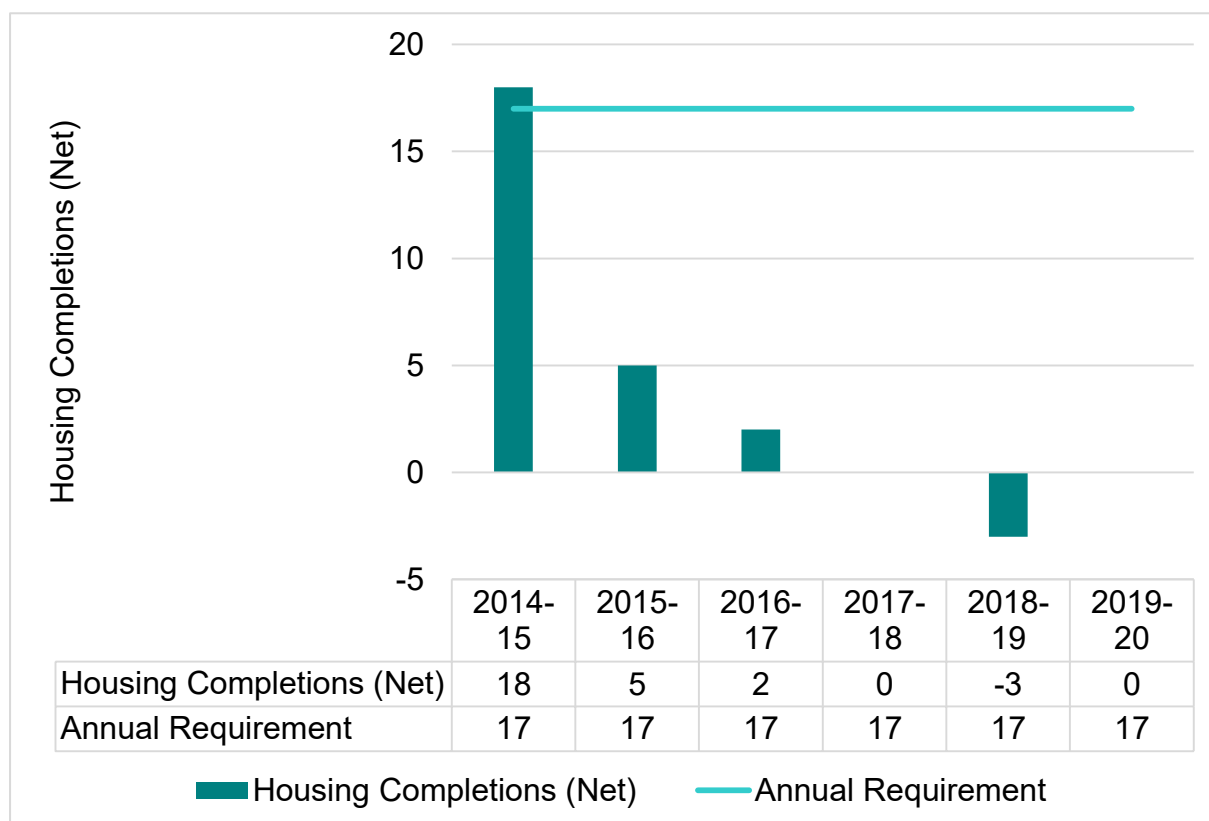
⁷³ This baseline figure includes, completed sites, allocated sites and sites with the benefit of planning permission.

⁷⁴ Affordable Housing Threshold - More than 10 dwellings

The average rate of delivery since April 2014 is 3.6 units per annum, which is significantly below the target. Although the Local Plan allocated three sites for housing within Kirkby Stephen (with a combined yield of 157 dwellings), and there is a healthy supply of sites which benefit from residential planning permission, very few sites are currently active so delivery of housing remains low. As at 31 March 2020, extant permissions were in place for 152 dwellings (net) in Kirkby Stephen.

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.

Figure 19 - Housing Completions (Net) in Kirkby Stephen (2019-20)



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 the thirteen Key Hubs across the Plan period.

Table 29 - Policy Indicator Table 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 ⁷⁵

Employment

The Key Hubs are expected to deliver 2.92 hectares of additional employment land, which equates to an annual average of 0.16 hectares or 1,600m². During the monitoring year, **1,974.76m² of B2 floorspace** was recorded as complete⁷⁶; however, the loss of **507m² of B1 floorspace**⁷⁷ was also recorded. Overall, this resulted in a net increase of **1,467.76m² employment floorspace** within the Key Hubs.

Housing

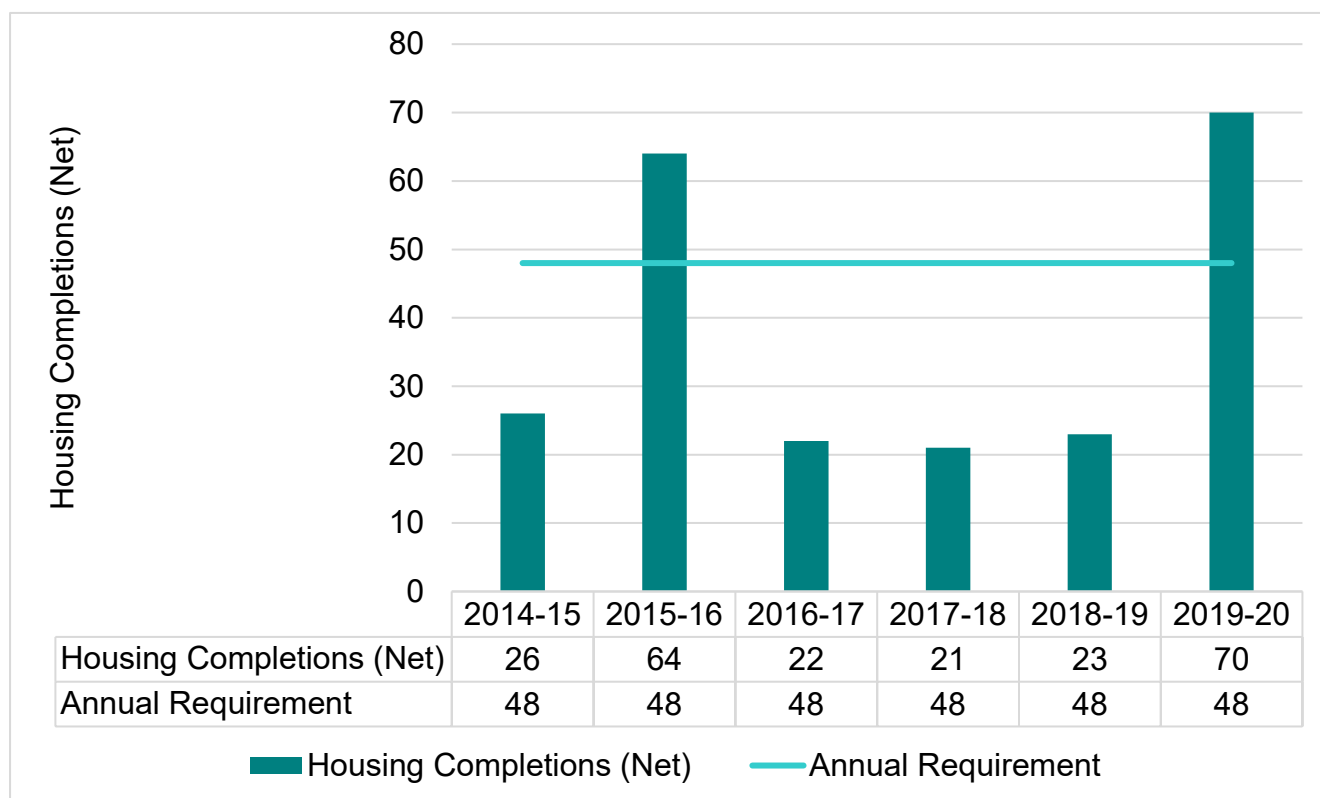
In respect of housing, the Key Hubs are expected to deliver 20% of the overall housing requirement of the District, which equates to the delivery of at least 48 units per annum. The average rate of delivery since April 2014 is 37.5 units per annum, which is below the target. Although sites are allocated 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.

⁷⁵ Affordable Housing Threshold - More than 10 dwellings

⁷⁶ Planning Application Refs: 14/0447 and 17/0348

⁷⁷ Planning Application Refs: 12/0456 and 17/0551

Figure 20 - Annual Rate of Housing Completions (Net) in the Key Hubs



During 2019-20, **70 new homes were completed within the Key Hubs**, which is a significant increase on the previous monitoring year; these can be broken down by settlement, as follows:

Table 30 - Distribution of Housing Completions in the Key Hubs

Location	Number of Housing Completions in 2019/20	Planning Application Ref
Armathwaite	17	16/0758 (1 Unit) 18/0586 (16 Units)
Brough and Church Brough	13	14/0405 (8 Units) 10/0437 (1 Unit) 16/0569 (2 Units) 11/0607 (2 Units)
Culgaith	7	06/0779 (1 Unit) 09/0881 (6 Units)
Greystoke	0	-
High and Low Hesket	4	13/0746
Kirkby Thore	1	15/0484

Location	Number of Housing Completions in 2019/20	Planning Application Ref
Langwathby	1	16/1095
Lazonby	2	17/0817 (1 Unit) 18/0237 (1 Unit)
Nenthead	0	-
Plumpton	21	17/0660 (21 Units)
Shap	1	18/0019 (1 Unit)
Stainton	3	16/0970 (2 Units) 17/0312 (1 Unit)
Tebay	0	-
Total	70	

Of the new homes completed, just 13 of these were affordable homes⁷⁸. However, only four schemes⁷⁹ were above the threshold for affordable housing provision and collectively delivered a total of 52 completions, which included twelve affordable units, which equates to 23% of all housing provided. All other completions were recorded on sites of less than ten dwellings and are not therefore required to provide affordable housing.

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, 36 planning applications for agricultural development were approved.

⁷⁸ Planning Application Refs: 13/0746, 11/0607, 17/0660 and 18/0586

⁷⁹ Planning Application Refs: 17/0060, 09/0881, 18/0586 and 14/0305

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.

It should be noted that permitted development rights also exist for the conversion of traditional agricultural buildings to dwellings (Class Q), which means not all applications for conversions are assessed under Policy RUR3. Nevertheless, the Council still receives a large number of applications which are assessed under this policy and contribute to the monitoring data below.

Table 31 - Policy Indicators for Policy RUR3

Indicator	Target
Number of developments involving the 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, **12 planning permissions were granted**⁸⁰ for the re-use of existing buildings within the rural area.

⁸⁰ This data excludes approvals granted under Class Q of the Town and Country Planning (General Permitted Development) Order 2015 (as amended).

Table 32 - 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
19/0861	Barn Conversion	3
19/0056	Barn Conversion	1
18/1010	Barn Conversion	1
19/0285	Change of Use of Residential Institution to Dwelling	1
19/0313	Change of Use of Hostel to Dwelling	1
19/0388	Barn Conversion	1
19/0779	Change of Use of Swimming Pool to Dwelling	1
19/0858	Change of Use to Dwellings	1
E/12/54	Barn Conversion	1
E15/7	Barn Conversion	1
Total		12

During the monitoring year, **23 completions were also recorded**. As all of these involved the conversion of a barn to a dwelling house, equating to 6.5% of the district's overall housing delivery for 2019/20.

Table 33 - 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
03/0483	Barn Conversion	1
07/0538	Barn Conversion (2 Units)	2
14/1065	Barn Conversion (3 Units)	1

Planning App Ref	Development Description	Total Number of Units Completed
15/0173	Barn Conversion	1
16/0050	Barn Conversion	1
16/0070	Barn Conversion	1
16/0222	Barn Conversion	1
16/0532	Barn Conversion	1
16/0762	Barn Conversion	1
16/0946	Barn Conversion	1
16/1042	Barn Conversion	1
17/0152	Barn Conversion	1
17/0493	Barn Conversion (2 Units)	1
18/0343	Barn Conversion	1
19/0056	Barn Conversion	1
19/0388	Barn Conversion	1
E/15/7	Barn Conversion	1
Total		23

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 34 - 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.

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.

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, **nine applications** for employment uses in the rural area were approved.

A summary of these approvals can be found in the table below:

Table 35 - Summary of Planning Permission Granted for Employment Development in the Rural Area

Planning App Ref	Development Description	Use Class	Amount of Floorspace Created (m ²)
19/0136	Change of Use of Barn to Office	B1	450
19/0558	Change of Use to Contractors Depot	B8	514.8
19/0851	Change of Use of Barn to Office	B1	188
20/0066	Change of Use to Workshop	B1	60
18/0768	Change of Use to Arboricultural Business	B1	36
19/0004	Erection of New Building	B2	535
19/0342	Erection of New Building	B2	288
19/0579	Replacement Office Building	B1	220
19/0922	Erection of Building	B2	55
19/0636	Outline Application for B1, B2 and B8 Use	B1/B2/B8	33,000
Total			35,346.8

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 36 - Policy Indicators for Policy DEV1

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

During the monitoring year, 9% of new housing has been built on previously developed land.

Table 37 - List of Completed Units on Previously Developed (Brownfield) Land (2019-20)

Planning App Ref	Site Description	Total Number of Units Completed on Brownfield Land
08/0767	Stoneworks Garth, Crosby Ravensworth	1
11/0259	The Castle Hotel, Penrith	1
12/0078	30 Clifford Street, Appleby	2
12/0251	Fellside, Nicholson Lane, Penrith	1
14/0065	Sandwath, Kirkby Stephen	1
16/0569	Christ Croft, Brough	2
15/0022	Hideaway Cottage, Kirkoswald	1
15/0038	5 Phoenix Park, Skelton	1
17/0060	Brook House, Alston	1
17/0159	Former Yanwath Care Home, Yanwath	5
17/0489	Former Methodist Chapel, Glassonby	1
16/1095	Green View, Langwathby	1

Planning App Ref	Site Description	Total Number of Units Completed on Brownfield Land
18/0327	Ingle Neuk, Lazonby	1
17/0771	Former Garage, Roper Street, Penrith	1
17/1042	New North End, Bolton	1
18/0125	Land at 7 Belgravia, Appleby	2
18/0019	East House, Main Street, Shap	1
16/0970	The Mains, Stainton	2
17/0312	Inglenook, Stainton	1
09/0289	Eden Garage, Warcop	1
19/0614	Laburnum Cottage, Alston	1
19/0758	Studio Apartment, Redstones, Appleby	1
14/0152	Croft View, King's Meaburn	2
17/0900	Crown House, Blencow	2
E/12/37	Former Coach House, Brownber House, Newbiggin-on-Lune	1
E/03/10	Mill Bank (Annex) and Well Head, Crosby Ravensworth	1
Total		36

Due to the rural nature of the District there are limited opportunities to redevelop previously developed land, with a reliance on greenfield, edge of settlement sites to meet the District's housing requirement. Wherever possible, the Council will encourage previously developed sites to be brought forward, where these conform with the requirements set out in the locational strategy (Policy LS1) 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 38 - 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 planning applications** were approved contrary to the advice of the Environment Agency.

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, **66% of applicable sites were developed utilising SUDs**, this is an increase from 56.8% in the previous monitoring year.

Table 39 - List of Major Housing Development Utilising SUDs

Planning App Ref	Site Description	Total Number of Units Completed
13/0746	Coopers Close, High Hesket	4
14/0305	Site adj to Castle Park, Brough	8
15/0799	The Fairways, Salkeld Road, Penrith	46
15/1163	Lambert Croft, Bolton	2
16/0075	Road Head Farm, Winskill	1
16/0569	Land east of Christ Croft, Brough	2
16/0811	Land at Carleton Fields, Penrith	89
16/0970	The Mains, Stainton	2
16/1022	Milburn Court Barns, Milburn	1

Planning App Ref	Site Description	Total Number of Units Completed
17/0246	Greystone House, Stainton	1
17/0293	Linden Park, Temple Sowerby	19
17/0312	Land adj Inglenook, Stainton	1
17/0432	Land at Ivy House, Ousby	5
17/0660	Brockley Moor, Plumpton	21
17/0696	Land adj Five Oaks, Melmerby	2
17/0771	Former Garage, Roper Street	1
17/0817	Land to rear of The Lilacs, Lazonby	1
17/1042	New North End, Bolton	1
18/0004	Sweet Well, Gamblesby	1
18/0327	Ingle Neuk, Lazonby	1
18/0586	Land at Station Road, Armathwaite	16
18/0665	Land at Helm Bar, Melmerby	5
Total		231

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 and, 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 40 - Policy Indicators for Policy DEV3

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

During the monitoring year, only **one determined planning application**⁸¹ 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 41 - Policy Indicators for Policy DEV4

Indicator	Target
Total value of developer contributions	No Target
Number and type of developer contribution	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 41 (below) outlines the nature and value of developer contributions secured during the monitoring year.

⁸¹ Planning Application Ref: 19/0426

Table 42 - Value of Planning Obligations (2019-20)

App Ref.	Affordable Housing	Education (& School Transport)	Highway Improvements	Open Space Provision
17/0527	4 Affordable Units (14.28%)	£38,000 (School Transport)	£43,926.53	726m ² to be provided on site.
17/0747	4 Affordable Units (28.5%)	-	-	-
17/0922	4 Affordable Units (30% Affordable Housing) ⁸²	-	-	Requirement to invest proceeds of sale into improving existing provision at Kirkby Stephen Grammar School.
18/0775	3 Units (30% Affordable Housing) ⁸³	-	-	Open space provision to be provided in detailed submission in accordance with Policy COM3.
18/0913	54 Units (100% Affordable Housing)	-	-	Adequate provision provided within the site.
19/0221 ⁸⁴	7 Affordable Units (25%)	-	-	-
19/0222	3 Affordable Units (12%)	£98,216 (Education) £38,000 (School Transport)	-	On-site viability issues restricted open space provision within the development.
19/0426	44 Affordable Units (29.5%)	£600,012.00	£206,115.65	2.76 ha to be provided on site.
Total	123	£774,628.00	£250,042.18	28,326m²

⁸² This figure is indicative only as the application is an outline approval.

⁸³ This figure is indicative only as the application is an outline approval.

⁸⁴ Application to vary Section 106 Agreement only.

The total value of planning obligations secured in 2019/20 was **£1,024,670.18**, of which **£250,042.18** was a contribution towards Highways and Transport and **£774,628.00** was a contribution towards Education.

During the monitoring year, on-site open space contributions were sought across four sites in accordance with Policy COM3, representing 50% of major planning applications determined; no planning obligations have been sought for off-site Open Space provision. Of the four schemes that did not include on-site open space provision, one of these cited⁸⁵ viability of the proposed development as a reason for not providing open space, and a further application⁸⁶ where the proposed development resulted in the loss of a disused sport field included a requirement for proceeds of the sale of land/development to be invested into improving sports provision at Kirkby Stephen Grammar School, secured by legal agreement. A further application sought to vary an approved scheme, which did not impact on the wider obligations already agreed and the fourth scheme was under consideration (although not approved) prior to the adoption of the Local Plan.

In terms of the second monitoring indicator for this policy, during the monitoring year, planning obligations were successfully sought on eight applications. All of these applications related to housing 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 £610,798**, which actually represents a slight reduction from the previous monitoring year (£615,547). 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, which 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.

⁸⁵ Planning Application Ref: 19/0222

⁸⁶ Planning Application Ref: 17/0922

Table 43 - 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.

The monitoring indicator for this policy requires housing quality to reflect adherence to design principles in the Eden Design Guide and any other relevant guides (the National Design Guide (2019) is an example of one such relevant guide) although there is no monitoring target. During the monitoring year, only three applications were refused where unacceptable design contributed to the reason for refusal. This represents 12.5% of all refusals issued during the monitoring period.

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 44 - Policy Indicators for Policy HS1

Indicator	Target
Number of affordable houses completed annually.	30% per year on larger schemes ⁸⁷

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 towards affordable housing is required on schemes which deliver between 6 and 10 units. This policy outlines the approach which will be taken to rural exceptions affordable housing.

During the monitoring year, 70 affordable housing completions were recorded. In total 250 completions were recorded on sites of 11 or more units, therefore the percentage of affordable housing delivered on these sites was 27.6%, just below the 30% target. A financial contribution to off-site provision of affordable housing can be sought on scheme of between 6 and 10 units, within the designated rural area (outside of Penrith). However, during the monitoring year, no financial contributions were payable for the provision of off-site affordable housing.

It should be acknowledged that whilst the target for provision of affordable housing is set at 30% on larger schemes, the Local Plan policy does allow for some flexibility in relation to provision where the viability evidence supports such an approach.

⁸⁷ Affordable Housing Threshold - More than 10 dwellings

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 45 - Policy Indicators for Policy HS2

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

During the monitoring year, **12 new homes** were permitted with local occupancy conditions within the Smaller Villages and Hamlets (see Table 46). This equates to 24% of homes approved in these locations.

Table 46 - List of Approvals Granted for Local Occupancy Homes in the Smaller Villages and Hamlets

Planning App Ref	Site Description	Total Number of Units Approved
17/0588	Site adj to Red Brows, Temple Sowerby	3
19/0227	Land north east of Nutwood Cottage, Newbiggin	3
19/0595	Land adj Blencathra Barn, Newton Reigny	3
19/0243	Hunter Hall Farm, Great Salked	2
19/0798	Land adj. Denby, North Dykes	1
Total		12

The remaining new homes approved in the Smaller Villages and Hamlets were either barn conversions, schemes involving previously developed land where local occupancy conditions are not applied or sites which benefited from an extant permission without a local occupancy requirement.

Policy HS3 (Essential Dwellings for Workers in the Countryside)

Policy HS3 seeks to allow for the exceptional development of housing in the countryside where homes are required to support an agricultural or rural business.

Table 47 - Policy Indicators for Policy HS3

Indicator	Target
Number of permissions granted.	No target.

During the monitoring year, **one planning application**⁸⁸ was approved for the creation of a new dwelling for a worker(s) employed by an agricultural or 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.

Table 48 - Policy Indicators for Policy HS4

Indicator	Target
Type and size 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, four-bed, or larger, dwellings contributed to 37% of the new supply, with two and three bed homes collectively contributing to 61% of the new housing stock.

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

⁸⁸ Planning Application Reference: 18/0053.

Table 49 – Summary of Completions by House Type and Number of Bedrooms

House Type		Number of Completed Market Units	Number of Completed Affordable Units	Number of Completed Units	Percentage of Total Completed Units
Apartment	1 Bed	2	0	2	0.55%
	2 Bed	10	12	22	6.09%
	3 Bed	3	0	3	0.83%
	4 Bed +	0	0	0	0%
	Total	15	12	27	7.48%
Bungalow	1 Bed	1	0	1	0.28%
	2 Bed	5	1	6	1.66%
	3 Bed	9	0	9	2.49%
	4 Bed +	4	0	4	1.11%
	Total	19	1	20	5.54%
Detached	1 Bed	2	0	2	0.55%
	2 Bed	8	0	8	2.22%
	3 Bed	42	1	43	11.91%
	4 Bed +	124	0	124	34.35%
	Total	176	1	177	49.03%
Semi-Detached	1 Bed	1	0	1	0.28%
	2 Bed	7	1	8	2.22%
	3 Bed	55	15	70	19.39%
	4 Bed +	3	0	3	0.83%
	Total	66	16	82	22.71%
Terraced	1 Bed	2	0	2	0.55%
	2 Bed	5	21	26	7.20%
	3 Bed	6	19	25	6.93%
	4 Bed +	2	0	2	0.55%
	Total	15	40	55	15.24%
Overall Totals		291	70	361	100%

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 are outlined in the table below:

Table 50 - 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	8	0	8	2.22	32.8%
2 Bedrooms	36	36	72	19.94	23.4%
3 Bedrooms	115	34	149	41.27	42.2%
4 + Bedrooms	132	0	132	36.57	1.6%
Overall Total	285	70	355	100.00	100%

The above table indicates that the housing delivered across the District in 2019/20 was dominated by larger accommodation, which would appear to be at odds with demographic changes indicating an increase in smaller households. Whilst the supply of one and two-bedroom homes, on face value, remains significantly below the target identified by the HNA, it should be noted that Table 50 only reports on completed dwellings and does not take account of planning permissions granted for residential dwellings in the monitoring year 2019/20.

It is worth noting that although not completed during the monitoring year, planning permission was granted for 54no. extra care apartments⁸⁹ comprising 9no. 1-Bed and 45no. 2 bed apartments (which are currently under construction) and a further 45no. apartments⁹⁰ comprising 12no. 1-bed and 28no. 2-bed apartments, all within Penrith where work has not yet commenced. Overall, these approvals will, once completed, make a significant contribution to the supply of smaller homes.

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.

⁸⁹ Planning Application Ref: 18/0913

⁹⁰ Planning Application Ref: 19/0033

Table 51 - 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, one of the completed schemes provided a fully accessible bungalow as part of the development; however, this was off-set against a reduced affordable housing requirement. All other completed schemes, on sites over 10 dwellings, were granted planning permission prior to the adoption of the Local Plan⁹¹.

During the monitoring year no planning permissions were granted⁹² which imposed a planning condition or legal agreement requiring dwellings to be built to this standard. However, one scheme⁹³ provided evidence as part of its submission that 24% of the housing proposed would meet this requirement whilst another scheme⁹⁴ was for 100% extra care accommodation.

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 52 - 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. However, since the start of the Plan period no extant planning permissions have been secured by Community Land Trusts in Eden, indicating very limited activity in this sector. However, Lazonby Parish Council is working on a Parish Council led housing project and in Kirkby Stephen work is progressing on a co-operative housing scheme.

⁹¹ 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.

⁹² Planning Application Ref: 17/0527, 17/0922, 17/0747, 18/0913, 18/0775, 17/0460, 19/0426 and 19/0222.

⁹³ Planning Application Ref: 19/0426

⁹⁴ Planning Application Ref: 18/0913

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 53 - 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, no completed pitches have been recorded. One site is allocated for the development of pitches. As at 31 March 2020, there were no extant planning permissions for Gypsy and Traveller pitches in Eden.

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 the Local Plan intends to release up to the year 2032. The amount 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.

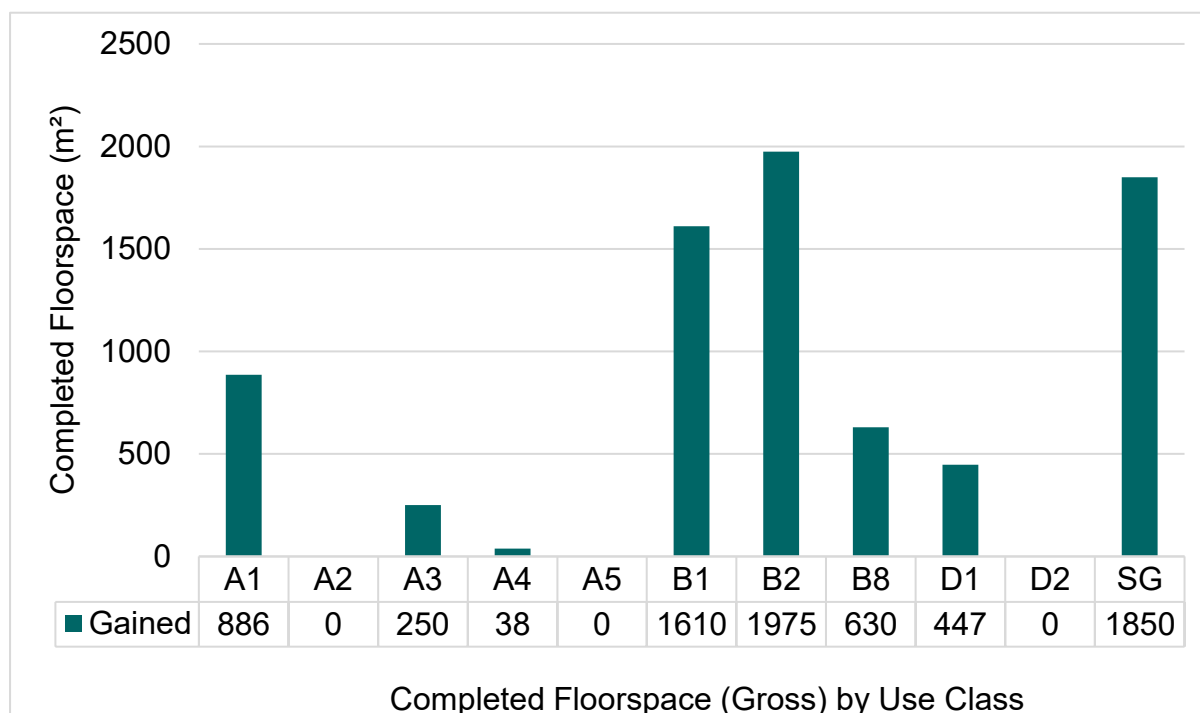
Table 54 - Policy Indicators for Policy EC1

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. (29.56ha at 31 March 2013) ⁹⁵
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.

⁹⁵ The Employment Land baseline includes allocated floorspace, completed sites and sites with planning permission.

Amount of Floorspace Developed by Type

Figure 21 - Employment Land Developed⁹⁶



In terms of the first monitoring indicator, the above chart shows all types of commercial floorspace. However, if we look more closely at the more traditional employment uses – business (B1), general industrial (B2) and storage/distribution ((B8), overall, there was a **gross increase in new employment floorspace recorded during the monitoring year, amounting to 4215m².**⁹⁷

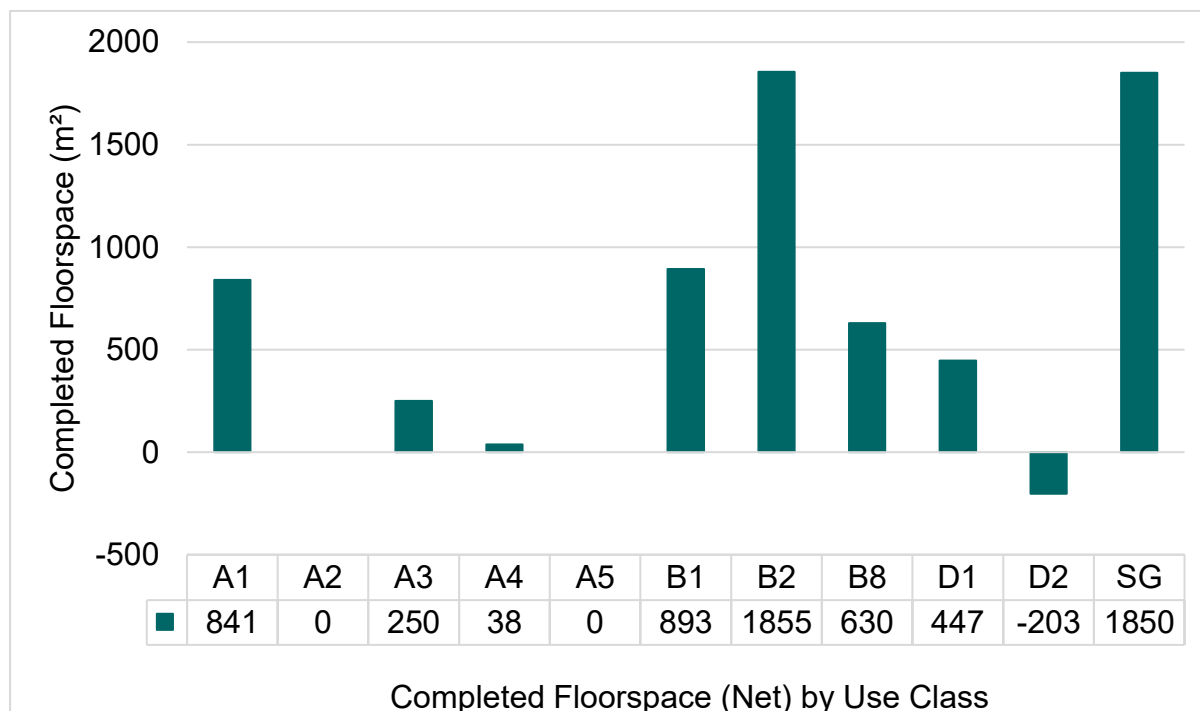
Available Employment Land

During the monitoring year, a total of 6600m² (net) floorspace has been delivered across all commercial use classes. Of this, 3378m² (net) of floorspace fell into the B use class category.

⁹⁶ Eden District Council Data, 2019

⁹⁷ Planning Application References: 16/0924, 17/0348, 14/0447.

Figure 22 - Completed Employment Floorspace (Net) by Use Class



The second monitoring indicator is the amount of available employment land. At the time of writing this report, the amount of employment land available in Eden is 31.8ha, an increase from, 31.5ha in the previous monitoring year. The target for is to achieve 36 hectares of employment land by 2032. Progress towards this target has been slow, but steady. It should also be noted that planning permission has been granted for a number of significant employment sites recently⁹⁸ which, if developed, would make a significant contribution towards/potentially exceed the Local Plan target.

Associate and Technical Professional Jobs

The third monitoring indicator is to increase the number of associate, technical and professional jobs. During the monitoring year, **associate, technical or professional occupations accounted for 10.3% of all jobs** in the Plan area. This is significantly below the northwest regional figure of 13.3% (and the national figure of 14.8%⁹⁹).

Gross Weekly Earnings

The fourth monitoring indicator, under Policy EC1, 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 exceeded the North West figure of £555.80, but remained lower than the national figure of £587.00¹⁰⁰. 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 23) indicates some

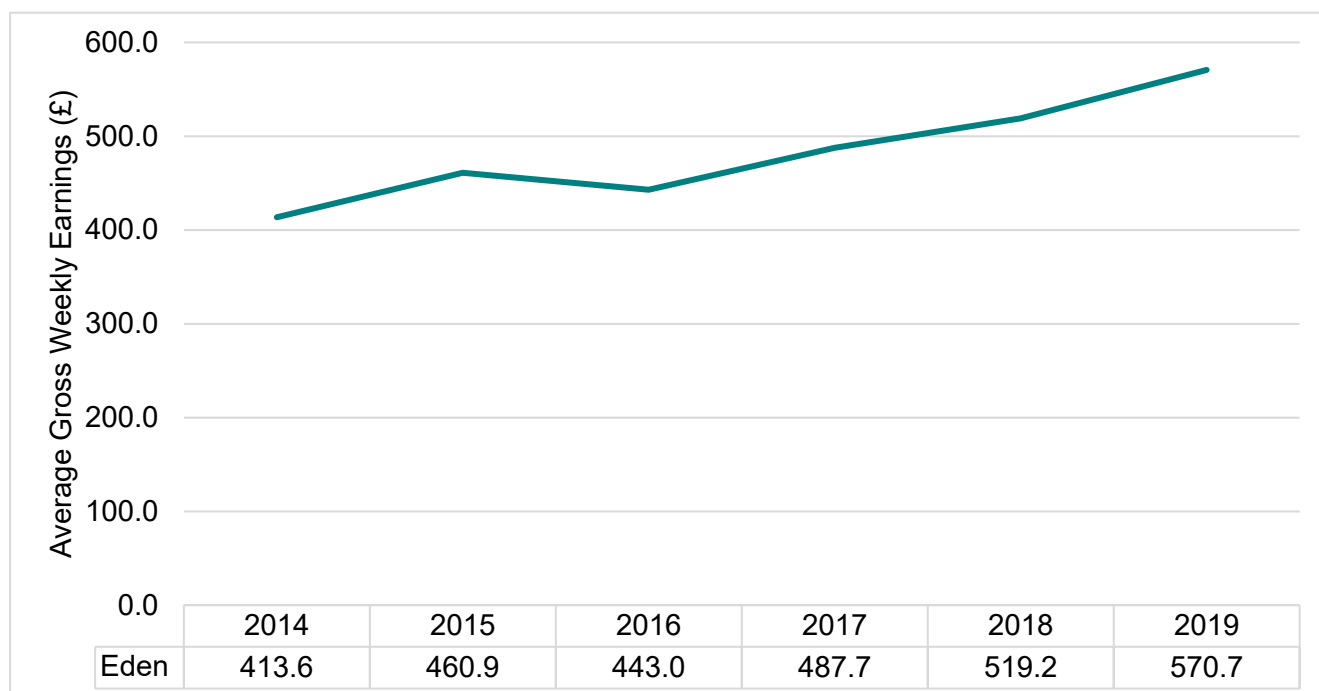
⁹⁸ Planning Application Ref: 17/0928 and 19/0636.

⁹⁹ Annual Population Survey, ONS, 2019

¹⁰⁰ Annual Survey of Hours Worked and Earnings (Table 8), ONS, 2019

of the fluctuations in this figure since April 2014, but demonstrates a steady increase in average weekly earnings since 2016.

Figure 23 - Gross Weekly Earnings in Eden (since April 2014)¹⁰¹



Unemployment Benefit Claimants

The fifth monitoring indicator is unemployment benefit claimants. During the monitoring year, the unemployment rate for Eden was 1.5%, which is significantly below the national rate of 4.1% (and the North West figure of 3.9%)¹⁰². 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 1.5%, which rose from 1.2% in the previous monitoring year. The figure for the North West was 3.7%, an increase from 3.4% in the previous monitoring year and nationally the figure was 3.1%, which increased from 2.7% in the previous monitoring year¹⁰³.

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.

¹⁰¹ Annual Survey of Hours Worked and Earnings (Table 8), ONS, 2019

¹⁰² Annual Population Survey, ONS, 2019

¹⁰³ Claimant Count, ONS, 2020

Table 55 - 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 837m² of employment space¹⁰⁴, on non-allocated sites, to other uses, broken down as follows: 507m² of B1 floorspace in the Key Hubs¹⁰⁵; 210m² of B1 floorspace in Penrith;¹⁰⁶ and 327m² of B2 floorspace in Appleby. Most of these losses were, however, offset by the creation of new employment floorspace in all B use classes. The only use class to record a net decrease during the monitoring year being D2, which saw a net reduction in floorspace of 203m². No employment losses occurred on allocated employment sites.

In addition to these completions, planning permissions were granted¹⁰⁷, which if implemented, would result in the further loss of 1166m² of employment floorspace across the District's four towns and the Rural Area.

The target for this indicator is to not lose any employment land; however, during the monitoring year this target has not been met.

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 56 - Policy Indicators for Policy EC3

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

During 2019/20, 58.3% of all floorspace completed (gross) for B1, B2 and B8 purposes was delivered in the main settlement of Penrith¹⁰⁸, with the remaining 41.7% delivered in the Key Hubs¹⁰⁹. These figures are broadly in accordance with the Spatial Strategy. However, no employment floorspace was approved or delivered in Appleby, Alston or Kirkby Stephen.

¹⁰⁴ Employment Floorspace includes used falling into B1, B2 or B8 uses.

¹⁰⁵ Planning Application Refs: 12/0456 and 17/0551

¹⁰⁶ Planning Application Ref: 210m²

¹⁰⁷ Planning Application Refs: 19/0216, 19/0384, 19/0459, 19/0604, 19/0684, 19/0212 and 19/0274

¹⁰⁸ Planning Application Ref: 16/0924

¹⁰⁹ Planning Application Refs: 17/0348 and 14/0447

Despite no approvals or completions being recorded in Appleby and Kirkby Stephen during the monitoring period, extant planning permissions were in place for 1310.95m² of commercial floorspace. It should be noted that 900m² of this is located on a single site in Kirkby Stephen. 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 57 - Policy Indicators for Policy EC4

Indicator	Target
Estimated annual tourist days spent in Eden.	Increase from baseline. (£240 million at 31 March 2013)
Number of applications approved for tourism development.	No target.
Estimated annual tourist expenditure.	Increase from baseline. (£240 million at 31 March 2013)

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.

Due to delays in the capturing of tourism data caused by the COVID-19 pandemic, data on the number of tourist days spent in Eden is not currently available.

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, 19 applications for tourist accommodation have been granted planning permission these are:

Table 58 - Approvals for Holiday Accommodation

Planning App Ref	Site Description	Type of Accommodation Approved
19/0167	Mains Cottage, Johnby	Shepherd Hut/Pod
19/0259	Whitbarrow Farm, Berrier	Shepherd Hut/Pod
19/0266	Lambsgate Farm, Alston	Shepherd Hut/Pod
19/0338	Johnby Hall, Johnby	Conversion
19/0359	Dukes Meadow, Lamonby	Lodge
19/0476	Maughanby Farm, Little Salkeld	Shepherd Hut/Pod
19/0701	Hillside Cottage, Garrigill	Conversion
19/0715	River Cottage, Little Salkeld	Lodge
19/0724	The Band Room, Kirkby Stephen	Conversion
19/0873	Land adj The Limes, Calthwaite	Lodge
19/0897	Little Ghyll Cottage, Garrigill	Conversion
19/0205	1 Railway Cottages, Blencow	Shepherd Hut/Pod
19/0276	Stanton House, Newby	Conversion
19/0566	Rotherhope Towers, Garrigill	Conversion
19/0702	Rising Sun, Croft Ends, Appleby	Caravans
19/0771	Oaklands Country Park, Great Strickland	Caravans
19/0793	Moss Bank, Great Salkeld	Lodge
19/0837	Temple Croft, Alston	Guest House
20/0064	Ash Garth, Brough	Conversion
Total Number of Planning Applications		19

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. Due to delays in capturing of tourism data caused by the COVID-19 pandemic, this data is not currently available.

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.

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 59 - 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 3,510.1m ² , outside town centres 666.06m ²)

Retail Developed in Accordance with Locational Strategy

In respect of the first monitoring indicator for this policy, during the monitoring year, 14% of floorspace developed for retail uses was in accordance with the locational strategy¹¹⁰. This amounted to 126m² of floorspace located in Penrith Town Centre, with the remaining floorspace also delivered in Penrith but outside of the Town Centre boundary. In both instances, the nature of the retail floorspace proposed was considered to be appropriate to a non-town centre location.

¹¹⁰ Planning Application References: 11/0700, 16/0924 and 19/0216

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, 1173.9m² of floorspace was developed for town centre uses¹¹¹. This includes: 886m² of A1 (Retail) floorspace; 249.9m² of A3 (Café and Restaurant) floorspace; and 38m² of A4 (Pub or Drinking Establishment) floorspace. Also during the monitoring year, 45m² of A1 (retail) floorspace¹¹² was lost to a non-town centre use.

¹¹¹ Planning Application Reference: 11/0700, 16/0924, 19/0216, 16/0980 and 17/0164.

¹¹² Planning Application Reference: 14/0075

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 60 - 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%¹¹³ of SSSI's 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 SSSI's in a recovering condition during the monitoring year is 71%. Overall, the percentage of SSSIs in a favourable or recovering condition 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.

¹¹³ Natural England, 2020

Table 61 - 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.

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 three 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 62 - Open Space Delivered on Housing Developments

Planning Application Ref	Location	Open Space Typology	Amount of Open Space Provided	Target Provision per 1000 Population	Requirement met
17/0660	Plumpton	Informal Recreation	*550m ²	0.49ha	
17/0771	Penrith	Informal Recreation	*1,630m ²	0.49ha	
18/0586	Armathwaite	-	No Open Space Provided	0.49ha	
Total			2,180m²		

* Approximate figures.

Both Plumpton and Armathwaite lie within the Ward of Hesket, The Open Space Audit identified an undersupply of Informal Recreation (ie, not plays areas, sports facilities or similar), which would usually be found with small developments.

The remaining site falls within the Ward of Penrith West, where the Open Space Audit did not identify an undersupply of informal recreation space, with the quality of the informal recreation ranging from between 58% to 89%, when assessed against the criteria outlined in the Open Space Audit. There are no targets set for the quality of open spaces within this document. In this instance the proposed development

comprised 54no. apartments, which would not benefit from private outdoor space, and therefore the provision of dedicated open space to serve this development was included within the approved scheme.

In addition to the aforementioned applications, retrospective planning permission¹¹⁴ was granted for the creation of a new sports pitch within Penrith, comprising 4500m² (net) of additional outdoor sports provision. This is located within the Ward of Penrith North, where the Open Space Audit did not identify any undersupply, but nevertheless additional provision is supported. The quality of existing outdoor sports facilities ranged from 81% to 92%, when assessed against the criteria in the Open Space Audit, again, there is no specific target relating to quality.

Also, approved during the monitoring area, was a Multi-Use Games Area (MUGA) in Carleton, Penrith¹¹⁵ which, when completed, will provide 360m² of outdoor sports facilities.

During the monitoring year, no other planning applications were granted planning permission for 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 63 - Policy Indicators for Policy ENV5

Indicator	Target
Average domestic energy consumption per capita.	Decrease in baseline. (Electricity – 5,680 kWh per annum; Gas – 18,410 kWh per annum at 31 March 2012)
Percentage of Eden residents in fuel poverty	Decrease in baseline. (28.3% at 31 March 2013)

¹¹⁴ Planning Application Ref: 18/0549

¹¹⁵ Planning Application Ref: 19/0554

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 64 provides an overview of average energy consumption across Eden over the past three years. These figures are the most up to date figures currently available.

Table 64 - Average Fuel Consumption (per capita) across Eden^{116 117}

	2012-13 Baseline	2016-17	2017-18	2018-19
Gas	18,410 Kwh	12336 Kwh	12521 Kwh	12436Kwh
Electricity	5,680 Kwh	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 2017¹¹⁸, with **11.9% of residents¹¹⁹ 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%. These figures are the most up-to-date figures currently available.

¹¹⁶ Sub-National Electricity Sales, BEIS, 2018

¹¹⁷ Sub-National Gas Sales, BEIS, 2018

¹¹⁸ The most recent data available – data is published approximately two years behind.

¹¹⁹ Sub-Regional Fuel Poverty Data, BEIS, 2017

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 65 - 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

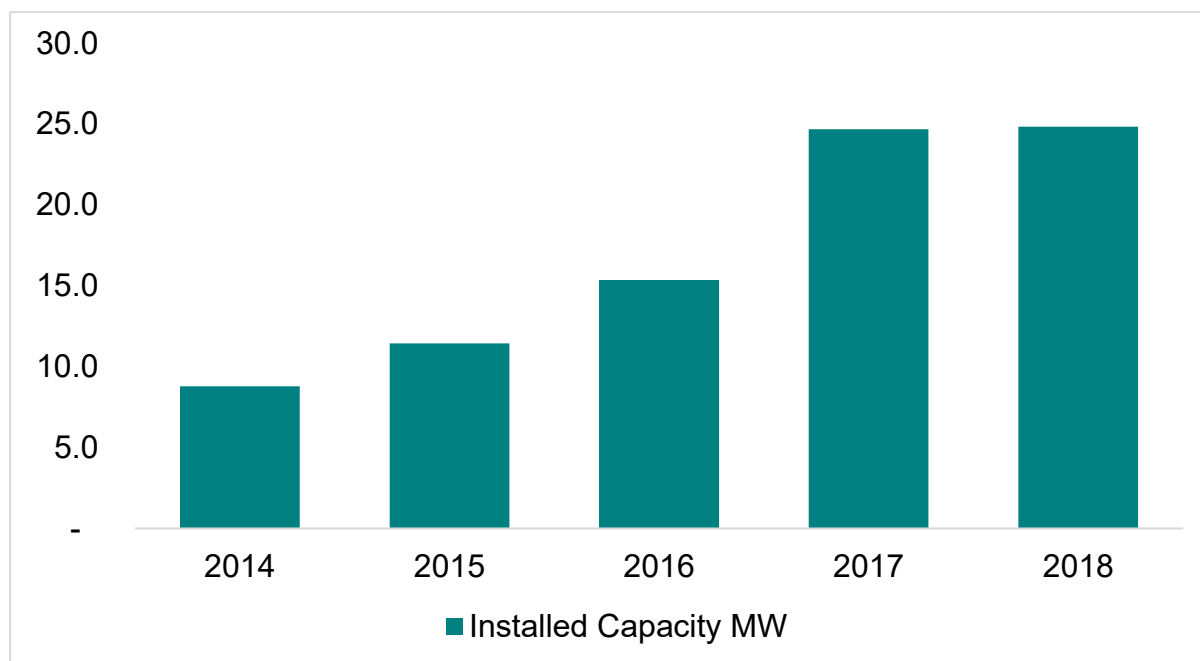
The first monitoring indicator for this policy is the number of megawatts of energy produced from renewable energy generation. The target for this indicator is 3MW per annum (an increase from baseline of 2MW in 2011/12).

During 2018, which is the most recent available data, Eden had an installed capacity of 24.8MW and generated **44,034 MWh (5MW)**¹²⁰ 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 24 (below) indicates how the capacity for renewable energy generation in Eden has grown since 2014.

¹²⁰ Department for Business, Energy and Industrial Strategy, Regional Renewable Energy Statistics (2019)

Figure 24 - Renewable Energy Installed Capacity in Eden (2014-2018)¹²¹



Type of Renewable Energy Approved

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.

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 66 - Policy Indicators for Policy ENV7

Indicator	Target
Number of designated Air Quality Management Areas (AQMA) in District.	No increase from baseline. (0 AQMAs at 31 March 2014)

¹²¹ Department for Business, Energy and Industrial Strategy, Regional Renewable Energy Statistics (2019)

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.

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 67 - 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 68 - 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, **no applications were refused on pollution grounds**.

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 69 - Policy Indicators 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 character appraisal. During the monitoring year, work was progressed to review all 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 70 - 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, **four applications for the designation of an Asset of Community Value were made¹²²**, this is an increase from just one application made in the previous monitoring year.

¹²² Asset of Community Value Register: <https://www.eden.gov.uk/your-environment/your-community/community-right-to-bid-register-of-assets/>

Table 71 - List of Community Assets added to the Community Asset Register

Site	Date of Approval of Nomination
Coronation Gardens, Lazonby	4 June 2019
Will Pool, Lazonby	4 June 2019
Sports Field, Lazonby	4 June 2019
Appleby Library, Appleby	2 April 2019

Services Lost or Gained in Towns and Villages

In terms of the second monitoring indicator, during the monitoring year, **two services/facilities were lost in two of the district's towns (Penrith and Appleby)**¹²³ and no new services were added/completed. In Penrith, the loss of a retail premises was recorded and in Appleby, the loss of a bank was recorded. 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 assess. As such, we consider that in light of policy wording, we have assumed that the indicator should be that there is no net decrease in these facilities.

It is also important to note 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 public open space are shown on the Policies Map accompanying the Local Plan.

Table 72 - Policy Indicators for Policy COM2

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.

¹²³ Planning Application Refs: 19/0684 and 20/0089

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 73 - 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 74 - Open Space Provision Benchmarks (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, which relates only to major residential schemes, during the monitoring year three major housing developments recorded completions (excluding those already counted in previous reports), of these, two sites provided an on-site open space contribution, which equates to 66% of major applications. A breakdown of the open space provided by these developments is presented in the table below:

Table 75 - Open Space Provided by Major Housing Schemes

Planning Application Ref	Location	Number of Units (Completed in 2019/20)	Amount of Open Space Provided
17/0660	Plumpton	28	*550m ²
17/0771	Penrith	54	*1630m ²
18/0586	Armathwaite	18	No Open Space Provided.
Total			2180m²

In addition to the above, planning permission was granted for the installation of a Multi-Use Games Area (MUGA) in Penrith¹²⁴ and for the change of use of agricultural land to a football pitch (4,500m²), also in Penrith in the current monitoring year¹²⁵. During the monitoring year, Appleby Cricket Club also completed its new pavilion.

Financial contributions to Open Space

Regarding the second monitoring indicator, this has proved difficult to monitor due to inadequacies with internal software systems. Plans to introduce a new planning software system in the very near future should greatly assist with policy monitoring. However, it appears the policy has been overlooked in the consideration of several applications for minor residential development during the monitoring year. Now that this has come to light, Officers will be looking to ensure that the policy is applied in the consideration of all future planning applications for residential proposals

During the monitoring year, **no financial contributions** were sought towards 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.

¹²⁴ Planning Application Ref: 19/0554

¹²⁵ Planning Application Ref: 18/0549

Table 76 - 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, one application was approved for a specialist education facility¹²⁶.

¹²⁶ Planning Application Ref: 19/0209

Appendix 1 – Policy Indicator Summary Table

The AMR monitors the Council's performance against a range of targets, many of which are not within the control of the Council to ensure they can be met. This is, primarily where the targets relate to the physical delivery of new development, which is the responsibility of applicants, or the management of designated sites, the responsibility for which lies with government bodies. As such, it is important to recognise that whilst every attempt is made to achieve all of the targets set out in the Local Plan, this is not always possible.

The RAG (Red, Amber, Green) scoring utilised in Appendix 1 of this report is a popular project management tool used to effectively track and monitor progress and its use within this report is for guidance purposes. Where targets have not been met, or where it is deemed necessary to do so, the report will provide the relevant context to why targets have not been met during the monitoring period.

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

Policy	Indicator	Target	Performance	Colour (RAG)
A Planning Strategy for Eden District				
Policy LS1 – Locational Strategy	Approval of net additional dwellings	No target	421 (net) 434 (gross)	Score N/A
	Completion of net additional dwellings	242 dwellings per year broken down by settlement hierarchy	361 (net) 373 (gross)	Green
	Approvals of employment Land	No target	34,632m ² (Net) 35,798m ² (Gross)	Score N/A
	Completion of employment Land	1.52 ha of employment land per year broken down by settlement hierarchy	3,378m ² (Net) 4,215m ² (Gross)	Red

Policy	Indicator	Target	Performance	Colour (RAG)
Policy LS2 – Housing Targets and Distribution	Approval of net additional dwellings	No target	421 (net) 434 (gross)	Score N/A
	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%	361 (net) 373 (gross) Penrith = 155 (43.9%) Alston = 2 (0.57%) Appleby = 28 (7.6%) Kirkby Stephen = 0 (0%) Key Hubs = 70 (19.6) Smaller Villages and Hamlets = 79 (21.5%) Other Rural Areas = 24 (6.8%)	Amber

Policy	Indicator	Target	Performance	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.</p>	

Policy	Indicator	Target	Performance	Colour (RAG)
			Delivery in the Smaller Villages and Hamlets and the Other Rural Areas has exceeded the distribution target.	
Policy PEN1	Amount of employment land delivered in Penrith	Majority of employment land to be provided in Penrith	2140m ² (Gross) 2030m ² (Net) This equates to 58.3% of net employment land delivered across the District.	Green
	Amount of housing completed in Penrith	In line with distribution strategy in Policy LS2 – 50%	155 (net) 157 (gross) This equates to 43.91% of overall delivery across the District.	Amber

Policy	Indicator	Target	Performance	Colour (RAG)
	Number of affordable housing units completed in Penrith	30% per year on larger schemes ¹²⁷	41 (net) 41 (gross) This equates to 27.3%) of overall delivery on large sites within the settlement of Penrith.	Amber
	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.	Amber

¹²⁷ Affordable Housing Threshold - More than 10 dwellings

Policy	Indicator	Target	Performance	Colour (RAG)
			<p>A site has been identified which is in the ownership of Persimmon Homes.</p> <p>Cumbria County Council, as Local Education Authority, is responsible for the delivery of the school.</p>	
Policy PEN2	Applications accompanied by a Masterplan	100% (in Masterplan Areas)	One Detailed application submitted without a Masterplan although one was subsequently requested and submitted as part of the application.	Green

Policy	Indicator	Target	Performance	Colour (RAG)
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.	Red
Policy AL1	Amount of employment land delivered within Alston	Increase in employment land from baseline (2.3 ha ¹²⁸ at 31 March 2013)	No employment completions were recorded during the monitoring year.	Red
	Amount of housing completed in Alston	In line with Distribution Strategy in Policy LS2 – 3%	2 (net) 3 (gross) This equates to 0.6%) of overall delivery across the District.	Red

¹²⁸ This baseline figure includes, completed sites, allocated sites and sites with the benefit of planning permission.

Policy	Indicator	Target	Performance	Colour (RAG)
	Number of affordable housing units completed	30% per year on larger schemes ¹²⁹	0 (net) 0 (gross) No larger schemes completed within Alston.	Green
Policy AL2	Number of applications approved for conversion of buildings	Monitoring applications on an annual basis to assess take up	2	Score N/A
Policy AP1	Amount of employment land delivered within Appleby	Increase in employment land from baseline (1.9 ha ¹³⁰ at 31 March 2013)	None. 120m ² of floorspace was lost during the monitoring year.	Red

¹²⁹ Affordable Housing Threshold - More than 10 dwellings

¹³⁰ This baseline figure includes, completed sites, allocated sites and sites with the benefit of planning permission.

Policy	Indicator	Target	Performance	Colour (RAG)
	Amount of housing completed in Appleby	In line with Distribution Strategy in Policy LS2 – 9%	28 (net) 30 (gross) This equates to (7.7%) of overall delivery across the District.	Amber
	Number of affordable housing units completed	30% per year on larger schemes ¹³¹	8 (net) 8 (gross) This equates to (29.6%) of overall delivery on large sites within the settlement of Appleby.	Green

¹³¹ Affordable Housing Threshold - More than 10 dwellings

Policy	Indicator	Target	Performance	Colour (RAG)
Policy KS1	Amount of employment land delivered within Kirkby Stephen	Increase in employment land from baseline (1.21 ha ¹³² at 31 March 2013)	No employment completions were recorded during the monitoring year	Red
	Amount of housing completed in Kirkby Stephen	In line with Distribution Strategy in Policy LS2 – 7%	0 (net) 0 (gross)	Red
	Number of affordable housing units completed	30% per year on larger schemes ¹³³	0 (net) 0 (gross)	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.	1467.76m ² (net) 1974.76 (gross) This equates to 41.7% of net employment floorspace delivered across the District.	Green

¹³² This baseline figure includes, completed sites, allocated sites and sites with the benefit of planning permission.

¹³³ Affordable Housing Threshold - More than 10 dwellings

Policy	Indicator	Target	Performance	Colour (RAG)
	Amount of housing completed in Key Hubs	In line with Distribution Strategy in Policy LS2 – 20%	70 (net) 72 (gross) This equates to (19.6%) of overall delivery across the District.	Amber
	Number of affordable housing units completed	30% per year on larger schemes ¹³⁴	13 (net) 13 (gross) This equates to (18.5%) of overall delivery on large sites within the Key Hubs.	Red
Policy RUR2	N/A	No target – policy concerns safeguard on new sites	36 planning applications approved for agricultural development	Score N/A

¹³⁴ Affordable Housing Threshold - More than 10 dwellings

Policy	Indicator	Target	Performance	Colour (RAG)
Policy RUR3	Number of developments involving re-use of buildings	Monitoring applications on an annual basis to assess take up	12 planning applications approved	Score N/A
Policy RUR4	Number of applications approved for employment in rural areas	Monitoring applications on an annual basis to assess take up	9 planning applications approved	Score N/A
Development Principles				
Policy DEV1	Percentage of housing developed on previously-developed land	No target	9.3%	Score N/A
Policy DEV2	Percentage of applications approved contrary to advice from the Environment Agency on flooding/water quality	0%	0%	Green
	Number of housing completions utilising SUDs (schemes of more than 10 dwellings)	100% (post 2016)	66% (This figure is increasing year on year)	Red

Policy	Indicator	Target	Performance	Colour (RAG)
Policy DEV3	Number of major developments submitting travel plans	100%	1 Application (100% of Requirement)	Green
Policy DEV4	Total value of developer contributions	No Target	£1,024,670.18	Score N/A
	Number and type of developer contributions	No Target	8 Section 106 Agreements have been agreed which will provide 123 affordable units, £774,628 towards education provision, £250,042 towards highway improvements and 28,326m ² of open space provision.	Score N/A

Policy	Indicator	Target	Performance	Colour (RAG)
	Estimated contributions from New Homes Bonus	Increase from baseline (£331,757 – 31 March 2014)	£610,798.00 Although an increase from the baseline, this is a reduction from the previous monitoring year.	Green
Policy DEV5	Housing quality reflecting adherence to the design principles set out in Eden Design Guide and other relevant guides	No target	3 refusals on design grounds.	Score N/A

Policy	Indicator	Target	Performance	Colour (RAG)
Decent Homes for All				
Policy HS1	Number of affordable houses completed annually	30% per year on larger schemes ¹³⁵	27.6% It should be acknowledged that whilst the target for provision of affordable housing is set at 30%, the Local Plan policy does allow for some flexibility in relation to provision where the viability evidence supports such an approach.	Amber

¹³⁵ Affordable Housing Threshold - More than 10 dwellings

Policy	Indicator	Target	Performance	Colour (RAG)
Policy HS2	Number of applications for houses approved with local connection (in smaller villages and hamlets)	No target	12	Score N/A
Policy HS3	Number of permissions granted (for essential dwellings for workers in the countryside)	No target	1	Score N/A
Policy HS4	Type and size of dwellings delivered	In accordance with latest Strategic Housing Market Assessment Data (Current Target)	1 Bed – 2.22% (target: 32.8%) 2 Bed – 19.94% (target: 23.4%) 3 Bed – 41.27% (target: 42.2%) 4 Bed – 36.57% (target: 1.6%) These figures are based on net delivery figures.	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

Policy	Indicator	Target	Performance	Colour (RAG)
Policy HS6	Number of schemes completed	No target	0	Score N/A
Policy HS7	Number of pitches completed	27 Gypsy pitches, 12 transit sites and 2 Show People pitches by 2028	0	Red
A Strong Economy				
Policy EC1	Amount of business floorspace developed per year by type	1.52ha per year	3378m ² (net) 4215m ² (gross)	Red
	Amount of employment land available	18% increase from baseline by 2032 (29.65 ha ¹³⁶ at 31 March 2013)	31.8 ha This represents a 7.25% increase from the baseline figure.	Amber
	Increase in numbers of associate/professional/technical jobs	Increase to NW average	10.3% NW – 13.3%	Amber

¹³⁶ This baseline figure includes, completed sites, allocated sites and sites with the benefit of planning permission.

Policy	Indicator	Target	Performance	Colour (RAG)
	Earnings (Gross weekly pay of full-time workers)	No reduction in earnings (£514.00 at 31 March 2014)	£570.70 This figure is unchanged from the previous monitoring year.	Green
	Unemployment benefit claimants	To retain rate below UK average	1.5% UK – 4.1%	Green
Policy EC2	Amount of employment land lost to other uses	None	Approvals: 1166m ² Completions: 837m ² (gross); The loss of employment land was off-set by the creation of new employment floorspace across all B-Class uses	Red
Policy EC3	Percentage of employment land developed by location	Majority in Towns and Key Hubs	100%	Green

Policy	Indicator	Target	Performance	Colour (RAG)
Policy EC4	Estimated annual tourist days spent in Eden	Increase from baseline (£240 million at 31 March 2013)	No data due to reporting delays caused by COVID-19	Score N/A
	Number of applications approved for tourism development	No target	19	Score N/A
	Estimated annual tourist expenditure	Increase from baseline (£240 million at 31 March 2013)	. Due to delays in capturing of tourism data caused by the COVID-19 pandemic, this data is not currently available.	Green
Policy EC5	N/A	N/A		Score N/A
Policy EC6	N/A	N/A		Score N/A

Policy	Indicator	Target	Performance	Colour (RAG)
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%)	14% (126m ² of A1 floorspace delivered in Penrith Town Centre)	Red
	Total amount of floorspace developed for town centre uses	Maintain baseline (2012/13: Town Centres 3510.1m ² , outside town centres 666.06m ²)	1173.9m ² (gross) 1126.9m ² (net)	Red
A Rich Environment				
Policy ENV1	Percentage of Applications approved with measures for protection of priority and protected species.	100% (where applicable)	No data available currently.	Score N/A
	Percentage of SSSIs in favourable condition	95%	21%	Red

Policy	Indicator	Target	Performance	Colour (RAG)
	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.	Green
Policy ENV2	N/A	N/A		Score N/A
Policy ENV3	N/A	N/A		Score N/A
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.	Green

Policy	Indicator	Target	Performance	Colour (RAG)
	Provision of open space delivered in relation to Open Space Audit	Provision of required green infrastructure required in settlements	2180m ² - Housing Development POS 4500m ² - Sports Pitch	Green
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 – 3354 Kwh Gas – 12436 Kwh	Green
	% of Eden residents in fuel poverty	Decrease in baseline (2012/13: 28.3%)	11.9%	Green
Policy ENV6	Megawatts of energy produced from renewable energy generation	3MW per annum	5MW	Green
	Type of renewable energy approved	No target	None	Score N/A
Policy ENV7	Number of designated Air Quality Management Areas (AQMA) in District	No increase from baseline (0 AQMAs at 31 March 2014)	0	Green

Policy	Indicator	Target	Performance	Colour (RAG)
Policy ENV8	Number of sites improved in terms of land contamination	Monitoring applications on an annual basis to assess take up	No data	Score N/A
Policy ENV9	Percentage of applications refused on pollution issues.	Monitoring applications on an annual basis to assess take up.	0%	Score N/A
Policy ENV10	Conservation areas with character appraisals.	Increase on baseline (12 as at 31 March 2014)	8	Red
Thriving Communities				
Policy COM1	Number of applications for designation as an Asset of Community Value (ACV)	Monitoring applications on an annual basis to assess take up	4	Score N/A
	Services lost or gained in towns and villages.	No decrease from baseline (2 in 2012/13)	2	Red

Policy	Indicator	Target	Performance	Colour (RAG)
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.	Green
Policy COM3	Amount of new open space created.	100% of applications for major development.	2180m ² - Housing Development POS 4500m ² - Sports Pitch 360m ² - MUGA	Green

Policy	Indicator	Target	Performance	Colour (RAG)
			<p>50% (4 out of 8) of major application determined included open space provision in accordance with Policy COM3. In all other circumstances, it was determined that no contribution was required, where provision of adequate open space already existed.</p>	

Policy	Indicator	Target	Performance	Colour (RAG)
	Financial contributions to Open Space.	100% of applications for minor residential development.	None. This indicator has proved difficult to monitor due to the inadequacies of internal software systems. This should be rectified by the introduction of a new planning software in the very near future.	Red
Policy COM4	Number of new facilities brought forward.	Monitoring applications on an annual basis to assess take up.	1	Score N/A

Appendix 2 – Housing Approvals – 2019/20

Planning App Ref	Site Address	Proposal	Decision Type	Gross Units	Net Units	AH ¹³⁷	BF ¹³⁸	LO ¹³⁹
17/0527	Land to north of Hackthorpe Hall, Hackthorpe	Residential development	FA	28	28	4	0	0
18/0053	The Alpaca Centre, Snuff Mill Lane, Stainton	Agricultural workers dwelling	OA	1	1	0	0	1
18/0872	Rigg Hall, Shap	Replacement dwelling	FA	1	0	0	0	0
19/0048	The Bungalow, Doomgate, Appleby	Replace garage with dwelling	FA	1	1	0	1	0
19/0056	Wigton Road Barn, Hutton in the Forest, Penrith	Conversion of barn to single dwelling.	FA	1	1	0	0	0
19/0094	Hill House, Winton	Barn conversion and refurbishment of farmhouse	FA	2	1	0	0	0
19/0119	The Manor House, Winton	Subdivision to create 2 dwellings	FA	2	1	0	1	0
19/0121	Churnside, Melmerby	Barn conversion to 2 dwellings	FA	2	2	0	0	0
17/0922	Land off Kirkby Stephen Grammar School, Kirkby Stephen	Residential development	OA	16	16	4	0	0
18/0818	Land adj Ivy House, Culgaith	Proposed dwelling	FA	1	1	0	0	0
18/1010	Barn North of Town End, Penruddock	Barn conversion	FA	1	1	0	0	0
19/0098	Elm Cottage, Colby	Proposed dwelling	OA	1	1	0	1	0
19/0153	Land off Tynefield Drive, Penrith	Residential development	FA	6	6	0	0	0
19/0160	Salvin School Hall, The Butts, Alston	Conversion of redundant school to dwelling	FA	2	2	0	2	0
19/0190	Garden of The Old Vicarage, Edenhall	Proposed dwelling	FA	1	1	0	1	0

¹³⁷ Affordable Housing

¹³⁸ Brownfield

¹³⁹ Local Occupancy

Planning App Ref	Site Address	Proposal	Decision Type	Gross Units	Net Units	AH 140	BF 141	LO 142
19/0193	Land at the Old Stackyard, Clifton Dykes	Demolition of existing buildings and proposed dwelling	FA	0	0	0	0	0
17/0747	Site adj to Otters Holt, Culgaith	Residential development	OA	14	14	4	0	0
18/0913	1 Newton House, Newton Road, Penrith	Demolition of former care home and proposed 54 extra care apartments	FA	54	54	54	54	0
19/0164	Clifton Hall Farm, Clifton	Barn conversion	CPDA1	1	1	0	0	0
19/0244	1 Howard Park, Greystoke	Subdivision of dwelling	FA	2	1	0	1	0
19/0308	Land Southwest of Bank Top House	Residential development	OA	1	1	0	1	0
17/0588	Site adj. to Red Brows, Temple Sowerby	Residential development	OA	3	3	0	0	3
18/0775	Land at Eden View, Langwathby	Residential development	OA	13	13	3	0	0
19/0031	Mill House, Nenthall	Replacement dwelling	FA	1	0	0	1	0
19/0227	Land Northeast of Nutwood Cottage, Newbiggin, Heads Nook	Residential development	OA	3	3	0	0	3
19/0243	Hunter Hall Farm, Great Salkeld	Residential development	OA	2	2	0	0	2
19/0285	Mouthlock Centre, Barras	Change of use residential institution to dwelling	FA	1	1	0	1	0
19/0292	Pine Lodge, Skelton Wood End	Replacement dwelling	FA	1	0	0	1	0
19/0324	Site adj Copper Hall, Croglin	Proposed dwelling	FA	1	1	0	1	0
19/0354	Building Plot, Doomgate, Appleby	Proposed dwelling	FA	1	1	0	0	0
18/0955	Cotterill House, Dykeheads, Nenthhead	Replacement dwellings	FA	2	0	0	2	0
18/1008	Former care home, Beacon Edge, Penrith	Residential development	FA	7	7	0	7	0

¹⁴⁰ Affordable Housing

¹⁴¹ Brownfield

¹⁴² Local Occupancy

Planning App Ref	Site Address	Proposal	Decision Type	Gross Units	Net Units	AH 143	BF 144	LO 145
19/0265	Town Foot Farm, Lazonby	Barn conversion	FA	1	1	0	1	0
19/0313	Cockabundee Cottage, High Loaning Head, Garrigill	Change of use hostel to dwelling	FA	1	1	0	1	0
19/0388	Barn adj to Saddle House, Busk, Renwick	Barn conversion	FA	1	1	0	0	0
19/0462	Broomfield, Knock	Conversion of storage building to dwelling.	FA	1	1	0	1	0
19/0202	1-2 Little Dockray, Penrith	Conversion of commercial premises to dwellings	FA	0	0	0	0	0
19/0212	Penrith Railway Station, Ullswater Road, Penrith	Change of use station to dwellings	FA	3	3	0	3	0
19/0393	Atherstone, Salkeld Road, Langwathby	Barn conversion	FA	1	1	0	1	0
19/0408	Pear Tree House, Kirkland Road, Skirwith	Barn conversion	FA	1	1	0	0	0
19/0521	Land adj. Meg Bank, Stainton	Proposed dwelling	FA	1	1	0	0	0
19/0524	Barns at Abbott Lodge Farm, Askham	Barn conversion	CPDA1	1	1	0	0	0
19/0528	Barn adj Johnstone Farm, Johnby	Barn conversion	CPDA1	1	1	0	0	0
19/0549	Land at the Old Stackyard, Clifton Dykes	Demolition of existing buildings and proposed dwelling	FA	1	1	0	1	0
19/0419	The Gospel Hall, Mellbecks, Kirkby Stephen	Change of use place of worship to dwelling	FA	1	1	0	1	0
19/0499	Plot 8 Kitchen Gardens, Penrith	Proposed dwelling	OA	1	1	0	0	0

¹⁴³ Affordable Housing

¹⁴⁴ Brownfield

¹⁴⁵ Local Occupancy

Planning App Ref	Site Address	Proposal	Decision Type	Gross Units	Net Units	AH ¹⁴⁶	BF ¹⁴⁷	LO ¹⁴⁸
19/0534	Beechcroft 17 Bongate, Appleby	Proposed 2 dwellings	FA	2	2	0	0	0
19/0596	1-2 Little Dockray, Penrith	Conversion of commercial premises to dwellings	CPDA1	4	4	0	4	0
19/0604	High Mill Norther Units, Alston	Change of use factory and office to dwellings	FA	2	2	0	2	0
19/0614	Laburnum Cottage, Kates Lane, Alston	Change of use office to residential	CPDA1	1	1	0	1	0
19/0644	Silflay, Tebay	Proposed dwelling	OA	1	1	0	0	0
19/0595	Land adj. Blencathra Barn, Newton Reigny	Proposed 3 dwellings	FA	3	3	0	0	3
19/0730	Greta Cottage, Cliburn	Change of use residential education to dwelling	FA	1	1	0	1	0
19/0197	Land adj. B6412, Culgaith	Rural exception dwelling	FA	1	1	1	0	0
19/0684	19 Boroughgate, Appleby	Conversion of bank and flat to 5 apartments	FA	5	4	0	5	0
19/0779	Former swimming pool at Faugh Head, Ainstable	Change of use swimming pool to dwelling	FA	1	1	0	1	0
19/0637	Wetheriggs Pottery, Clifton Dykes	Residential development	FA	6	6	0	6	0
19/0687	Barras Side Cottage, Barras	Replacement dwelling	FA	1	0	0	1	0
19/0822	30 Market Street, Kirkby Stephen	Creation of 2 apartments above retail units and change of use of workshop and storage to dwelling	FA	3	3	0	3	0
19/0827	Dutch Barn, High Field Farm, Tirril	Barn conversion	CPDA1	1	1	0	0	0

¹⁴⁶ Affordable Housing

¹⁴⁷ Brownfield

¹⁴⁸ Local Occupancy

Planning App Ref	Site Address	Proposal	Decision Type	Gross Units	Net Units	AH 149	BF 150	LO 151
19/0839	Barns at High Field Farm, Tirril	Barn conversion to 4 dwellings	CPDA1	4	4	0	0	0
19/0858	Eden Field, Armathwaite	Change of use of building to dwelling	FA	1	1	0	1	0
19/0861	Barns at High Field Farm, Tirril	Barn conversion to 3 dwellings	FA	3	3	0	0	0
17/0460	Hazel Dene, Station Road, Culgaith	Redevelopment of garden centre to 13 dwellings	FA	13	13	2	13	0
19/0426	Land off Carleton Road, Penrith	Residential development	FA	149	149	44	0	0
19/0672	Armathwaite Place, Armathwaite	Subdivision of annex to 2 dwellings	FA	2	1	0	2	0
19/0674	Cross House Barn, Newby	Barn conversion	FA	1	1	0	0	0
19/0832	Broad Meadows, Melmerby	Replacement dwelling	FA	1	0	0	0	0
E/12/44	Crooks Beck, Ravenstonedale	Proposed dwelling	FA	1	1	1	0	1
2013/260	Land off Town Head Lane, Ravenstonedale	Proposed dwelling	OA	1	1	0	0	1
E/12/54	Barn on Thorny Lane, Newbiggin-on-Lune	Barn conversion	FA	1	1	0	0	0
E/15/7	Low Borrowbridge Farm, Tebay	Barn conversion	FA	1	1	0	0	0
19/0222	Land at Langwathby Hall Farm, Langwathby	Residential development	FA	25	25	3	0	0
19/0713	Town Head Farm, Kirkland Road, Skirwith	Barn conversion	FA	1	1	0	0	0
19/0724	The Band Room, Market Street, Kirkby Stephen	Change of use workshop to 2 holiday lets	FA	0	0	0	0	0
19/0798	Land adj. Denby, North Dykes	Proposed dwelling	OA	1	1	0	0	1

¹⁴⁹ Affordable Housing

¹⁵⁰ Brownfield

¹⁵¹ Local Occupancy

Planning App Ref	Site Address	Proposal	Decision Type	Gross Units	Net Units	AH 152	BF 153	LO 154
19/0875	Barn at High Galligill, Nenthead	Barn conversion to 3 dwellings	FA	3	3	0	0	0
20/0021	2 Primrose Court, Orton Road, Tebay	Removal of holiday let restrictions	FA	1	1	0	1	0
20/0033	Greenside, Moss Road, Cliburn	Replacement dwelling	FA	1	0	0	1	0
20/0050	19 King Street, Penrith	Change of use restaurant to dwelling	FA	1	1	0	1	0
20/0052	3 Barrow Mill Cottages, Southwaite	Conversion of mill building to dwelling	FA	1	1	0	1	0
20/0056	45 Folly Lane, Penrith	Proposed dwelling	FA	1	1	0	0	0
20/0064	Ash Garth, Brough	Change of use garage to holiday let	FA	0	0	0	0	0
20/0089	The Arches, 1 Victoria Road, Penrith	Change of use shop to dwelling	FA	1	1	0	1	0
Total				434	421	120	123	15

¹⁵² Affordable Housing

¹⁵³ Brownfield

¹⁵⁴ Local Occupancy

Appendix 3 – List of Housing Completions for 2019/20

	Site Address	Location	Total Number of Units	Units Completed in 2019/20	AH ¹⁵⁵	BF ¹⁵⁶	LO ¹⁵⁷
00/0979	Field adj Shire Farm, Ousby	Smaller Villages and Hamlets	1	1	0	0	0
03/0029	Mid Town Farm Barn, Dufton	Smaller Villages and Hamlets	2	2	0	0	0
03/0226	Buildings at Mains Farm, Crosby Garrett	Smaller Villages and Hamlets	1	1	0	0	0
03/0483	Mark Close, Alston	Other Rural Area	1	1	0	0	0
06/0779	Site adj to Edenlea, Culgaith	Key Hub	65	1	0	0	0
08/0295	Carleton Hill, Penrith	Penrith	44	14	0	0	0
08/0767	Stoneworks Garth, Crosby Ravensworth	Smaller Villages and Hamlets	22	1	0	1	0
08/0823	Site adj to Edenlea, Culgaith	Key Hub	12	1	0	0	0
09/0289	Eden Garage, Warcop	Smaller Villages and Hamlets	8	1	0	1	0
09/0881	Site adj to Edenlea, Culgaith	Key Hub	65	5	0	0	0
09/0962	High Murber, Newby	Other Rural Area	1	1	0	0	0
10/0437	Oakdene Barn, High Street, Brough	Key Hub	1	1	0	0	0
11/0259	The Castle Hotel, 2 Norfolk Road, Penrith	Penrith	1	1	0	1	0
11/0989	Orchard Place, Bongate, Appleby	Appleby	142	22	8	0	0
12/0078	30 Clifford Street, Appleby	Appleby	3	2	0	2	0

¹⁵⁵ Affordable Housing

¹⁵⁶ Brownfield Development

¹⁵⁷ Local Occupancy

	Site Address	Location	Total Number of Units	Units Completed in 2019/20	AH ¹⁵⁸	BF ¹⁵⁹	LO ¹⁶⁰
12/0251	Fellside, Nicholson Lane, Penrith	Penrith	2	1	0	1	0
12/1026	Plot 3, Little Musgrave	Smaller Villages and Hamlets	1	1	0	0	0
13/0275	Southwaite Green Mill, Eamont Bridge	Other Rural Area	1	1	0	0	0
13/0746	Coopers Close, High Hesket	Key Hub	11	4	1	0	0
14/0065	Sandwath Farm, Kirkby Stephen	Other Rural Area	1	1	0	1	1
14/0305	Site adj Castle Park, Brough (phase 2)	Key Hub	25	8	0	0	0
11/0607	Site adj Castle Park, Brough	Key Hub	12	2	1	0	0
14/0356	Site adj Mission Room, Knock	Smaller Villages and Hamlets	1	1	0	0	0
14/0641	Heavens View, Barras	Other Rural Area	1	1	0	0	1
14/1065	East Brownrigg Farm, Plumpton	Other Rural Areas	3	1	0	0	0
14/1082	Land adj Whinfell Spinney, Temple Sowerby	Smaller Villages and Hamlets	1	1	0	0	0
15/0022	Hideaway Cottage, Cross Lane, Kirkoswald	Smaller Villages and Hamlets	1	1	0	1	0
15/0038	5 Phoenix Park, Skelton	Smaller Villages and Hamlets	1	1	0	1	0
15/0157	Croft House Farm, Great Asby	Smaller Villages and Hamlets	3	1	0	0	0

¹⁵⁸ Affordable Housing

¹⁵⁹ Brownfield Development

¹⁶⁰ Local Occupancy

	Site Address	Location	Total Number of Units	Units Completed in 2019/20	AH ¹⁶¹	BF ¹⁶²	LO ¹⁶³
15/0173	Barn at Lane Farm, Newbiggin-on-Lune	Other Rural Area	1	1	0	0	0
15/0460	High Barn, Langwathby	Other Rural Area	1	1	0	0	0
15/0481	Field NE of Ivy Cottage, Aikegate	Smaller Villages and Hamlets	1	1	1	0	0
15/0484	Thorneycroft, Cross End, Kirkby Thore	Key Hub	1	1	0	0	0
15/0799	The Fairways, Salkeld Road, Penrith	Penrith	98	46	16	0	0
15/1015	The Sycamores, Orton	Smaller Villages and Hamlets	1	1	0	0	0
15/1163	Lambert Croft, Bolton	Smaller Villages and Hamlets	5	2	0	0	0
16/0050	Todd Hills, Melmerby (Vale Croft)	Other Rural Area	2	1	0	0	0
16/0070	Greengill Barn, Greengill Farm, Greengill	Other Rural Area	1	1	0	0	0
16/0075	Road Head Farm, Winskill	Smaller Villages and Hamlets	5	1	0	0	0
16/0222	Barn at Chapel Well, Beck Lane, Kirkby Stephen	Other Rural Area	1	1	0	0	0
16/0366	Matts Barn, Rigg End, Newbiggin-on-Lune	Other Rural Area	1	1	0	0	0
16/0502	Barn to east of Crosby Garrett, Crosby Garrett	Other Rural Area	1	1	0	0	0
16/0508	The Old Corn Mill, Orton	Smaller Villages and Hamlets	1	1	0	0	0
16/0532	Barn SW of Artlegarth, Ravenstonedale	Other Rural Area	1	1	0	0	0

¹⁶¹ Affordable Housing

¹⁶² Brownfield Development

¹⁶³ Local Occupancy

	Site Address	Location	Total Number of Units	Units Completed in 2019/20	AH ¹⁶⁴	BF ¹⁶⁵	LO ¹⁶⁶
16/0566	Rylukean, Milburn	Smaller Villages and Hamlets	1	1	0	0	0
16/0569	Land to east of Christ Croft, Brough	Key Hub	2	2	0	2	0
16/0706	Robins Nest Cottage, Lynvennet Bridge, Morland	Other Rural Area	1	1	0	0	1
16/0715	44 Boroughgate, Appleby	Appleby	1	1	0	0	0
16/0758	Whistle Stop House, Station Road, Armathwaite	Key Hub	1	1	0	0	0
16/0791	Raisgill Hall, Tebay	Other Rural Area	1	1	0	0	0
16/0811	Land at Carleton Fields, Penrith	Penrith	505	89	25	0	0
16/0946	Slapestones Barn, Stainton	Other Rural Area	1	1	0	0	0
16/0970	Land adj. to The Mains, Stainton	Key Hub	2	2	0	2	0
16/0991	Mid Green Barn, Milburn	Smaller Villages and Hamlets	1	1	0	0	0
16/0993	Beacon Square, Penrith	Penrith	7	1	0	0	0
16/1022	Milburn Court Barns, Milburn	Smaller Villages and Hamlets	5	3	0	0	0
16/1042	Banty Beck House, South Dyke, Great Salkeld	Other Rural Area	1	1	0	0	0
16/1048	Land adj October House, Morland	Smaller Villages and Hamlets	1	1	0	0	0
16/1095	Green View, Langwathby	Key Hub	2	1	0	1	0
17/0060	Brook House, Overburn, Alston	Alston	2	1	0	1	0

¹⁶⁴ Affordable Housing

¹⁶⁵ Brownfield Development

¹⁶⁶ Local Occupancy

	Site Address	Location	Total Number of Units	Units Completed in 2019/20	AH ¹⁶⁷	BF ¹⁶⁸	LO ¹⁶⁹
17/0152	Todd Hills, Melmerby (Gill Beck Barn)	Other Rural Area	2	1	0	0	0
17/0159	Former Yanwath Care Home, Yanwath	Smaller Villages and Hamlets	8	5	0	5	0
17/0211	Town Head Farm, Great Salkeld	Smaller Villages and Hamlets	10	2	0	0	0
17/0246	Greystone House, Stainton	Other Rural Area	1	1	0	0	0
17/0293	Land at Linden Park, Temple Sowerby	Smaller Villages and Hamlets	28	19	7	0	0
17/0312	Land adj. Inglenook, Stainton	Key Hub	1	1	0	1	0
17/0338	Town Head Farm, Great Salkeld	Smaller Villages and Hamlets	10	1	0	0	0
17/0432	Site opposite Ivy House, Ousby	Smaller Villages and Hamlets	5	5	0	0	0
17/0489	Glassonby Methodist Chapel, Glassonby	Smaller Villages and Hamlets	1	1	0	1	0
17/0493	Coupland Beck Barn, Coupland Beck	Other Rural Area	2	1	0	0	0
17/0511	Takoda Campingsite, Kirkbank Lane, Kirkby Stephen	Other Rural Area	1	1	0	0	0
17/0560	Road Head Farm, Winskill	Smaller Villages and Hamlets	5	1	0	0	0
17/0648	Barn at Townhead Farm, Great Salkeld	Smaller Villages and Hamlets	1	1	0	0	0

¹⁶⁷ Affordable Housing

¹⁶⁸ Brownfield Development

¹⁶⁹ Local Occupancy

	Site Address	Location	Total Number of Units	Units Completed in 2019/20	AH ¹⁷⁰	BF ¹⁷¹	LO ¹⁷²
17/0660	Land at Brockley Moor, Plumpton	Key Hub	28	21	7	0	0
17/0696	Land adj. Five Oaks, Melmerby	Smaller Villages and Hamlets	3	2	0	0	0
17/0771	Former garage, Roper Street, Penrith	Penrith	54	1	0	1	0
17/0817	Site behind the Lilacs, Lazonby	Key Hub	5	1	0	0	0
17/0894	Town Head Farm, Great Salkeld	Smaller Villages and Hamlets	1	1	0	0	0
17/0900	Crown House, Blencow	Smaller Villages and Hamlets	2	2	0	2	0
17/1042	New North End, Bolton	Smaller Villages and Hamlets	1	1	0	1	0
18/0004	Sweet Well, Gamblesby	Smaller Villages and Hamlets	1	1	0	0	1
18/0019	East House, Main Street, Shap	Key Hub	2	1	0	1	0
18/0099	Little Blencow Farm, Blencow	Smaller Villages and Hamlets	3	3	0	0	0
18/0125	Land at 7 Belgravia, Appleby	Appleby	2	2	0	2	0
18/0327	Ingle Neuk, Lazonby	Key Hub	1	1	0	1	0
18/0343	Brekka Barn, How Hill, Hutton Roof	Other Rural Area	3	1	0	0	0
18/0586	Land at Station Road, Armathwaite	Key Hub	18	16	4	0	0

¹⁷⁰ Affordable Housing

¹⁷¹ Brownfield Development

¹⁷² Local Occupancy

	Site Address	Location	Total Number of Units	Units Completed in 2019/20	AH ¹⁷³	BF ¹⁷⁴	LO ¹⁷⁵
18/0665	Land north Helm Bar, Melmerby	Smaller Villages and Hamlets	5	5	0	0	0
18/0822	Land adj Ivy Cottage, Aikegate	Smaller Villages and Hamlets	1	1	0	0	1
19/0056	Wigton Road Barn, Skelton	Other Rural Area	1	1	0	0	0
19/0153	19-29 Tynefield Drive, Penrith	Penrith	6	2	0	0	0
19/0388	Barn adj. Saddle House, Renwick	Other Rural Area	1	1	0	0	0
19/0614	Laburnum Cottage, Kates Lane, Alston	Alston	1	1	0	1	0
19/0758	Studio Apartment rear of Redstones, The Sands, Appleby	Appleby	1	1	0	1	0
96/0150	Dolands Farm, Warcop	Smaller Villages and Hamlets	3	1	0	0	0
E/15/7	Low Borrowbridge Farm, Tebay	Other Rural Area	1	1	0	0	0
14/0152	Croft View, King's Meaburn	Smaller Villages and Hamlets	5	2	0	2	0
E/12/37	Former Coach House, Brownber House, Newbiggin-on-Lune	Other Rural Area	1	1	0	1	0
E/03/10	Mill Bank (Annex) and Well Head, Crosby Ravensworth	Smaller Villages and Hamlets	1	1	0	1	0
Total			1314	361	70	36	5

¹⁷³ Affordable Housing





¹⁷⁴ Brownfield Development

¹⁷⁵ Local Occupancy

Appendix 4 – Site for New Primary School (shown in Blue)

Carleton Fields, PENRITH, Cumbria



				<p>Project: Carleton Fields Penrith Cumbria</p>	<p>Client: Penrith Council</p>	<p>Scale: 1:1000</p>	<p>Date: 2023</p>	<p>The GREENFIELD DESIGN Penrith</p>
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