

Eden District Council Authorities Monitoring Report

April 2020 to March 2021
Published

Contents

Eden District Council Authorities Monitoring Report	1
Contents	2
1. Introduction	6
1.1 Authorities Monitoring Report	6
1.2 The Structure of the Report	6
1.3 Development Plan Overview	7
2. Contextual (Background) Indicators.....	7
2.1. About Eden	7
2.2 Demographics (Past, Present and Future Population of Eden).....	8
2.3. Housing.....	13
2.4. Economy	14
2.5. Environment.....	19
2.6. Deprivation, Health and Well-Being.....	21
3. Indicators from the Regulations	26
3.1. Introduction	26
3.2. Local Development Scheme.....	26
3.3. Community Infrastructure Levy.....	27
3.4. Duty to Cooperate	27
3.5. Neighbourhood Planning	28
3.6. Self-Build and Custom-Build Register	30
3.7. Brownfield Land Register	30
Monitoring of the Local Plan Policies	32
4. A Planning Strategy for Eden District.....	32
4.1. Introduction	32
4.2. Policy LS1 – Locational Strategy	33
4.3. Policy LS2 – Housing Targets and Distribution.....	37
4.4. Policy PEN1 – A Town Plan for Penrith.....	44
4.5. Policy PEN2 – Penrith Masterplans.....	46
4.6. Policy PEN3 – Newton Rigg Campus.....	47
4.7. Policy AL1 – A Town Plan for Alston	48
4.8. Policy AL2 – Redevelopment in Alston Moor.....	48
4.9. Policy AP1 – A Town Plan for Appleby.....	48
4.10. Policy KS1 – A Town Plan for Kirkby Stephen.....	50
4.11. Policy RUR1 – A Plan for Key Hubs	50
4.12. Policy RUR2 – New Agricultural Buildings.....	51
4.13. Policy RUR3 – Re-use of Redundant Buildings in Rural Areas.....	52
4.14. Policy RUR4 – Employment Development and Farm Diversification in Rural Areas	53

4.15.	Indicator Analysis – A Planning Strategy for Eden.....	54
4.16.	Policy Conclusions	59
5.	Development Principles	60
5.1.	Introduction	60
5.2.	Policy DEV1 – General Approach to New Development.....	60
5.3.	Policy DEV2 – Water Management and Flood Risk.....	61
5.4.	Policy DEV3 – Transport, Accessibility and Rights of Way	61
5.5.	Policy DEV4 – Infrastructure and Implementation	62
5.6.	Policy DEV5 – Design of New Development.....	65
5.7.	Indicator Analysis – Development Principles	66
5.8.	Policy Conclusions	67
6.	Decent Homes for All.....	67
6.1.	Introduction	67
6.2.	Policy HS1 – Affordable Housing.....	67
6.3.	Policy HS2 – Housing in the Smaller Villages and Hamlets	67
6.4.	Policy HS3 – Essential Dwellings for Workers in the Countryside.....	68
6.5.	Policy HS4 – Housing Type and Mix	68
6.6.	Policy HS5 – Accessible and Adaptable Homes	70
6.7.	Policy HS6 – Community Land Trusts	71
6.8.	Policy HS7 – Gypsy and Traveller Sites	71
6.9.	Indicator Analysis – Decent Homes for All.....	71
6.10.	Policy Conclusions	72
7.	A Strong Economy	74
7.1.	Introduction	74
7.2.	Policy EC1 – Employment Land Provision.....	74
7.3.	Policy EC2 – Protection of Employment Sites	79
15/0022	.....	80
Conversion of redundant workshop and garage to dwelling.	.....	80
Eden View, Kirkoswald.....	.....	80
0.01.....	.....	80
30-Apr-20.....	.....	80
B8 .....	.....	80
17/0900.....	.....	80
Separation of former public house to produce two residential dwellings.....	.....	80
Crown House, Blencow.....	.....	80
0.06.....	.....	80
05-Oct-20.....	.....	80
A4 .....	.....	80
18/0467.....	.....	80

Conversion of former public house into 5 residential flats and associated storage	80
Lowther Arms, Queen Street, Penrith.....	80
0.02.....	80
02-Feb-21	80
A4	80
18/0780.....	80
Change of use from florist to dwelling (original use)	80
Elm Garth Cottage, Shap	80
0.01.....	80
20-Nov-20	80
A1	80
20/0050.....	80
Change of use from restaurant kitchen to dwelling	80
King Street, Penrith.....	80
0.02.....	80
02-Dec-20	80
A3	80
7.4. Policy EC3 – Employment Development in Existing Settlements.....	80
7.5. Policy EC4 – Tourism Accommodation and Facilities	81
7.6. Policy EC5 – Advertising/Signposting.....	82
7.7. Policy EC6 – Telecommunications Infrastructure	82
7.8. Policy EC7 – Town Centre and Retailing.....	82
7.9. Indicator Analysis – A Strong Economy.....	83
7.10. Policy Conclusions	84
8. A Rich Environment.....	85
8.1. Introduction	85
8.2. Policy ENV1 – Protection and Enhancement of the Natural Environment, Biodiversity and Geodiversity.....	85
8.3. Policy ENV2 – Protection and Enhancement of the Landscapes and Trees .	89
8.4. Policy ENV3 – North Pennines Area of Outstanding Natural Beauty	89
8.5. Policy ENV4 – Green Infrastructure Networks	89
8.6. Policy ENV5 – Environmentally Sustainable Design.....	90
8.7. Policy ENV6 – Renewable Energy	92
8.8. Policy ENV7 – Air Pollution	93
8.9. Policy ENV8 – Land Contamination.....	94
8.10. Policy ENV9 – Other Forms of Pollution	94
8.11. Policy ENV10 – The Historic Environment.....	94
8.12. Indicator Analysis – A Rich Environment.....	95
8.13. Policy Conclusions	97

9.	Thriving Communities.....	98
9.1.	Introduction	98
9.2.	Policy COM1 – Principles for Services and Facilities.....	98
9.3.	Policy COM2 – Protection of Open Space, Sport, Leisure and Recreation Facilities	99
9.4.	Policy COM3 – Provision of New Open Space	100
9.5.	Policy COM4 – Education and Health	101
9.6.	Indicator Analysis – Thriving Communities	101
9.7.	Policy Conclusions	101
	Appendices.....	103
	Appendix 1 – List of figures.....	103
	Appendix 2 – List of tables.....	105
	Appendix 3 – Approvals.....	106
	Appendix 4 - Completions.....	118

1. Introduction

1.1 Authorities Monitoring Report

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.

Authority Monitoring Reports (AMRs) are required to be completed annually by local authorities. The main aim of the AMR is to assess the performance and impacts of Eden District Council's Local Plan by analysing the progress of the policies implemented.

Guidance in plan-making from the Department of Levelling Up, Housing and Communities, and the Ministry of Housing, Communities and Local Government states the following:

'Local planning authorities must publish information at least annually that shows progress with local plan preparation, reports any activity relating to the duty to cooperate, any information collected which relates to indicators in the plan, and any policies which are not being implemented. Local planning authorities can also use the Authority Monitoring Report to provide up-to-date information on the implementation of any neighbourhood plans that have been brought into force, and monitor the provision of housing for older and disabled people. It can help inform if there is a need to undertake a partial or full update of the local plan, when carrying out a review at least every 5 years from the adoption date.

This information should be made available publicly. Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulations 2012 sets out what information the reports must contain. The reports can include other information, for example, the reports can draw on Infrastructure Funding Statements to highlight the contributions made by development, including section 106 planning obligations, Community Infrastructure Levy and New Homes Bonus payments, and how these have been used'.

This AMR covers the period from 1 April 2020 to 31 March 2021.

1.2 The Structure of the Report

This report is divided into a number of sections. After the introduction, **Section 2** will focus in key contextual (background) information about Eden District including demographic patterns and trends, housing, the economy and well-being of the population. **Section 3** of the report considers Indicators from the Regulations, such as the Local Development Scheme, Duty to Cooperate, Neighbourhood Planning and the Self-Build Register.

The following 9 sections will make up the main body of the report, which will focus on the extent to which the policies in the local plan are being implemented successfully. **Section 4** will analyse the latest data relating to the planning policies for Eden's main hubs, villages, hamlets and rural areas. **Section 5** will focus on the

development principles relating to water, flooding, transport, infrastructure and design. **Section 6** will look at housing within Eden. **Section 7** will study the progress of key economic policies in terms of employment, tourism and retail. **Section 8** focuses on environmental policies and, finally, **Section 9** will look at the development of the community including local services, recreation, health and education.

The report will use the latest data available, present the data using a range of presentation techniques in order to analyse and measure the progress of the local plan policies where possible.

1.3 Development Plan Overview

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

The Development Plan for Eden District Council comprises the Eden Local Plan 2014-32 and, where relevant, any policies contained within the Neighbourhood Plans. The Eden Local Plan (ELP) was formally adopted in October 2018.

2. Contextual (Background) Indicators

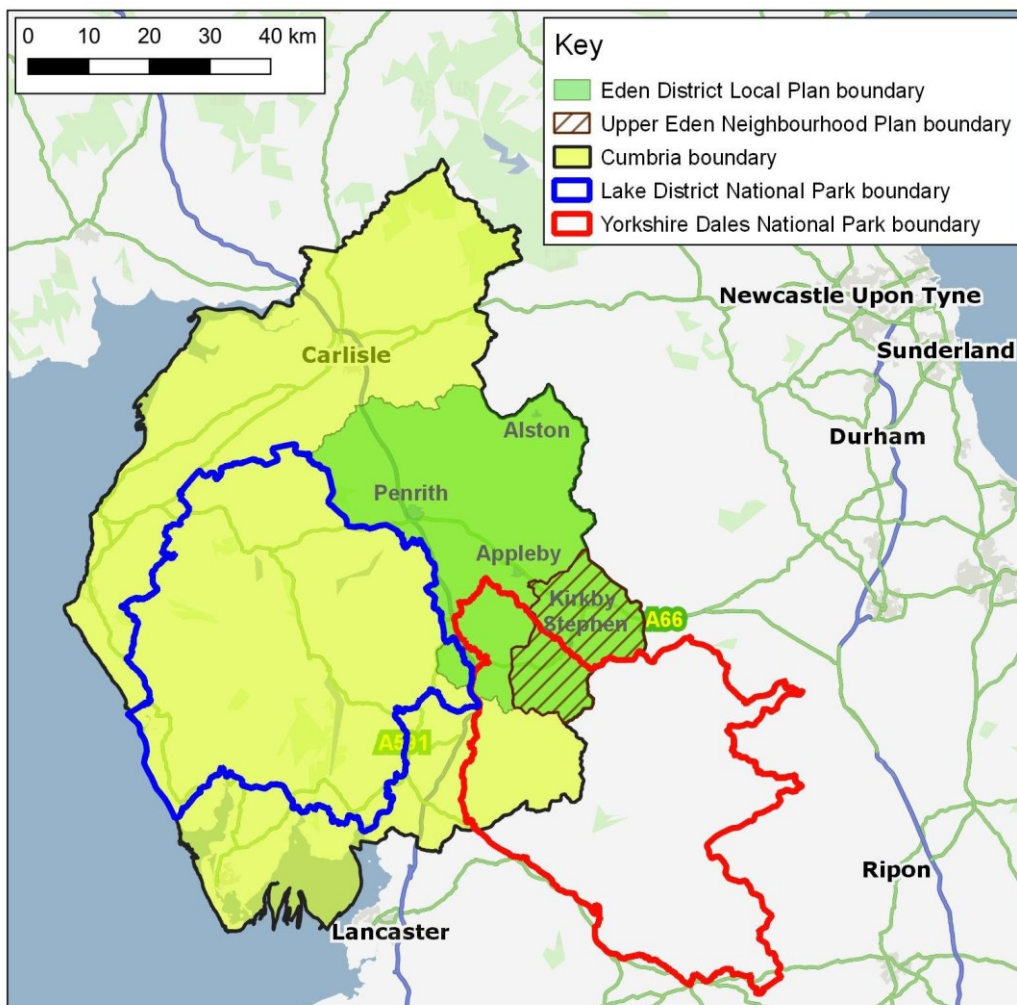
2.1. About Eden

The district of Eden lies in eastern Cumbria and has an area of 2,156 km², making it the largest non-metropolitan district in England and Wales. In 2011, the population of Eden was 52,564 and the latest ONS data from 2019 estimates that the population is 53,253. This makes it 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 of the population (29,361 or 55.8%) living outside the four towns of Penrith, Alston, Appleby and Kirkby Stephen.

Figure 1 – Map showing the Local Plan boundary for Eden (Source: EDC)



© Crown Copyright and database rights (100023754) (2020) Ref: RL/AD/20.04.2020

2.2 Demographics (Past, Present and Future Population of Eden)

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 2,043, from 52,881 to 54,691⁵, an increase of

¹ Usual Resident Population – Census, ONS, 2011

² Usual Resident Population – Census, ONS, 2011

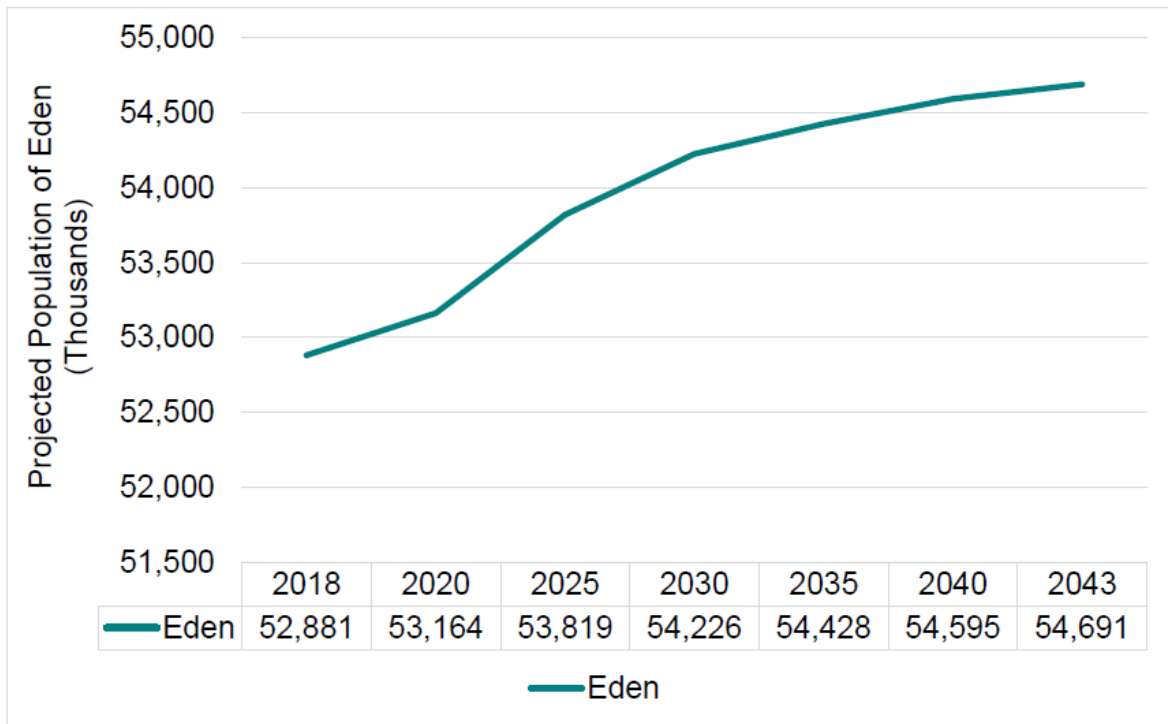
³ Births in England and Wales, ONS, 2018

⁴ Death Rate by Usual Place of Residence, ONS, 2018

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

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

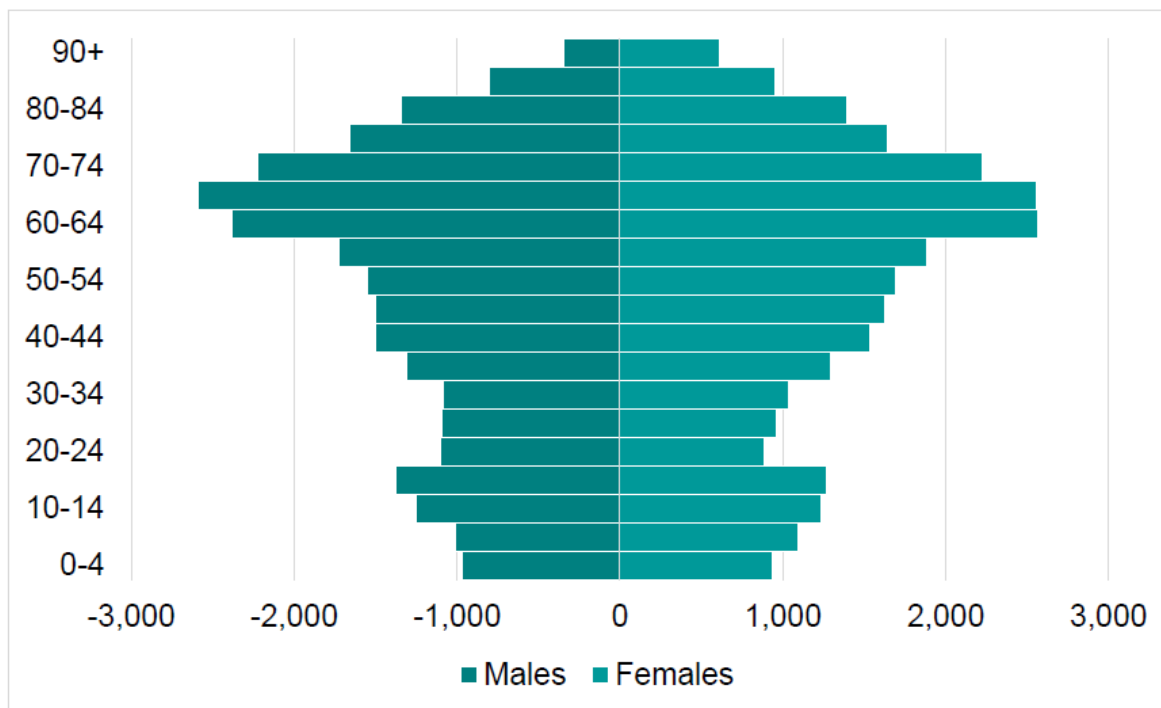


In line with national trends, the District has an ageing population; however, in Eden this is more pronounced. Whilst the overall population is projected to experience a slight decline in the coming years, the percentage of the population aged 65 and over is expected to rise rapidly. By 2043, it is estimated 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.

⁶ Sub-National Population Projections (Mid-2018 Based), ONS, 2020
⁷ Sub-National Population Projections (Mid-2018 Based), ONS, 2020

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

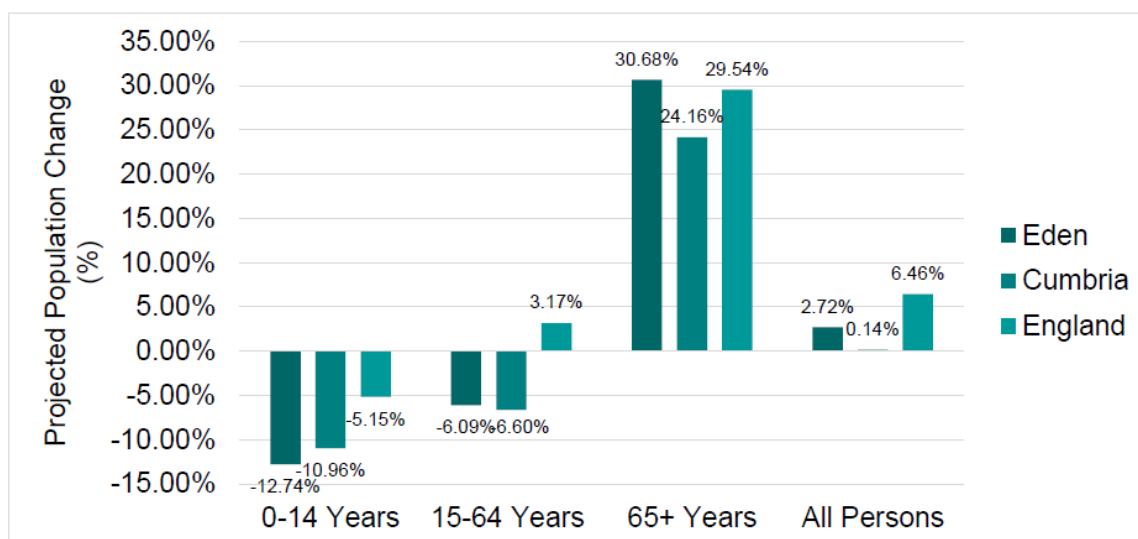


At the end of the current Local Plan period, the percentage of the population aged 65 and over will have reached 34%, or 18,358 people⁹.

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.

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 graph above indicates the projected population changes by age group in Eden, Cumbria and England. The projections suggest that the proportion of 0-14 year olds in Eden will decrease considerably more than in England, and slightly more than in Cumbria. Furthermore, the proportion of people aged 65 and over is expected to increase by over 30%, slightly more than in England, and considerably more than in Cumbria. The working age population (15-64 year olds) is predicted to decline by over 6%, whereas in England the proportion of people in this particular age group is predicted to increase. Consequently, there will be fewer workers in Eden to help support the ageing population, and there may be implications from a reducing number of children, such as fewer numbers in schools, smaller class sizes or perhaps school closures.

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

Table 1 – Summary of Contextual Indicators (Population data from ONS)

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)

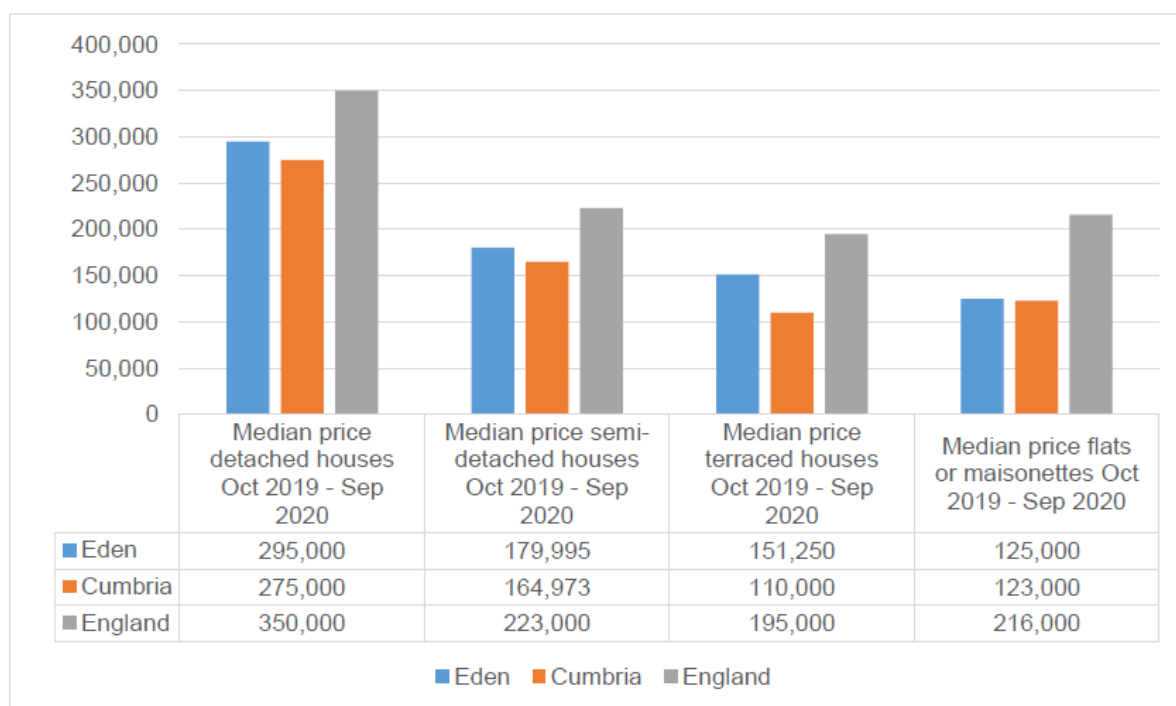
¹¹ Number of Persons per Hectare

¹² Between 2001 and 2011, displayed as a percentage

2.3. Housing

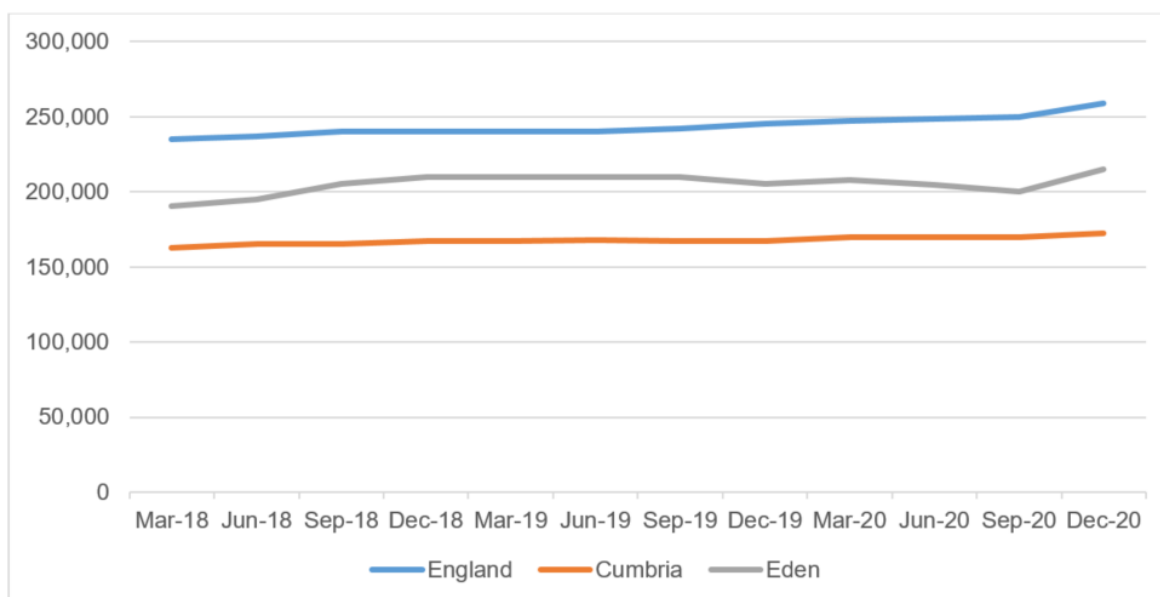
House prices in Eden are amongst the highest in Cumbria. The median price for a detached house in Eden was £295,000 in 2020, which was £20,000 more than the median price for Cumbria during the same year. Again using the median price, semi-detached houses were over £15,000 more than the median for Cumbria and terraced houses were over £40,000 more, a considerable difference. However, there was not much difference between the median price of flats in Eden and Cumbria.

Figure 5 – Median house prices in Eden compared to Cumbria and the UK (ONS, 2020)



Despite Eden having higher median property prices than the Cumbria median prices, property prices within Eden remain significantly lower than the national median property prices, with detached homes being £55,000 more expensive nationally than they are within Eden. Using the median prices, semi-detached and terraced homes nationally are over £40,000 more expensive than within Eden, whereas flats are over £90,000 more expensive, a considerable difference.

Figure 6 – Eden median house price changes between March 2018 and December 2020 compared to Cumbria and national averages (ONS, 2020)

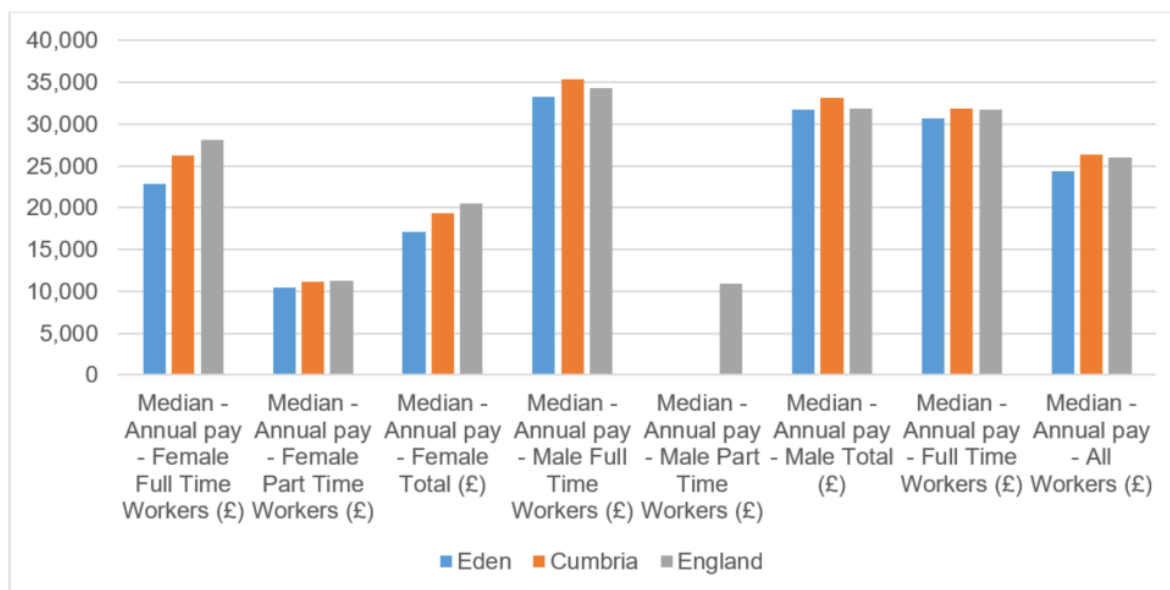


Median house prices within Eden have risen from £190,500 in March 2019 to £214,950 in December 2020. This growth of nearly £25,000 over this period is similar to the national growth from £235,000 to £259,000, but the rise is considerably greater than the rise in median house prices within Cumbria, which is below £10,000, from £163,000 to £172,500. There has been a noticeably steep rise in median house prices recently within Eden from £200,000 in September 2020 to £214,500 in December 2020. More so than ever, the rurality of Eden has become more attractive to buyers and the recent steep rise in house prices is likely due to the impacts of COVID-19, and a greater desire to live in more remote and rural locations. Whilst this may be positive for homeowners, locals and first-time buyers may be priced out of the market with increased competition from the inwardly migrating affluent population.

2.4. Economy

Despite the median property prices in Eden being significantly higher than the median prices within Cumbria, median wages in Eden are lower than Cumbria's by over £2,000 per annum (Eden's median annual pay is £24,317, whereas Cumbria's median wage is £26,410). The median wages in Eden are also below the median national wage. In terms of full time workers, there is a more pronounced gender pay gap within Eden. Nationally, full time male workers earn a median wage of £31,766, whereas female full time workers earn a median wage of £28,090, a difference of nearly £3,000. However, within Eden, male full time workers earn a median wage of £30,707, similar to the median national wage, yet female full time workers earn a median wage of £22,833, a difference of nearly £8,000.

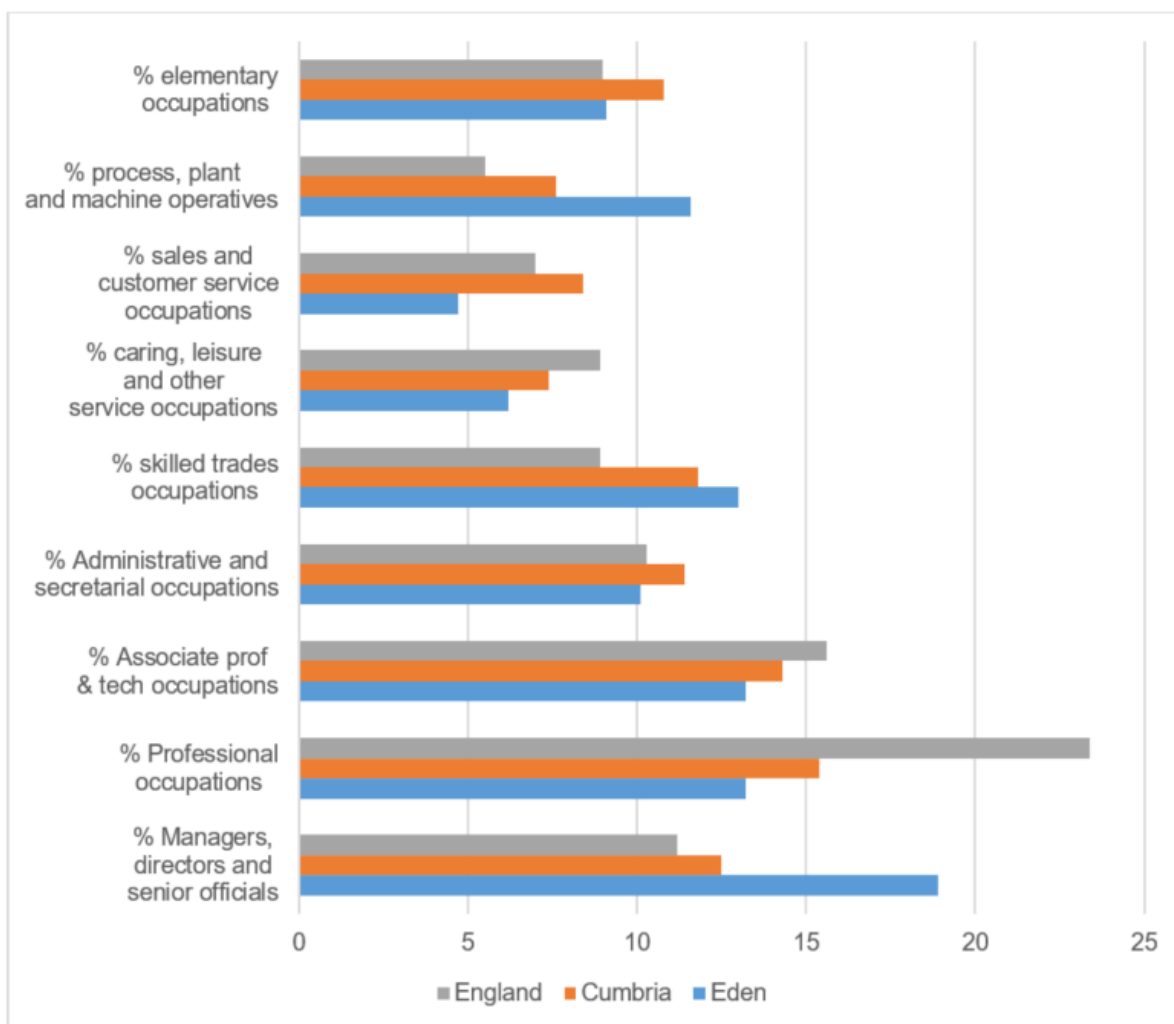
Figure 7 – Eden median annual pay (ONS, 2020)



Managers, directors and senior officials is the occupation type which has the highest percentage in Eden, making up 18.9% of jobs, which is over 6% higher than the percentage for Cumbria and 7% higher than the national percentage. The number of skilled trade occupations makes up a considerably higher percentage of the workforce in Eden (13%) than it does nationally (8.9%). The pattern is similar with the percentage of employees working as process, machine and plant operatives, which is a lot higher in Eden (11.6%) than it is nationally (5.5%).

The percentage of people in professional occupations is significantly lower in Eden (13.2%) than it is nationally (23.4%). The percentage of associate and professional occupations is also lower in Eden than the national average but only by a difference of 2.4%.

Figure 8 – Eden occupation type (ONS, 2020)



There are high levels of employment within Eden, as 88.4% of people between the ages of 16 and 64 are employed. This is 10% higher than the percentage for Cumbria (77.4%) and nearly 13% higher than the national average (75.7%). Whilst there is a noticeable difference in employment levels between women and men both nationally (72.3% for women and 79.1% for men) and in Cumbria (74.6% for women and 80.2% for men), the employment levels of men and women are not significantly different within Eden at 88.6% for men and 88.2% for women.

Figure 9 – Eden percentage of working age employed (ONS, 2020)

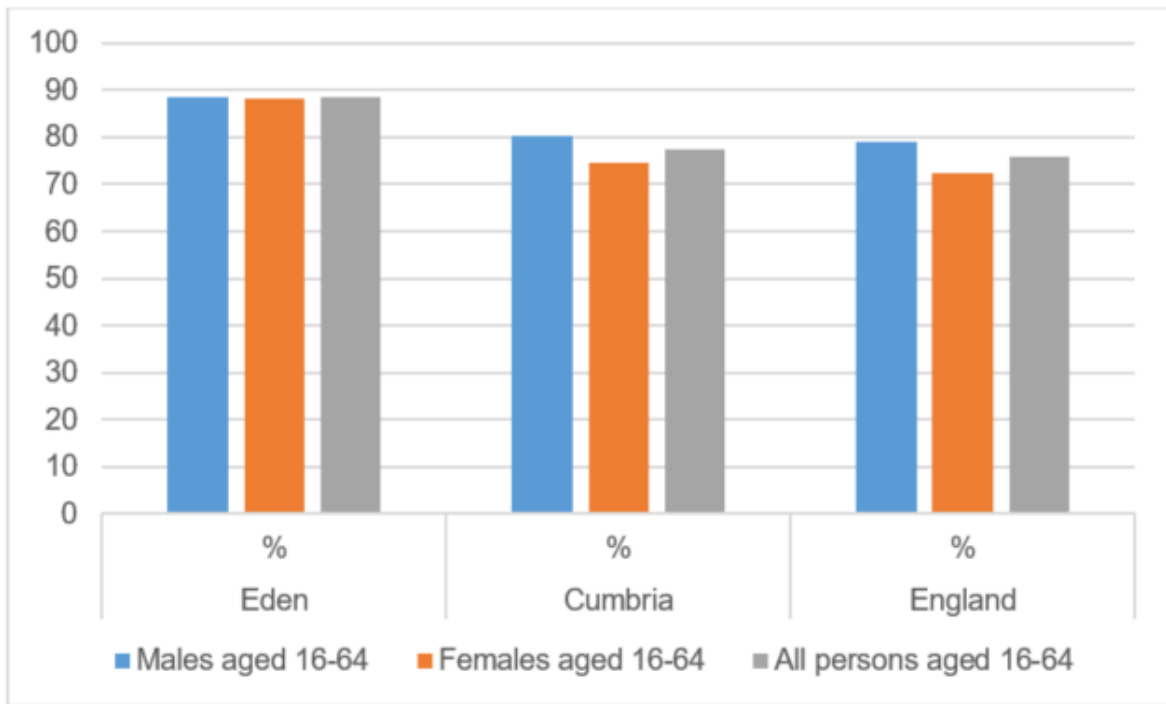


Figure 10 shows the percentage of people claiming out-of-work benefits. The number of claimants in Eden has risen from 1.5% of the population in March 2020 to 3.7% of the population in March 2021. The steep rise in March and April can be seen in Eden, Cumbria and nationally, where the impacts of COVID-19 significantly affected the number of claimants. However, this rise was more significant nationally where the number of claimants rose by 3.5% compared to a 2.2% rise in Eden. The number of claimants in Eden remains a lot lower than the national percentage (nearly 3%) and nearly 1% lower than the percentage of claimants for Cumbria.

Figure 10 – Eden claimant count percentage for ages 16+ (ONS, 2021)

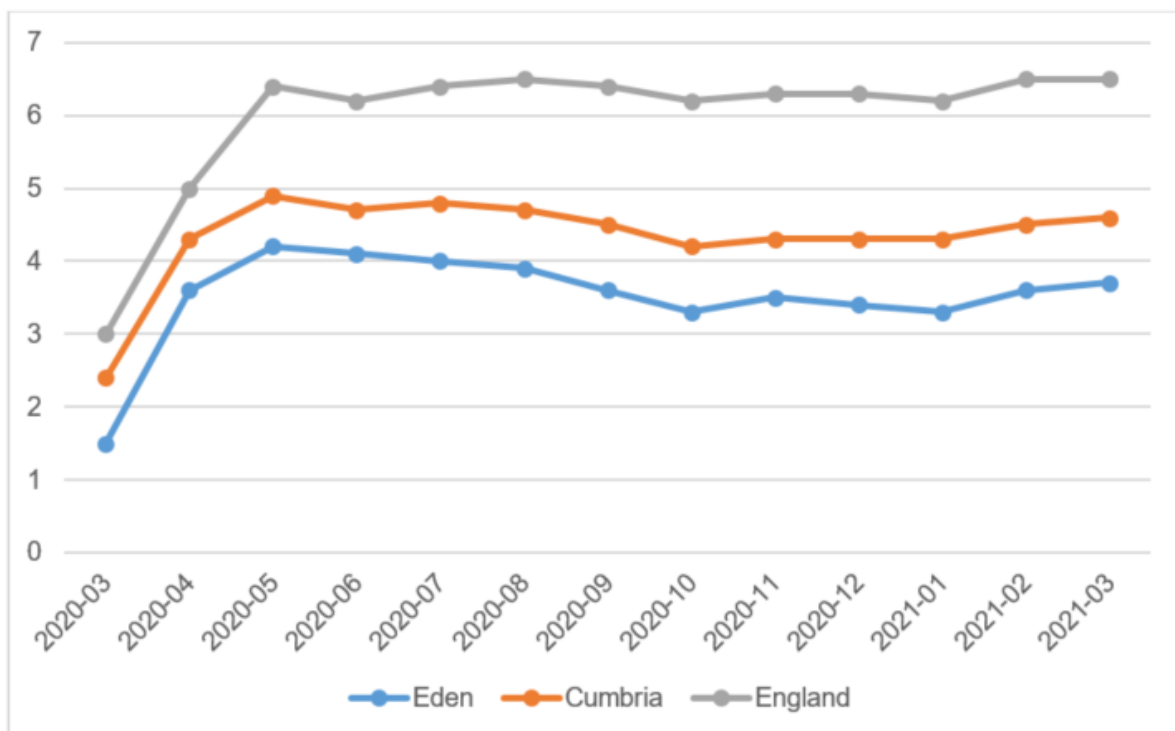
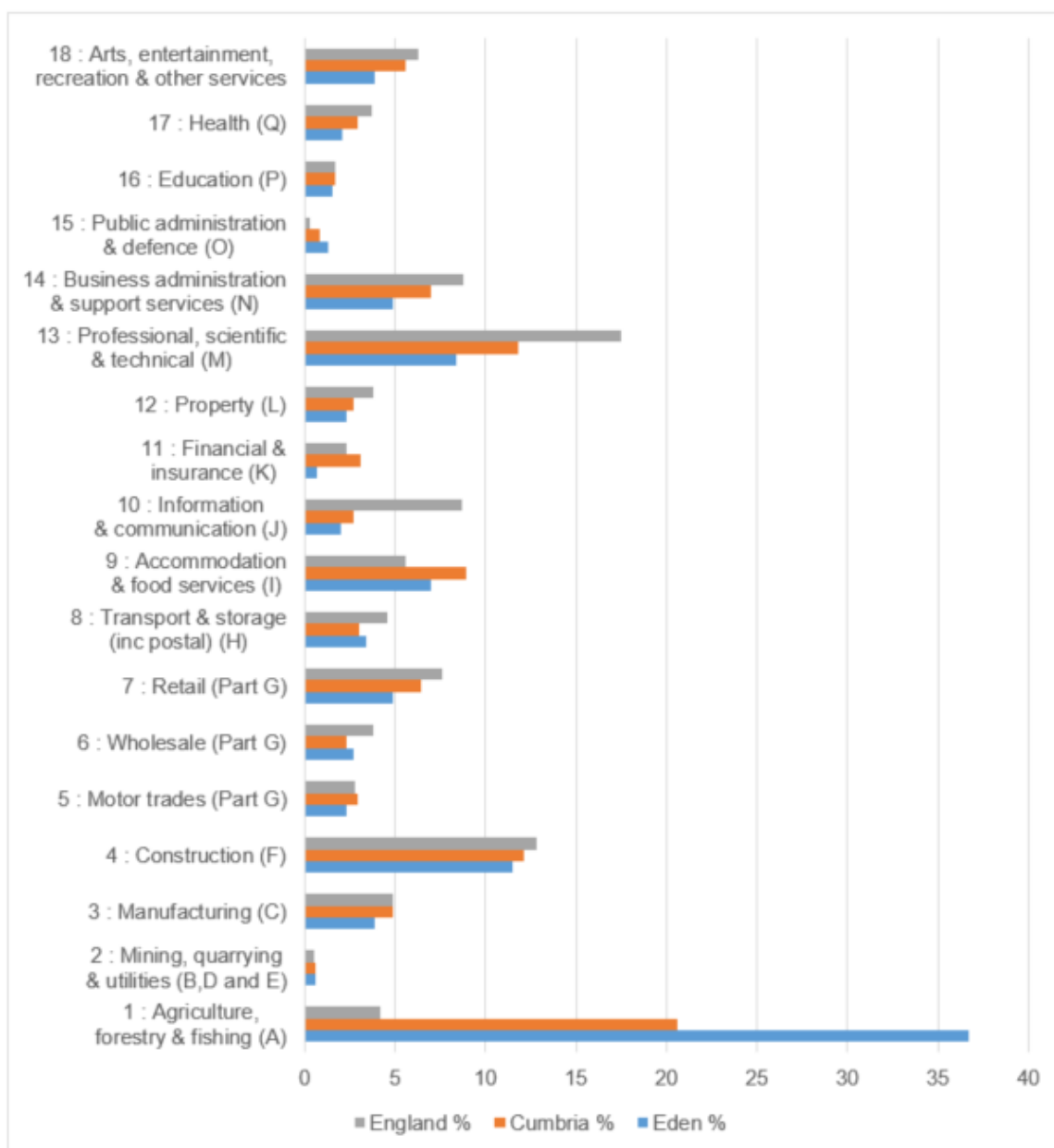


Figure 11 displays the business types within Eden, Cumbria and England. It shows that 36.7% of Eden businesses are agricultural, forestry and fishing businesses, which comes as no surprise, as Eden is a largely rural area with a lot of agriculture. This is over 30% higher than the national percentage for agricultural, forestry and fishing businesses (4.2%) and considerably higher than the percentage for Cumbria (20.6%). Businesses relating to accommodation and food services are higher than national averages at 8.9% in Eden compared to 5.6% nationally, which will likely be due to the high levels of tourism.

Professional, scientific and technical businesses are a lot lower in Eden at 8.4% compared to 17.5% nationally. Information and communication businesses, as well as financial and insurance, business administration and support services, and financial and insurance businesses all make up a lower proportion of Eden businesses when compared nationally.

Figure 11 – Eden businesses by industry (ONS, 2020)



2.5. Environment

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 63 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 District¹³. 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.

¹³ Historic England, 2020

Table 2 – Summary of contextual indicators (environment)

Indicator	Eden	Source
Natural Environment		
Number of Sites of Special Scientific Interest	63 (90 including LDNP)	Natural England
Historic Environment		
Number of Grade II Listed Buildings	1780	Historic England (2021)
Number of Grade II* Listed Buildings	151	Historic England (2021)
Number of Grade I Listed Buildings	45	Historic England (2021)
Number of Scheduled Monuments	296	Historic England (2019)
Number of Conservation Areas	30	EDC (2021)
Number of Conservation Area Appraisals	17	EDC (2021)
Number of Listed Buildings at Risk	18	Historic England (2021)
Number of Scheduled Monuments at Risk	20	Historic England (2021)
Number of Conservation Areas at Risk	2	Historic England (2021)

2.6. Deprivation, Health and Well-Being

Indices of Multiple Deprivation

32,844 LSOAs (Lower Super Output Areas) nationally are given a score and ranked based upon the levels of deprivation within that area using data regarding education, health, employment, housing and services. The table below shows the least deprived areas within Eden, which are all in Penrith apart from Eamont, which is just outside the town's boundary. The least deprived ward in Eden is Penrith South: South, which is ranked 26,708 and therefore in the top 20% of the least deprived LSOAs. The other LSOAs on this list make it into the top 20% of the least deprived LSOAs apart from Penrith North: South Central which is in the top 25%.

Table 3 – Least deprived LSOAs in Eden (ONS, 2019)

LSOA name (2011)	Location	Index of Multiple Deprivation (IMD) Score	Index of Multiple Deprivation (IMD) Rank (where 1 is most deprived)
Eden 004G	Penrith South: South	8.288	26,708
Eden 004C	Penrith East: East	8.303	26,690
Eden 004B	Penrith Carleton	8.428	26,525
Eden 004A	Eamont	8.449	26,495
Eden 004E	Penrith North: South Central	9.07	25,693

The table below shows the most deprived LSOAs in Eden with three of them being in Penrith. The most deprived ward, Penrith South: North, has a rank of 8,695 putting it in the top 30% of the most deprived LSOAs nationally. This ward neighbours the least deprived ward in Eden. Penrith Pategill makes it into the top 35% of deprived

LSOAs with its rank of 10,799, whereas the other three wards only make it into the top 40% of the most deprived LSOAs nationally.

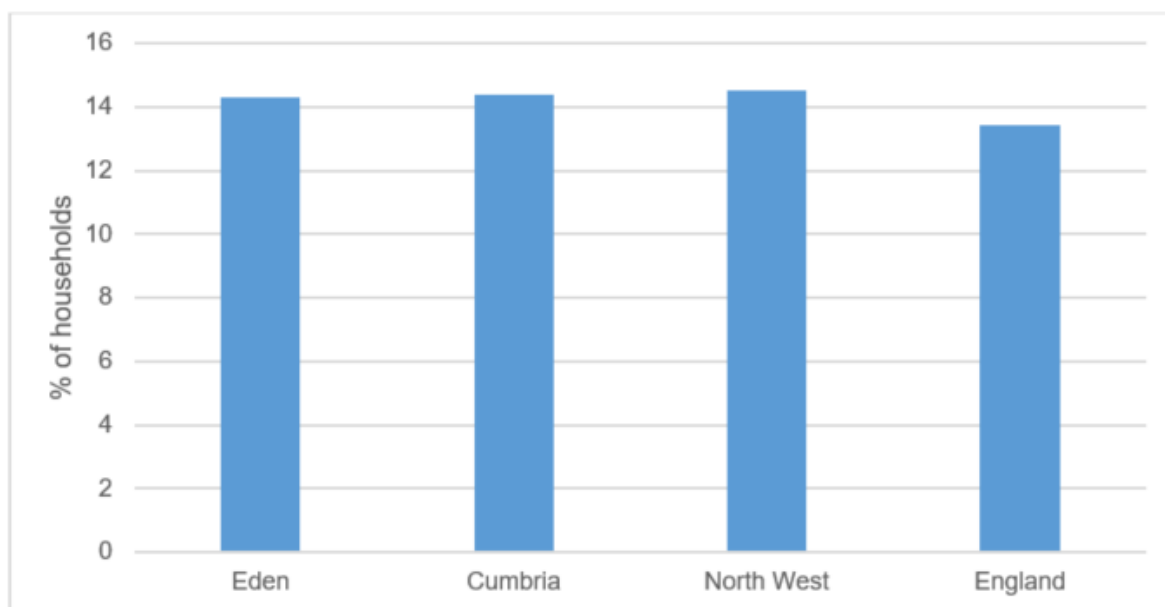
Table 4 – Most deprived LSOAs in Eden (ONS, 2019)

LSOA name (2011)	Location	Index of Multiple Deprivation (IMD) Score	Index of Multiple Deprivation (IMD) Rank (where 1 is most deprived)
Eden 003C	Penrith South: North	28.625	8,695
Eden 003B	Penrith Pategill	24.942	10,799
Eden 007A	Brough & Ravenstonedale	23.775	11,522
Eden 007E	Warcop	23.022	12,037
Eden 003A	Penrith East: West	22.583	12,334

Fuel Poverty

In Eden the percentage of people experiencing fuel poverty is 14.3% which is above the national percentage of 13.4% by nearly 1%. However, Eden’s levels of fuel poverty is slightly lower than the percentage for both Cumbria and the North West of England, but not by a significant amount.

Figure 12 – Proportion of households in Eden which were fuel poor (ONS, 2019)

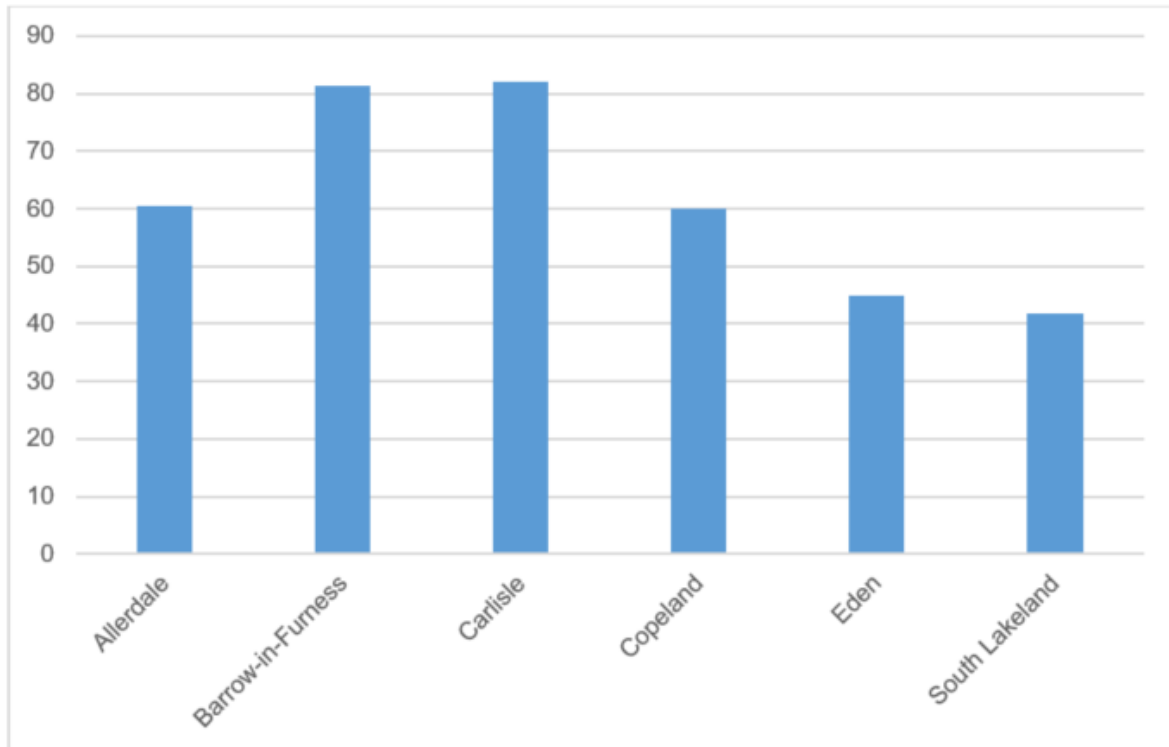


Crime

Eden has relatively low levels of crime at 44.8 crimes per 1,000 people, which is significantly lower than every other district within Cumbria apart from South

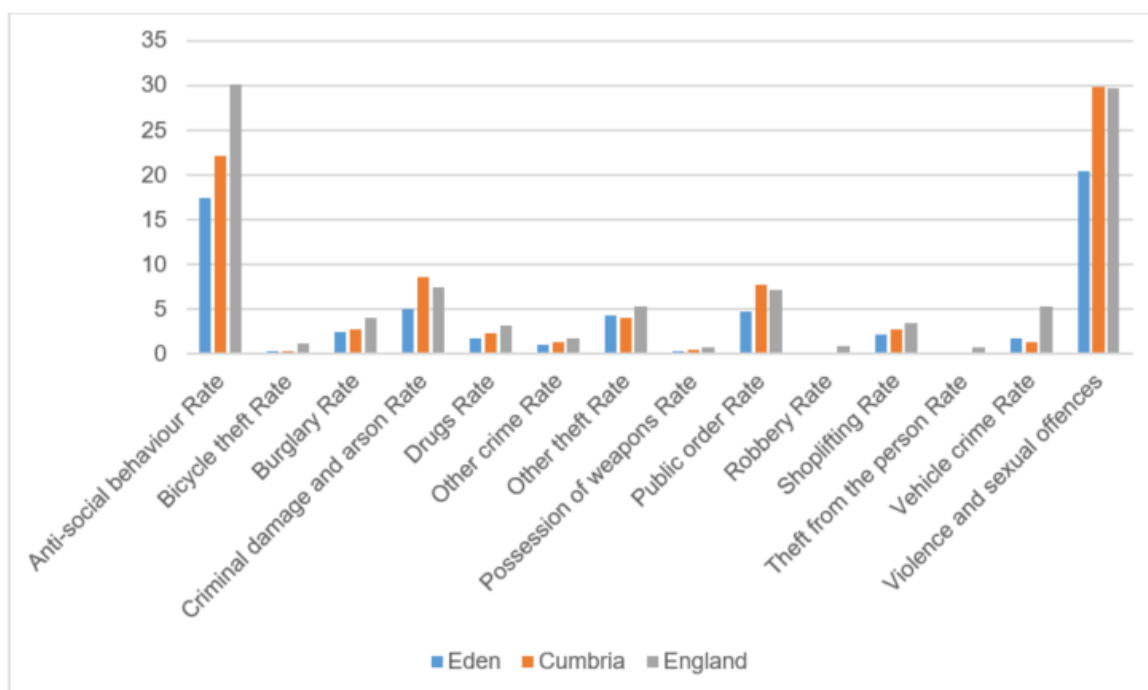
Lakeland, which has a slightly lower crime rate of 41.7. Eden’s crime rate is almost half that of the crime rate in Carlisle and Barrow.

Figure 13 – Crime rates per 1,000 people in Cumbrian authorities (April 2020 – March 2021, Data.police.uk)



Compared to national crime rates, Eden has nearly half the rate of anti-social behaviour crimes at 17.4 compared to 30.1 nationally, and significantly lower rates of violence and sexual offences at 20.4 compared to 29.7 nationally. All crime types have lower rates in Eden than the rates nationally.

Figure 14 – Eden crime rate by type per 1,000 people (April 2020 – March 2021, Data.police.uk)



Health

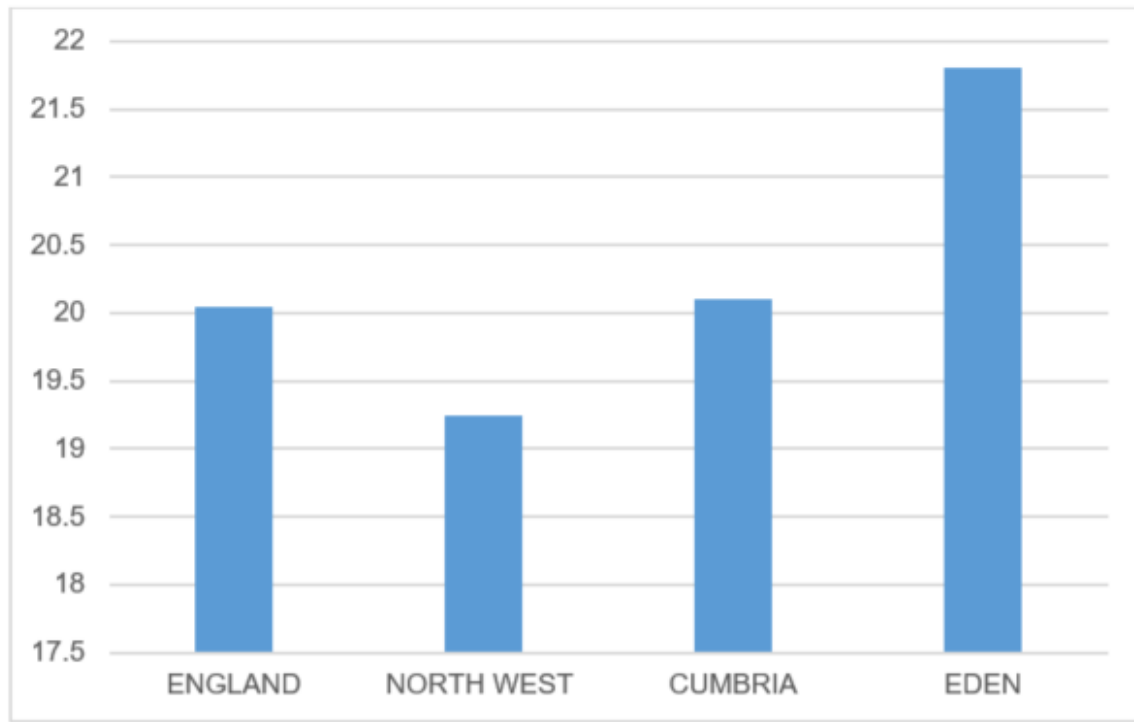
Life expectancy in Eden is higher than the life expectancy nationally, in the North West and in Cumbria, at 83.5 years. It is over 2 years higher than in Cumbria and 3.4 years higher than in the North West, which suggests that the population of Eden are healthier and/or possibly have better access to healthcare.

Figure 15 – Eden life expectancy from birth, 2016-2018 (ONS)



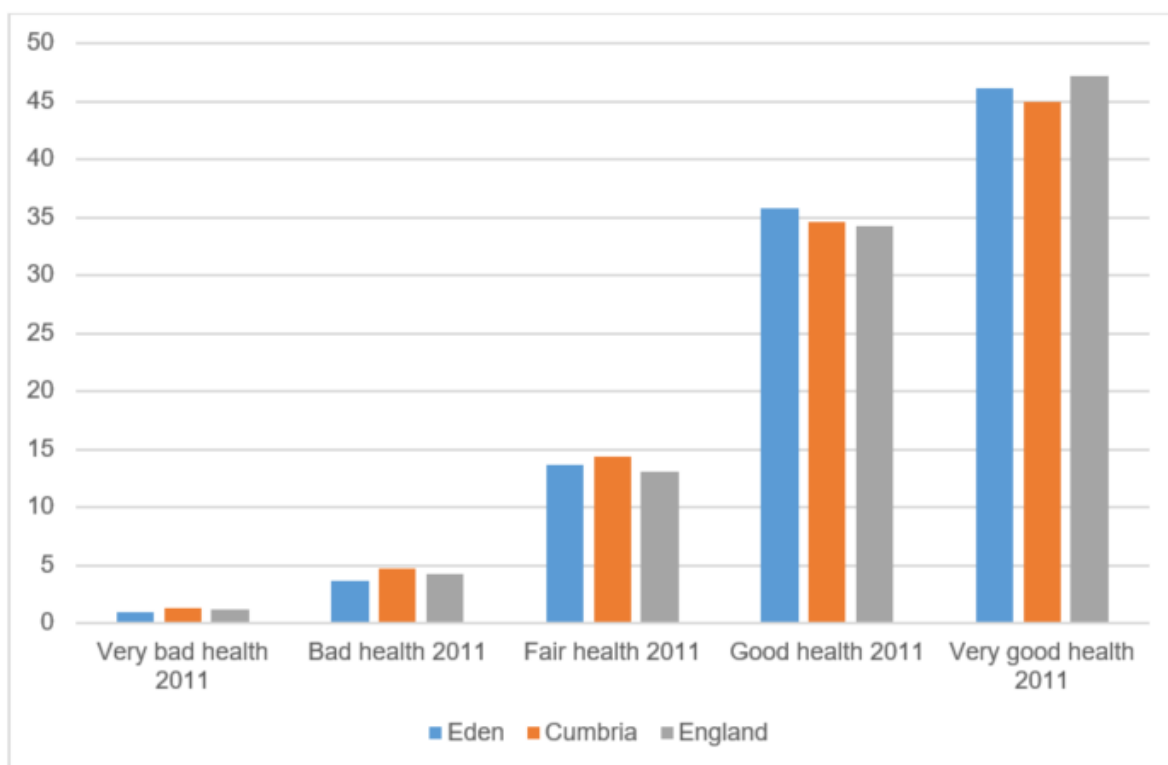
A similar picture can be seen with life expectancy at 65 within Eden, which is considerably higher than in England, the North West and Cumbria. In Eden, a 65 year old can expect to live for more than 2.5 years more than in the North West and nearly 2 years compared to England.

Figure 16 – Eden life expectancy at 65, 2016-2018 (ONS)



The number of people with good or very good reported health in Eden is slightly above the national average, with Eden's figure being 81.9% of the population, the national statistic being 81.4% of the population and the Cumbria-wide statistic being 79.9%. Although marginal, the number of people who reported that they were in bad health or very bad health is also lower than national and Cumbrian statistics. With the 2021 census data yet to be released, we must rely on 2011 census data, which indicates that, although numbers of people reporting very good health is lower than the national average, Eden has better levels of reported health than both Cumbria and England. Considering Eden has an ageing population, this indicates a good standard of living and quality of life in the area.

Figure 17 – Eden self-reported health (2011 Census)



3. Indicators from the Regulations

3.1. 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).

3.2. 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 December 2020.

Table 5 - Local Plan Review Timetable (EDC)

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

3.3. Community Infrastructure Levy

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

3.4. 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.

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>

To inform the preparation of the Local Plan Review, a number of Duty to Co-operate meetings were held with Stakeholders during the monitoring year. Brief details of these meetings are provided within Table 6.

In accordance with the requirements of the Localism Act, meetings with the Planning Policy Teams at the neighbouring authorities of Carlisle City Council, Durham County Council and Allerdale Borough Council were arranged to explore whether there were any cross-boundary, strategic matters the Local Plan would need to address in addition to seeking possible opportunities for joint working. Each of these meetings concluded that there were no significant cross-boundary issues for the Local Plan to address. A similar meeting was held with the adjoining authorities of South Lakeland District Council, the Lake District National Park and the Yorkshire Dales National Park in the previous monitoring year.

Meetings with Highways England and Cumbria County Council, as the Highways Authority, were held to understand infrastructure capacity issues and constraints.

Table 6 – Local Plan Review meetings with Stakeholders

Stakeholders	Dates
Carlisle City Council - Planning Policy Team	15/4/20
Durham County Council - Planning Policy Team	7/05/20
Allerdale Borough Council – Planning Policy Team	18/05/20
Cumbria County Council – Highways Team	16/09/20
Highways England	16/11/20

3.5. Neighbourhood Planning

Neighbourhood Planning is a right for communities, which was 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 7 provides a summary of the progress achieved in the preparation of Neighbourhood Plans.

Table 7 - Neighbourhood Planning Information (EDC)

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. <i>(Mostly within Yorkshire Dales National Park)</i>
Bolton Parish Council	11 February 2014	Draft Plan prepared (2016) but, as at February 2019, the Parish Council is no longer progressing it.
Crosby Ravensworth Parish Council	27 January 2015	No progress. <i>(partially within the Yorkshire Dales National Park)</i>
Greystoke Parish Council	23 December 2015	No progress.
Langwathby Parish Council	17 July 2014	Consulted on a Draft Plan, under Regulation 14 ¹⁴ , 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

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/

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

3.6. 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.

On 31 March 2021, there were 44 on the register including 22 new applicants for base period 5 which ran from 31st October 2019 to 30th October 2020. There are currently no associations or groups on the register.

There have been a total of 24 approvals for self-build homes, 5 of which were reserved matters applications following an earlier outline approval. Only one of these reserved matters permissions has been included in a previous base period, which therefore amounts to 23 new serviced plots of land. This figure is slightly higher than the 22 new applicants on the register and shows that the Council are approving a suitable amount of self-build plots.

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/>

3.7. 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) land¹⁵ 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:

¹⁵ 'Brownfield' means - sites meeting the definition of 'Previously Developed Land' in Annex 2 of the National Planning Policy Framework.

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

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

The register is in two parts:

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

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

Monitoring of the Local Plan Policies

4. A Planning Strategy for Eden District

4.1. Introduction

There were 325 units approved during the monitoring year, 36% of them (118 plots) which were affordable and 21% of them (67) on brownfield sites. Nearly a third of the units approved were in Appleby, largely as result of approval 20/0312, which is for 100 homes. 56% of the homes (184) were approved to be built in the towns within Eden.

Table 8 – Summary of housing approvals in Eden (EDC)

Summary of Housing Approvals for 2020/21	Approvals				
	Net Market Units	Net Affordable Units	Net Brownfield Units	Net Local Occupancy Units	Net Total Units
Penrith	7	67	3	0	74
Alston	4	0	4	0	4
Appleby	73	30	1	0	103
Kirkby Stephen	3	0	0	0	3
Towns Total	87	97	8	0	184
Key Hubs	44	13	0	0	56
Smaller Villages and Hamlets	50	8	47	9	58
Other Rural Areas	29	0	12	0	27
Overall Total	210	118	67	9	325

In terms of completions, 255 units were completed during the monitoring year, 15% (39) of which were affordable and 33% (84) which were on brownfield sites. Nearly 60% of the homes (151) were completed in Penrith and over 16% of them (40) were completed in the Key Hubs.

Table 9 – Summary of housing completions in Eden (EDC)

Summary of Housing Completions for 2020/21	Completions				
	Net Market Units	Net Affordable Units	Net Brownfield Units	Net Local Occupancy Units	Net Total Units
Penrith	119	32	66	0	151
Alston	2	0	1	0	2
Appleby	7	0	0	0	7
Kirkby Stephen	4	0	1	0	4
Towns Total	131	32	67	0	163
Key Hubs	33	7	11	0	40
Smaller Villages and Hamlets	31	0	3	3	31
Other Rural Areas	20	0	2	1	20
Overall Total	216	39	84	4	255

4.2. Policy LS1 – Locational Strategy

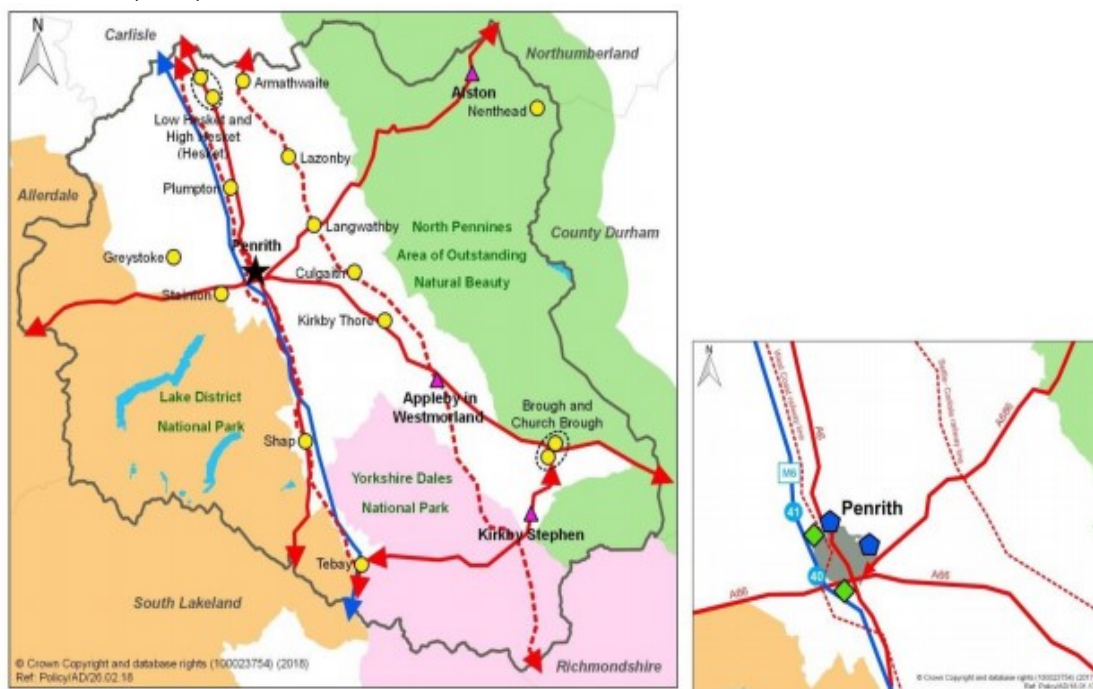
Policy LS1 sets out the ‘settlement hierarchy’ which is used to guide development across the district, and identifies the suitable locations for the delivery of housing, employment and tourism development.

The hierarchy identifies Penrith as the ‘Main Town’, with 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 102 Smaller Villages and Hamlets which are expected to accommodate small scale development to meet local demand.

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

Figure 18 – Local Plan map of Eden showing key settlements, national park authorities and major transport routes (EDC)

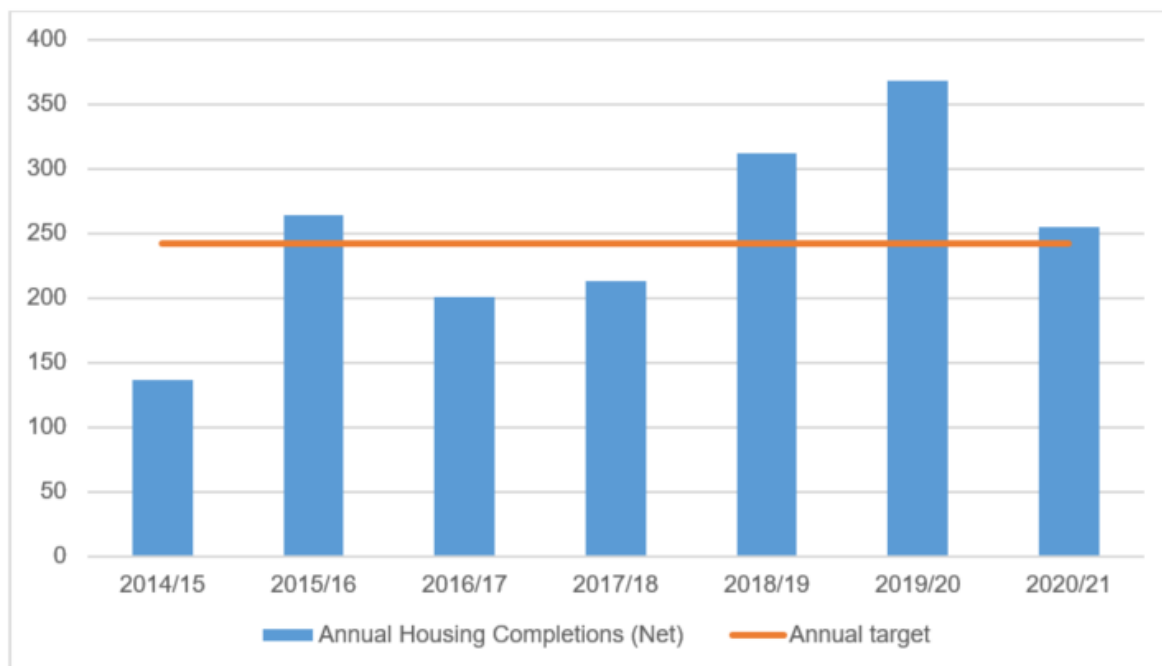


Key	
Environment	Transport
★ Main Town	◆ Employment Extension: Penrith
▲ Market Towns	■ North Pennines Area of Outstanding Natural Beauty
● Key Hubs	■ Lake District National Park
■ Housing Extension: Penrith	■ Yorkshire Dales National Park
	— Motorway
	— A Road
	- - - Public Transport: Rail
	National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

Housing Completions

With a target of 242 housing completions per year, the 7 year target would be 1,694 homes. 1,750 homes have been completed since 2014, which exceeds the 7 year target by 56 homes. More than 242 homes have been built per year over the last 3 years and, even with the impacts of COVID-19, the monitoring year 2020/21 saw 255 housing completions in Eden.

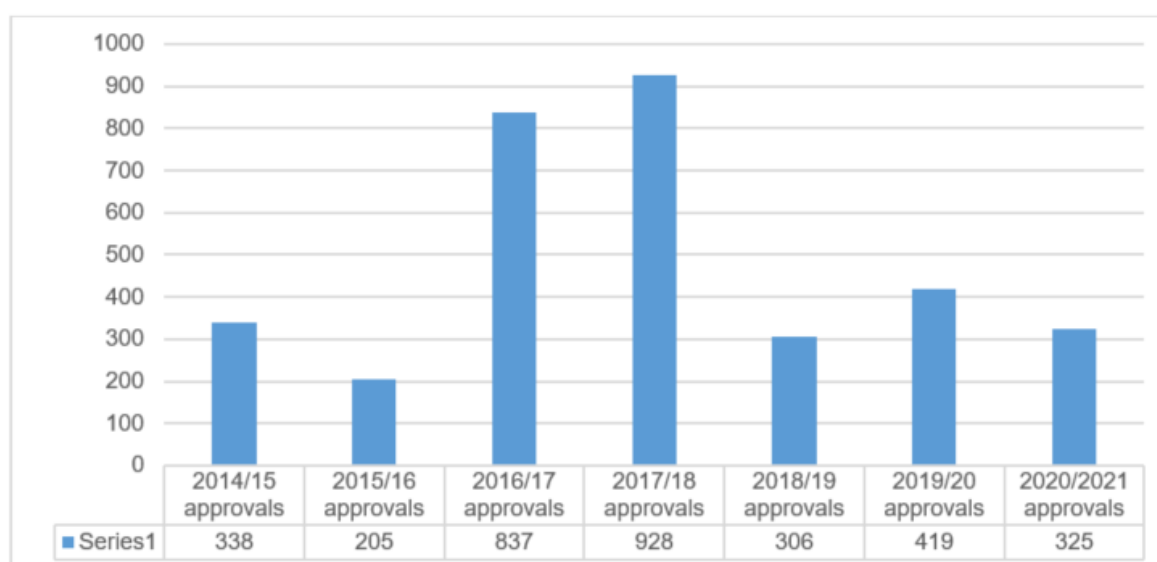
Figure 19 – Eden housing completions since 2014 (EDC)



Housing Approvals

There have been approvals for 3,358 homes since 2014, which equates to nearly 480 homes per year approved. The 2020/21 monitoring year saw the approval of 325 new homes, well above the annual build target of 242. Whilst not all approvals result in homes being built, the majority would be expected to be completed.

Figure 20 – Eden housing approvals since 2014 (EDC)

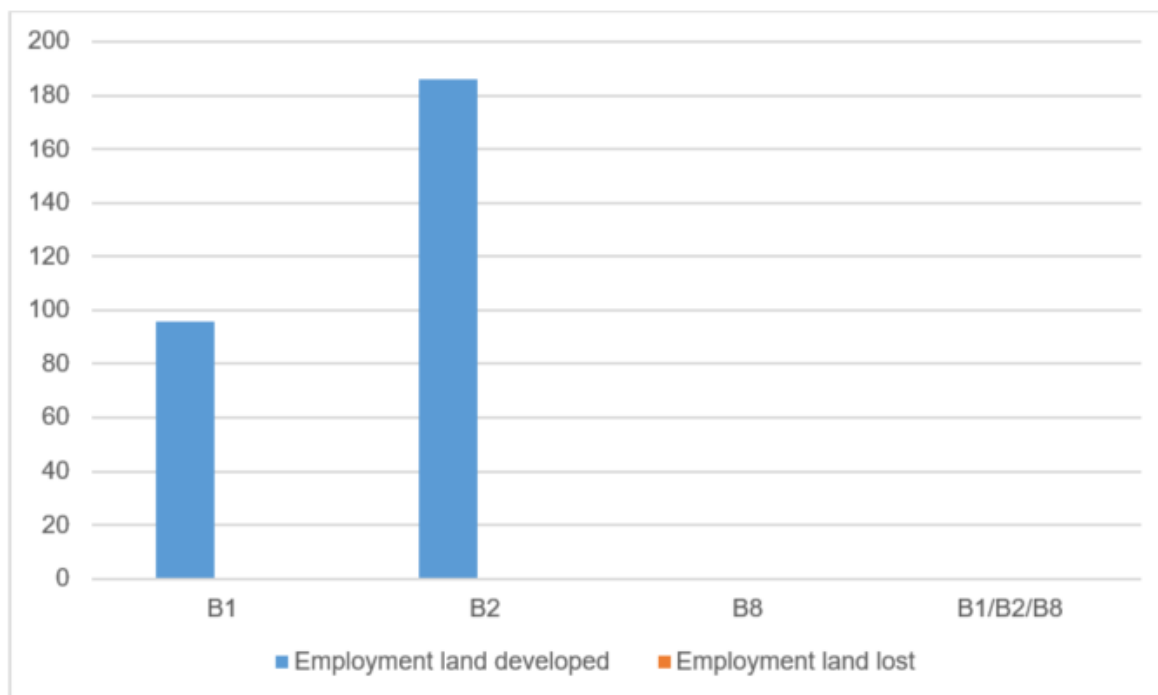


Employment land completions

There was only 282m² of employment land completed during the monitoring year, with 186m² developed in Kirkby Stephen through application 16/0998 and 96m² in

Penrith through application 16/1101. This equates to 0.028 hectares which is considerably lower than the target of 1.52 hectares; however there are currently approved applications for large sites at Cowper Road (20/0238) and Mile Lane (19/0636), with a further live application at Mile Lane (21/0355) and a further approval for a considerable development at Stoneybeck (17/0928). Furthermore, employment land developments are likely to have been affected heavily by COVID-19, hindering some progress.

Figure 21 – Employment land completions 2020/21 (EDC)

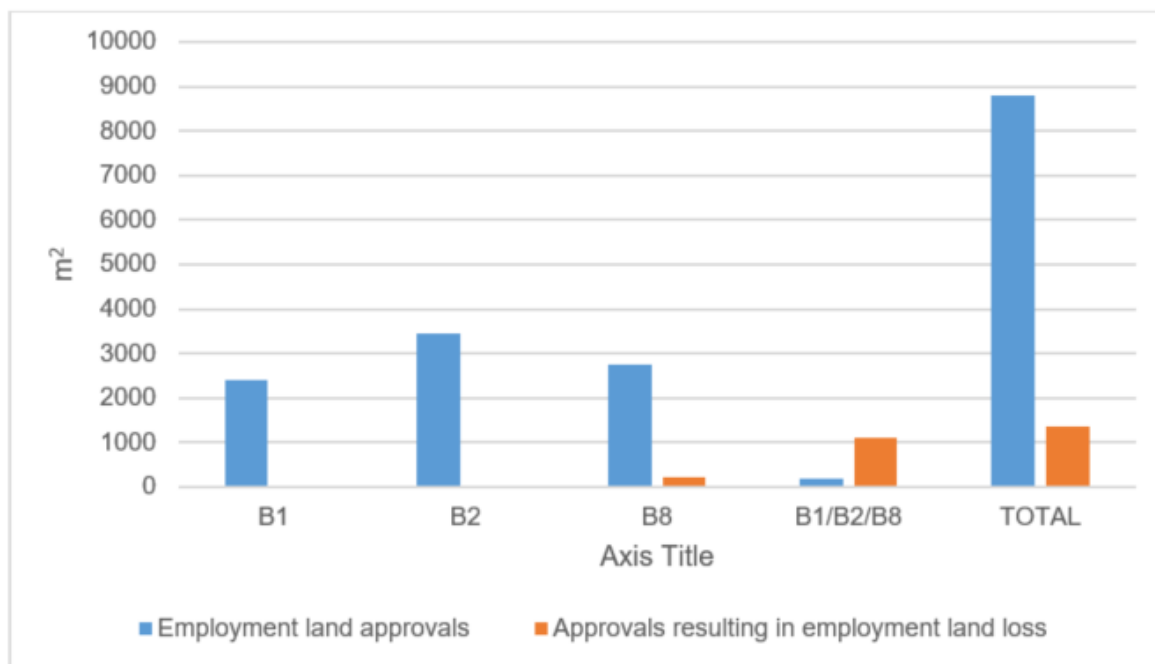


Employment land approvals

In terms of employment land approvals, just over 8,800m² (0.88 hectares) of employment land has been approved, with 1,360m² (0.136 hectares) of land being approved, which would result in a loss of employment land. This equates to a net growth of 0.744 hectares of employment land approved for development. This equates to almost half of the target of 1.52 hectares. The vast majority of economic land approvals are for developments in Penrith, including considerable sites at Mardale Road (0.28 hectares, application number 20/0744), Cowper Road (0.18 hectares, application number 20/0238) and Greenbank Road (0.09 hectares, application 20/0242).

Although new use classes were introduced in September 2020, all applications between April 2020 and March 2021 involving employment land were made using the old use classes, so this monitoring report will continue to use the old use classes.

Figure 22 – Employment land approvals 2020/21 (EDC)



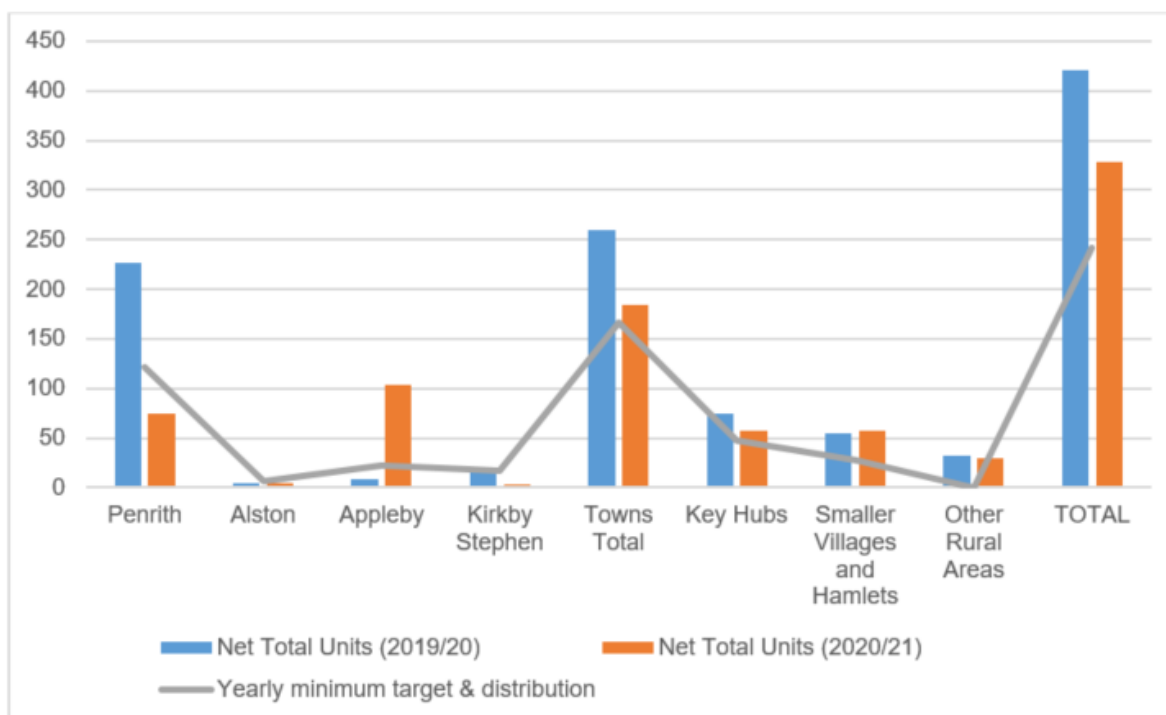
4.3. Policy LS2 – Housing Targets and Distribution

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

Approval of Net Additional Dwellings

During the 2020/21 monitoring year there were 325 housing approvals in Eden, which was lower than the previous monitoring year’s figure of 421. In terms of the distribution of the approvals, just over the required amount were approved for towns, owing largely to a single significant site of 100 dwellings at Appleby, whereas there were 74 homes approved in Penrith, which is below the distribution number of 121 homes. However, a large number of homes were approved in 2019/20 and there continues to be considerable progress and construction of housing developments around Penrith with large sites at Brougham Fields, Carleton and White Ox Farm in particular offering large numbers of homes.

Figure 23 – Distribution of housing approvals 2020/21 (EDC)



Completion of Net Additional Dwellings

The target of 242 housing completions was met and exceeded by a further 13 homes (255 homes) in Eden, with just over 64% of these homes being completed in Penrith, which is above the target distribution of 50%. The number of completions in the other towns within Eden is noticeably below the target distribution, though there have been some significant approvals in Appleby (application 20/0312 for 100 houses) and Kirkby Stephen (application for 17/0263 for 60 houses).

The number of completions in Key Hubs and in villages and hamlets is almost in line with the distribution target, with the number in villages and hamlets being just over 2% greater than the target distribution, and the number in key hubs being just under 3% less than the target distribution.

On page 21 of the Local Plan, the target distribution percentages include homes completed in the main towns, Key Hubs and villages/hamlets. However, these categories do not take into account housing in isolated rural locations, which is very common in Eden, as it is a rural sparsely populated district. There are a number of barn conversions and remote rural dwellings each monitoring year that fall into this category. This has affected the distribution statistics, as there were 20 completions of this type, which are not included in the statistics for figure 24 below.

Furthermore it is very difficult to meet the target distribution percentages, as the completion dates depend almost entirely on the speed of progress by each developer.

Figure 24 – Percentage distribution of housing completions 2020/21 (EDC)

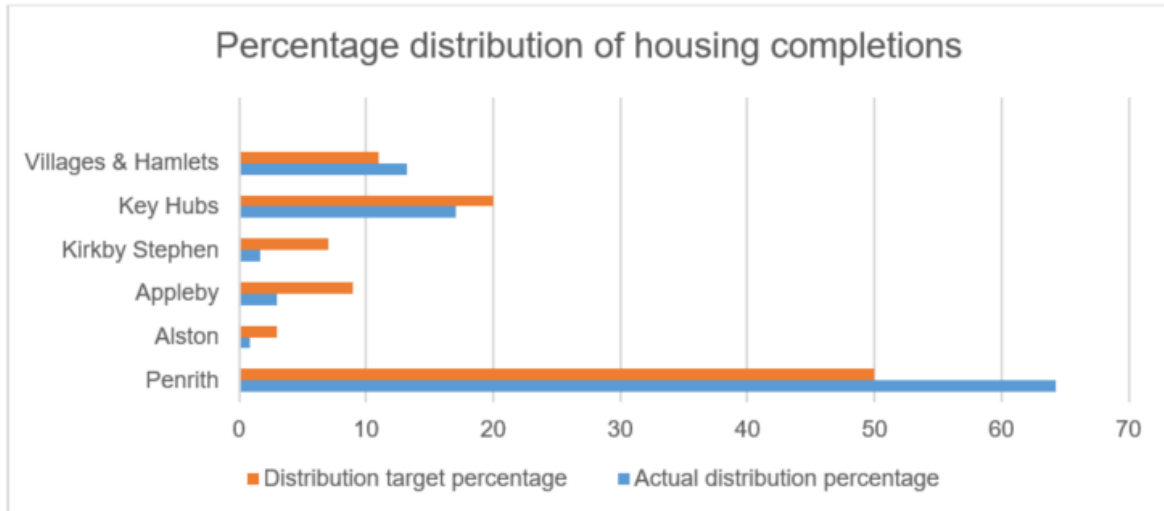


Table 10 - Policy LS2 Table (EDC data. Updated as 31 March 2021)

	Target	Distribution	Site Allocations	Completed	Under Construction or Permitted	Windfall	Residual Requirement	Annual Requirement
	4356	100%						
Towns								
Penrith	2178	50%	Yes	752	922	N/A	504	50
Alston	131	3%	Yes	11	12	N/A	108	12
Appleby	392	9%	Yes	179	110	N/A	103	10
Kirkby Stephen	305	7%	Yes	26	156	N/A	123	12
Total	3006	69%		968	1200	N/A	838	84
Rural Area								
Key Hubs	871	20%	Yes	264	377	N/A	230	23
Smaller Villages and Hamlets	479	11%	No	366	336	N/A	-223	-22
Total Rural	1350	31%		630	713	N/A	7	1
Overall Total	4356	100%		1598	1913	N/A	845	85

Please note that this table does not include the windfall sites in rural areas that are under construction/permited or completed.

Figure 25 - Housing Trajectory (EDC data. Updated as 31 March 2021)

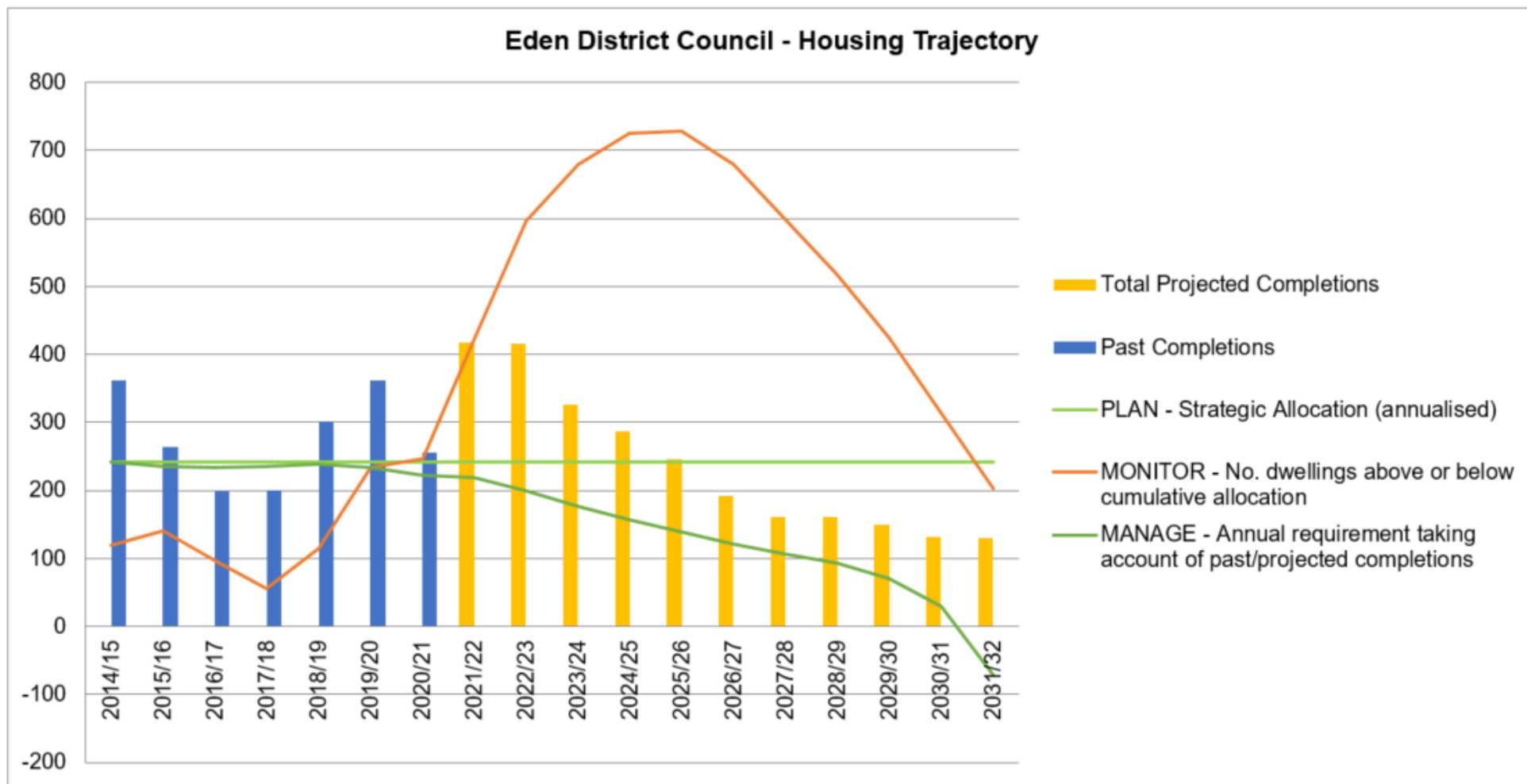


Table 11 – Housing Trajectory Table (EDC data. Updated as 31 March 2021)

	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	2031/32	Total		
Past Completions	361	264	198	200	301	361	255													1940	
Total Projected Completions	0	0	0	0	0	0	0	418	416	326	287	246	192	161	161	150	131	130		4558	
Cumulative Completions	361	625	823	1,023	1,324	1,685	1,940	2,358	2,774	3,100	3,387	3,633	3,825	3,986	4,147	4,297	4,428	4,558			
PLAN - Strategic Allocation (annualised)	242	242	242	242	242	242	242	242	242	242	242	242	242	242	242	242	242	242	242		4356
MONITOR - No. dwellings above/below cumulative allocation	119	141	97	55	114	233	246	422	596	680	725	729	679	598	517	425	314	202			
MANAGE - Annual requirement taking account of past/projected completions	242	235	233	236	238	233	223	220	200	176	157	138	121	106	93	70	30	-72			

Table 12 – Housing targets and distribution of completions from April 2020 to March 2021 (EDC)

	Completions	Target	Actual distribution percentage	Distribution target percentage
Penrith	151	121	64	50
Alston	2	7	1	3
Appleby	7	22	3	9
Kirkby Stephen	4	17	2	7
Towns total	164	167	70	69
Key Hubs	41	48	17	20
Villages & Hamlets	30	27	13	11
Rural total	71	75	30	31
TOTAL	235	242	100	100

Release of future growth sites

Across the district's four towns, Penrith exceeded its yearly target for completions comfortably, whereas the other main towns were significantly below their targets for units completed. Since 2014, 968 completions have been recorded across the four towns, which represents a collective undersupply of 201.

The supporting text to Policy LS2 states that where housing completions in the district's four towns collectively falls 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 83% of the Local Plan target, therefore the requirement to release these sites has **not** been triggered. However, only Appleby is currently on course to meet its target of 392 units by 2032 and is currently 27 units above target, with another 110 units either approved or under construction. Penrith is 103 units below target, Alston is 40 units below target and Kirkby Stephen is 93 units below target. Whilst Penrith and Kirkby Stephen have a large number of units approved or under construction, with 922 and 156 respectively, which will help with this deficit, Alston only has 12 units either approved or under construction.

In the Key Hubs, the minimum annual target of 48 homes was not met during the monitoring year. Since April 2014, a total of 264 completions have been recorded in the Key Hubs, resulting in an undersupply of 75 units. The delivery of new homes in the Key Hubs is currently only 77.9% of the minimum requirement, therefore **it is necessary to consider whether the release of 'Future Growth Sites' within the Key Hubs is required**. There are currently 377 units either under construction or permitted for development in Key Hubs, which could make a considerable contribution towards this undersupply, leaving only a yearly requirement of a further 23 homes per year if these were to be constructed.

Since April 2014, 366 new homes have been delivered in the smaller villages and hamlets and a further 105 in the other rural areas.

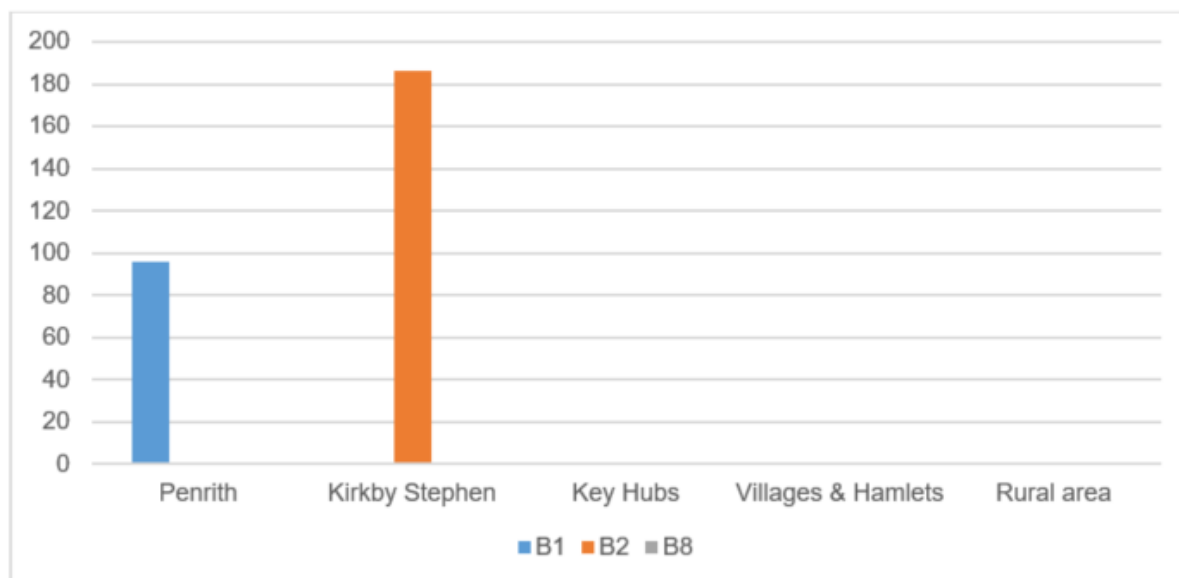
4.4. Policy PEN1 – A Town Plan for Penrith

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
Provision of a Primary School	Completion of a Primary School

Amount of Employment Land delivered in Penrith

The graph below shows that the majority of employment land completions were not in Penrith. As discussed earlier in the report, employment land completions were limited during the monitoring year, likely due to COVID19. However, a large number of applications for economic land have been approved, the vast majority of which are in Penrith.

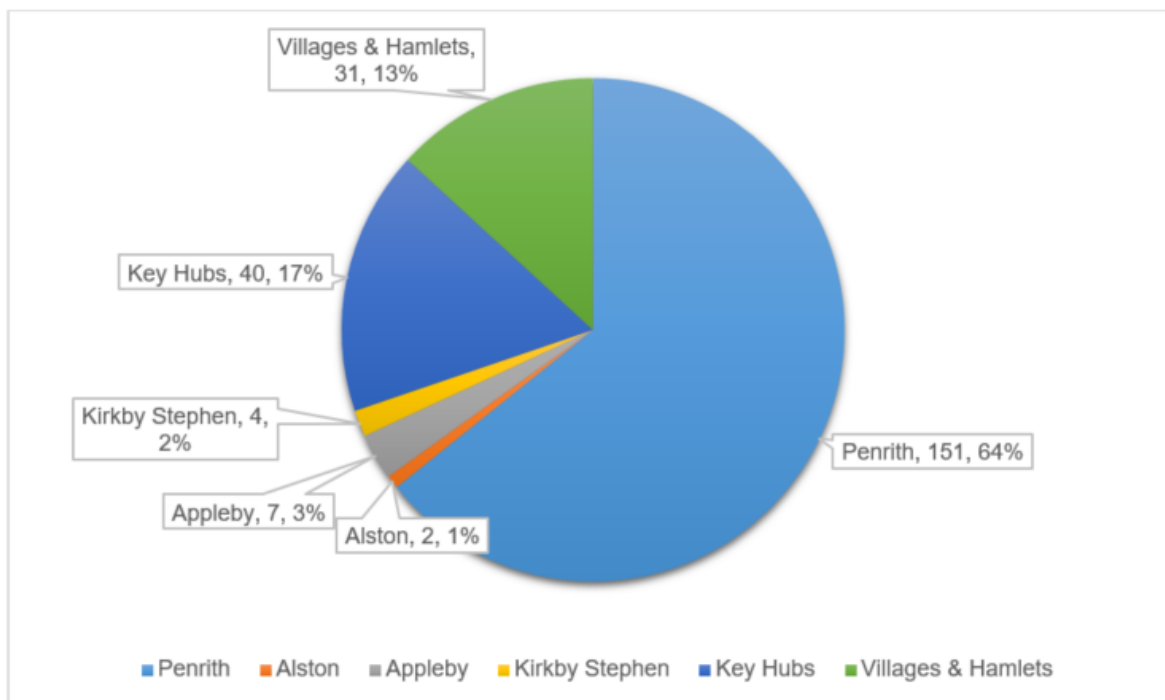
Figure 26 – Distribution of employment land completions 2020/21 (EDC)



Amount of Housing Completed in Penrith

151 homes were completed in Penrith during the monitoring year, which amounts to 64% of the completed homes in Eden for 2020/21. This is above the distribution target of 50%, but shows that the level of housing construction in Penrith is high and is supporting the rising need for homes in Eden's main town. The pie chart below does not include the 20 properties that were completed in rural areas, but were not in either a village, hamlet or Key Hub.

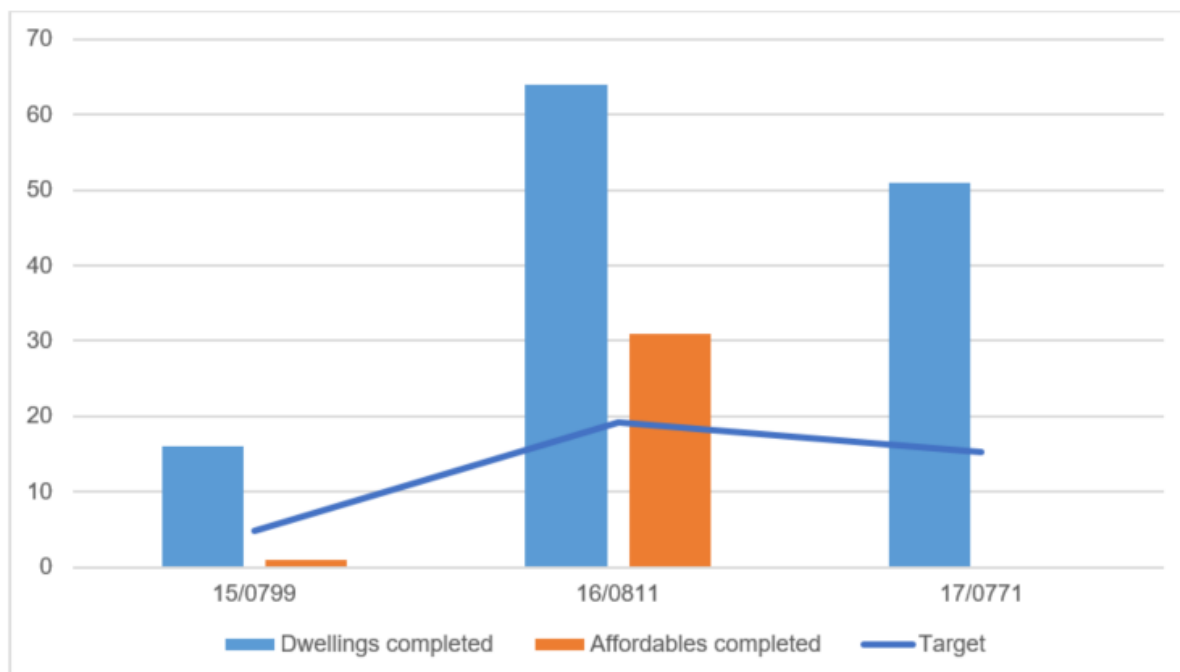
Figure 27 – Distribution of housing completions 2020/21 (EDC)



Number of Affordable Homes Completed in Penrith

In Penrith there were 115 houses completed on larger sites (sites with 10 or more homes) between April 2020 and March 2021, of which 31 were affordable. This means that 27% of the houses were affordable, just below the 30% target. However, site 15/0799 (The Fairhill development) was nearing the end of its development, so only 1 of the 17 completions here in 2020/21 were affordable. The site includes a 30% allocation of affordable homes. However the majority of the affordable homes at the site had already been completed in previous monitoring years. Site 16/0811, a major development at Carleton, delivered 31 affordable homes from the 64 homes completed in 2020/21, which makes up a significant contribution, whereas site 17/0771, retirement apartments at Roper Street, had 51 completions of which none were affordable. This was due to financial viability issues associated with providing affordable homes at this location and the higher costs associated with providing adapted dwellings for the elderly residents.

Figure 28 – Penrith affordable housing completions 2020/21 (EDC)



Provision of a Primary School

As part of the Section 106 agreement for site 16/0811 at Carleton, Penrith, it was agreed that a primary school would be built close to the site. This was to cater for the rising need for education provision expected to come from a large site of 560 homes on the edge of Penrith. However, there is still an ongoing discussion with Cumbria County Council, Eden District Council and the developers, Persimmon, regarding the need for this school. Drops in birth rates and lower numbers of children needing access to primary schools, despite general population growth, has meant that local primary schools are not oversubscribed and that there may not be the need for another primary school in the area.

4.5. Policy PEN2 – Penrith Masterplans

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

All applications that have been approved have been accompanied by a masterplan. All of the live applications have not been accompanied by a masterplan. The status of each allocated site can be seen in the table below.

Table 13 – Status of applications which require masterplans (EDC)

Site Ref.	Site Description	Status
E3	Land at Longacres, Carleton	Outline planning permission granted for entire allocation. Two sites, one from Story Homes and one from Genesis Homes, are to be developed here. Both are supported by Masterplans A detailed application for part of the site, submitted by Story Homes, has been approved during the monitoring year.
E4	Carleton Hall Farm	A detailed planning application has been submitted by Barratt Homes for 128 dwellings. This application was submitted in November 2019 and remains under consideration. There is a travel plan and planning layout with this application.
N1a	Salkeld Road/Fairhill	No application has yet been made on this site; the site remains available.
N2	White Ox Farm	Outline planning permission granted in July 2018; the application was supported by a Masterplan. Full approval was granted in March 2021 with application 20/0616.
N3	Raiselands	An outline planning application was submitted on this site in May 2017 and is currently under consideration. No Masterplan has been submitted yet.

4.6. Policy PEN3 – Newton Rigg Campus

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

Newton Rigg Campus has become financially unviable and is likely to be sold, thus it will no longer be used as for education purposes.

4.7. Policy AL1 – A Town Plan for Alston

Indicator	Target
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 ¹⁶
Amount of employment land delivered within Alston	Increase in employment land from baseline. (2.3 ha ¹⁷ at 31 March 2013)

Amount of housing completed in Alston

There were 2 housing completions (20/0343 and 16/1082) in Alston between April 2020 and March 2021, which amounts to just under 1% of the 252 completions in the district. However, there have been 4 approvals, all brownfield sites, in the centre of Alston in the same year.

Number of affordable housing units completed

None of the completions or approvals in Alston are affordable, as there is no requirement for the approved developments to be affordable and there are no large schemes at Alston.

Amount of employment land delivered within Alston

In terms of employment land, no such developments were completed between March 2020 and April 2021, however a children’s day nursery and forest school was completed (19/0179), with allocated employment land still available for development at Potters Lane, as well as mixed use land at High Mill.

4.8. Policy AL2 – Redevelopment in Alston Moor

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

One application (20/0552) was approved relating to this policy, a development outside of Nenthead involving the rebuilding of some ruins to form a 5 bedroom house. There were 4 other approved applications for the conversion of buildings, but these were all within the town centre of Alston and not relevant to this policy.

4.9. Policy AP1 – A Town Plan for Appleby

Indicator	Target
Amount of housing completed in Appleby.	In line with Distribution Strategy in Policy LS2 – 9%
Number of affordable housing completed.	30% per year on larger schemes ¹⁸
Amount of employment land delivered within Appleby.	Increase in employment land from baseline (1.9 ha ¹⁹ at 31 March 2013).

¹⁶ Affordable Housing Threshold - More than 10 dwellings

¹⁷ This baseline figure includes, completed sites, allocated sites and sites with the benefit of planning permission.

¹⁸ Affordable Housing Threshold - More than 10 dwellings

¹⁹ This baseline figure includes, completed sites, allocated sites and sites with the benefit of planning permission.

Amount of housing completed in Appleby

There were 7 housing completions in Appleby between April 2020 and March 2021, which amounts to 3% of the 252 houses completed during the year. This is below the 9% target, however in the same year land allocations AP10 and AP11 have been granted outline planning permission through application 20/0312. The site has approval for up to 100 dwellings, which will make a significant contribution to Appleby's housing stock in the forthcoming years.

Number of affordable housing completed

There were no affordable homes completed, as none of the sites had over 10 homes, so were not required to provide affordable housing. The new development of 100 dwellings (20/0312) states that 30 dwellings will be required to be affordable.

Amount of employment land delivered within Appleby

In terms of employment land, there were no completions in Appleby, but land for employment use is still available at Cross Croft Industrial Estate and The Old Creamery.

4.10. Policy KS1 – A Town Plan for Kirkby Stephen

Indicator	Target
Amount of housing completed in Kirkby Stephen.	In line with Distribution Strategy in Policy LS2 – 7%
Number of affordable housing completed.	30% per year on larger schemes ²⁰
Amount of employment land delivered within Kirkby Stephen.	Increase in employment land from baseline (1.21 ha ²¹ at 31 March 2013).

Amount of housing completed in Kirkby Stephen

There were 4 housing completions in Kirkby Stephen between April 2020 and March 2021, which amounts to 1.7% of the 252 houses completed during the year. This is below the 7% target for the town. However, approvals 17/0073 and 17/0263 are due to commence on site and will provide a total of 95 homes in Kirkby Stephen.

Number of affordable housing completed

None of the completions were part of larger schemes, which means that there were no requirements for them to be affordable.

Amount of employment land delivered within Kirkby Stephen

An industrial building was completed at Kirkby Stephen Business Park (application 16/0998) resulting in an increase of 186m² of floorspace. Furthermore, there is still allocated economic land available for development at the Business Park.

4.11. Policy RUR1 – A Plan for Key Hubs

Indicator	Target
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 ²²
Amount of employment land delivered within Key Hubs.	Increase in employment land from baseline.

Amount of housing completed in Key Hubs

There were 40 housing completions in key hubs, which amounts to 17% of the 255 completed across Eden. This is just under the 20% target for housing completions in Key Hubs. However, the number of completions in rural areas that are not in a village, hamlet or Key Hub are not accounted for in the Local Plan target distribution figures, which has an impact on the figures. With the dominance of large sites in

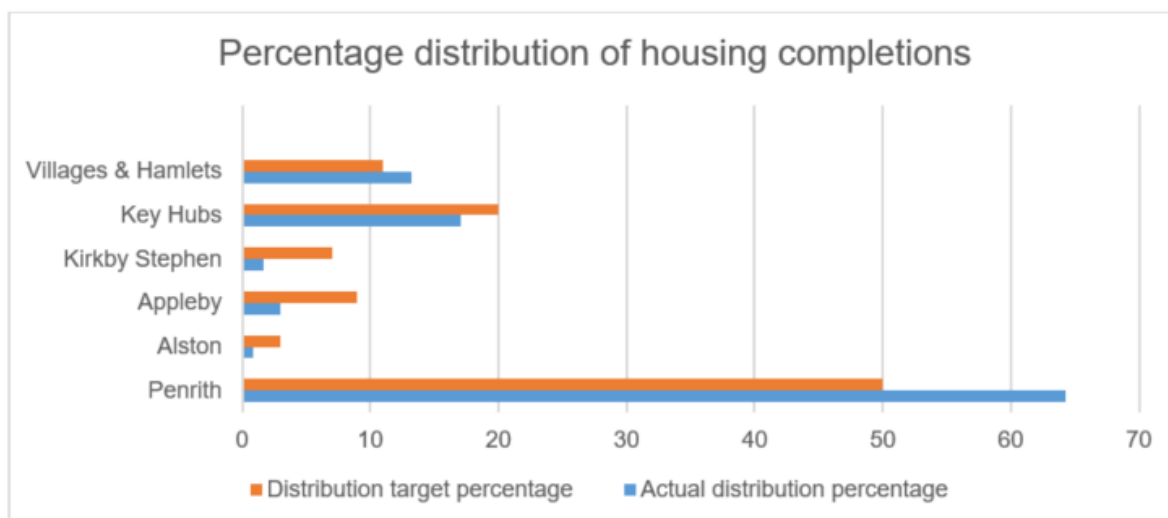
²⁰ Affordable Housing Threshold - More than 10 dwellings

²¹ This baseline figure includes, completed sites, allocated sites and sites with the benefit of planning permission.

²² Affordable Housing Threshold - More than 10 dwellings

Penrith (such as 16/0811 at Carleton Heights) having a very high build rate, this has had an impact on the distribution figures also.

Figure 29 – Percentage distribution of housing completions (EDC)



Number of affordable housing completed.

In the Key Hubs there were 5 affordable homes completed on larger schemes out of an overall number of 19 completions on larger sites. This means 26% of homes on larger schemes were affordable, though there was also another affordable home completed in a smaller development of 5 homes (app. 12/0262). If this scheme were included, then the amount of affordable homes completed would be 6 out of 20, which amounts exactly to the target of 30%.

Although there were no affordable homes completed on site 17/0660, this is because nearly all of the affordable allocation has already been completed in previous years on this site. Site 18/0586 is the only site to be significantly below the expected 30% allocation of affordable homes. The inclusion of bungalows on the site was deemed to be a suitable alternative on the site, to cater for the ageing population.

Table 14 - Affordable housing completed on larger schemes (EDC)

Application no.	Site size (no. of houses)	Site affordables number & %	Completions 2020/2021	Affordables 2020/2021
13/0746	11	3 (27%)	4	2
14/0305	25	8 (32%)	7	3
17/0660	28	8 (29%)	6	0
18/0586	18	4 (22%)	2	0
TOTAL	82	23 (28%)	19	5

Amount of employment land delivered within Key Hubs.

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

4.12. 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, 43 full applications for agricultural buildings were granted planning permission. This is 7 more than the 36 applications granted planning permission during the previous monitoring year.

4.13. Policy RUR3 – Re-use of Redundant Buildings in Rural Areas

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

Approvals for developments involving the re-use of buildings

There have been 14 applications for developments involving the re-use of buildings, which amount to a total of 18 units. This is 6 more than the 12 units approved in the previous monitoring year. These have been predominantly barn conversions, which can be seen below.

Table 15 – Number of approvals involving the re-use of buildings (EDC)

Planning App Ref	Development Description	Total Units Approved
20/0086	Barn conversion	1
20/0099	Barn conversion	1
20/0160	Barn conversion	1
20/0298	Change of use of redundant swimming pool to dwelling	1
20/0354	Barn conversion	1
20/0381	Barn conversion	1
20/0520	Conversion of garage/store to holiday accommodation	1
20/0524	Barn conversion	1
20/0552	Rebuild of ruins to form dwelling	1
20/0612	Barn conversion	1
20/0757	Barn conversions to holiday lets	4
20/0826	Barn conversion	1
20/0868	Barn conversion	1
20/0939	Barn conversion	2
Total		18

Completions for developments involving the re-use of buildings

With regards to the completion of developments involving the re-use of redundant buildings, 14 were completed during the 2020/21 monitoring year compared to 23 from the previous monitoring year. These 14 completions were all barn conversions and amount to 5.5% of the entire completions within Eden.

Table 16 – Number of completions involving the re-use of buildings (EDC)

Planning App Ref	Development Description	Total Number of Units Completed
14/1065	Barn conversion	1
16/0091	Barn conversion	1
16/0232	Barn conversion	1
16/0309	Barn conversion	1
16/1043	Barn conversion	1
17/0352	Barn conversion	1
17/0500	Barn conversion	1
17/0709	Barn conversion	1
17/0994	Barn conversion	1
18/0769	Barn conversion	2
18/1016	Barn conversion	1
19/0069	Barn conversion	2
Total		14

4.14. Policy RUR4 – Employment Development and Farm Diversification in Rural Areas

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

During the 2020/21 monitoring year 844m² of employment land was approved for the development of employment land in rural areas. This was considerably less than the 35,346.8m² from the previous year, which may be as a result of fewer applications being received.

Table 17 – Applications approved for employment in rural areas (EDC)

Planning App Ref	Development Description	Site Size
20/0326	Change of use from Class D2 (sports club) to Classes B1 (business), B2 (general industrial) and B8 (storage or distribution).	271m ²
20/0497	Change of use of agricultural building to form additional storage B8.	108m ²
20/0838	Proposed change of use of agricultural building to use for storage purposes (B8).	465m ²

4.15. Indicator Analysis – A Planning Strategy for Eden

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

Policy	Indicator	Target	Performance	Colour (RAG)
Policy LS1 – Locational Strategy	Approval of net additional dwellings	No target	325 approvals	Score N/A
	Completion of net additional dwellings	242 dwellings per year broken down by settlement hierarchy	255 completions	Green
	Approvals of employment Land	No target	282m ² (net) 282m ² (gross)	Score N/A
	Completion of employment Land	1.52 ha of employment land per year broken down by settlement hierarchy	7,440m ² (net) 8,800m ² (gross)	Red

Policy	Indicator	Target	Performance	Colour (RAG)
Policy LS2 – Housing Targets and Distribution	Approval of net additional dwellings	No target	325 approvals	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%	255 completions Penrith – 149 (64.3%) Alston – 2 (0.9%) Appleby – 7 (3%) Kirkby Stephen – 4 (1.7%) Key Hubs – 40 (17%) Smaller Villages and Hamlets – 31 (13.2%) Whilst the overall housing target has been exceeded, the delivery of new homes has not been in accordance with the settlement hierarchy. A larger proportion of homes have been built in Penrith and noticeably fewer in the main towns. The figures for the rural areas are closer to their targets with Key Hubs being only 3% under target and completions in Villages and Hamlets being 2.5% higher than the target.	Red

Policy	Indicator	Target	Performance	Colour (RAG)
Policy PEN1	Amount of employment land delivered in Penrith	Majority of employment land to be provided in Penrith	There was 186m ² of employment land completed in Kirkby Stephen, which was 90m ² more than the 96m ² of land completed in Penrith.	Red
	Amount of housing completed in Penrith	In line with distribution strategy in Policy LS2 – 50%	64% of the housing was completed in Penrith. This exceeds the target but does so by a considerable amount.	Amber
	Number of affordable housing units completed in Penrith	30% per year on larger schemes ²³	27% of homes built on sites with over 10 units were affordable.	Amber
	Provision of a primary school	Completion of a primary school	A new primary school has not been completed.	Red

²³ Affordable Housing Threshold - More than 10 dwellings

Policy	Indicator	Target	Performance	Colour (RAG)
Policy PEN2	Applications accompanied by a Masterplan	100% (in Masterplan Areas)	The approved applications have Masterplans, though there are two applications awaiting approval that are yet to provide Masterplans.	Amber
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.	Newton Rigg College has permanently closed and the site has been sold. It is currently not in use.	Red
Policy AL1	Amount of employment land delivered within Alston	Increase in employment land from baseline (2.3 ha ²⁴ at 31 March 2013)	No employment land was delivered.	Red
	Amount of housing completed in Alston	In line with Distribution Strategy in Policy LS2 – 3%	Only 2 completions were registered which is just under 1% of the housing completions within Eden.	Amber
	Number of affordable housing units completed	30% per year on larger schemes ²⁵	No large schemes were completed, so no affordable units were required.	N/A
Policy AL2	Number of applications approved for conversion of buildings	Monitoring applications on an annual basis to assess take up	1 unit was approved for the conversion of a building of this nature.	N/A

²⁴ This baseline figure includes, completed sites, allocated sites and sites with the benefit of planning permission.

²⁵ Affordable Housing Threshold - More than 10 dwellings

Policy	Indicator	Target	Performance	Colour (RAG)
Policy AP1	Amount of employment land delivered within Appleby	Increase in employment land from baseline (1.9 ha ²⁶ at 31 March 2013)	No employment land was delivered in Appleby during the monitoring year.	Red
	Amount of housing completed in Appleby	In line with Distribution Strategy in Policy LS2 – 9%	Housing completions in Appleby amounted to 3% of Eden's completions for the monitoring year.	Amber
	Number of affordable housing units completed	30% per year on larger schemes ²⁷	There were no larger schemes in Appleby, so no affordable homes were required.	N/A
Policy KS1	Amount of employment land delivered within Kirkby Stephen	Increase in employment land from baseline (1.21 ha ²⁸ at 31 March 2013)	186m ² of employment land floorspace was added during the monitoring year.	Green
	Amount of housing completed in Kirkby Stephen	In line with Distribution Strategy in Policy LS2 – 7%	Housing completions in Kirkby Stephen amounted to 1.7% of Eden's completions for the monitoring year.	Amber
	Number of affordable housing units completed	30% per year on larger schemes ²⁹	There were no larger schemes in Kirkby Stephen, so no affordable homes were required.	N/A

²⁶ This baseline figure includes, completed sites, allocated sites and sites with the benefit of planning permission.

²⁷ Affordable Housing Threshold - More than 10 dwellings

²⁸ This baseline figure includes, completed sites, allocated sites and sites with the benefit of planning permission.

²⁹ Affordable Housing Threshold - More than 10 dwellings

Policy	Indicator	Target	Performance	Colour (RAG)
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.	No employment land was delivered within the Key Hubs during the monitoring year.	Red
	Amount of housing completed in Key Hubs	In line with Distribution Strategy in Policy LS2 – 20%	17% of Eden’s housing completions were in the Key Hubs.	Amber
	Number of affordable housing units completed	30% per year on larger schemes ³⁰	6 out of 20 completions were affordable, which equals exactly 30%.	Green
Policy RUR2	N/A	No target – policy concerns safeguard on new sites	43 applications for agricultural buildings were approved.	N/A
Policy RUR3	Number of developments involving re-use of buildings	Monitoring applications on an annual basis to assess take up	18 planning applications were approved.	N/A
Policy RUR4	Number of applications approved for employment in rural areas	Monitoring applications on an annual basis to assess take up	3 planning applications were approved.	N/A

4.16. Policy Conclusions

Although only a few of the targets have been met for the monitoring year, there have been a number of positive outcomes in terms of residential developments within Eden. During a year in which COVID-19 resulted in a lot of disruption, the number of housing units completed within Eden has exceeded the annual target of 242 homes. These have predominantly been built in Penrith, but despite the low build rates in the other main towns, there have been significant approvals for large developments in Appleby and Kirkby Stephen, whilst the number of completions within Key Hubs has also been promising.

³⁰ Affordable Housing Threshold - More than 10 dwellings

With regards to affordable homes, there has been a significant number of completions in Key Hubs, which is essential for low and medium income home buyers, including first time buyers, the elderly, young families. This will undoubtedly support these smaller communities and enable them to thrive.

Furthermore, a large number extra care homes have been completed in Penrith, which will undoubtedly help to support and cater for the ageing population within the area.

In terms of employment land, there have not been many completions, though there have been some significant approvals and there is still a considerable amount of employment allocated land throughout the district.

5. Development Principles

5.1. 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.

5.2. Policy DEV1 – General Approach to New Development

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

82 homes have been built on previously developed land, which is 32.5% of the overall 252 homes built in 2020/21. This is a considerably larger percentage than last year (9.3%) and 2018/19, which was 21%. The large development of flats at Roper Street accounts for the majority of the completions on previously developed land.

Table 18 – Housing developed on previously-developed land (EDC)

Planning App Ref	Site Location	Total Number of Brownfield Units Completed (net)
12/0262	Fell House, Shap	4
15/0633	Eden Grove, Bolton	1
15/1013	Nenthead Mines Heritage Centre, Nenthead	4
16/0933	Land at William Street, Penrith	7
17/0322	Fell House, Shap	1
17/0771	Roper Street, Penrith	51
17/1054	High Plains Lodge, Alston	1
18/0467	Queen Street, Penrith	5
18/0780	Elm Garth Cottage, Shap	1
18/1022	Langwathby Hall, Langwathby	1
19/0119	The Manor House, Winton	1
19/0324	Site adjacent to Copper Hall, Croglin	1
19/0419	Gospel Hall, Mellbecks	1
20/0050	King Street, Penrith	1
20/0173	High Head Castle Farm, Ivegill	1
20/0343	Front Street, Alston	1
TOTAL		82

5.3. Policy DEV2 – Water Management and Flood Risk

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)

Percentage of applications approved contrary to advice from the Environment Agency on flooding/water quality

In respect of the first monitoring indicator for this policy, **no applications** were approved contrary to the advice of the Environment Agency [EA]. Throughout the monitoring year, the EA objected to just 4 applications. These were applications 19/0419, 19/0572, 19/0820 and 20/0102, which were all initially objected to until measures were taken place to mitigate the impacts of the proposed development.

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.

Number of housing completions utilising SUDs (schemes of more than 10 dwellings)

With regards to the second monitoring indicator, sites 11/0989, 13/0737 and 15/0633 were the only larger schemes not to have SUDs. There were 10 larger schemes with completions during the monitoring year.

5.4. Policy DEV3 – Transport, Accessibility and Rights of Way

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

This policy is included to help deal with any potential impacts from additional transport generated by new developments. Major developments, defined predominantly as where the provision of dwelling houses is 10 or more, or buildings where floor space is 1000m² or more, are expected to be accompanied by a Travel Plan and/or Transport Assessment.

Table 19 – Major developments with/without transport/travel plans (EDC)

Planning app	Site Location	Transport / Travel Plan
17/0632	Otter’s Holt, Culgaith	No
19/0920	Land at Old Town, High Hesket	Yes
20/0134	Land adjacent to The Mains, Stainton	Yes
20/0290	Eden Grove, Bolton	No
20/0312	Land at Station Road, Appleby	Yes
20/0616	Land at White Ox Farm, Penrith	Yes

20/0238 and 20/0928 are economic approvals that are over 1000m² in size and would normally require travel plans. However, they are not entirely new

developments, as the applications are for change of use, and therefore travel plans are not required.

5.5. Policy DEV4 – Infrastructure and Implementation

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

Total value, number and type of developer contributions

Table 20 shows the agreed developer contributions for approved applications during the monitoring year. Application 20/0616 is the only full application, whereas the other 4 applications are at the outline stage. In terms of developer contributions towards education, **£141,290** will be contributed, whereas the total for highway improvements is **£46,000**. This amounts to a total of **£187,290** of developer contributions.

Table 20 – Developer contributions from S106 agreements (EDC)

App Ref.	Affordable Housing	Education (& School Transport)	Highway Improvements	Open Space Provision
17/0632	3 Affordable Units (25%)	-	-	-
19/0920	8 Affordable Units (30%)	£81,290	£46,000	-
20/0134	8 Affordable Units (29%)	-	-	-
20/0312	30 Affordable Units (30%)	-	-	Minimum of 600m ² or 100m ² of playground.
20/0616	67 Affordable Units (100%)	£60,000	-	Open Space included and provision of safe space for children to play
Total	116	£141,290	£46,000	600m²

Estimated contributions from New Homes Bonus

During the monitoring year, the **New Homes Bonus receipts totalled £696,903**, which represents an increase from the previous monitoring years (£610,798 in 2019/20 and £615,547 in 2018/19).

Infrastructure Development Plan (IDP) Update Report

The IDP update report concludes that 'good progress has been made on securing funding to deliver the infrastructure schemes required to support growth identified in Eden District Council's Local Plan. For the highways, cycling and walking, and education infrastructure in the Eden IDP, £11M of improvements were identified to support the growth in the Eden Local Plan, £6.5M of funding has been secured to date, leaving a funding gap of nearly £4.5M. Where funding for schemes has been received, further design work will be undertaken to ensure readiness for the implementation and construction of schemes. Where funding gaps remain, it is vital

that work continues to be undertaken in collaboration with Eden District Council and other partner organisations, to investigate opportunities for funding’.

Table 21 shows the infrastructure schemes within Eden, the estimated costs and the funding committed and received for these schemes.

Table 21 - IDP Monitoring Table (CCC)

IDP Infrastructure Required	Infrastructure Group	Estimated Cost (2020) (£)	Funding Committed (£)	Funding Received (£)	Funding Gap
Cycle facilities along eastern side of A6 past hospital	Cycling and Walking	£10,328	£0	£0	£10,328
Cycle routes on A6 (north of town centre)	Cycling and Walking	£6,885	£5,498	£0	£1,387
Underpass upgrade at Mallard Close and adjacent footpath along WCML	Cycling and Walking	£35,573	£30,737	£0	£4,836
Pedestrian facilities at A592 roundabouts with Cromwell Road and B5288 Norfolk Road	Cycling and Walking	£33,278	£28,828	£0	£4,450
Pedestrian provision at side road crossing points in Penrith town centre	Cycling and Walking	£60,819	£52,180	£0	£8,639
Cowper Road cycle route to connect to new site and Thacka Lane	Cycling and Walking	£137,703	£147,665	£0	£-9,962
Kirkby Stephen Cycling Infrastructure	Cycling and Walking	£0	£0	£0	£0
Site Specific Cycling and Walking Infrastructure	Cycling and Walking	£0	£0	£0	£0
New/improved walking and cycling infrastructure	Cycling and Walking	£0	£0	£0	£0
Gilwilly Industrial estate highways improvements	Highways and Junctions	£2,300,000	£2,300,000	£2,300,000	£0
M6 Junction 40	Highways and Junctions	£1,032,771	£0	£0	£1,032,771
Salkeld Road/ A6 Junction Modification	Highways and Junctions	£97,637	£98,276	£114,341	£-639
Stricklandgate/ Portland Place	Highways and Junctions	£102,443	£27,446	£32,250	£74,997
Brunswick Square/Watson Terrace Junction	Highways and Junctions	£64,261	£0	£0	£64,261
Corney Place	Highways and Junctions	£142,293	£123,680	£0	£18,613
Market Sq reconfiguration	Highways and Junctions	£142,293	£0	£0	£142,293
Corn Market/Great Dockray	Highways and Junctions	£554,359	£0	£0	£554,359
Carleton Ave/Carleton Rd	Highways and Junctions	£60,572	£51,000		£9,572
Traffic Calming Measures in New Streets, Carleton Hill and Beacon Edge	Highways and Junctions	£77,788	£32,337	£32,337	£45,451
Traffic Calming Measures in New Streets, Carleton Hill and Beacon Edge	Highways and Junctions	£19,946	£0	£0	£19,946
Traffic Calming Measures in New Streets, Carleton Hill and Beacon Edge	Highways and Junctions	£17,951	£0	£0	£17,951
Traffic Calming Measures in New Streets, Carleton Hill and Beacon Edge	Highways and Junctions	£46,124	£0	£0	£46,124
Traffic Calming Measures in New Streets, Carleton Hill and Beacon Edge	Highways and Junctions	£14,959	£13,885	£13,885	£1,074
A New Primary School in E Penrith	Schools	£5,998,860	£3,600,069	£2,673,627	£2,398,791
Total		£10,957.00	£6,512.00	£5,166.00	£4,445.00

5.6 Policy DEV5 – Design of New Development

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

There is no specific monitoring indicator for this policy, the indicator requires housing quality to reflect adherence to design principles in the Eden Design Guide and any other relevant guides. During the monitoring year there were 37 refusals for new housing developments and alterations, with policy DEV5 being referred to as a key reason for the refusal in 19 of these applications. This represents 51% of all refusals, which is considerably more than the 3 refusals last year which represented 12.5% of all refusals during the 2019/20 monitoring period.

5.7. Indicator Analysis – Development Principles

Policy	Indicator	Target	Performance	Colour (RAG)
Policy DEV1	Percentage of housing developed on previously-developed land	No target	82 homes have been built on previously developed land	N/A
Policy DEV2	Percentage of applications approved contrary to advice from the Environment Agency on flooding/water quality	0%	No applications were approved contrary to advice from the Environment Agency.	Green
	Number of housing completions utilising SUDs (schemes of more than 10 dwellings)	100% (post 2016)	70% of the schemes of more than 10 dwellings utilised SUDs. This was higher than the 66% during 2019/20.	Red
Policy DEV3	Number of major developments submitting travel plans	100%	4 of the 6 developments had travel plans, which amounts to 67%.	Red
Policy DEV4	Total value of developer contributions	No Target	£187,290	N/A
	Number and type of developer contributions	No Target	5 Section 106 agreements have been made, which will provide 116 affordable units, £141,290 towards education, £46,000 towards highway improvements and 600m ² of open space provision.	N/A
	Estimated contributions from New Homes Bonus	Increase from baseline (£331,757 – 31 March 2014)	£696,903. This is more than twice the baseline amount and greater than the previous two years.	Green
Policy DEV5	Housing quality reflecting adherence to the design principles set out in Eden Design Guide and other relevant guides	No target	19 refusals based upon design grounds.	N/A

5.8. Policy Conclusions

82 homes have been built on brownfield sites, 32.5% of all completed units, during the monitoring year, whereas this figure was 9.3% of all units in the previous monitoring year. This indicates significant progress and will undoubtedly help to preserve more of our green spaces and, in some cases, enhance sites which may have been disused, derelict and/or contaminated.

Developer contributions were significantly lower than previous years and some sites had approvals despite not submitting travel plans or using SUDs, but no applications were approved contrary to advice from the Environment Agency. This means all sites will have appropriate drainage and flooding measures in place.

With 19 refusals based upon design grounds compared to 3 during the previous monitoring year, there is clearly a greater focus on housing quality and design principles within Eden.

6. Decent Homes for All

6.1. Introduction

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

6.2. Policy HS1 – Affordable Housing

Indicator	Target
Number of affordable houses completed annually.	30% per year on larger schemes ³¹

155 new homes were built on larger schemes during the monitoring year. 37 of those were affordable, which is 24% of the total figure. Although this is short of the target, 54 of the 155 homes were retirement apartments developed on a brownfield site (application 17/0771) which provided no affordable units. With viability issues due to the complications of developing on brownfield sites and the extra costs associated with well-equipped retirement units, it was deemed that no affordable units were required. This undoubtedly had an impact on the percentage of affordable units completed overall within Eden, despite providing much needed housing for the ageing population within the district. Furthermore, a significant proportion of the other 101 homes have provided affordable units, predominantly at the Carleton Heights development in Penrith (application 16/0811).

6.3. Policy HS2 – Housing in the Smaller Villages and Hamlets

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

There were 6 approvals for local occupancy homes including **9 local occupancy homes** altogether. This is 3 less than the previous monitoring year but still a significant step towards supporting communities in the villages and hamlets within Eden.

³¹ Affordable Housing Threshold - More than 10 dwellings

Table 22 – Local occupancy homes approved (EDC)

Planning App Ref	Site Description	Total Number of Units Approved
20/0178	Sowerby Lodge, Brough Sowerby	1
20/0429	Cross House, Newby	1
20/0560	Soulby, Kirkby Stephen	1
20/0767	Land adjacent to Denby, Great Salkeld	1
20/0771	Meadow Close, Ousby	3
20/0907	Land west of Barnabas Church, Great Strickland	2
TOTAL		9

6.4. 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.

Indicator	Target
Number of permissions granted.	No target.

During the monitoring year, two dwellings were approved (20/0438 and 20/0458) for the creation of a new dwelling for workers employed by an agricultural or rural business. This is one more than the previous monitoring year.

6.5. 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.

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

The Housing Needs Study (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.

The table below indicates that there has been a significant increase in apartments during the current monitoring year. In the year 2019/20, apartments accounted for only 7.48% of all housing completions. However, this figure has risen significantly to 28.57%, which is largely due to the completion of 54 retirement apartments in Penrith (application 17/0771). The housing type is still, however, dominated by detached homes, which make up 39.29% of all completions. This indicates that most completions are still for large homes, which does not support the Housing Needs Study recommendations, which suggest reducing the provision of larger accommodation.

Table 23 – Type and size of dwellings completed in Eden (EDC)

House Type		Number of Completed Market Units	Number of Completed Affordable Units	Number of Completed Units	Percentage of Total Completed Units
Apartment	1 Bed	34	1	35	13.89
	2 Bed	31	6	37	14.68
	3 Bed	0	0	0	0
	4 Bed +	0	0	0	0
	Total	65	7	72	28.57
Bungalow	1 Bed	0	0	0	0
	2 Bed	6	2	8	3.17
	3 Bed	4	0	4	1.59
	4 Bed +	5	0	5	1.98
	Total	15	2	17	6.75
Detached	1 Bed	1	0	1	0.4
	2 Bed	8	0	8	3.17
	3 Bed	16	0	16	6.35
	4 Bed +	73	1	74	29.37
	Total	98	1	99	39.29
Semi-Detached	1 Bed	2	0	2	0.79
	2 Bed	2	0	2	0.79
	3 Bed	16	4	20	7.94
	4 Bed +	7	0	7	2.78
	Total	27	4	31	12.3
Terraced	1 Bed	0	0	0	0
	2 Bed	5	15	20	7.94
	3 Bed	3	9	12	4.76
	4 Bed +	1	0	1	0.4
	Total	9	24	33	13.1
Overall Totals		214	38	252	

The SHMA (2018) target for 1 and 2 bedroom homes is 32.8% and 23.4% respectively. With the completion of only 38 1 bedroom units, this amounts to 15.1% of the overall completions, which is less than 50% of the overall target. However, in terms of 2 bedroom units, these made up 29.8% of the overall completions which exceeded the target distribution by 6.4%.

In terms of larger homes, there is a clear imbalance between the targets and number of completed 3 and 4+ bedroom units. The SHMA (2018) target for 3 bedroom homes was 42.2% of overall completions, but only 20.6% of the completions have been for 3 bedroom units, which is less than half of the target percentage. Conversely units with 4 or more bedrooms were the most common house size to be completed, accounting for 34.5% of the overall completions. The SMHA (2018) target of 1.6% for 4+ bedroom homes has been grossly exceeded.

Application 20/0616 at White Ox Farm will help towards addressing this imbalance somewhat, as 67 affordable units will be completed here from 2022, with 27 of these being 2 bedroom units and 26 of them being 3 bedroom units. Furthermore, Newton House development (application 18/0913), is due for completion in 2021 and consists of 54 one and two bedroom retirement apartments. This should also help to address the imbalance of house types.

Table 24 - Size of homes compared with SHMA (2018) target (EDC)

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	37	1	38	15.1%	32.8%
2 Bedrooms	52	23	75	29.8%	23.4%
3 Bedrooms	39	13	52	20.6%	42.2%
4+ Bedrooms	86	1	87	34.5%	1.6%
Overall Total	214	38	252	100%	100%

6.6. 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.

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

In terms of completions during the monitoring year, there were 9 large sites relevant to this policy. Policy HS5 was not referred to in any of the reports, although 6 of those applications were made prior to the emergence of the Local Plan (sites 11/0989, 13/0746, 14/0305, 15/0633, 15/0799 and 16/0811). Site 18/0586 has no reference to policy HS5 but includes one fully accessible bungalow, which makes up 5.5% of the total dwellings (18) on the site. Site 17/0771, Roper Street, Penrith, is made up of 54 retirement living apartments which are all built to building standard M4 (2).

In terms of approvals, there were 5 sites of over 10 dwellings during the monitoring year. Two of those sites, 17/0632 and 20/0134, made no reference to policy HS5 or adaptable and accessible homes. Two other sites, 19/0920 and 20/0312, refer to policy HS5 but, as an outline application, provide no specific details in relation to the number of accessible and adaptable homes to be developed on either site. Site 20/0616 at White Ox Farm plans to have 20% of the homes built to building standard part M4 (2).

6.7. 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/>.

Indicator	Target
Number of schemes completed.	No target.

There are two Community Land Trusts within Eden. These are Patterdale Parish Community Land Trust and Lyvennet Community Trust. During the monitoring year, **no homes were completed** by Community Land Trusts.

6.8. 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.

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.

6.9. Indicator Analysis – Decent Homes for All

Policy	Indicator	Target	Performance	Colour (RAG)
Policy HS1	Number of affordable houses completed annually	30% per year on larger schemes ³²	24%. 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

³² 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	9	N/A
Policy HS3	Number of permissions granted (for essential dwellings for workers in the countryside)	No target	2	N/A
Policy HS4	Type and size of dwellings delivered	In accordance with latest Strategic Housing Market Assessment Data (Current Target)	1 Bed – 15.1% (target: 32.8%) 2 Bed – 29.8% (target: 23.4%) 3 Bed – 20.6% (target: 42.2%) 4 Bed – 34.5% (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	One of the ten sites had the Part M4 (2) building requirements.	Red
Policy HS6	Number of schemes completed	No target	0	N/A
Policy HS7	Number of pitches completed	27 Gypsy pitches, 12 transit sites and 2 Show People pitches by 2028	0	Red

6.10. Policy Conclusions

In terms of meeting targets for 'Decent Homes for All', the lack of a single green score suggests that more needs to be done to ensure suitable housing is provided to everyone in the district. The size of the homes being approved and developed is generally not reflecting the needs within the area. With an ageing population and reducing birth rate there is not as much demand for larger homes according to the SHMA (2018). Furthermore, few developments are meeting part M4 (2) building requirements and not all large developments are meeting the 30% requirements for

affordable homes. However, it must be noted that there are viability issues to do with building costs, land remediation or in some areas a need for bungalows and/or adapted homes which have a greater cost.

However, application 15/0799 (Fairways, Penrith) has provided 98 homes of varying sizes and with the full 30% affordable allocation. Likewise, application 16/0811 at Carleton, Penrith is continuing to provide a wide variety of homes, (560 once completed) and 30% of them will be affordable. Application 20/0616 for 67 affordable homes will have 20% of the homes built to M4 (2) standard.

54 retirement apartments were completed in Penrith through application 17/0771 and a further 54 extra care apartments are being constructed at Newton Road, Penrith (application 18/0913) which will be completed in 2021. Although application 17/0771 provided no affordable homes, application 18/0913 provided 100% affordable homes, and combined they provided 108 smaller 1 and 2 bed adaptable homes following standard M4 (2) to cater for the ageing population in the area.

Overall, there are currently a number of approvals with a focus on more affordable homes and adaptable homes, which should hopefully see a brighter picture for Eden in the future.

7. A Strong Economy

7.1. Introduction

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

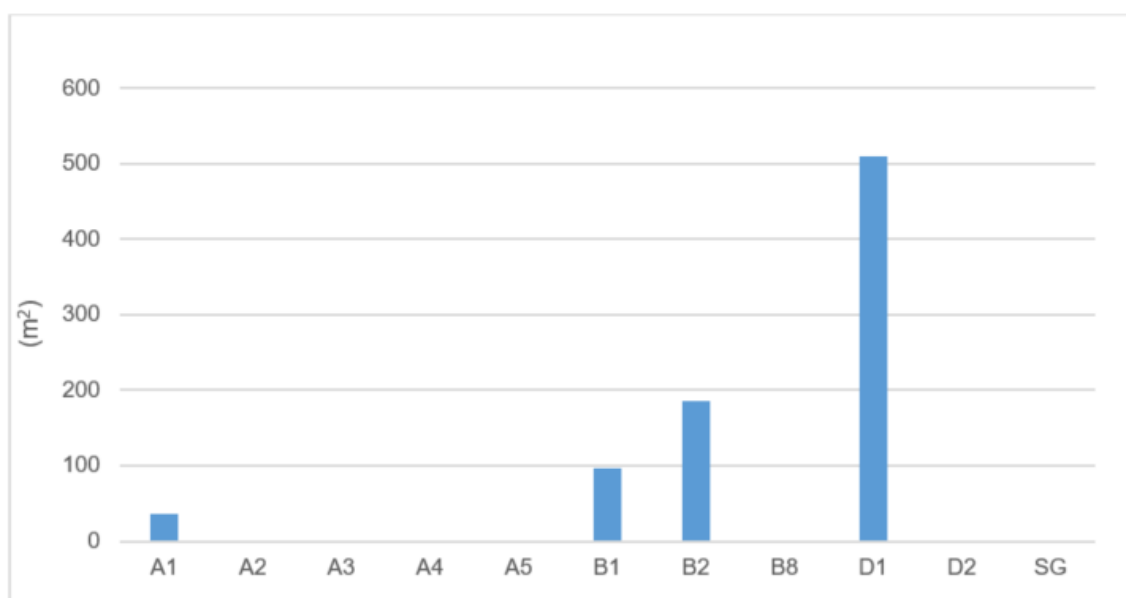
7.2. Policy EC1 – Employment Land Provision

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) ³³
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.

Business floorspace per year by type

There was only 828m² of additional business floorspace delivered during the monitoring year compared to 6,600m² during the 2019/20 monitoring year. It is likely that some developments may have been affected by COVID-19. However, there have been a number of approvals for employment land during the monitoring year, which amounts to 6,259m² of space.

Figure 30 – Employment land developed (EDC)



Employment land available

The target is to develop 36 hectares of employment land by 2032. The total amount of allocated employment land including the mixed use allocation amounts to 29.7

³³ The Employment Land baseline includes allocated floorspace, completed sites and sites with planning permission.

hectares. However, some of this land has already been developed on and is therefore no longer available. Consequently, this should be deducted from the total, whereas approvals for employment land that lies outside of the allocated spaces can be added, in order to calculate the total amount of employment land available.

Table 25 – Sites completed or under construction on allocated employment land (EDC)

Address	Ref	Proposal	Status	Approval date	Site Size (Ha)	Allocated Site
St Lukes Road, Kirkby Stephen	13/0849	Construction of B1/B2/B8 industrial building	Complete	13-Dec-13	0.05	33
Land at Eden Business Park, Penrith	14/0121	New office, design and production facility	Complete	23-Apr-14	0.98	1A
St Lukes Road, Kirkby Stephen	14/0800	Construction of B1/B2/B8 industrial building	Complete	24-Oct-14	0.22	33
Cross Croft Industrial Estate, Appleby	15/1043	Two detached industrial units	Complete	17-Dec-15	0.81	19
Land at Eden Business Park, Penrith	15/1011	Erection of new industrial unit including office space	Complete	05-Jan-16	0.54	1A
St Lukes Road, Kirkby Stephen	15/1110	Construction of 5 new units for office B1 class use	Complete	05-Jan-16	0.05	33
Land at Eden Business Park, Penrith	16/0973	New build offices	Complete	20-Dec-16	0.27	1A
St Lukes Road, Kirkby Stephen	16/0998	Construction of a B1/B2/B8 industrial building.	Complete	05-Jan-17	0.05	33
Land at Eden Business Park, Penrith	16/0924	Agricultural and lawn care depot	Complete	26-Jan-17	1.3	1A
St Lukes Road, Kirkby Stephen	19/0198	Construction of a B1/B2/B8 Industrial building.	Under construction	29-May-19	0.43	33
Total					4.7	

Eden Business Park in Penrith and St Lukes Road Business Park in Kirkby Stephen have seen a large number of developments completed. 4.7 hectares of land has been developed on or is in the process of being developed on, which means that there is now 25 hectares of allocated land available for development.

In terms of significant approvals for employment land to be developed, there have been several sites in the last few years, which can be seen below. The approval for land at Junction 41 will provide 7.7 hectares of available employment land alone, which makes a considerable contribution. However, this is an outline approval from 3 years ago, which has not yet been had any interest from prospective businesses. Altogether 13.42 hectares of non-allocated land has been approved which, when added to the 25 hectares of allocated land, means there is 38.42 hectares of available employment land for development. This figure has surpassed the 2032 target of 36 hectares of available employment land.

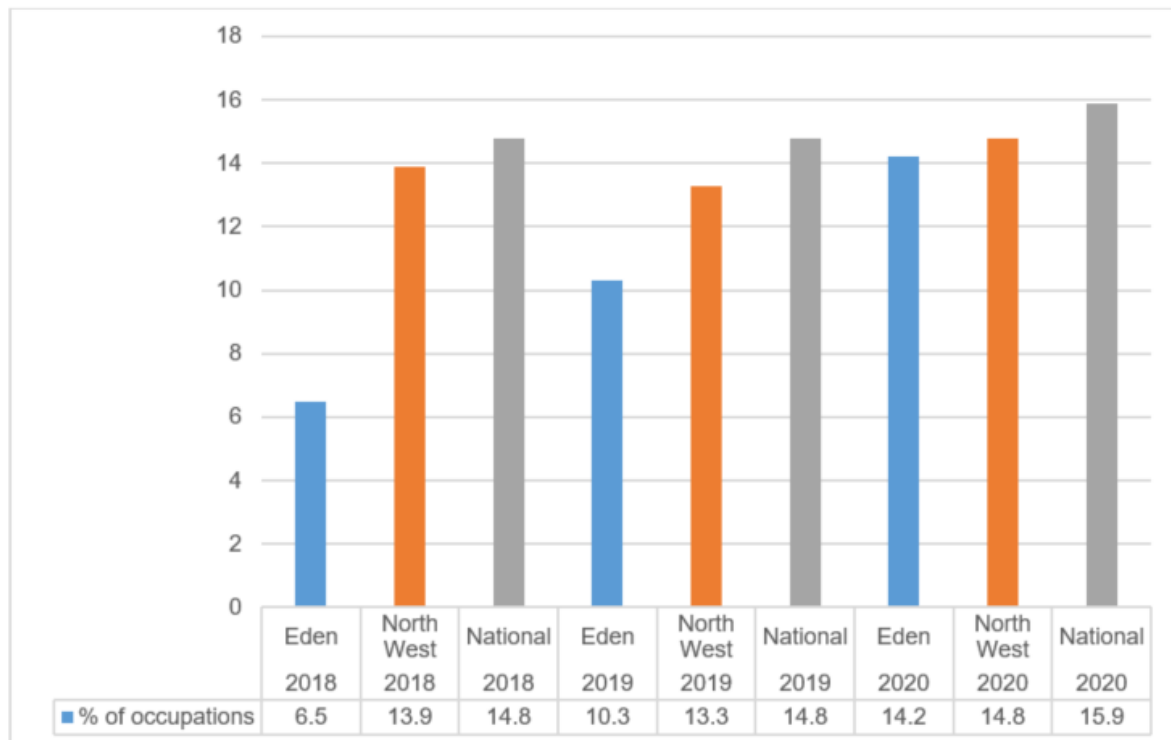
Table 26 – Employment land approvals on unallocated sites (EDC)

Address	Ref	Proposal	Status	Approval date	Site Size (Ha)
Westmorland Caravan Park, Tebay	17/0464	Proposed two storey office building (B1)	FA	17-Aug-17	1.3
Junction 39 Business Park, Shap	18/0167	Partial Demolition of Industrial Building and Erection of New B8 / B2 Unit.	FA	30-May-18	0.62
Junction 41, Penrith	17/0928	Outline planning permission for Use Class B1/B2/B8 development	OA	14-Jun-18	7.7
Mile Lane, Penrith	19/0636	Outline planning permission for use classes B1, B2 and B8	OA	12-Dec-19	3.8
				Total	13.42

Number of associate/professional/technical jobs

The percentage of associate, professional and technical occupations in Eden has risen considerably from 6.5% in 2018 to 14.2% in 2020. However, the latest figure of 14.2% is still slightly below the North West region's percentage of 14.8%, but the gap has significantly narrowed from a difference of 7.4% in 2018 to only 0.6% in 2020. The percentage of associate, professional and technical occupations in Eden is noticeably smaller than the national percentage for 2020, which is 15.9%, but nationally this figure has only risen by 1.1% in two years. The rate of increase in Eden is considerably higher and shows excellent progress with this monitoring indicator.

Figure 31 – Percentage of associate, professional and technical occupations (ONS, 2020)

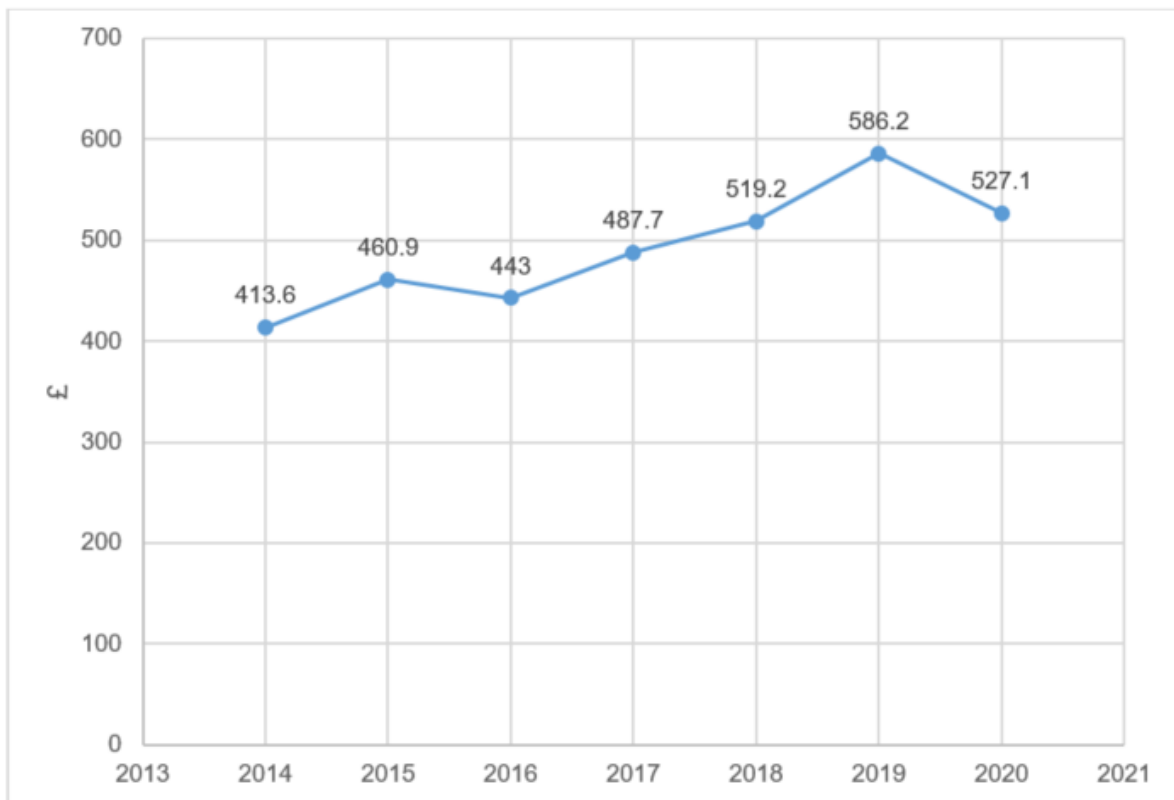


Earnings (gross weekly full time workers)

Since 2014 the median full time weekly salary has risen every year apart from the years 2016 and 2020, this current monitoring year. The drop of £59.10 over the last year is a considerable difference, which will undoubtedly have been a consequence of the COVID-19 pandemic, as businesses have had to close and people have been unable to work during the 2020 lockdowns.

The current median full time weekly salary is still over £110 higher than the 2014 figure for Eden, which shows a considerable increase. Furthermore, with the significant rise in the percentage of associate, professional and technical occupations in Eden, one would expect there to be a similar rise in earnings following the pandemic.

Figure 32 – Median full time weekly salary in Eden since 2014 (ONS, 2020)

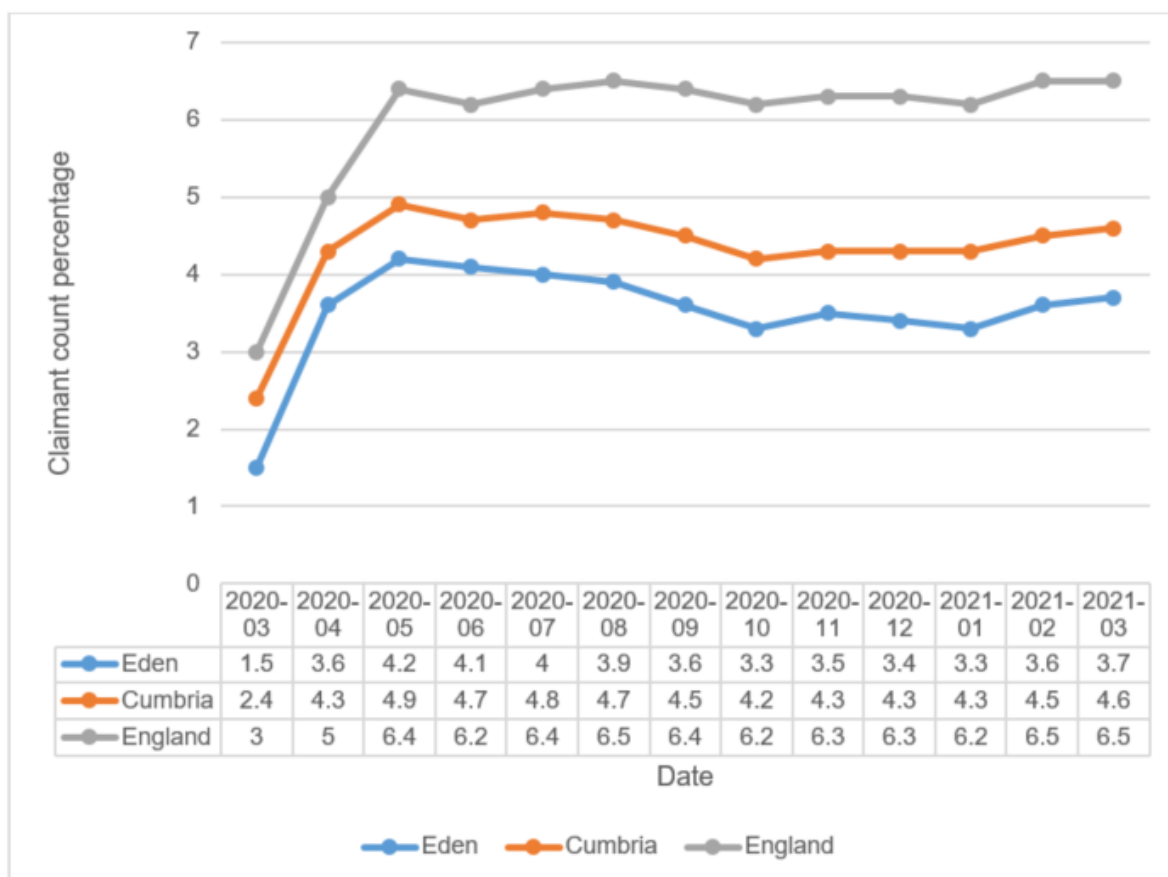


Unemployment benefit claimants

The number of unemployment benefit claimants within Eden has remained below the national percentage and the percentage for Cumbria throughout the monitoring year. The 2020/21 monitoring year saw an unprecedented rise in the number of claimants throughout Eden but this increase was mirrored both nationally and throughout Cumbria. As COVID-19 lockdowns began, many were unable to work in March, April and May, which led to a large rise in the number of claimants. The rise between March and April seemed to be at a similar rate of about 2% for Eden, Cumbria and England. However, the national rise continued to be steep up to May, but the rate of growth had slowed for Eden and Cumbria.

Between March 2020 and March 2021 Eden saw a 2.2% increase in benefit claimants, exactly the same rise witnessed throughout Cumbria, but with Cumbria finishing the monitoring year with the number of claimants amounting to 4.6% compared to Eden's 3.7%. Nationally, there was a 3.5% rise in benefit claimants indicating that the gap between Eden and Cumbria has stayed the same, but when compared to England, this gap has widened. This suggests that Eden has been more resilient throughout the pandemic and continues to have comparatively good rates of employment.

Figure 33 – Claimant count percentage for ages 16+ (ONS, 2021)



7.3. Policy EC2 – Protection of Employment Sites

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

During the monitoring year very little employment land was lost to other uses and no allocated employment land was lost to other uses.

The table below shows the completions where there had been a change of use to residential use from a range of land uses, but this only amounts to 0.12 hectares of land. Although this means that the target of losing no employment land was not met, these 5 planning applications related to buildings where businesses were no longer viable and/or where the buildings were redundant.

Two of the applications were pubs where the buildings were disused and in danger of becoming derelict and eyesores in their respective location. The Lowther Arms building is a listed building, so it can be seen as a positive impact that the building was restored and converted for residential use, improving the quality of the environment in the centre of Penrith. The florist’s building for application 18/0870 was originally a residential building, so the loss is minimal. The workshop in Kirkoswald (15/0022) was redundant, so once again saw an improvement and enhancement to the area, providing residential space on a brownfield site.

Table 27 – Employment land lost to other uses (EDC)

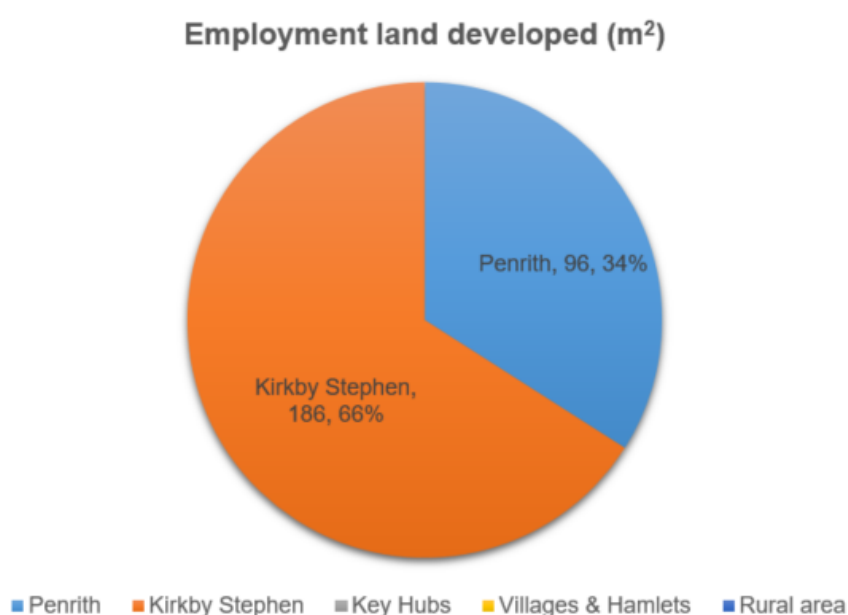
Planning Ref	Description	Address	Area (Ha)	Completion date	Former land use
15/0022	Conversion of redundant workshop and garage to dwelling.	Eden View, Kirkoswald	0.01	30-Apr-20	B8
17/0900	Separation of former public house to produce two residential dwellings.	Crown House, Blencow	0.06	05-Oct-20	A4
18/0467	Conversion of former public house into 5 residential flats and associated storage.	Lowther Arms, Queen Street, Penrith	0.02	02-Feb-21	A4
18/0780	Change of use from florist to dwelling (original use).	Elm Garth Cottage, Shap	0.01	20-Nov-20	A1
20/0050	Change of use from restaurant kitchen to dwelling.	King Street, Penrith	0.02	02-Dec-20	A3

7.4. Policy EC3 – Employment Development in Existing Settlements

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

Only a small amount of employment land was completed during the monitoring year, with no employment land completed in key hubs, rural areas, villages and hamlets. 282m² of employment land was completed, all of which was in the main towns within Eden. Consequently, this target has been met.

Figure 34 – Employment land developed by location (EDC)



7.5. Policy EC4 – Tourism Accommodation and Facilities

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 data for the first monitoring indicator is for the calendar year 2020 rather than the financial year for 2020/21, as this is how the data is gathered by STEAM (Scarborough Tourism Economic Activity Monitor). In 2020, there were 6.48 million day visitors to Eden, which includes 3.96 million day visitors and 2.52 million staying visitors. The target for this indicator is £240 million, which is a duplicate of the target for expenditure and, as such does not provide a relevant target. The estimated annual tourist days spent in Eden in 2019 was 8.07 million, so the 2020 figure represents a significant 1.59 million drop in visitor days. This is to be expected with the impact of COVID-19 on the tourism industry.

Number of applications approved for tourism development

There were 15 planning applications approved for holiday accommodation during the monitoring year, which is more than the 11 applications in 2018/19 but less than the 19 applications in 2019/20. Unlike 2019/20, this current monitoring year has seen several applications involving numerous dwellings. The 15 applications include 37 different dwellings altogether.

Table 28 – Planning applications approved for holiday accommodation (EDC)

Planning App Ref	Site Description	Type of Accommodation Approved
19/0671	Langton Field, Langton, Appleby	12 static caravans
20/0005	Church House, Skelton	Barn conversion
20/0044	The Barn, Midland House, Renwick	Barn conversion
20/0186	2 The Grotto, Yanwath	Barn conversion
20/0322	The Grange, Great Musgrave	Camping pod
20/0444	Land SE of Wetheriggs, Clifton Dykes	Caravan
20/0520	1 Oakbank, Oakbank Farmhouse, Barras	Conversion of garage
20/0580	High Galligill Farm, Nenthead, Alston	3 yurts and camping pods
20/0631	Gillcumber Edge, Winton	4 glamping pods
20/0757	Rookby Scarth, Winton	Conversion to 4 dwellings
20/0818	Colby House, Berrier Road, Greystoke	Conversion of garage
20/0824	The Watermill, Little Salkeld	Conversion of tea room
20/0831	Skellgill House, Alston	2 static caravans
20/0972	Laurel Bank, Motherby	Conversion of garage
20/0829	Land adjacent to Beck Mill, Langwathby	3 wooden pods
Total Number of Planning Applications		15

Estimated annual tourist expenditure

The estimated annual tourist expenditure for 2020 was £199.4 million, which is below the £240 million baseline figure and even more so below the figure of £390.7 million for 2019. Again, the significant drop may be attributed to the impacts of COVID-19, as people were unable to travel to visit Eden.

7.6. 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.

7.7. Policy EC6 – Telecommunications 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.

7.8. Policy EC7 – Town Centre and Retailing

Indicator	Target
Percentage of retail developed in accordance with locational strategy.	Maintain baseline.
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)

Percentage of retail developed in accordance with locational strategy

With regards to the first monitoring indicator for this policy, there was only one retail completion within the monitoring year, which was the construction of Co-operative supermarket in Appleby, application 15/0853. Once again, the lack of completions for this monitoring indicator is likely due to the COVID-19 pandemic. However, application 15/0853 was a development which was constructed within one of Eden's key town centres, not within the Primary Shopping Area, but within the District/Town Centre. It therefore is in accordance with Eden's locational strategy and furthermore the substantial groceries store provides an essential service for the residents.

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 it was only application 15/0853 which was developed for town centre uses, which was for 278m² of retail floorspace. This is considerably less than the 1173.9m² developed during the previous monitoring year.

7.9. Indicator Analysis – A Strong Economy

Policy	Indicator	Target	Performance	Colour (RAG)
Policy EC1	Amount of business floorspace developed per year by type	1.52ha per year	828m ²	Red
	Amount of employment land available	18% increase from baseline by 2032 (29.65 ha ³⁴ at 31 March 2013)	38.42ha This represents a 29.6% increase in the baseline figure.	Green
	Increase in numbers of associate/professional/technical jobs	Increase to NW average	14.2% NW average is 14.8%.	Amber
	Earnings (Gross weekly pay of full-time workers)	No reduction in earnings (£514.00 at 31 March 2014)	£527.10 This is lower than the figure of £586.20 from the previous year.	Red
	Unemployment benefit claimants	To retain rate below UK average	3.7% National average is 6.5%	Green
Policy EC2	Amount of employment land lost to other uses	None	0.18ha	Amber
Policy EC3	Percentage of employment land developed by location	Majority in Towns and Key Hubs	100% completed in the towns.	Green

³⁴ This baseline figure includes, completed sites, allocated sites and sites with the benefit of planning permission.

Policy	Indicator	Target	Performance	Colour (RAG)
Policy EC4	Estimated annual tourist days spent in Eden	Increase from baseline (£240 million at 31 March 2013)	199.4 million tourist days	Score N/A
	Number of applications approved for tourism development	No target	15	Score N/A
	Estimated annual tourist expenditure	Increase from baseline (£240 million at 31 March 2013)	£199.4 million	Amber
Policy EC5	N/A	N/A		Score N/A
Policy EC6	N/A	N/A		Score N/A
Policy EC7	Percentage of retail developed in accordance with locational strategy	Maintain baseline (The baseline position at 31 March 2014 is unknown although as the Policy seeks to maintain and enhance the vitality and viability of retail areas within the main centres, it is anticipated that the baseline target should be close to 100%)	100%	Green
	Total amount of floorspace developed for town centre uses	Maintain baseline (2012/13: Town Centres 3510.1m ² , outside town centres 666.06m ²)	278m ²	Red

7.10. Policy Conclusions

The COVID-19 pandemic has undoubtedly had an impact on the economy of Eden, just like every other local authority within the UK and beyond. Earnings have dropped within Eden, as a result of people becoming unemployed or unable to work due to the restrictions that were put in place during lockdowns. The number of benefit claimants has also risen as a result of this. Furthermore, with restrictions to travel, tourist numbers and expenditure suffered as people were unable travel to see the sights and attractions within Eden. This had an impact on businesses and individuals alike.

However, from the 10 measurable indicators, 7 of them were either green or amber, which indicates that many targets have been met or were close to being met, and how Eden has shown economic resilience throughout very difficult times nationally and globally.

There is a large amount of employment land available for development and many sites which either have approvals or are under construction. This means that despite the limited number of completions during the current monitoring year, there are many available locations for businesses to develop and thrive in the area.

Although the number of benefit claimants has risen, the rate of increase nationally is far greater, and Eden continues to have relatively high levels of employment when compared to national averages. The proportion of associate/professional/technical jobs has risen dramatically and is almost in line with the North West numbers. This is a huge achievement, as these jobs are more often associated with urban business districts in cities, which of course Eden does not have.

8. A Rich Environment

8.1. 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.

8.2. Policy ENV1 – Protection and Enhancement of the Natural Environment, Biodiversity and Geodiversity

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.

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.

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, the table below is of all applications approved during the monitoring year for over 10 units. Only one of the approvals, application 20/0616, is a full application and it is accompanied by a phase one habitat survey to focus on the protection of priority and protected species. All other applications make reference to the importance of having no ecological harm; application 20/03112 for example refers to making no net loss of biodiversity. Despite being an outline application, application 20/0134 has included ecology and habitat surveys, and refers to the potential to increase the number of species. The reserved matters approval, application 20/0087, does not appear to be accompanied by a habitat survey or evidence to support it having no significant ecological importance, but it does have landscaped plantings included as part of the site to increase biodiversity.

Table 29 - Large applications and measures to protect priority and protected species (EDC)

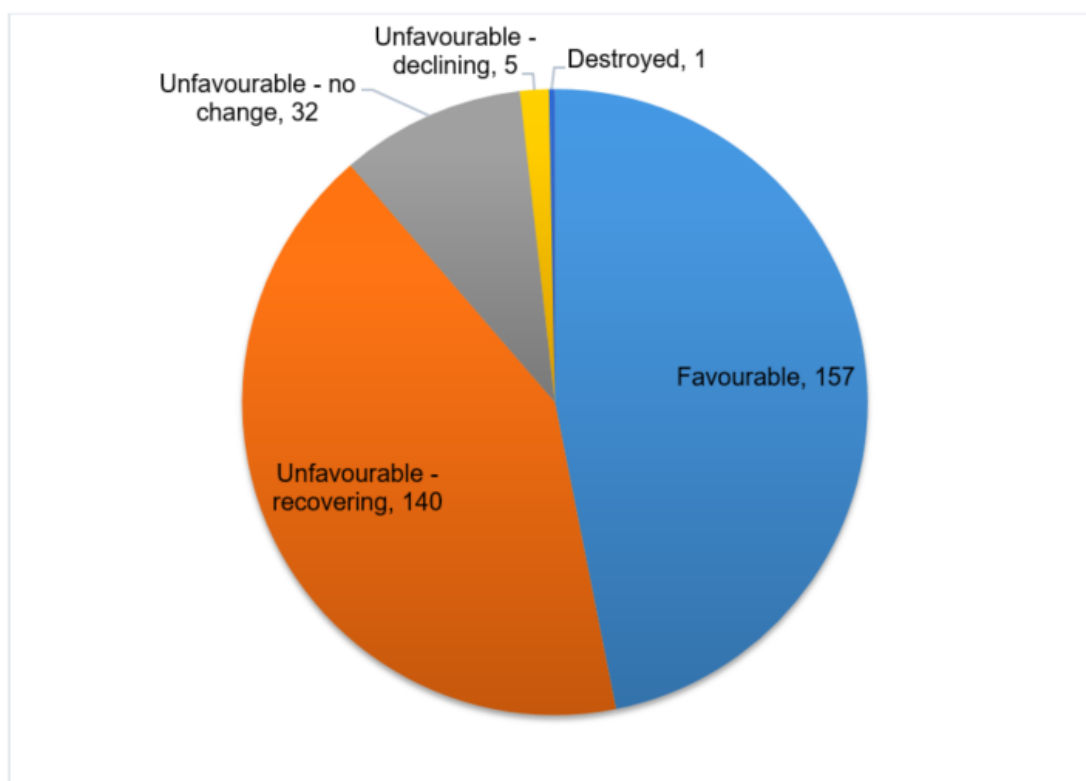
Planning App Ref	Address	Proposal	Decision	Approval date	Measures for the protection of priority & protected species
17/0632	Site adjacent to Otter's Holt, Culgaith	Extension of 12 dwellings to existing development	OA	23-Sep-20	Brief environmental history reported. States that the proposal would have no significant ecological harm.
20/0087	Land at Eden View, Langwathby	Application for up to 13 dwellings	RA	12-Jun-20	Officer's report states that there is no significant ecological importance of the site.
19/0920	Land at Old Town, High Heskett	Residential development for up to 27 properties	OA	02-Feb-21	Former employment ground with limited ecological importance or biodiversity. Report states that it will be the developer's responsibility to ensure that no protected species are harmed.
20/0134	Land adjacent to the Mains, Stainton	Residential development for up to 35 properties	OA	17-Dec-20	No notable species noted in the ecology and habitat surveys, and potential to increase number of species.

Planning App Ref	Address	Proposal	Decision	Approval date	Measures for the protection of priority & protected species
20/0312	Station Road, Appleby	Residential development for up to 100 properties	OA	11-Mar-21	Bat survey completed. Officer stresses importance of no net loss of biodiversity.
20/0616	White Ox Farm, Inglewood Road, Penrith	Development of 67 affordable homes	FA	04-Mar-21	Phase 1 habitat survey completed showing a wide range of species and how they should be protected.

SSSIs in Favourable Condition

The target for the percentage of SSSIs in a favourable condition is 95%, although it must be noted that DEFRA’s target of 95% includes, not only sites in a favourable condition, but sites which are unfavourable (recovering). Using the Local Plan target, the percentage of 47%, is 48% short of the target, a considerable difference. However, using the DEFRA target, 89% of Eden’s SSSIs are either favourable or unfavourable (recovering), which is only 6% below the target. It is encouraging to see that only 6 of the 335 sites are classified as being either destroyed or unfavourable (declining).

Figure 35 – SSSI assessments in Eden (Natural England)



Amount and Quality of Open Space

During the monitoring year, some of the approved residential sites with over 10 units focused on providing open space amenity, though the majority of these applications were outline applications and thus lacked significant detail with regards to open space.

Table 30 – Open space details for approved residential sites with over 10 units (EDC)

Planning App Ref	Address	Proposal	Decision	Approval date	Open Space
17/0632	Site adjacent to Otter's Holt, Culgaith	Extension of 12 dwellings to existing development	OA	23-Sep-20	No reference to open space in the officer's report.
20/0087	Land at Eden View, Langwathby	Application for up to 13 dwellings	RA	12-Jun-20	Site will provide a maintained area of open amenity space but no indication of the size.
19/0920	Land at Old Town, High Hesket	Residential development for up to 27 properties	OA	02-Feb-21	Refers to opportunities for open space but limited details at the outline stage
20/0134	Land adjacent to the Mains, Stainton	Residential development for up to 35 properties	OA	17-Dec-20	Limited information on the development of open spaces (not full application).
20/0312	Station Road, Appleby	Residential development for up to 100 properties	OA	11-Mar-21	Refers to the need for the development of open spaces but no specifics given at this stage.
20/0616	White Ox Farm, Inglewood Road, Penrith	Development of 67 affordable homes	FA	04-Mar-21	Open space included by the developer and a safe place for children to play. Funds offered to Fairhill play area.

Application 20/0226 at Bolton Memorial Hall and playing field was approved during the monitoring year and this application includes the loss of open space through the creation of a car park. Sport England had no objection, subject to conditions, and the space was deemed to be minimal at 689m², 5.6% of Bolton's recreational area (12,240m²).

8.3. Policy ENV2 – Protection and Enhancement of the 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.

8.4. Policy ENV3 – 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.

8.5. 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.

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

As discussed in ENV1, application 20/0226 at Bolton Memorial Hall and playing field was approved during the monitoring year and this application includes the loss of open space through the creation of a car park. Sport England had no objection, subject to conditions, and the space was deemed to be minimal at 689m², 5.6% of Bolton's recreational area (12,240m²). However, there were no completions that resulted in a loss of open space/recreation land.

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 nine major housing developments which recorded completions; a breakdown of the open space provided as part of these developments can be found in the table below:

Table 31 - Open Space Delivered on Housing Developments (EDC)

Planning Application Ref	Location	Open Space Typology	Amount of Open Space Provided	Target Provision per 1000 Population	Requirement met
11/0989	Bongate, Appleby	Informal Recreation	4,300m ²	0.49ha	Green
13/0746	High Hesket	Informal Recreation	320m ²	0.49ha	Green
14/0305	Castle Park, Brough	Informal Recreation	375m ²	0.49ha	Green
15/0633	Eden Grove, Bolton	Informal Recreation	625m ²	0.49ha	Green
15/0799	The Fairways, Penrith	Informal Recreation	6,500m ²	0.49ha	Green
16/0811	Carleton Fields, Penrith	Informal Recreation	48,200m ²	0.49ha	Green
17/0660	Plumpton	Informal Recreation	435m ²	0.49ha	Green
17/0771	Penrith	Informal Recreation	1,630m ²	0.49ha	Green
18/0586	Armathwaite	-	No Open Space Provided	0.49ha	Red
Total			62,385m²		

It is difficult to interpret the exact amount of open space provided for the monitoring year, as these developments are all at different stages, so some may be fully constructed, partly constructed and others just commencing. Once they are all complete, the entire amount of open space provided shall be 62,385m².

8.6. 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.

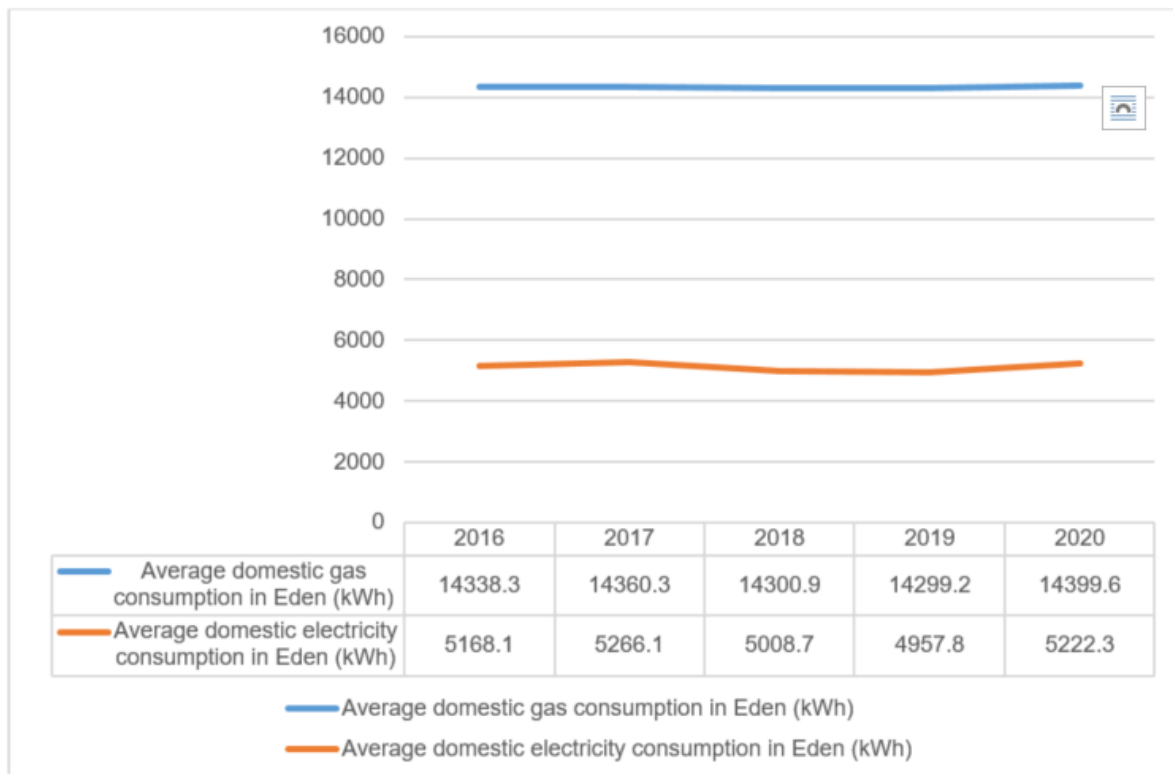
Indicator	Target
Average domestic energy consumption per capita.	Decrease in baseline. (Electricity – 5,680 kWh per annum; Gas – 18,410 kWh per annum at 31 March 2012)
% of Eden residents in fuel poverty	Decrease in baseline. (28.3% at 31 March 2013)

Average domestic energy consumption per capita

Domestic energy consumption has not changed dramatically in Eden since 2016 but has remained significantly below the 2012 baseline figures for both electricity and gas. Between 2016 and 2019 domestic gas consumption saw a drop from 14,338.3kWh of 39.1kWh, but then a rise of over 100kWh of consumption between 2019 and 2020 to 14339.6kWh. A similar picture can be seen with electricity consumption, as there was a drop from 5168.1kWh in 2016 to 4,957.8kWh in 2019, but a noticeable rise between 2019 and 2020 of over 250kWh to 5,222.3kWh.

Domestic energy use was continuing to drop until the COVID-19 pandemic saw a number of lockdowns whereby people were required to stay at home and a change in employment patterns with more people working from home. This would have undoubtedly affected the domestic energy consumption statistics because more people were staying at home, and therefore using energy.

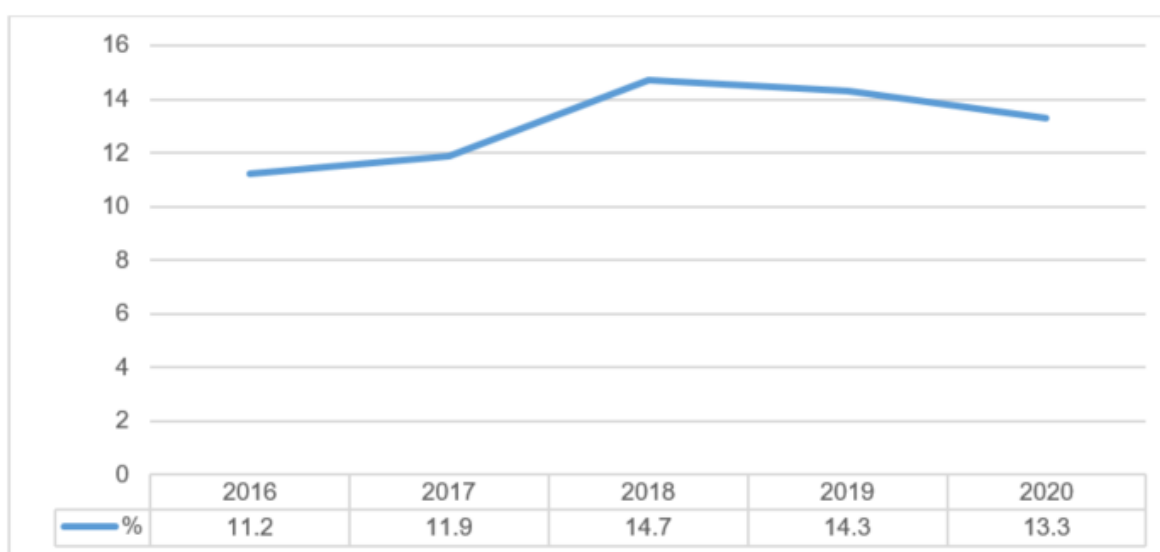
Figure 36 – Average domestic energy use in Eden since 2016 (Department for BEIS, 2020)



Percentage of Eden residents in fuel poverty

The percentage of residents in fuel poverty in Eden has dropped considerably since 2013 from 28.3% to 13.3% in 2020. It did rise slightly between 2016 and 2018 from a low of 11.2% up to 14.7%, but the last two years has seen a steady drop in the percentage. This could be as a result of increased affluence in the area or possibly the increase in energy efficient homes, which also help to reduce fuel costs for residents significantly.

Figure 37 – Percentage of Eden residents in fuel poverty (Department of BEIS, 2020)



8.7. 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.

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

Megawatts of 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 a baseline of 2MW in 2011/12). 5.11MW of renewable energy was generated in 2020 which comfortably exceeds this target.

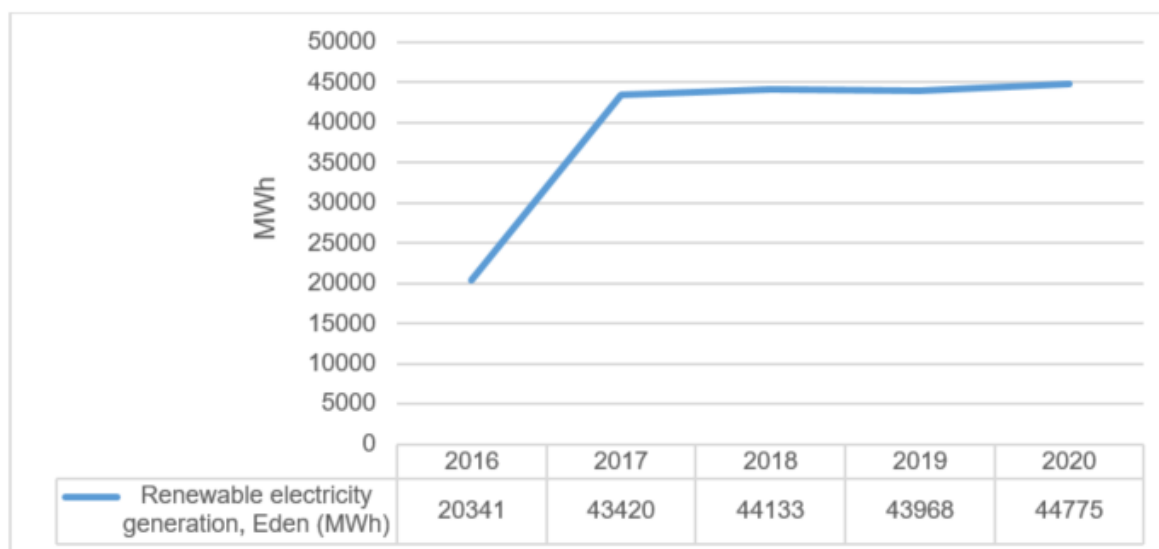
To calculate annual megawatts, the megawatt hours are divided by the hours in a day then the days in a year. During 2016 Eden was generating 20,341MWh of renewable energy, which is equal to 2.32MW. This is a significant increase from 2014, when Eden had an installed capacity of just 8.8MW, generating 10,481 MWh (1.19MW) of renewable energy. There was a steep rise between 2016 and 2017, from 20,341MWh (2.32MW) to 43,420MWh (4.96MW), but since then renewable energy generation has risen only very slightly to 44,775MWh (5.11MW), with a slight fluctuation in 2019.

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 38 indicates how the capacity for renewable energy generation in Eden has grown since 2014.

Figure 38 – Renewable electricity generation in Eden (Department of BEIS, 2020)



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, **one application** for a renewable energy scheme was approved, which involved the installation of a domestic wind turbine for a rebuild residential property (application (20/0552) near Nenthead, Alston. 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.

8.8. 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.

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

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.

8.9. 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.

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

There is no specific monitoring indicator for this policy. However, of the 29 approvals on brownfield sites there is only one of those approvals known to have contained contaminated land. Application 17/0602 was approved in 2017 for up to 18 residential units on an area of derelict land that was once a paper mill. The site required remediation as a result of the contamination on the land. Although application 17/0602 was approved in a previous monitoring year, an extra dwelling was granted approval on this site during the current monitoring year through application 20/0672. This dwelling is currently under construction and, due to the remediation, has seen an overall improvement of the environmental quality of the land..

8.10. 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.

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.

8.11. 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.

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, 7 of the character appraisals have been reviewed.

8.12. Indicator Analysis – A Rich Environment

Policy	Indicator	Target	Performance	Colour (RAG)
Policy ENV1	Percentage of Applications approved with measures for protection of priority and protected species.	100% (where applicable)	We have data such as habitat reports and references to the ecological importance of each site, but there is still no specific way to measure this indicator.	N/A
	Percentage of SSSIs in favourable condition	95%	47%	Red
	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	Only one application has been approved which involves the removal of open space land and this is a minimal amount. This development has not started yet and no other applications result in a loss of open space.	Green
Policy ENV2	N/A	N/A	N/A	N/A
Policy ENV3	N/A	N/A	N/A	N/A

Policy	Indicator	Target	Performance	Colour (RAG)
Policy ENV4	Percentage of open space/ recreation land lost to development	0%	0% No applications approved, or permissions implemented, during the monitoring year have resulted in a reduction in the amount or quality of open space within the District. One application, referred to in ENV1 has approval to remove a minimal amount of open space but development has not started yet.	Green
	Provision of open space delivered in relation to Open Space Audit	Provision of required green infrastructure required in settlements	62,385m ² – Housing Development POS	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 – 5222.3 kWh Gas - 14339.6kWh	Green
	% of Eden residents in fuel poverty	Decrease in baseline (2012/13: 28.3%)	13.3%	Green
Policy ENV6	Megawatts of energy produced from renewable energy generation	3MW per annum	5.11MW	Green
	Type of renewable energy approved	No target	One wind turbine	N/A

Policy	Indicator	Target	Performance	Colour (RAG)
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 ENV8	Number of sites improved in terms of land contamination	Monitoring applications on an annual basis to assess take up	1	N/A
Policy ENV9	Percentage of applications refused on pollution issues.	Monitoring applications on an annual basis to assess take up.	0%	N/A
Policy ENV10	Conservation areas with character appraisals.	Increase on baseline (12 as at 31 March 2014)	12	Amber

8.13. Policy Conclusions

With regards to the need to provide a rich environment in Eden, the data shows that the vast majority of targets have been met. There is good open space provision being applied to housing developments, domestic energy use has decreased and fewer people are in fuel poverty. Furthermore, the amount of energy produced through renewable sources has increased rapidly from the baseline figure, though this figure has stagnated in recent years.

There are clear issues with the Sites of Special Scientific Interest in Eden, as currently only 47% are in a favourable condition. The vast majority of the unfavourable sites are recovering, but the poor condition of many sites, which include valuable water sources, flora and fauna, is of concern.

9. Thriving Communities

9.1. 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.

9.2. 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.

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)

Number of applications for designation as an Asset of Community Value (ACV)

Regarding the first monitoring indicator for this policy, during the monitoring year, two applications for the designation of an Asset of Community Value were made³⁵, which were Coronation Garden in Penrith and Watermillock Village Hall. Although Watermillock Village Hall lies within Eden District, it does not fall into the Local Plan area, as it is in the Lake District National Park. The number of applications made this year is less than the 4 made in the previous monitoring year. There was just one application made in the 2018/19 monitoring year.

Services lost or gained in towns and villages

In terms of services gained in towns and villages, this current monitoring year saw three new services provided to the local area. Application 14/1080 was completed in Stainton, which saw the construction of a new village hall. A new children's nursery was opened just outside of Alston under application 19/0179, which will provide obvious benefits to the parents and children living in the community. Finally, a new Co-operative supermarket was opened in central Appleby. This was built next to the old Co-operative site as a replacement, so although it cannot be classed as a new service, it is larger and better equipped than the previous supermarket.

³⁵ Asset of Community Value Register: <https://www.eden.gov.uk/your-environment/your-community/community-right-to-bid-register-of-assets/>

Consequently, this may prevent locals from making trips to Penrith, which would have resulted in increased congestion and greenhouse gas emissions.

In preparing this report, it has become apparent that the target for this policy indicator is ambiguous and 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.

9.3. 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.

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

Application 20/0226 at Bolton Memorial Hall and playing field was approved during the monitoring year and this application includes the loss of open space through the creation of a car park. Sport England had no objection, subject to conditions, and the space was deemed to be minimal at 689m², 5.6% of Bolton's recreational area (12,240m²). The development has not started yet, so no space has yet been lost. The application also includes some major benefits to the village including public toilets, changing rooms, committee room, extra parking spaces to access the recycling centre, and a new dwelling.

Application 19/0696 in Kirkby Stephen involves the development of 16 new dwellings, which are currently under construction. The land was a former playing field but had not been used in over 15 years. Sport England had initially objected to the proposal. However, within the S106 agreement conditions were added that meant funds from the development would be used for improved sporting provision at the secondary school. Once this condition was added, Sport England had no objection.

Because application 20/0226 is not yet under construction and application 19/0696 was not in use, the impact upon these communities is minimal. This demonstrates that open space/recreation land continues to be protected within Eden.

9.4. Policy COM3 – Provision of New Open Space

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

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.

Amount of new open space created

The standard or benchmark for the provision of open space can be seen in table 32.

Table 32 – Standard or benchmark for provision of open space (EDC)

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)

There were nine large sites (sites with more than 10 dwellings) that had completions during the monitoring year. Once complete, they will provide a combined 62,385m² of open space land, which is more than the figure of 2,180m² during the previous monitoring year. Only 66% of the developments provided open space in the previous monitoring year, whereas this year 89% of the developments provided open space.

Table 33 – Open space provided on larger sites with more than 10 homes (EDC)

Planning Application Ref	Location	Number of Units (Completed in 2020/21)	Amount of Open Space Provided (m ²)
11/0989	Bongate, Appleby	5	4,300
13/0746	High Hesket	4	320
14/0305	Castle Park, Brough	7	375
15/0633	Eden Grove, Bolton	1	625
15/0799	The Fairways, Penrith	16	6,500
16/0811	Carleton Fields, Penrith	64	48,200
17/0660	Brockley Moor, Plumpton	7	435
17/0771	Roper Street, Penrith	53	Approx. 1630
18/0586	Armathwaite	2	N/A
Total			62,385

Financial contributions to open space

During the monitoring year there were no financial contributions to open space, as there were no requirements for any applications to provide any.

9.5. 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.

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.

Application 19/0179 was for a children’s nursery near Alston and was opened during the monitoring year. Besides this application, there have been no other new education or health facilities developed in Eden during the monitoring year.

9.6. Indicator Analysis – Thriving Communities

Policy	Indicator	Target	Performance	Colour (RAG)
Policy COM1	Number of applications for designation as an Asset of Community Value (ACV)	Monitoring applications on an annual basis to assess take up	1	N/A
	Services lost or gained in towns and villages.	No decrease from baseline (2 in 2012/13)	3 services gained	Green
Policy COM2	Percentage of open space/recreation land lost to development.	0%	Minimal loss to some disused open space	Amber
Policy COM3	Amount of new open space created.	100% of applications for major development.	89% of major applications provided open spaces amounting to 62,385m ² once complete.	Amber
	Financial contributions to Open Space.	100% of applications for minor residential developments where required.	None were required.	N/A
Policy COM4	Number of new facilities brought forward.	Monitoring applications on an annual basis to assess take up.	1	N/A

9.7. Policy Conclusions

Some important developments were completed in Eden during the monitoring year, including a village hall, a nursery school and a supermarket, which all provide a

range of important services to the local communities. The considerable number of developments currently under construction are providing large amounts of open space, and where it is not provided there are other contributions being sought, such as financial contributions towards sports provision.

Despite the development of a new nursery, there have been no new health facilities or education establishments brought forward. Newton Rigg College is likely to close in 2021, as it has become financially unviable.

Appendices

Appendix 1 – List of figures

- Figure 1 – Map showing the Local Plan boundary for Eden (EDC)
- Figure 2 - Projected Population Change in Eden to 2043 (Sub-National Population Projections Mid-2018)
- Figure 3 - Projected Population Structure, 2032 (ONS)
- Figure 4 - Projected Population Change by 2032 (ONS)
- Figure 5 – Median house prices in Eden compared to Cumbria and the UK (ONS)
- Figure 6 – Eden median house price changes between March 2018 and December 2020 compared to Cumbria and national averages (ONS)
- Figure 7 – Eden median annual pay (ONS, 2020)
- Figure 8 – Eden occupation type (ONS)
- Figure 9 – Eden percentage of working age employed, 2020 (ONS)
- Figure 10 – Eden claimant count percentage for ages 16+ (ONS)
- Figure 11 – Eden businesses by industry, 2020 (ONS)
- Figure 12 – Proportion of households in Eden, which are fuel poor (BEIS)
- Figure 13 – Crime rates per 1,000 people in Cumbrian authorities (April 2020 – March 2021, Data.police.uk)
- Figure 14 – Eden crime rate by type per 1,000 people (April 2020 – March 2021, Data.police.uk)
- Figure 15 – Eden life expectancy from birth, 2016-2018 (ONS)
- Figure 16 – Eden life expectancy at 65, 2016-2018 (ONS)
- Figure 17 – Eden self-reported health (2011 census)
- Figure 18 – Local Plan map of Eden showing key settlements, national park authorities and major transport routes (EDC)
- Figure 19 – Eden housing completions since 2014 (EDC)
- Figure 20 – Eden housing approvals since 2014 (EDC)
- Figure 21 – Employment land completions 2020/21 (EDC)
- Figure 22 – Employment land approvals 2020/21 (EDC)
- Figure 23 – Distribution of housing approvals 2020/21 (EDC)
- Figure 24 – Percentage distribution of housing completions 2020/21 (EDC)
- Figure 25 – Housing Trajectory updated as 31 March 2021 (EDC)
- Figure 26 – Distribution of employment land completions 2020/21 (EDC)
- Figure 27 – Distribution of housing completions 2020/21 (EDC)

- Figure 28 – Penrith affordable housing completions 2020/21 (EDC)
- Figure 29 – Percentage distribution of housing completions (EDC)
- Figure 30 – Employment land developed (EDC)
- Figure 31 – Percentage of associate, professional and technical occupations (ONS)
- Figure 32 – Median full time weekly salary in Eden since 2014 (ONS)
- Figure 33 – Claimant count percentage for ages 16+ (ONS)
- Figure 34 – Employment land developed by location (EDC)
- Figure 35 – SSSI assessments in Eden (Natural England)
- Figure 36 – Average domestic energy use in Eden since 2016 (BEIS)
- Figure 37 – Percentage of Eden residents in fuel poverty (ONS)
- Figure 38 – Renewable electricity generation in Eden (BEIS)

Appendix 2 – List of tables

- Table 2 – Summary of Contextual Indicators – Population (ONS)
- Table 2 – Summary of contextual indicators – Environment (Historic England)
- Table 3 – Least deprived LSOAs in Eden (ONS)
- Table 4 – Most deprived LSOAs in Eden (ONS)
- Table 5 - Local Plan Review Timetable (EDC)
- Table 6 – Local Plan Review meetings with Stakeholders
- Table 7 - Neighbourhood Planning Information (EDC)
- Table 8 – Summary of housing approvals in Eden (EDC)
- Table 9 – Summary of housing completions in Eden (EDC)
- Table 10 – Policy LS2 table (EDC)
- Table 11 – Housing trajectory table (EDC)
- Table 12 – Housing targets and distribution of completions (EDC)
- Table 13 – Status of applications which require masterplans (EDC)
- Table 14 - Affordable housing completed on larger schemes (EDC)
- Table 15 – Number of approvals involving the re-use of buildings (EDC)
- Table 16 – Number of completions involving the re-use of buildings (EDC)
- Table 17 – Applications approved for employment in rural areas (EDC)
- Table 18 – Housing developed on previously-developed land (EDC)
- Table 19 – Major developments with/without transport/travel plans (EDC)
- Table 20 – Developer contributions from S106 agreements (EDC)
- Table 21 – IDP monitoring table (CCC)
- Table 22 - Local occupancy homes approved (EDC)
- Table 23 – Type and size of dwellings completed in Eden (EDC)
- Table 24 - Size of homes compared with SHMA (2018) target (EDC)
- Table 25 – Sites completed/under construction on allocated employment land (EDC)
- Table 26 – Employment land approvals on unallocated sites (EDC)
- Table 27 – Employment land lost to other uses (EDC)
- Table 28 – Planning applications approved for holiday accommodation (EDC)
- Table 29 - Large applications and measures to protect priority and protected species (EDC)
- Table 30 – Open space details for approved residential sites with 10+ units (EDC)
- Table 31 - Open Space Delivered on Housing Developments (EDC)
- Table 32 – Standard or benchmark for provision of open space (EDC)
- Table 33 – Open space provided on larger sites with more than 10 homes (EDC)

Appendix 3 – Approvals

Planning App Ref	Site Address	Proposal	Decision	Net Units Created	AH ³⁶	BF ³⁷	LO ³⁸
20/0086	Barn west of Intack House, Ivegill, Carlisle	Change of use of agricultural building to dwelling house	CPDA1	1	0	0	0
20/0044	The Barn, Midland House, Renwick, Penrith	Retrospective change of use of agricultural barn	FA	1	0	0	0
20/0005	Church House, Skelton, Penrith	Change of use of barn from domestic storage to holiday accommodation	FA	1	0	1	0
20/0034	Land adjacent to East View, Tirril, Penrith	Demolition and re-build of existing barn to form dwelling	FA	0	0	1	0
20/0173	The Chalet, High Head Castle Farm, Ivegill	Certificate of Lawfulness for use of the building as a single dwelling house.	CLI	1	0	1	0
19/0900	The Bridge, Wordsworth Street, Penrith	Conversion of community and commercial premises	FA	2	0	1	0
20/0160	Duck Pond Barn, Sowerby Row, Carlisle	Extension, alterations and change of use of barn to dwelling	FA	1	0	0	0
20/0237	Ground Floor, Front Street, Alston	Change of use of the ground floor former bank premises to residential accommodation	FA	1	0	1	0

³⁶ Affordable Housing

³⁷ Brownfield Development

³⁸ Brownfield Development

Planning App Ref	Site Address	Proposal	Decision	Net Units Created	AH ³⁹	BF ⁴⁰	LO ⁴¹
20/0298	Faugh Head Pool, Ainstable, Carlisle	Change of use of redundant swimming pool to a dwelling	FA	1	0	1	0
19/0598	Land to the rear of 22A - 22B Market Square, Kirkby Stephen	Erection of two dwellings	FA	2	0	0	0
20/0133	Land adjacent to Fernbank, Great Strickland, Penrith	Live/work unit comprising two storey dwelling, single storey link and work unit with secure remote storage	FA	1	0	0	0
20/0343	10 Front Street, Alston	Change of use of first floor storage room to create a dwelling	FA	1	0	1	0
20/0344	Sceugh Dyke House, Calthwaite, Penrith	Proposed change of use from annexe to residential dwelling	FA	1	0	0	0
19/0562	Former HSBC, Market Place, Alston	Part retrospective change of use of the ground floor and basement of a former bank (A2) to coffee shop (A3) and the upper floors to residential (C3)	FA	1	0	1	0

³⁹ Affordable Housing

⁴⁰ Brownfield Development

⁴¹ Brownfield Development

Planning App Ref	Site Address	Proposal	Decision	Net Units Created	AH ₄₂	BF ₄₃	LO ₄₄
20/0293	Amberley House, Lazonby, Penrith	Erection of replacement dwelling and conversion of existing dwelling to form double garage, workshop and greenhouse	FA	0	0	0	0
20/0373	Land west of Bridge End Cottage, Croglin, Carlisle	Outline application for the erection of a dwelling with all matters reserved.	OA	1	0	1	0
20/0381	Eden Vale, Warcop, Appleby-in-Westmorland	Application for prior approval under GDPO Part 3 Class Q Change of use from agricultural building to form a dwelling	CPDA1	1	0	0	0
20/0391	14 Devonshire Street, Penrith	Change of use of upper floors to create two residential apartments	FA	2	0	1	0
20/0432	Land opposite Townend, Laithes, Penrith	Change of use of agricultural building to dwelling house	CPDA1	1	0	0	0
20/0188	High Mill Joiner's Workshop, Skirsgill Lane, Eamont Bridge, Penrith	Proposed part conversion and change of use of workshop/showroom building to form a two bedroomed residential dwelling	FA	1	0	1	0

⁴² Affordable Housing

⁴³ Brownfield Development

⁴⁴ Brownfield Development

Planning App Ref	Site Address	Proposal	Decision	Net Units Created	AH ⁴⁵	BF ⁴⁶	LO ⁴⁷
20/0374	Barns adjacent to Midtown Farm, Brampton, Appleby-in Westmorland	Change of use, demolition and extension to agricultural buildings to create a dwelling to include associated operations	FA	1	0	0	0
20/0178	Land adjacent to Sowerby Lodge, Brough Sowerby, Kirkby Stephen	Erection of detached dwelling	FA	1	0	0	1
20/0251	Former care home, Beacon Edge, Penrith	Erection of single detached dwelling (revised scheme)	FA	1	0	0	0
20/0520	1 Oakbank, Oakbank Farmhouse, Barras, Kirkby Stephen	Conversion of garage and store to one bedroom holiday accommodation	FA	1	0	1	0
17/0632	Site adjacent to Otters Holt, Culgaith, Penrith	Proposed extension to existing housing development at Otters Holt, Culgaith to provide 12 additional dwellings	OA	12	3	0	0

⁴⁵ Affordable Housing

⁴⁶ Brownfield Development

⁴⁷ Brownfield Development

Planning App Ref	Site Address	Proposal	Decision	Net Units Created	AH ⁴⁸	BF ⁴⁹	LO ⁵⁰
20/0219	The Stables Courtyard, Appleby Castle, Boroughgate, Appleby	Proposed restoration of four existing vacant dwellings and conversion of existing vacant single storey former stables buildings to form three new dwellings	FA	3	0	1	0
20/0438	Clear View Farm Lodge, Greystoke Gill, Greystoke	Temporary retention of static caravan as occupational residence for agricultural and landscape business	FA	1	0	0	0
20/0099	Scalehouse Farm, Scalehouses, Renwick, Penrith	Change of use of agricultural barn to residential dwelling	FA	1	0	0	0
20/0534	Brookfield House, Warcop, Appleby-in Westmorland	Listed building consent for retrospective alterations and works concerned with the subdivision of Warcop House to create the dwelling now known as Brookfield House	LA	1	0	1	0

⁴⁸ Affordable Housing

⁴⁹ Brownfield Development

⁵⁰ Brownfield Development

Planning App Ref	Site Address	Proposal	Decision	Net Units Created	AH ⁵¹	BF ⁵²	LO ⁵³
19/0522	Land adjacent to Meadowside, Langwathby, Penrith	Erection of three new build detached dwellings with individual road entrances and associated external works	FA	3	0	0	0
20/0197	Wilderswood, Beacon Edge, Penrith	Erection of dwelling with integral garage	FA	1	0	0	0
20/0612	Stainggills Farm, Culgaith, Penrith	Change of use of agricultural building to dwelling house	CPDA1	1	0	0	0
20/0552	High House, Hard Edge, Nenthead, Alston	Rebuild dwelling and change of use of agricultural land to residential use. Installation of domestic wind turbine	FA	1	0	1	0
20/0186	2 The Grotto, Yanwath, Penrith	Change of use of barn to form a holiday let unit	FA	1	0	1	0
20/0553	Barn adjacent to Chellow Cottage, Colby, Appleby-in-Westmorland	Change of use of existing barn to dwelling with associated operations	FA	1	0	1	0
20/0332	Rose Cottage, Blencarn, Penrith	Change of use of existing barn to dwelling with associated operations	FA	1	0	0	0

⁵¹ Affordable Housing

⁵² Brownfield Development

⁵³ Brownfield Development

Planning App Ref	Site Address	Proposal	Decision	Net Units Created	AH ⁵⁴	BF ⁵⁵	LO ⁵⁶
20/0652	Garden House/Courtyard Cottage, Staffield House, Staffield, Penrith	Retrospective subdivision of Garden House and Courtyard Cottage for form two dwellings	FA	1	0	0	0
20/0290	Eden Grove, Bolton, Appleby-in-Westmorland	Variation of Condition 2 (plans compliance) for the replacement of blocks C, D, E and F with 10 detached dwellings, attached to approval 15/0728	FA	1	0	10	0
20/0674	Stonecrest, Greystoke Gill, Greystoke, Penrith	Rebuilding of existing single storey dwelling to provide additional living space	FA	0	0	0	0
20/0560	Denmark Hall, Soulby, Kirkby Stephen	Erection of detached dwelling with ancillary outbuilding	FA	1	0	0	1
20/0226	Bolton Memorial Hall, Chapel Street, Bolton, Appleby-in-Westmorland	Listed building consent for extension to Memorial Hall, change of use of annexe to domestic dwelling and change of use of part playing field to car park	FA	1	0	1	0

⁵⁴ Affordable Housing

⁵⁵ Brownfield Development

⁵⁶ Brownfield Development

Planning App Ref	Site Address	Proposal	Decision	Net Units Created	AH ⁵⁷	BF ⁵⁸	LO ⁵⁹
20/0234	Land east of Castle Park, Brough, Kirkby Stephen	Erection of five dwellings including associated operations	FA	5	0	0	0
20/0760	Cote House Barn, Bleatarn, Appleby-in-Westmorland	Certificate of lawfulness for the existing use of a residential property	CLI	1	0	1	0
20/0672	Former Thompsons Board Mill, Little Salkeld	Erection of 1no. Dwelling and associated detached garage - part retrospective	FA	1	0	1	0
20/0767	Land adjacent to Denby, Great Salkeld, Penrith	Proposed erections of a 3 bedroom dwelling house with attached garage and associated parking and access	FA	1	0	0	1
20/0705	35 Market Square, Kirkby Stephen	Subdivision of dwelling to form two dwellings	FA	1	0	0	0
20/0134	Land adjacent to The Mains, Stainton, Penrith	Outline application for residential development with approval sought for access	OA	35	10	0	0

⁵⁷ Affordable Housing

⁵⁸ Brownfield Development

⁵⁹ Brownfield Development

Planning App Ref	Site Address	Proposal	Decision	Net Units Created	AH ⁶⁰	BF ⁶¹	LO ⁶²
20/0757	Rookby Scarth, Winton	Change of use and conversion of stone barns into four holiday lets, and demolition of lean-to building	FA	4	0	4	0
20/0589	Car Park at Lowther Castle Inn, Hackthorpe, Penrith	Outline application for a dwelling with all matters reserved.	OA	1	0	1	0
20/0826	Barn at Celleron South Farm, near Tirril	Change of use of agricultural land to residential, the erection of a side extension to the south east elevation, change to fenestration and cladding of the south east gable with stone	FA	1	0	0	0
20/0596	Land at rear of Meadow View Lodges, Westwood Farm, Brough, Sowerby, Kirkby Stephen	Siting of lodge as replacement residential accommodation	FA	1	0	0	0
20/0360	High Croft, Culgaith, Penrith	Erection of one dwelling	FA	1	0	0	0
20/0818	Colby House, Berrier Road, Greystoke, Penrith	Change of use of domestic garage into dwelling for holiday accommodation	FA	1	0	0	0

⁶⁰ Affordable Housing

⁶¹ Brownfield Development

⁶² Brownfield Development

Planning App Ref	Site Address	Proposal	Decision	Net Units Created	AH ⁶³	BF ⁶⁴	LO ⁶⁵
20/0524	Bartons Farm, Thomas Close, Calthwaite, Penrith	Proposed conversion and extension of existing barn to provide habitable dwelling, including change of use of agricultural land to provide domestic curtilage	FA	1	0	0	0
20/0868	Croft Ends Farm, Croft Ends, Appleby	Conversion of traditional barn to single dwelling	FA	1	0	1	0
19/0920	Land at Old Town, High Hesket	Outline application for residential development with all matters reserved.	OA	27	8	27	0
21/0373	Land at the rear of Cross House, Newby, Penrith	Outline permission for dwelling and agricultural shed/kennels with approval sought for access and layout	RA	1	0	0	1

⁶³ Affordable Housing

⁶⁴ Brownfield Development

⁶⁵ Brownfield Development

Planning App Ref	Site Address	Proposal	Decision	Net Units Created	AH ⁶⁶	BF ⁶⁷	LO ⁶⁸
20/0897	Studio House, Market Place, Alston	Change of use of former retail showroom and storage to a two bedroom flat, conversion of cellar to workshop/retail space and replacement windows.	FA	1	0	1	0
20/0972	Laurel Bank, Motherby, Penrith	Change of use of garage to holiday let	FA	1	0	1	0
20/0926	1 Netherend Road, Penrith	Conversion of dwelling into 2no dwellings	FA	1	0	1	0
20/0824	The Watermill, Little Salkeld, Penrith	Change of use of a tea room to a short term holiday let	FA	1	0	1	0
20/0771	Site adjacent to Meadow Close, Ousby, Penrith	Proposed residential development	OA	3	0	0	3
20/0939	High Field, Tirril, Penrith	Change of use of agricultural building to create two dwellings. Resubmission of 20/0615	FA	2	0	0	0
20/0616	Land at White Ox Farm, Inglewood Road, Penrith	Erection of affordable housing development comprising 67 residential dwellings	FA	67	67	0	0

⁶⁶ Affordable Housing

⁶⁷ Brownfield Development

⁶⁸ Brownfield Development

Planning App Ref	Site Address	Proposal	Decision	Net Units Created	AH ⁶⁹	BF ⁷⁰	LO ⁷¹
20/0312	Land at Station Road, Appleby	Outline planning application for up to 100 dwellings with approval sought for access	OA	100	30	0	0
20/0458	Mulberry House, Southwaite, Green Mill, Eamont Bridge, Penrith	Occupational dwelling to serve Southwaite Green Mill, part retrospective. Revised scheme of approval 18/0861	FA	0	0	0	0
20/0829	Land adjacent to Beck Mill, Langwathby	Change of use of agricultural land to site 3 No. holiday units	FA	3	0	0	0
20/0994	West Garth, Winskill	Refurbishment and extension of existing dwelling and erection of 5no 4 bedroom dwellings	FA	5	0	0	0
20/0907	Land west of Barnabas Church, Great Strickland	Proposed 2no Local Occupancy Dwellings	FA	2	0	0	2
				325	118	67	9

⁶⁹ Affordable Housing

⁷⁰ Brownfield Development

⁷¹ Brownfield Development

Appendix 4 - Completions

Ref No	Site Address	Location	Units Created	Total No of Units	AH ⁷²	BF ⁷³	LO ⁷⁴
98/0003	Part field 0922, Crosby Garrett	Villages & Hamlets	1	1	0	0	0
99/0536	Site adj. Town Head Farm, Cliburn	Villages & Hamlets	1	1	0	0	0
06/0434	Site at Fell Lane, Beacon Inn, Penrith	Penrith	1	9	0	0	0
09/0446	Land adj. Ivy House, Culgaith	Key Hub	1	1	0	0	0
09/0521	South View, South End, Bolton	Villages & Hamlets	2	6	0	0	0
11/0989	Orchard Place, Bongate, Appleby	Appleby	5	142	0	0	0
12/0262	Fell House, Shap	Key Hub	4	5	1	4	0
13/0737	White House Farm, High Street, Kirkby Stephen	Kirkby Stephen	3	10	0	0	0
13/0746	Coopers Close, High Hesket	Key Hub	4	11	2	0	0
14/0305	Site adj Castle Park, Brough (phase 2)	Key Hub	7	25	3	0	0
14/0322	Dairy Cottage, Winton House, Winton	Villages & Hamlets	0	1	0	0	0
14/0338	Holmrooke, Drawbriggs Lane, Appleby	Appleby	2	5	0	0	0
14/0910	Ravenstone Manor, Melmerby	Villages & Hamlets	1	2	0	0	0
14/1065	East Brownrigg Farm, Plumpton	Rural Area	1	3	0	0	0

⁷² Affordable Housing

⁷³ Brownfield Development

⁷⁴ Brownfield Development

Ref No	Site Address	Location	Units Created	Total No of Units	AH ⁷⁵	BF ⁷⁶	LO ⁷⁷
14/1116	Barn at rear of Motherby Hall, Motherby	Villages & Hamlets	1	1	0	0	0
15/0157	Land behind Croft House Farm, Great Asby	Villages & Hamlets	1	3	0	0	0
15/0633	Eden Grove, Bolton	Villages & Hamlets	1	40	0	1	0
15/0799	The Fairways, Salkeld Road, Penrith	Penrith	16	98	1	0	0
15/1013	Nenthead Mines Heritage Centre, Nenthead	Key Hub	4	4	0	4	0
15/1158	Kirkby View, Hartley	Villages & Hamlets	0	1	0	0	0
16/0091	Potts Field House Barn, Bowderdale Head, Newbiggin-on-Lune	Rural Area	1	1	0	0	0
16/0232	Barn to west of Deep Ghyll, Mallerstang	Rural Area	1	1	0	0	0
16/0309	Burra Barn, Raisbeck	Rural Area	1	1	0	0	0
16/0658	Pinfold Close, Skelton	Villages & Hamlets	1	8	0	0	0
16/0811	Land at Carleton Fields, Penrith	Penrith	64	505	31	0	0
16/0933	Land at William Street, Penrith	Penrith	7	7	0	7	0
16/1082	Land at Gossip Gate, Alston	Alston	1	2	0	0	0
16/1091	Land rear of Kings Arms, Shap	Key Hub	1	1	0	0	0

⁷⁵ Affordable Housing

⁷⁶ Brownfield Development

⁷⁷ Brownfield Development

Ref No	Site Address	Location	Units Created	Total No of Units	AH ⁷⁸	BF ⁷⁹	LO ⁸⁰
17/0032	Land at Station Road, Newbiggin, Temple Sowerby	Villages & Hamlets	2	2	0	0	0
17/0095	Site adj. Walmer Croft, Sockbridge	Villages & Hamlets	5	5	0	0	0
17/0322	Fell House, Shap	Key Hub	1	1	0	1	0
17/0352	Barn west of Rosedene, Motherby	Rural Area	1	1	0	0	0
17/0500	Low Street House Barns, Plumpton	Rural Area	1	1	0	0	0
17/0525	Land at Swallow Barn, Andrew House, Stainton	Key Hub	1	1	0	0	0
17/0660	Land at Brockley Moor, Plumpton	Key Hub	7	28	1	0	0
17/0661	Land between Manatee and Beacon View, Little Salkeld	Villages & Hamlets	4	4	0	0	0
17/0662	Land at Holly Bush, Longdales, Armathwaite	Rural Area	1	1	0	0	1
17/0664	Land at Pea Foot, Culgaith	Key Hub	1	5	0	0	0
17/0709	Mounteden, Beacon Edge, Penrith	Rural Area	1	1	0	0	0
17/0771	Former garage, Roper Street, Penrith	Penrith	53	54	0	53	0
17/0817	Site behind the Lilacs, Lazonby	Key Hub	4	5	0	0	0
17/0994	Barn at Eden Bank Farm, Bolton	Rural Area	1	1	0	0	0

⁷⁸ Affordable Housing

⁷⁹ Brownfield Development

⁸⁰ Brownfield Development

Ref No	Site Address	Location	Units Created	Total No of Units	AH ⁸¹	BF ⁸²	LO ⁸³
17/1054	High Plains Lodge, Alston	Rural Area	1	3	0	1	0
17/1095	Land adj. to Bankfoot Farm, Newton Reigny	Villages & Hamlets	2	4	0	0	2
18/0001	Land adj. Rose Garth, Milburn Road, Long Marton	Rural Area	1	1	0	0	0
18/0010	Rectory Coach House, Greystoke	Villages & Hamlets	1	1	0	0	0
18/0031	Site of Salt Pie Hall, Hartley	Villages & Hamlets	0	1	0	0	0
18/0467	3 Queen Street, Penrith	Penrith	5	5	0	5	0
18/0559	Land rear of Joiners Arms, Newbiggin	Villages & Hamlets	1	1	0	0	1
18/0586	Land at Station Road, Armathwaite	Key Hub	2	18	0	0	0
18/0659	Town Head Farm, Unthank, Skelton	Rural Area	1	1	0	0	0
18/0745	Barns west of Warcop House, Warcop	Villages & Hamlets	2	2	0	0	0
18/0769	Pembroke Farm, Brougham	Rural Area	2	6	0	0	0
18/0780	Elm Garth Cottage, Shap	Key Hub	1	1	0	1	0
18/0869	Field to rear Mount Pleasant, Tebay	Key Hub	1	1	0	0	0
18/0892	Site adj. to Maple Croft, Skelton	Villages & Hamlets	1	1	0	0	0
18/1016	Burwain Hall, Chitty Hill, Kings Meaburn	Rural Area	1	1	0	0	0

⁸¹ Affordable Housing

⁸² Brownfield Development

⁸³ Brownfield Development

Ref No	Site Address	Location	Units Created	Total No of Units	AH ⁸⁴	BF ⁸⁵	LO ⁸⁶
18/1022	Langwathby Hall, Langwathby	Key Hub	1	3	0	1	0
19/0069	Faugh Head, Ainstable	Rural Area	2	2	0	0	0
19/0070	Mounteden, Beacon Edge, Penrith	Rural Area	0	1	0	0	0
19/0119	The Manor House, Winton	Villages & Hamlets	1	2	0	1	0
19/0121	Churnside, Melmerby	Villages & Hamlets	2	2	0	0	0
19/0153	19-29 Tynefield Drive, Penrith	Penrith	4	6	0	0	0
19/0292	Pine Lodge, Skelton Wood End	Rural Area	0	1	0	0	0
19/0324	Site adj. Copper Hall, Croglin	Villages & Hamlets	1	1	0	1	0
19/0419	The Gospel Hall, Mellbecks, Kirkby Stephen	Kirkby Stephen	1	1	0	1	0
20/0050	19 King Street, Penrith	Penrith	1	4	0	1	0
20/0173	High Head Castle Farm, Ivegill	Rural Area	1	1	0	1	0
20/0343	10 Front Street, Alston	Key Hub	1	1	0	1	0
20/0344	Sceugh Dyke House, Calthwaite	Rural Area	1	1	0	0	0
20/0830	Former Quarryfield, Blencow	Rural Area	1	1	0	0	0
			255	1079	39	84	4

⁸⁴ Affordable Housing

⁸⁵ Brownfield Development

⁸⁶ Brownfield Development