

Eden District Council Authorities Monitoring Report

April 2021 to March 2022
Published



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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 2021 to 31 March 2022.

1.2 The Structure of the Report

This report will be 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

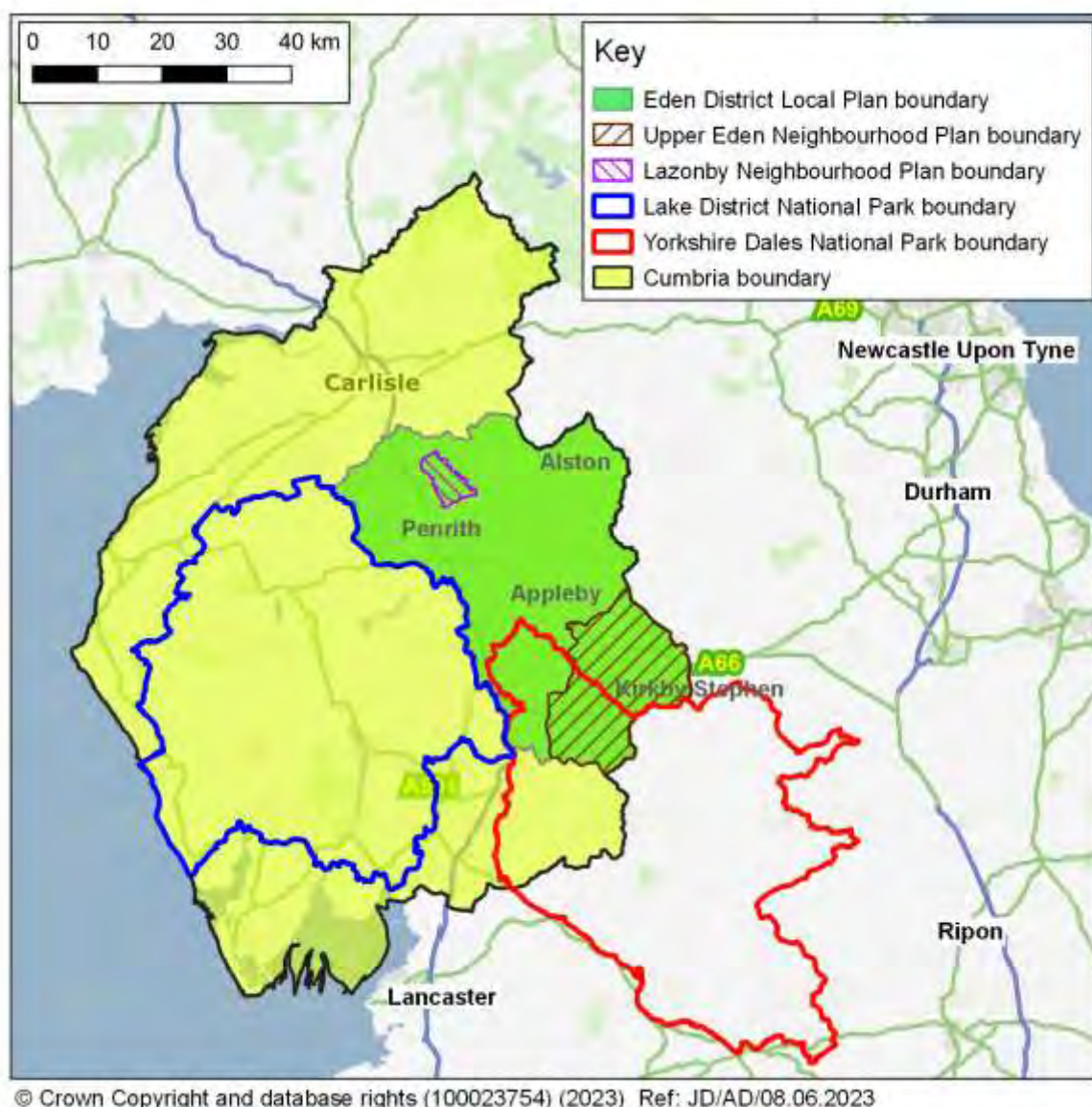
The district of Eden lies in eastern Cumbria and has an area of 2,156 km², making it the largest non-metropolitan district in England and Wales. In 2011, the population of Eden was 52,564 and the 2021 Census revealed that the population has risen to 54,700. This makes it the lowest population density 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 extensions¹.

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.

¹ The Lake District National Park Local Plan supersedes the Eden Local Plan

Figure 1 – Map showing the Local Plan boundary for Eden.



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% increase². The population of Cumbria on a whole experienced a rise of only 2.5%, whilst in England population growth was around 7%³. Between 2011 and 2021, the population of Eden rose by 2,100 people, a 4.1% increase. The population of Cumbria decreased by 0.02% over this time period, whilst the population of England increased by 6.3%. 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 2020, the number of births recorded was just 383⁴, whilst 606 deaths⁵ were recorded during

² Usual Resident Population – Census, ONS

³ Usual Resident Population – Census, ONS

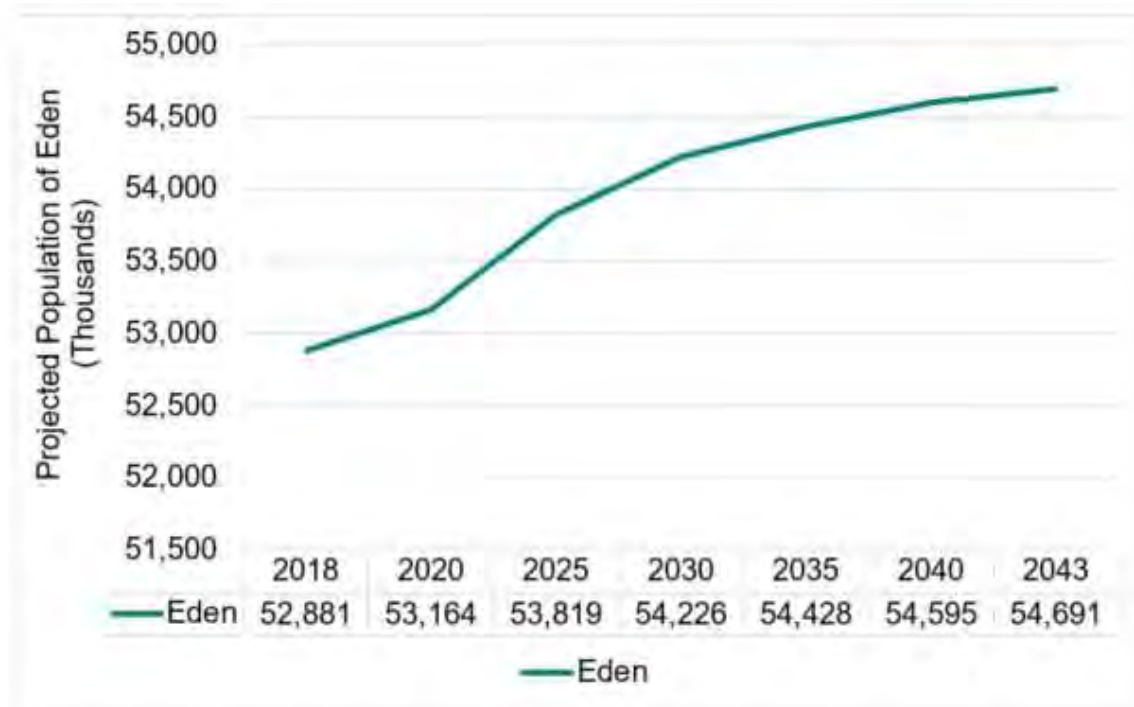
⁴ Births in England and Wales, ONS, 2018

⁵ Death Rate by Usual Place of Residence, ONS, 2018

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 54,691⁶, an increase of 2.72%. The previous projections (Mid-2016) forecasted a slight decrease in population.

Figure 2 - Projected Population Change in Eden to 2043 (Sub-National Population Projections Mid-2018)⁷



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 2018⁸.

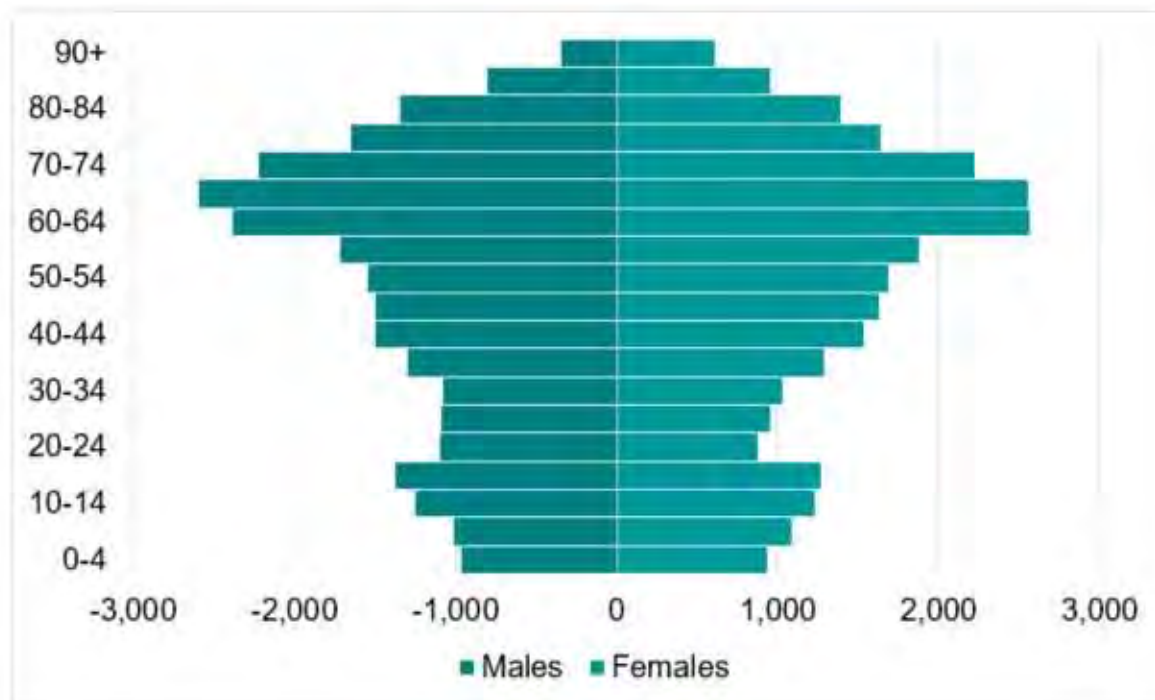
⁶ Sub-National Population Projections (Mid-2018 Based), ONS, 2020

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

⁸ 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)⁹



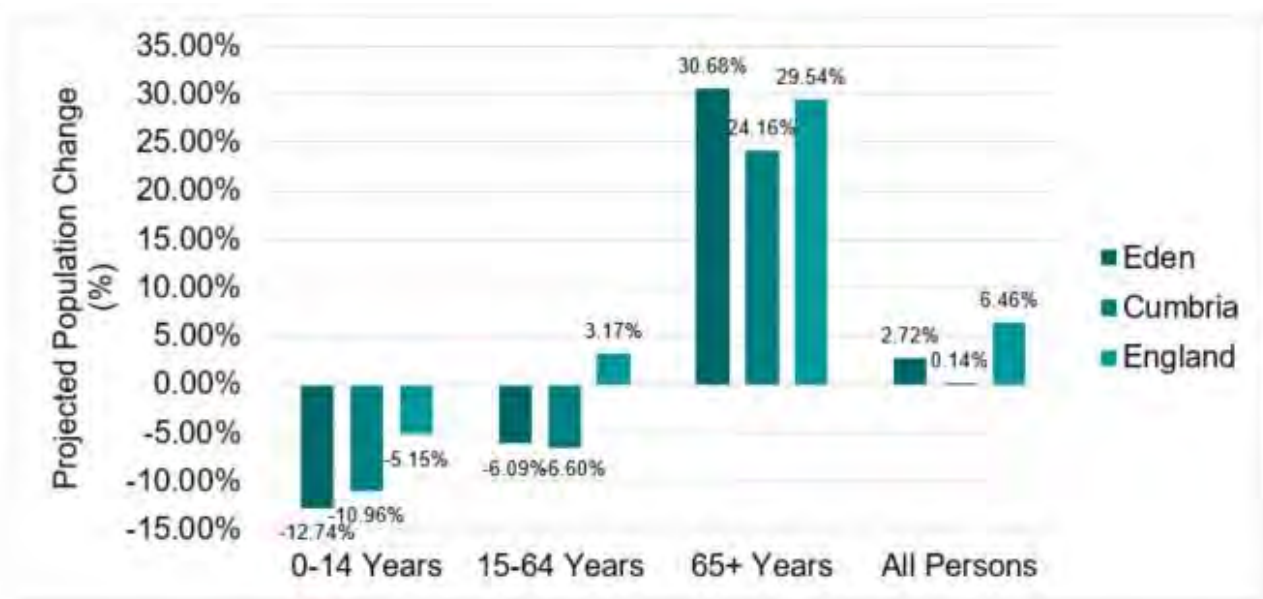
At the end of the current Local Plan period, the percentage of the population aged 65 and over will have reached 34%, or 18,358 people¹⁰.

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.

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

¹⁰ Sub-National Population Projections (Mid-2018 Based), ONS, 2020

Figure 4 - Projected Population Change by 2032¹¹



The above graph indicates the projected population changes by age group in Eden, Cumbria and England. Eden is estimated to have the greatest fall in 0-14 year olds and the highest increase in people aged over 65 years. Despite England showing an expected increase in the working age population, both Cumbria and Eden are expected to see a decline in the working age population. The increase in a dependent ageing population and decrease in the working population may have major implications for the economy in the area.

¹¹ Sub-National Population Projections (Mid-2016), ONS, 2018

Table 1 – Summary of Contextual Indicators (Population)

Indicator	Eden	Cumbria	England	Source
Population				
Population	54,735	499,846	56,490,048	Census (2021)
Population Density ¹²	0.3	0.7	2.3	Census (2021)
Population Change ¹³ %	4.1	0	6.6	Census (2021)
Population (%) – 0-15 years	14.8	14.9	17.4	Census (2021)
Population (%) – Working Age	59	60.8	64.2	Census (2021)
Population (%) – Pensionable Age	26.2	24.3	18.4	Census (2021)
Death Rate (per 1,000 population)	11.5	12.7	9.7	ONS (2021)
Population Projections (2016 - 2032)				
Overall Population Change	↑ 2.72%	↑ 0.14%	↑ 6.46%	(ONS 2020)
0-14 Years	↓ 12.74%	↓ 10.96%	↑ 5.15%	(ONS 2020)
15-64 Years	↓ 6.09%	↓ 6.6%	↑ 3.17%	(ONS 2020)
65 Years +	↑ 30.68%	↑ 24.16%	↑ 29.54%	(ONS 2020)

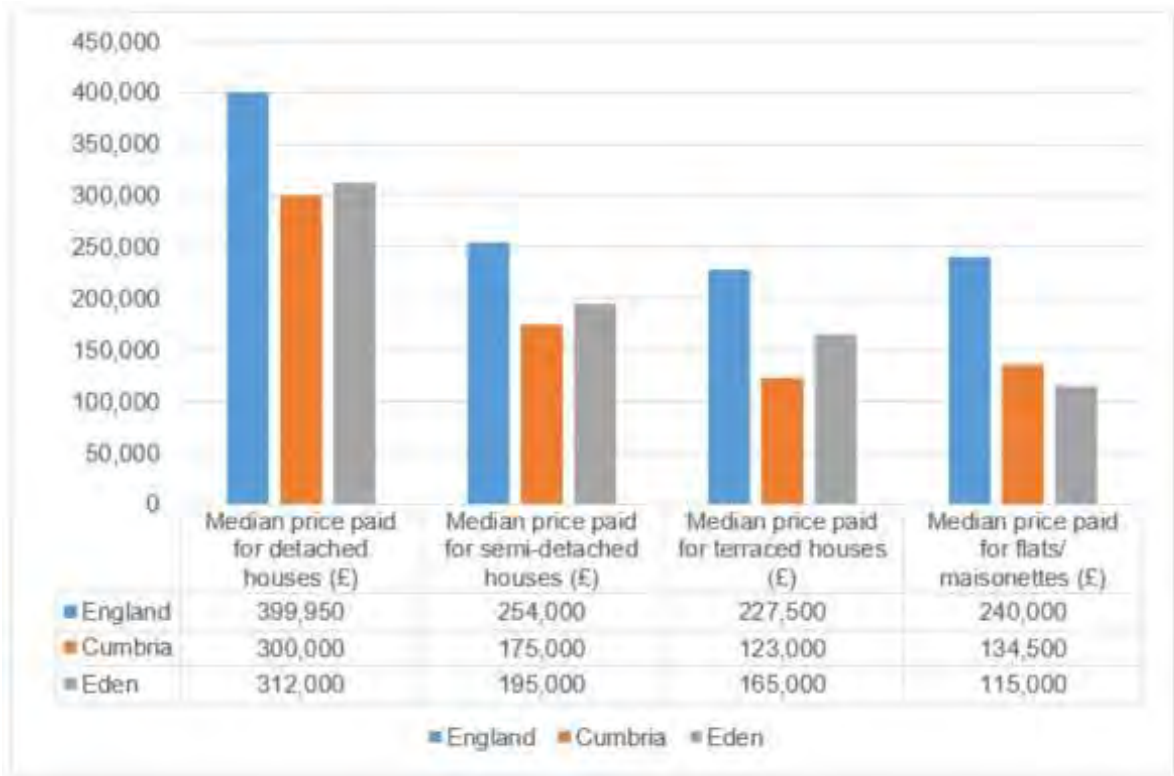
¹² Number of Persons per Hectare

¹³ Between 2011 and 2021, displayed as a percentage

2.3. Housing

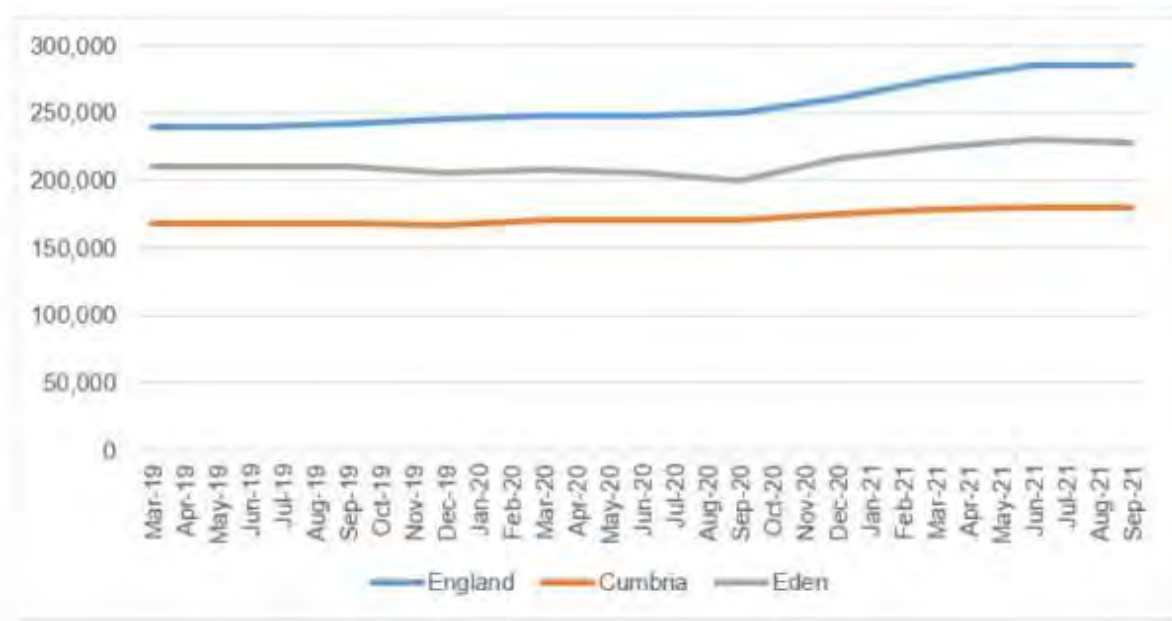
House prices in Eden are amongst the highest in Cumbria. Detached houses within Eden were worth a median price of £312,000 in 2021, which is a rise of £17,000 from the previous year and £12,000 more than the Cumbria median for 2021. Semi-detached houses were over £20,000 more than the Cumbria median in 2021 and terraced houses were over £40,000 more, a considerable difference. However, in terms of property prices for flats/maisonettes, Cumbria’s median price (£134,500 is nearly £20,000 more than the median price in Eden (£115,000).

Figure 5 – Median house prices in Eden compared to Cumbria and the UK, Sep 2021



Despite the higher cost in properties within the county, property prices within Eden remain significantly lower than the national average with detached homes being nearly £100,000 more expensive nationally than they are within Eden. Semi-detached homes are £79,000 more expensive and terraced homes nationally are over £100,000 more expensive than within Eden. Flats are also over £100,000 more expensive, a considerable difference.

Figure 6 – Eden median house price changes between March 2019 and September 2021 compared to Cumbria and national averages.



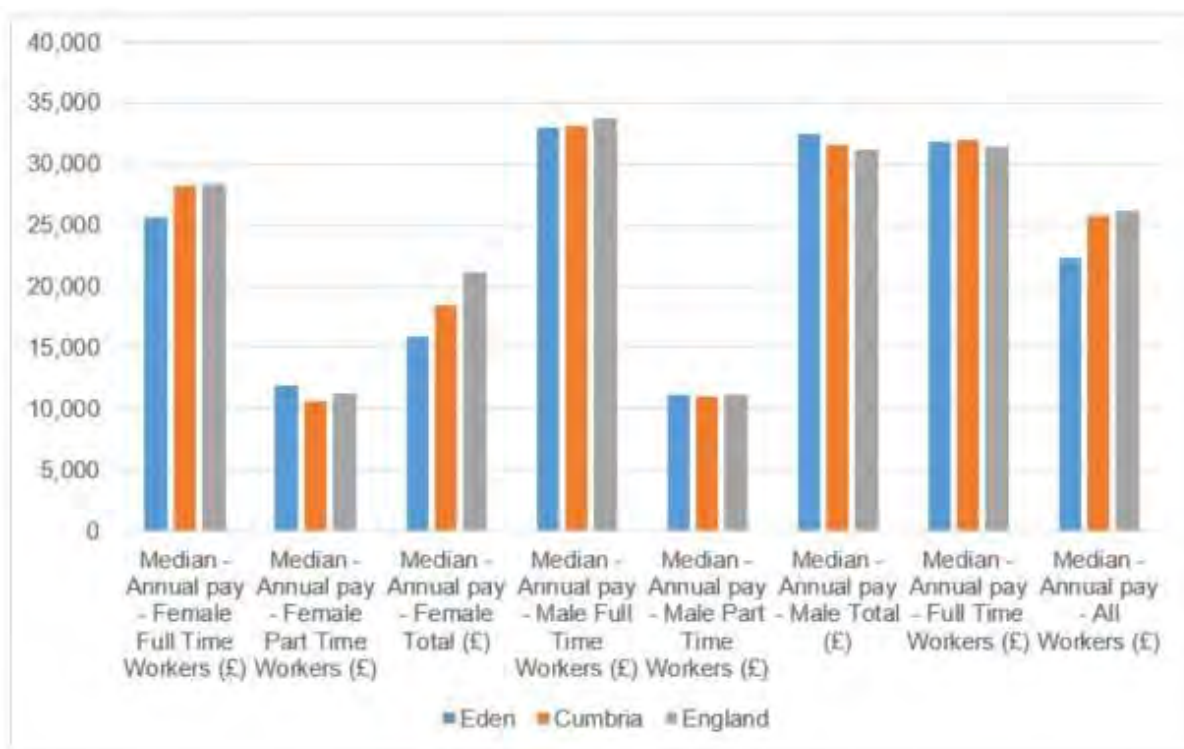
House prices within Eden have risen from an average of £210,000 in March 2019 to £228,250 in September 2021. This growth of nearly £30,000 over this period is less than the national growth of £45,000, from £240,000 to £285,000, but the rise is considerably greater than the rise in house prices within Cumbria, which is over £10,000, from £167,500 to £180,000. There was a noticeably steep rise in house prices within Eden from £200,000 in September 2020 to £230,000 in June 2021. 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 property prices in Eden being significantly higher than the prices within Cumbria, wages in Eden are lower than Cumbria's by nearly £3,000 per annum (Eden's median annual pay is £22,291, whereas Cumbria's median wage is £25,724). The wages in Eden are nearly £4,000 lower than the national median. When looking at full time workers only, Eden has similar full time wages to both the Cumbrian and national statistics, which suggests that it may be the part time wages in Eden which are low and bringing down the median wage for all workers in the district.

In terms of full time workers, there is a more pronounced gender pay gap within Eden. Nationally, male workers earn an median wage of £31,153, whereas female workers earn £21,175, a difference of nearly £10,000. However, within Eden male workers earn an median wage of £32,458, similar to the national median, yet female workers earn £15,889, a difference of nearly £17,000.

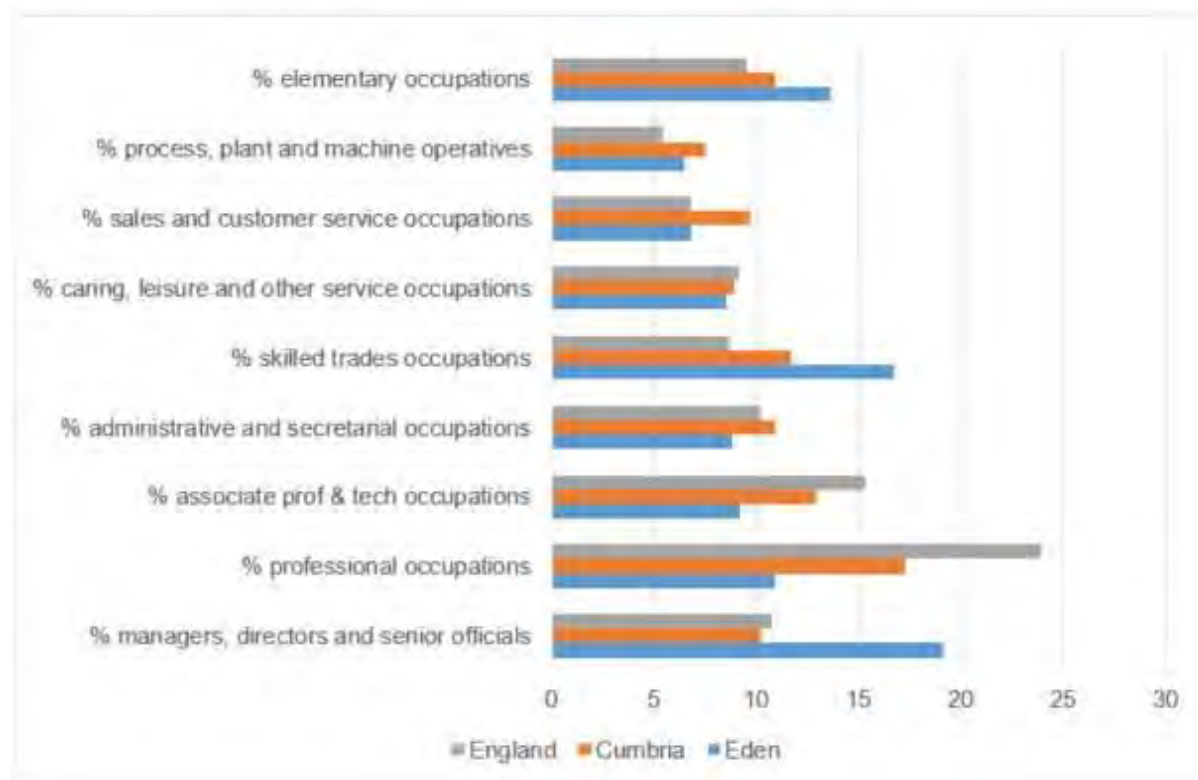
Figure 7 – Eden median annual pay (ONS, 2021)



Managers, directors and senior officials is the occupation type which has the highest percentage in Eden, making up 19.1% of jobs, which is 8.9% higher than the percentage for Cumbria and 8.3% higher than the national percentage. The number of skilled trade occupations makes up a considerably higher percentage of the workforce in Eden (16.7%) than it does nationally (8.7%). The pattern is similar with the percentage of employees working in elementary occupations, which is higher in Eden (13.6%) than it is nationally (9.5%).

The percentage of people in professional occupations is significantly lower in Eden (10.9%) than it is nationally (23.9%). The percentage of associate and professional occupations is also lower in Eden than the national average, with a difference of over 6%.

Figure 8 – Eden occupation type (ONS, 2021)



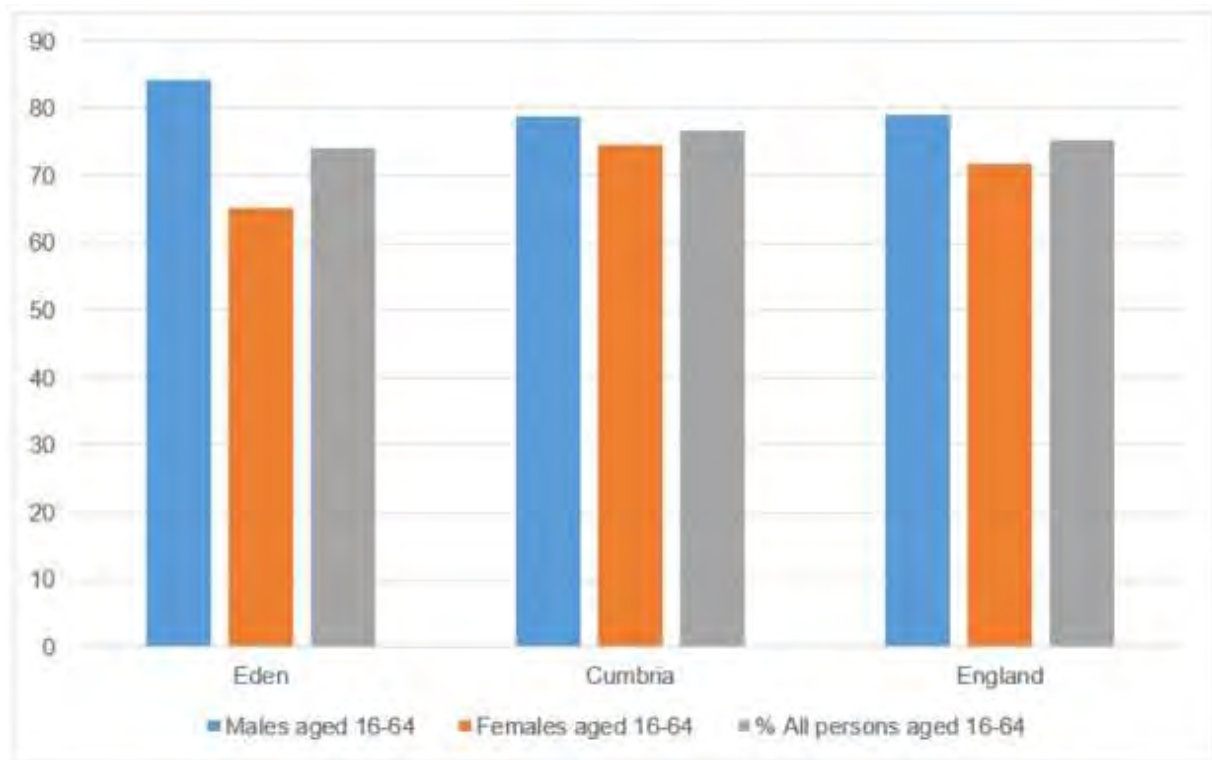
There was a high level of employment within Eden during the previous monitoring year (2020-21), as 83.8% of people between the ages of 16 and 64 were employed. This was over 8% higher than the percentage for Cumbria (75.7%) and nearly 8% higher than the national average (75.2%). During the current monitoring year, the level of employment in Eden has dropped by nearly 10% to 74.1%. This figure has now dropped below the Cumbria percentage of 76.7% and the national percentage of 75.4%

Whilst there is a noticeable difference in employment levels between women and men both nationally (71.8% for women and 79.1% for men) and in Cumbria (74.6% for women and 78.8% for men), the difference in employment levels for men and women within Eden is more pronounced at 65.2% for women and 84.1% for men.

Although there appears to be a significant drop in employment levels, the statistics are drawn from a household survey, which has very small sample sizes in Cumbria and therefore very high margins of error. The average confidence interval for Eden’s employment data is around +/-9-10% for the working age population, which means it is impossible to say with any degree of accuracy what the employment rates are and whether they are accurate. In terms of the employment data by gender, the sample size is even smaller because the confidence intervals are over +/- 15%.

Besides this, many people have chosen not to return to work following the pandemic and particularly the older populations (over 50s) who fall into the working age bracket but have opted for early retirement.

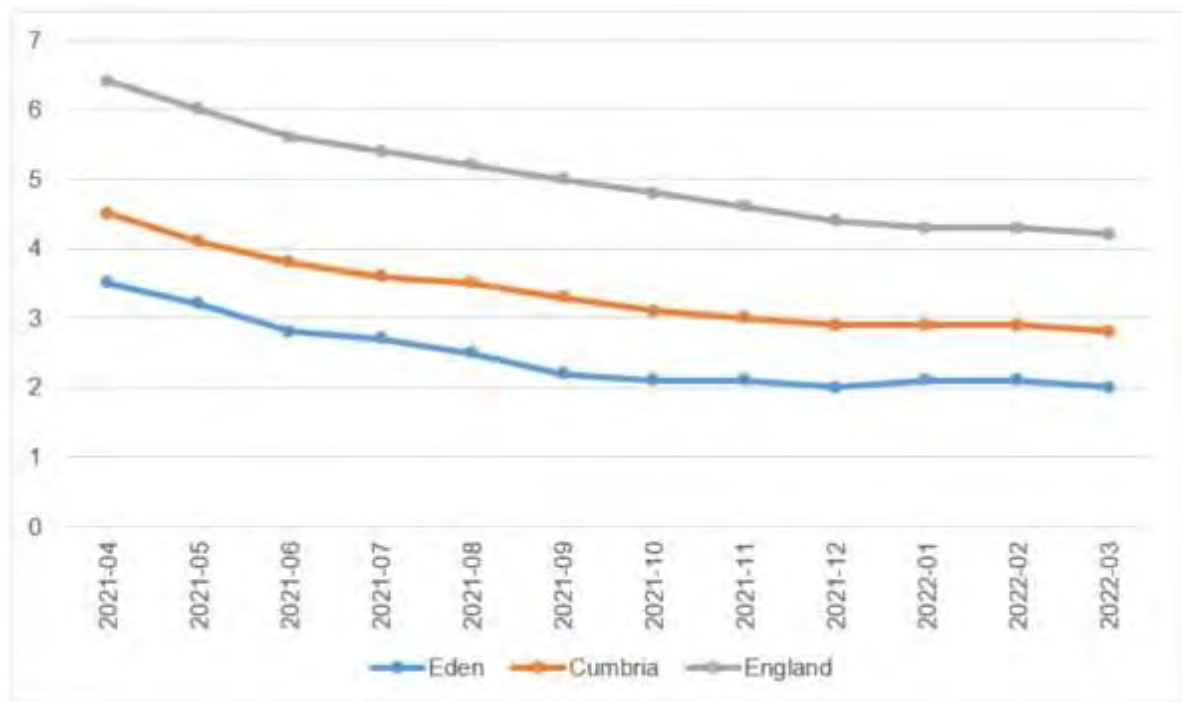
Figure 9 – Eden percentage of working age employed (ONS, 2021)



The number of claimants of unemployment benefits in Eden has dropped noticeably from 3.5% of the population in April 2021 to 2% of the population in March 2022. The gradual drop in the number of claimants throughout the year can be seen in Eden, Cumbria and nationally, where the impacts of COVID-19 have significantly affected the number of claimants. As businesses and services have reopened, people have either chosen to return to work, or if they have been able to afford it, many have chosen to take early retirement and not return to work.

However, the drop in the number of claimants has been greater nationally where the number of claimants has dropped by 2.2% compared to a 1.5% drop in Eden. The number of claimants in Eden remains lower than the national percentage by 2.2% and is nearly 1% lower than the percentage of claimants for Cumbria.

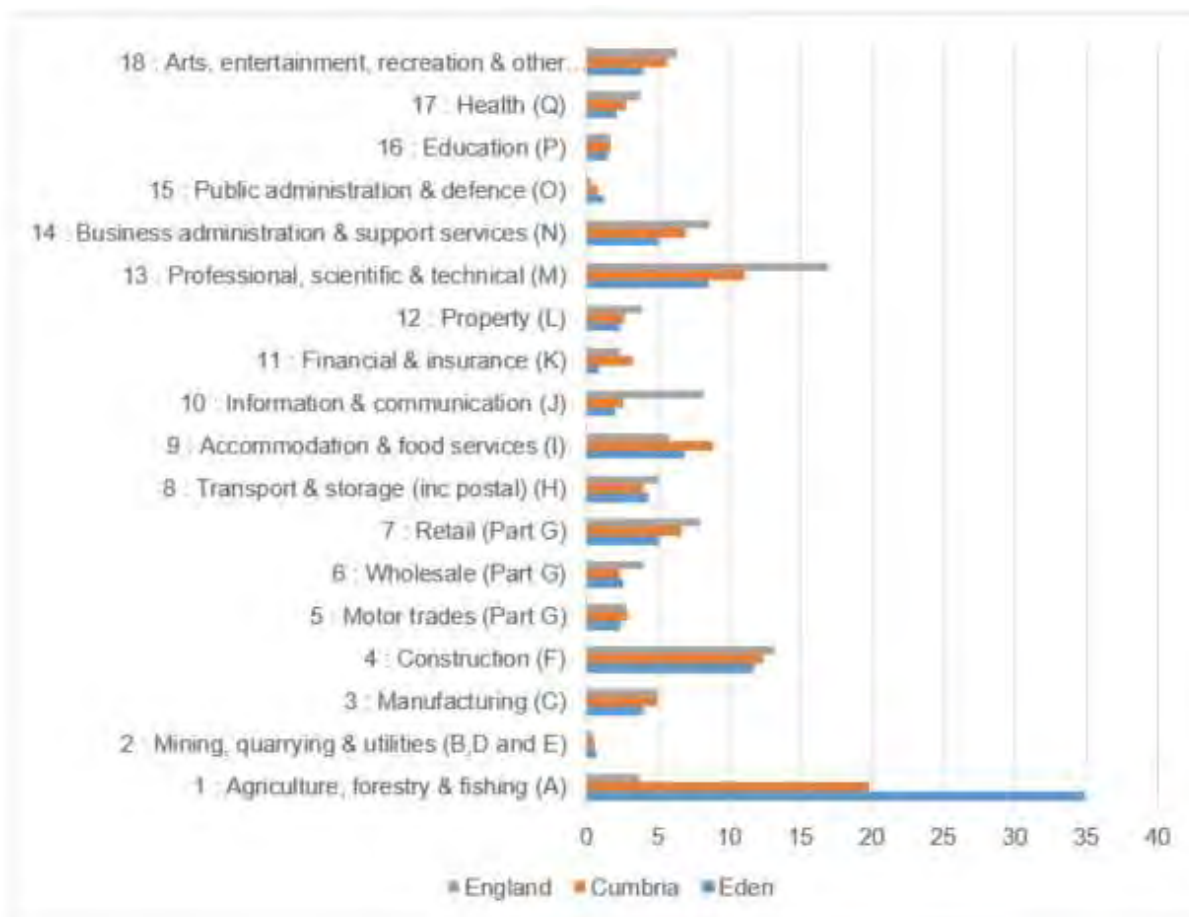
Figure 10 – Eden claimant count percentage for ages 16+ (ONS)



In terms of the businesses in Eden, 34.9% of them are in agriculture, forestry and fishing, which comes as no surprise, as Eden is a very rural area with a lot of agriculture. This is over 30% higher than the national percentage of 3.8% and considerably higher than the percentage for Cumbria (19.8%). Businesses relating to accommodation and food services are higher than national averages at 6.9% in Eden compared to 5.8% nationally, which will be due to the high levels of tourism.

Professional, scientific and technical businesses are a lot lower in Eden at 8.5% compared to 16.9% 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, 2021



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. Furthermore, the Lake District National Park was designated as a World Heritage Site in 2017. 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 1,974 Listed Buildings, 296 Scheduled Monuments and 30 Conservation Areas in the District¹⁴. There are currently 15 listed buildings, 15 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.

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	1778	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 (2021)
Number of Conservation Areas	30	EDC (2021)
Number of Conservation Area Appraisals	17	EDC (2021)
Number of Listed Buildings at Risk	15	Historic England (2021)
Number of Scheduled Monuments at Risk	15	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 latest data available for this was produced in 2019 and should be updated once the 2021 Census Data is released. 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 LSOA in Eden is Penrith South: South, which is ranked 26,708 and therefore in the top 20% of the least deprived LSOAs in England. 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%.

¹⁴ Historic England, 2021

Table 3 – Least deprived LSOAs in Eden

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.

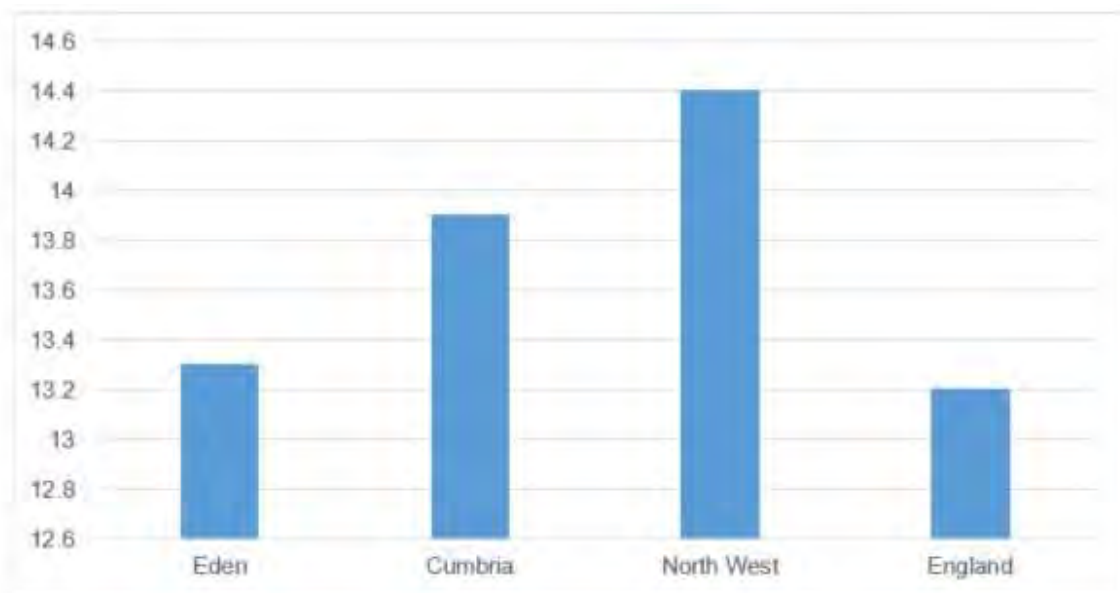
Table 4 – Least deprived LSOAs in Eden

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 13.3% which is very slightly above the national percentage of 13.2%. However, Eden's levels of fuel poverty is slightly lower than the percentage for both Cumbria (13.9%) and the North West of England (14.4%). It must be noted that fuel poverty data from the Department of Business, Energy and Industrial Strategy has a 2 year lag, so the data below is for 2020. Since then, there has been a major energy crisis, so it is likely that the levels of fuel poverty locally and nationally will have increased dramatically.

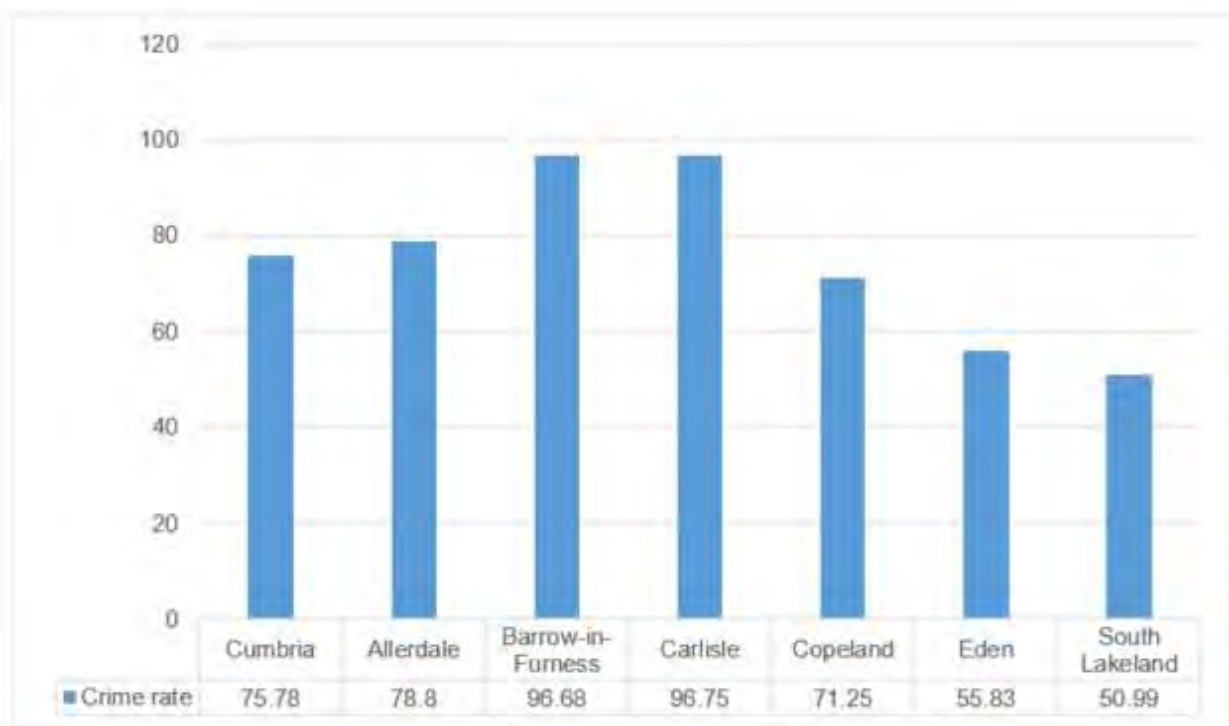
Figure 12 – Percentage of households in Eden which are fuel poor, 2020 (ONS)



Crime

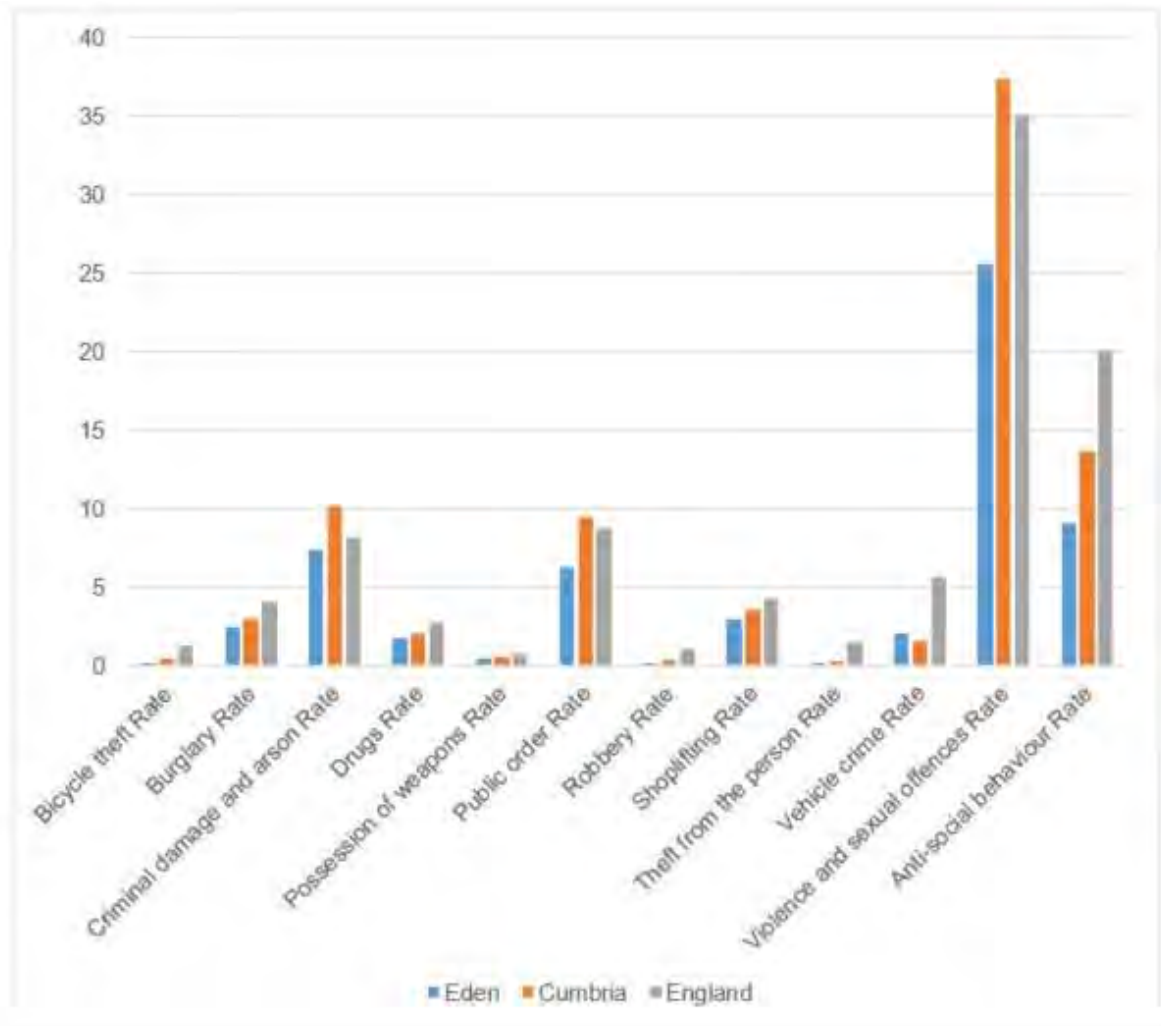
Eden has relatively low levels of crime at 55.83 crimes per 1,000 people, though this figure is significantly higher than the figure of 44.8 during the previous monitoring year. However, Eden's crime level is noticeably lower than every other district within Cumbria apart from South Lakeland, which has a slightly lower crime rate of 50.99. 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 2021 – March 2022, Data.police.uk)



Compared to national crime rates, Eden has very low rates of anti-social behaviour, with a figure of 9.07 per 1,000 people, compared to a figure of 20.04 nationally. The most common crime types are violence and sexual offences, which are significantly lower at 25.56 per 1,000 people in Eden compared to 35.03 nationally. All crime types have lower rates in Eden than the rates nationally. Furthermore, apart from vehicle crime, all other crime types have lower rates in Eden than they do in Cumbria.

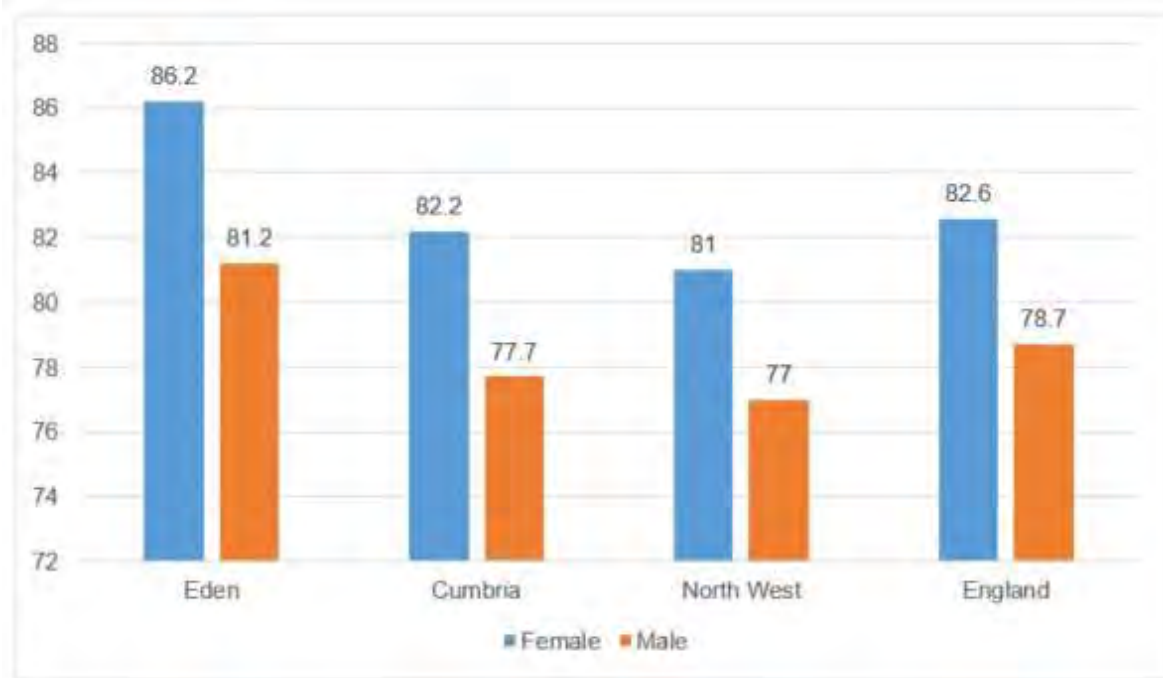
Figure 14 – Eden crime rate by type per 1,000 people (April 2021 – March 2022) Data.police.uk



Health

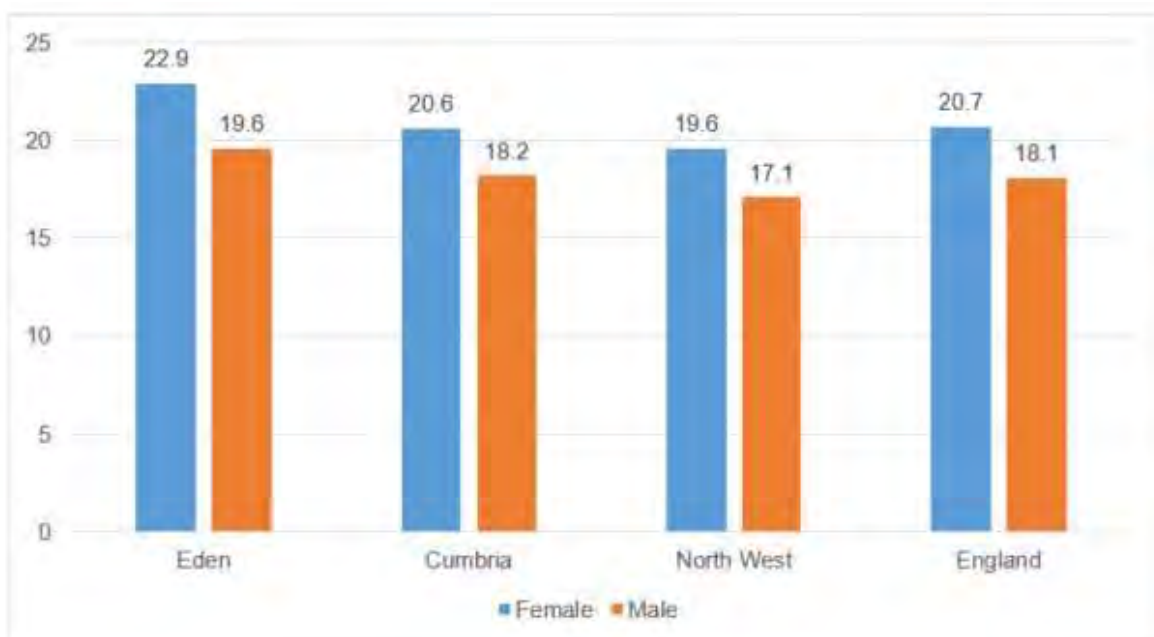
Life expectancy in Eden is higher than the life expectancy nationally, in the North West and in Cumbria, at 86.2 for women and 81.2 for men, which suggests that the population are healthier and/or possibly have better access to healthcare.

Figure 15 – Eden life expectancy from birth, 2020 (ONS)



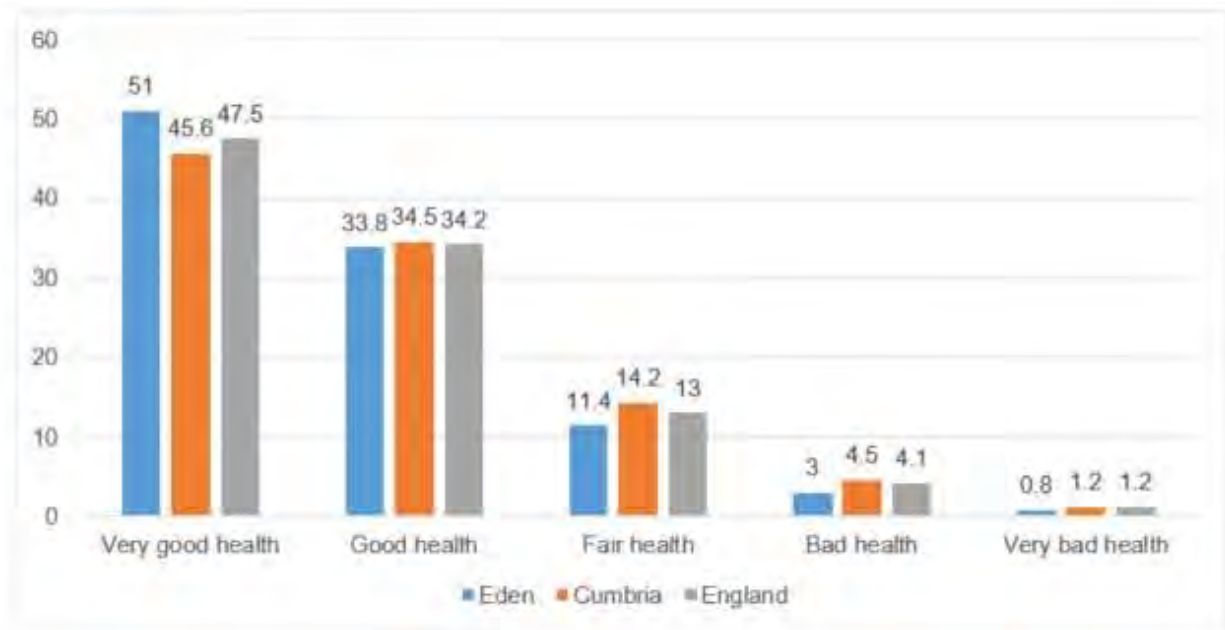
A similar picture can be seen with life expectancy at 65 within Eden, which is higher than in England, the North West and Cumbria. In Eden a 65 year old can expect to live for about 2.5 to 3 years more than in the North West and about 1.5 to 2 years more compared to England.

Figure 16 – Eden life expectancy at 65, 2020 (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 84.8% of the population, the national statistic being 81.7% of the population and the Cumbria-wide statistic being 80.1%. 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. The 2021 Census data has revealed a similar picture to the 2011 data, showing that Eden has better levels of self-reported health than both Cumbria and England. Considering Eden has an ageing population, where you would expect more health issues, this indicates a good standard of living and quality of life in the area.

Figure 17 – Eden self-reported health (2021 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 2020.¹⁵

Table 5 - Local Plan Review Timetable

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

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.

¹⁵ Since this version of the LDS was agreed Local Government Reorganisation has meant Eden District Council ceased to exist and Westmorland and Furness Council now has responsibility for planning.

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 Duty to Co-operate meeting was held with Stakeholders during the monitoring year. This was attended by representatives from Eden District Council, Allerdale Borough Council, Carlisle City Council, Durham County Council, Northumberland County Council, South Lakeland District Council, The Lake District National Park and Yorkshire Dales National Park on 31 August 2021.

In accordance with the requirements of the Localism Act, the meeting with the Planning Policy teams was 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. This meeting concluded that there were no significant cross-boundary issues for the Local Plan to address. Similar meetings were 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.

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 6 provides a summary of the progress achieved in the preparation of Neighbourhood Plans across the monitoring year.

Table 6 - Neighbourhood Planning Information

Parish/Town Council	Designation Date	Notes on Progress
Ainstable Parish Council	19 February 2015	Working on a draft plan.
Alston Moor Parish Council	10 July 2015	No progress.
Appleby Town Council	11 November 2014	No progress.
Asby Parish Council	18 September 2014	No progress. <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. (partially within the Yorkshire Dales National Park)
Greystoke Parish Council	23 December 2015	No progress.
Langwathby Parish Council	17 July 2014	Consulted on a Draft Plan, under Regulation 14 ¹⁶ , between August – September 2017 but no longer progressing it.
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.

¹⁶ This refers to Regulation 14 of the Neighbourhood Planning (General) Regulations 2012 (As Amended)

Parish/Town Council	Designation Date	Notes on Progress
Penrith Town Council	6 September 2016	Consulted on a Draft Plan, under Regulation 14, between February – April 2019. Working towards submission under Regulation 15. Draft submission to Eden District Council for examination in August 2020 under Regulation 16. Plan was submitted to an Independent Examiner under Regulation 17 and comments were received on January 2021. There was a public consultation between Jan & Feb 2022. In March 2022, the Examiner's report concluded that the Plan should proceed to referendum, subject to amendments made in line with the Examiner's recommended modifications.
Skelton Parish Council	16 July 2014	No progress.
Tebay Parish Council	22 May 2013	No progress.
Upper Eden Neighbourhood Area	16 August 2012	Made on 11 April 2013

During the monitoring year, no further Neighbourhood Plans were adopted.

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

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 2022, there were 85 entrants on the register including 19 new applicants for base period 6, which ran from 31 October 2020 to 30 October 2021. There are currently no associations or groups on the register.

During the monitoring year, there have been 16 applications approved for a total of 23 units and a further 13 for conversions/change of use sites.

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) land¹⁷ that is suitable for residential development. The register is publicly available to help provide certainty for developers and communities and encourage investment.

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

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

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

The register is in two parts:

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

On 31 March 2022 there were 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.

On 31 March 2022 there were no sites on Part Two of the Register.

¹⁷ 'Brownfield' means - sites meeting the definition of 'Previously Developed Land' in Annex 2 of the National Planning Policy Framework.

Monitoring of the Local Plan Policies

4. A Planning Strategy for Eden District

4.1. Introduction

There were 175 units approved during the monitoring year, 15% of them (26 plots) which were affordable and 29% of them (50) on brownfield sites. The number of approvals was considerably less than the 325 units approved during the previous monitoring year. 18% of the homes (32) were approved to be built in the main towns within Eden.

Table 7 – Summary of housing approvals in Eden

Summary of Housing Approvals for 2021/22	Approvals				
	Net Market Units	Net Affordable Units	Net Brownfield Units	Net Local Occupancy Units	Net Total Units
Penrith	10	0	10	0	10
Alston	1	0	0	0	1
Appleby	0	0	0	0	0
Kirkby Stephen	15	6	0	0	21
Towns Total	26	6	10	0	32
Key Hubs	55	19	18	0	74
Smaller Villages and Hamlets	38	0	9	12	38
Other Rural Areas	30	1	13	4	31
Overall Total	149	26	50	16	175

In terms of completions, 316 units were completed during the monitoring year, which is considerably more than the 252 units completed during the previous monitoring year. 33% (108) of the homes completed were affordable and 36% (120) which were on brownfield sites. 55% of the homes (182) were completed in Penrith and over 9% of them (31) were completed in the Key Hubs.

Table 8 – Summary of housing completions in Eden

Summary of Housing Completions for 2021/22	Completions				
	Net Market Units	Net Affordable Units	Net Brownfield Units	Net Local Occupancy Units	Net Total Units
Penrith	74	103	62	0	177
Alston	0	0	0	0	0
Appleby	5	0	5	0	5
Kirkby Stephen	14	2	3	0	16
Towns Total	93	105	70	0	198
Key Hubs	27	3	0	0	30
Smaller Villages and Hamlets	54	0	24	3	54
Other Rural Areas	34	0	23	1	34
Overall Total	208	108	117	4	316

4.2. Policy LS1 – Locational Strategy

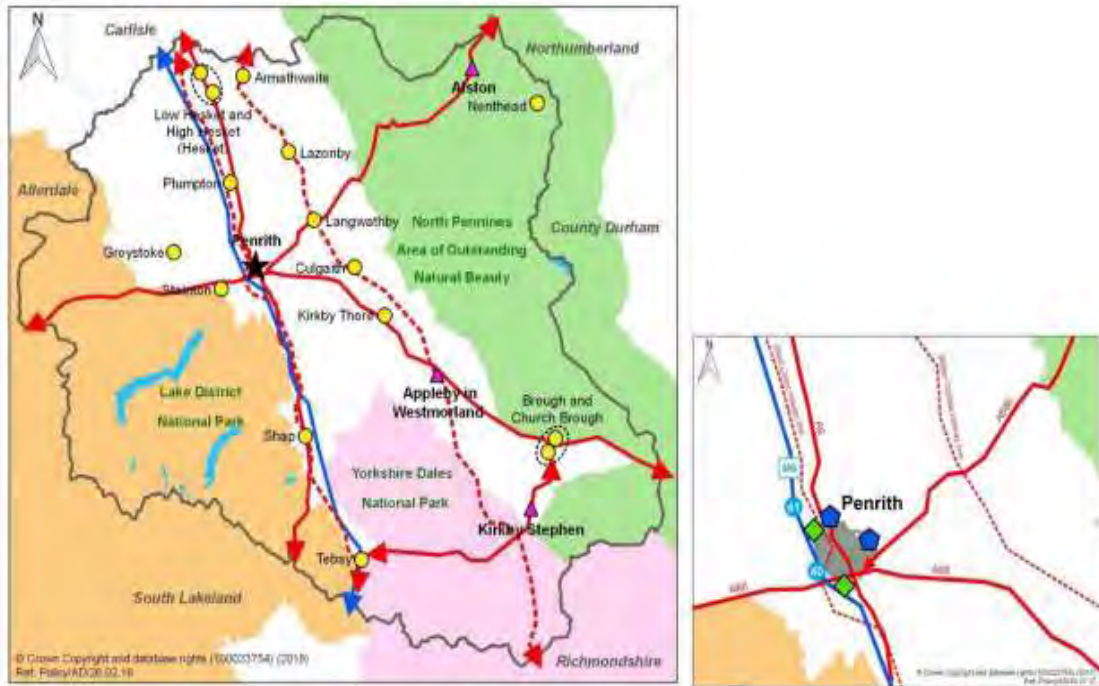
Policy LS1 sets out the ‘settlement hierarchy’, which is used to guide development across the district, and identifies the suitable locations for the delivery of housing, employment and tourism development.

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



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

Housing Completions

With a target of 242 housing completions per year, the 8 year target would be 1,936 homes. 2,066 homes have been completed since 2014, which exceeds the 7 year target by 130 homes. More than 242 homes have been built per year over the last 4 years and the monitoring year 2021/22 saw 316 housing completions in Eden.

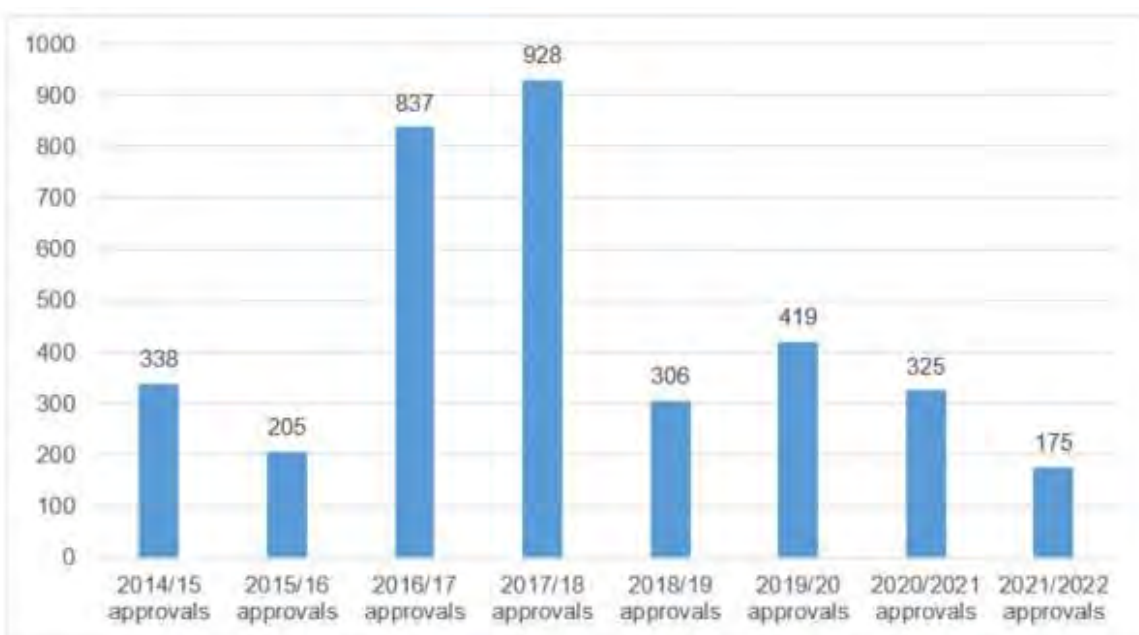
Figure 19 – Eden housing completions since 2014



Housing Approvals

There have been approvals for 3,533 homes since 2014, which equates to nearly 442 homes per year. The 2021/22 monitoring year saw the approval of 175 new homes, below the annual build target of 242. This is the lowest number of annual approvals since the 2012/13 monitoring year.

Figure 20 – Eden housing approvals since 2014



Economic land completions

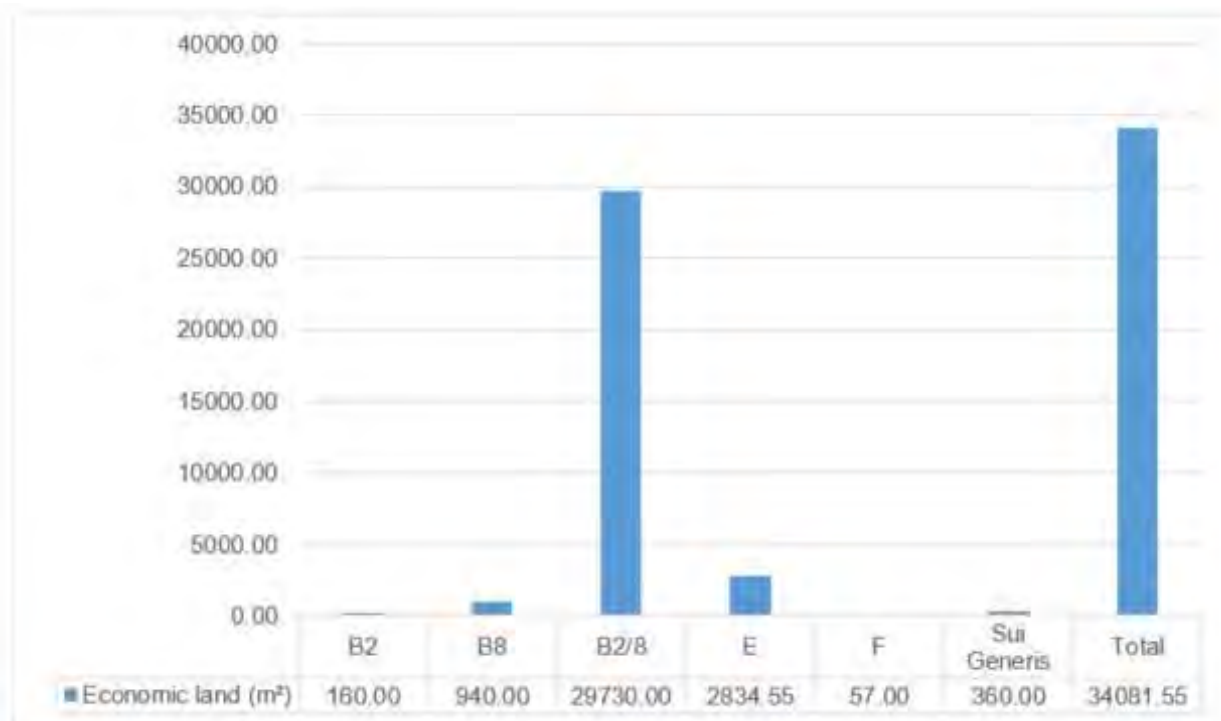
There were only two completions during the 2021/22 monitoring year, which were the development of a vehicle garage and sales forecourt, application 19/0878, and the extension of Aldi supermarket, application 20/1000. The former involved the change of use of a former coach depot, a positive use of previously developed land, though it only amounted to a net increase in 20m². The extension of Aldi supermarket resulted in an extra 147m² of retail floorspace¹⁸. This amount of economic land is less than 0.02 hectares and therefore less than the 0.028 hectares developed during the previous monitoring year. Monitoring years 2020/21 and 2021/22 have seen considerably less economic land developed 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), thus there are numerous opportunities for major developments on economic land within Eden.

Economic land approvals

In terms of economic land approvals, 34,081.55m² (3.41 hectares) of economic land has been approved throughout the monitoring year. This figure is far greater than the previous year (0.744 hectares) and significantly higher than the target of 1.52 hectares for completions.

During the 2021/22 monitoring year, there were 4 sites gaining approval in Penrith's Eden Business Park, which made up the majority of the economic land area approved. These were applications 20/0242 (0.29 hectares), 21/0295 (2.58 hectares), 21/0356 (0.29 hectares) and 21/0580 (0.1 hectares).

Figure 21 – Eden economic land approvals (m²)



¹⁸ The building was already retail floorspace but application 20/1000 varied a condition to allow unrestricted retail use.

4.3. Policy LS2 – Housing Targets and Distribution

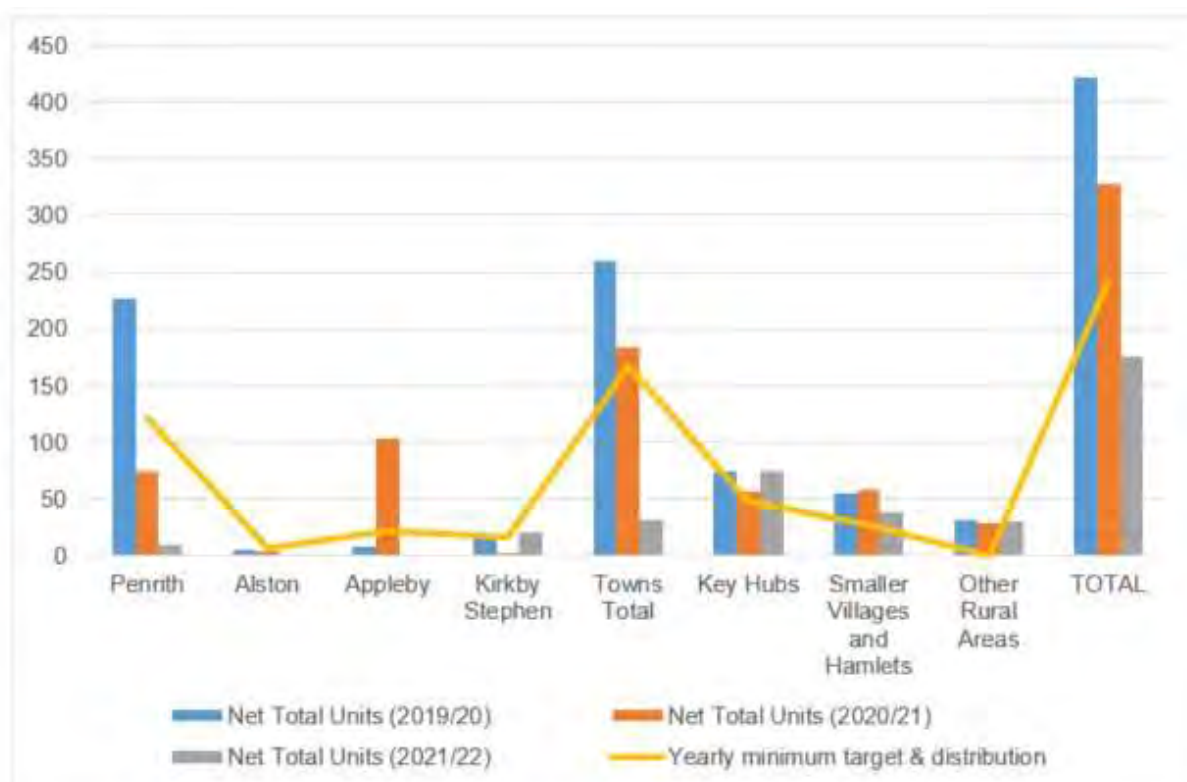
Indicator	Target
Approval of Net Additional Dwellings	No target.
Completion of Net Additional Dwellings	242 dwellings per year broken down by settlement hierarchy

Approval of Net Additional Dwellings

During the 2021/22 monitoring year there were approvals for a total of 175 units in Eden, which was considerably lower than the previous monitoring year’s figure of 328. In terms of the distribution of the approvals, there were very few approvals in the main towns of Eden. The minimum target figure for units in the towns is 167 per year, yet only 32 units were approved. However, there are a large number of substantial developments under construction within Penrith from previous approvals such as 16/0811 and 19/0426, whilst Kirkby Stephen and Appleby have seen applications 20/0199, 19/0913 and 20/0312 approved in recent years. Construction on these developments will likely commence during the 2022/23 monitoring year.

In terms of rural areas, there have been approvals for a total of 74 units in Key Hubs, which surpasses the target for 48 units. Similarly, there have been approvals for a large number of units in Villages and Hamlets (38), which surpasses the target for 27 units.

Figure 22 – Distribution of housing approvals since 2019/20



Completion of Net Additional Dwellings

The target of 242 housing completions was met and exceeded by a further 74 homes (316 homes) in Eden, with over 63% of these homes being completed in Penrith, which is above the target distribution of 50%. Besides Kirkby Stephen, construction in the other towns of Eden has been minimal and well below target, with no completions in Alston and only 5 in Appleby.

The number of completions in Key Hubs was 30, which makes up nearly 11% of all completions. The target is for 20% of the completions to be in Key Hubs. Whereas this is short of the target, the target of 11% for Villages and Hamlets was surpassed. There were 54 completions in Villages and Hamlets, which makes up over 19% of all completions.

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 34 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 23 – Percentage distribution of housing completions 2021/22

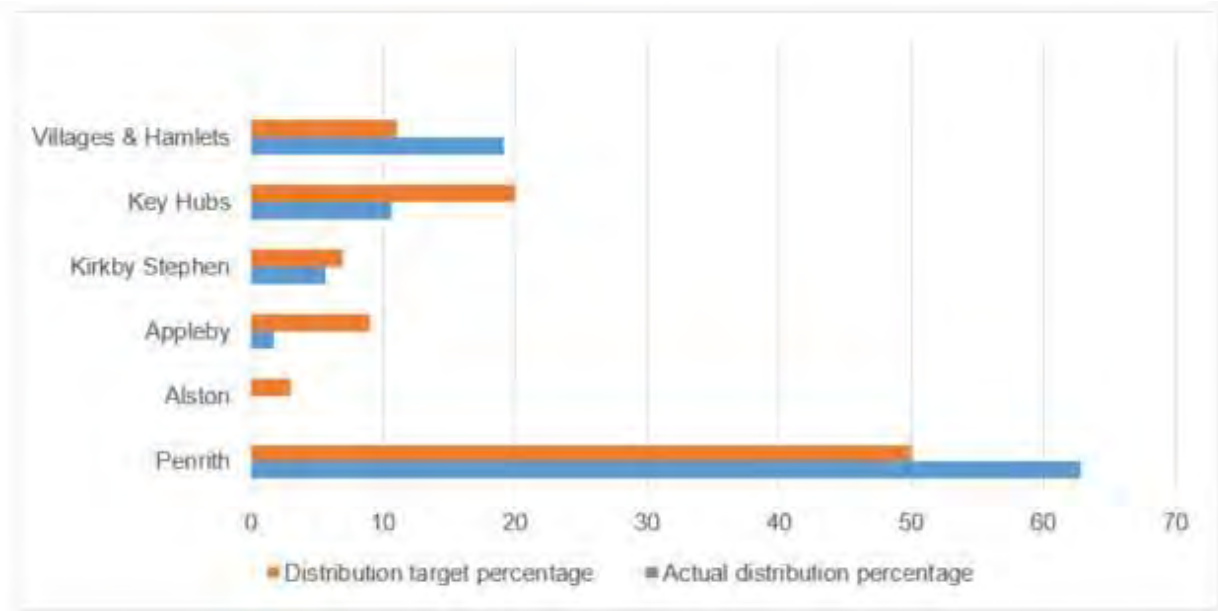


Table 9 - Policy LS2 Table (Updated as 31 March 2022)

	Target	Distribution	Site Allocations	Completed	Under Construction or Permitted	Windfall	Residual Requirement	Annual Requirement
	4356	100%						
Towns								
Penrith	2178	50%	Yes	929	751	N/A	498	50
Alston	131	3%	Yes	11	20	N/A	100	10
Appleby	392	9%	Yes	184	110	N/A	98	10
Kirkby Stephen	305	7%	Yes	42	159	N/A	104	10
Total	3006	69%		1166	1040	N/A	800	80
Rural Areas								
Key Hubs	871	20%	Yes	294	411	N/A	166	17
Smaller Villages and Hamlets	479	11%	No	420	294	N/A	-235	-24
Total Rural	1350	31%		714	705	N/A	-69	-7
Overall Total	4356	100%		1880	1745	N/A	731	73

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

Figure 24 - Housing Trajectory (Updated as 31 March 2022)

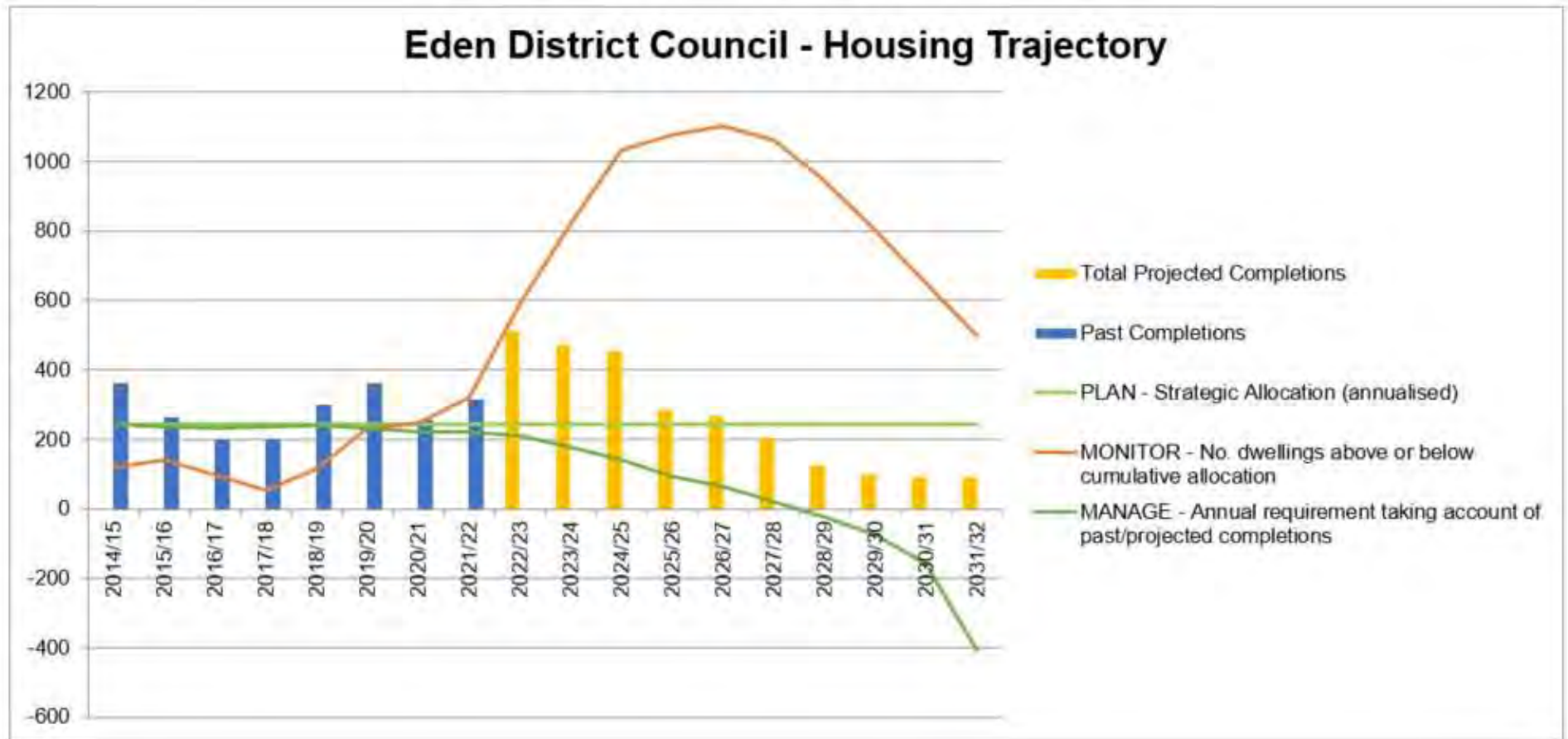


Table 10 – Housing Trajectory Table (Updated as 31 March 2022)

	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	316												2256	
Total Projected Completions	0	0	0	0	0	0	0	0	513	472	453	286	267	204	125	98	90	90		4854	
Cumulative Completions	361	625	823	1,023	1,324	1,685	1,940	2,256	2,769	3,241	3,694	3,980	4,247	4,451	4,576	4,674	4,764	4,854			
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 or below cumulative	119	141	97	55	114	233	246	320	591	821	1,032	1,076	1,101	1,063	946	802	650	498			
MANAGE - Annual requirement taking account of past/projected	242	235	233	236	238	233	223	220	210	176	139	95	63	22	-24	-73	-159	-408			

Table 11 – Housing targets and distribution of completions from April 2021 to March 2022.

	Completions	Target	Actual distribution percentage	Distribution target percentage
Penrith	177	121	63	50
Alston	0	7	0	3
Appleby	5	22	2	9
Kirkby Stephen	16	17	6	7
Towns total	198	167	70	69
Key Hubs	30	48	11	20
Villages & Hamlets	54	27	19	11
Rural total	84	75	30	31
TOTAL	282	242	100	100

Release of future growth sites

Across the district’s four towns, Penrith exceeded its target comfortably and Kirkby Stephen was on target. Alston and Appleby were below target and Alston saw no completions during the monitoring year. Since 2014, 1166 completions have been recorded across the four towns, which represents a collective undersupply of 170 units.

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 87% of the Local Plan target, therefore the requirement to release these sites has **not** been triggered. However, completions in Alston and Kirkby Stephen are significantly below the minimum target; since 1 April 2014 there have only been 42 completions in Kirkby Stephen, which is only 14% of its target of 305 homes by 2032. However, there are 159 units permitted for development or under construction. If added to the 42 completions, the total of 201 units would amount to 66% of the overall target. In Alston, only 11 units have been completed since 2014, which amounts to 8% of its target of 131 homes by 2032. There are currently only 20 units permitted for development or under construction, so a significant lack of growth can be seen here.

In the Key Hubs, the minimum annual target of 48 homes was not met during the monitoring year. Since April 2014, a total of 294 completions have been recorded in the Key Hubs, resulting in an undersupply of 93 units. The delivery of new homes in the Key Hubs is currently only 76% 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 411 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 17 homes per year if these were to be constructed.

Since April 2014, 420 new homes have been delivered in the Smaller Villages and Hamlets and a further 136 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

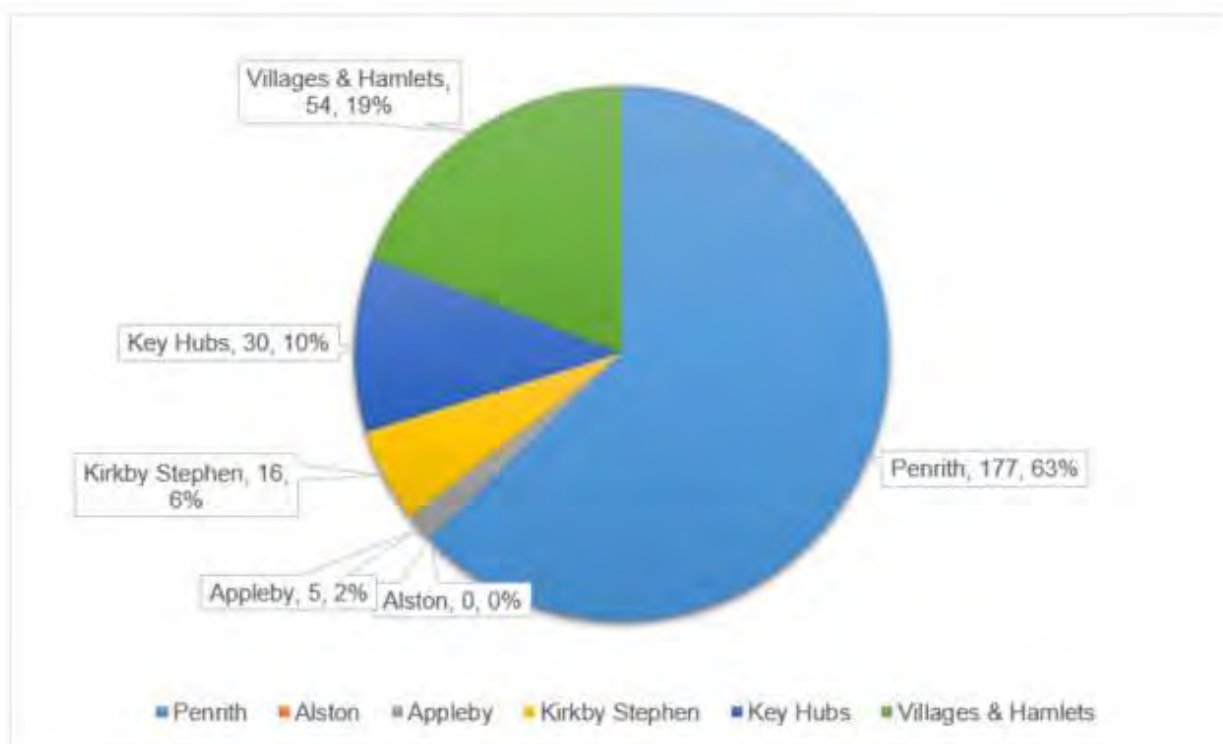
There were no employment land completions in Penrith during the 2021/22 monitoring year and only one within Eden. This is lower than the single employment land completion during the previous monitoring year.

However, there have been over 3 hectares of land approved for developments within Eden Business Park in Penrith, some of which are already under construction.

Amount of Housing Completed in Penrith

177 homes were completed in Penrith during the monitoring year, which amounts to 56% of the completed homes in Eden for 2021/22. 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 distribution statistics and pie chart below do not account for the 34 properties that were completed in rural areas, but were not in either a village, hamlet or key hub. This explains the difference between the distribution figure of 63% for Penrith seen on the graph and the figure of 56% stated earlier in this paragraph.

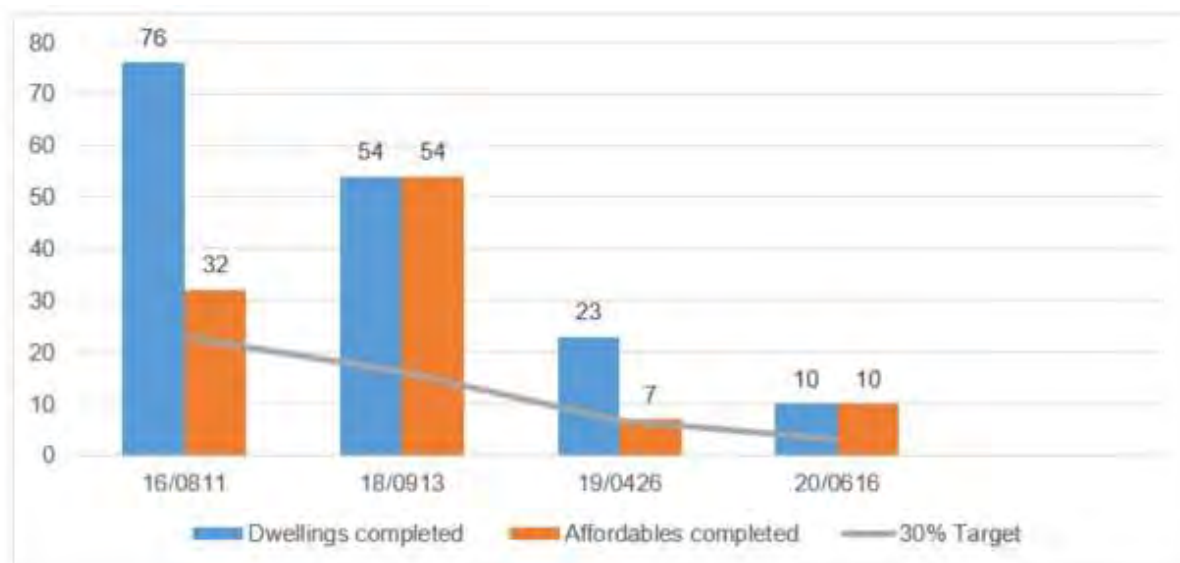
Figure 25 – Distribution of housing completions 2021/22



Number of Affordable Homes Completed in Penrith

In Penrith there were 163 houses completed on larger sites (sites with 10 or more homes) between April 2021 and March 2022, of which 103 were affordable. This means that 63.2% of the houses on large sites in Penrith were affordable, well over the 30% target. Development 18/0913 was entirely affordable and the White Ox Farm development, currently under construction, is also entirely affordable. Furthermore, the large sites from Story Homes (19/0426) and Persimmon (16/0811), currently under construction, continue to provide the 30% allocation of affordable homes in Penrith. The completion of affordable homes in Penrith has been a major success during the monitoring year and has helped to provide much needed accommodation for people on low incomes including the elderly population, as well as young individuals and families looking to own homes.

Figure 26 – Penrith affordable housing completions 2021/22



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 housebuilders (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. The 2021 Census revealed that only 16% of households in Eden have families with dependent children, down from 18.4% in 2011.

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 12 – Status of applications which require masterplans

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 and both are currently under construction.

Site Ref	Site Description	Status
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	Story Homes have submitted a screening opinion application on this site (21/0799). There is no Masterplan yet.
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 and this site is currently under construction
N3	Raiselands	An outline planning application was submitted on this site in May 2017 and is currently under consideration. No Masterplan has yet been submitted.

4.6. Policy PEN3 – Newton Rigg Campus

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

Newton Rigg Campus has been sold to Omega Proteins and AW Jenkinson, as Askham Bryan College had deemed it to be no longer financially viable. The two companies have started working with the local community and sports groups to ensure they can continue to use parts of the campus. No applications have been submitted yet.

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 ¹⁹
Amount of employment land delivered within Alston	Increase in employment land from baseline. (2.3 ha ²⁰ at 31 March 2013)

¹⁹ Affordable Housing Threshold - More than 10 dwellings

²⁰ This baseline figure includes, completed sites, allocated sites and sites with the benefit of planning permission.

Amount of housing completed in Alston

There were no housing completions in Alston during the monitoring year and two approvals for a total of 4 units. Allocated sites AL13 and AL8 are still available for housing developments but no applications have been submitted for these plots of land.

Number of affordable housing units completed

There have been no affordable units completed at Alston, as there have been no completions and therefore no requirement for affordable housing.

Amount of employment land delivered within Alston

In terms of employment land, there were no completions in Alston during the 2021/22 monitoring year.

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.

In Alston there was one application approved for the change of use of a disused hotel into 3 dwellings under application number 20/0648. However, Policy AL2 focuses on the redevelopment of isolated traditional former dwellings, and there were no applications approved of this type.

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 ²¹
Amount of employment land delivered within Appleby.	Increase in employment land from baseline (1.9 ha ²² at 31 March 2013).

Amount of housing completed in Appleby

There were 5 housing completions in Appleby between April 2021 and March 2022, which amounts to 1.6% of the housing completions during the year. This is below the 9% target. However, last year land allocations AP10 and AP11 were granted outline planning permission through application 20/0312. This 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% of the dwellings will be required to be affordable, which adheres to the target percentage for Policy AP1.

²¹ Affordable Housing Threshold - More than 10 dwellings

²² This baseline figure includes, completed sites, allocated sites and sites with the benefit of planning permission.

Amount of employment land delivered within Appleby

There was only one completion in Appleby during the 2021/22 monitoring year, which was the development of a vehicle garage and sales forecourt, application 19/0878. This involved the change of use of a former coach depot, a positive use of previously developed land, and amounted to 0.24 hectares of economic land. It was the only employment land delivered within Eden.

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 ²³
Amount of employment land delivered within Kirkby Stephen.	Increase in employment land from baseline (1.21 ha ²⁴ at 31 March 2013).

Amount of housing completed in Kirkby Stephen

There were 16 housing completions in Kirkby Stephen between April 2021 and March 2022, which amounts to 5.1% of housing completions during the year. This is below the 7% target for the town. However, approvals 19/0696 and 17/0263 are due to commence on site and will provide a total of 76 homes in Kirkby Stephen. Applications 10/0010, 19/0913 and 20/0199 are currently under construction also, and will provide 65 further homes in Kirkby Stephen once complete.

Number of affordable housing completed

There were 7 units completed on large sites (sites with more than 10 dwellings) completed during the monitoring year. Of these, 2 were affordable, which amounts to 28.6% of the homes. This is very slightly under the target of 30%.

Amount of employment land delivered within Kirkby Stephen

In Kirkby Stephen, there was no employment land delivered during the 2021/22 monitoring year.

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 ²⁵
Amount of employment land delivered within Key Hubs.	Increase in employment land from baseline.

²³ Affordable Housing Threshold - More than 10 dwellings

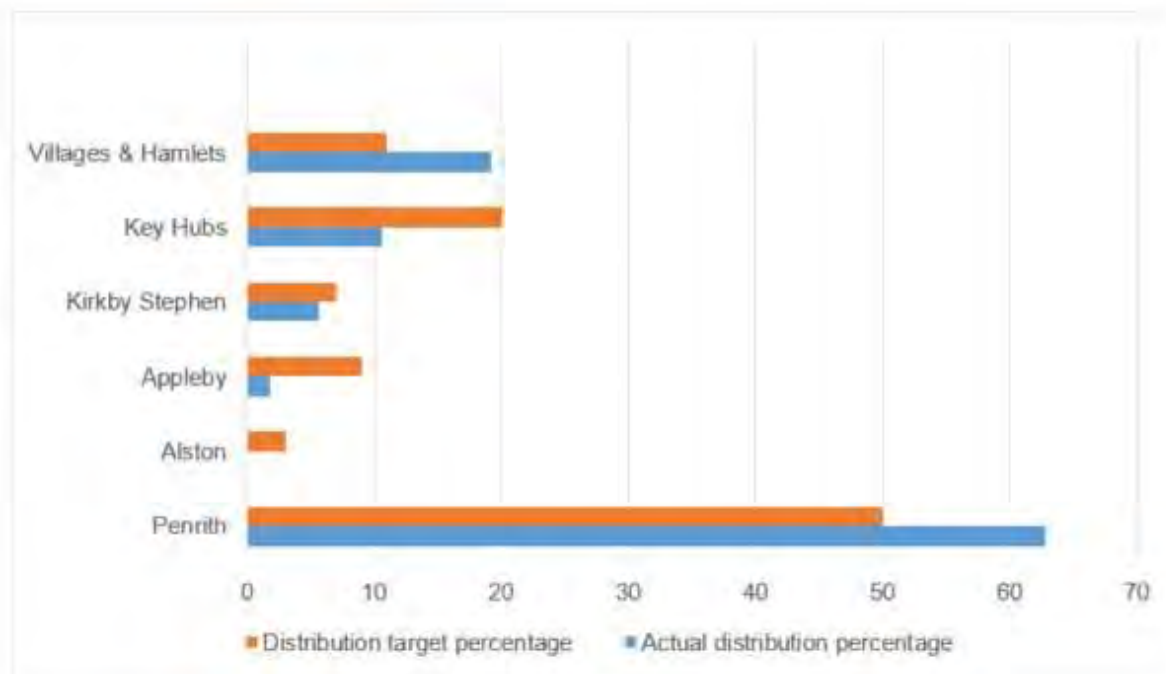
²⁴ This baseline figure includes, completed sites, allocated sites and sites with the benefit of planning permission.

²⁵ Affordable Housing Threshold - More than 10 dwellings

Amount of housing completed in Key Hubs

There were 30 housing completions in Key Hubs, which amounts to 9.5% of the houses completed across Eden. This is significantly under the 20% target for housing completions in Key Hubs. However, there were 72 units approved for developed in Key Hubs, which could make a large contribution towards this shortfall.

Figure 27 – Percentage distribution of housing completions



Number of affordable housing completed

In the Key Hubs there were 3 affordable homes completed on larger schemes out of an overall number of 27 completions on larger sites. This means that just over 11% of homes on larger schemes in Key Hubs were affordable.

Although there were no affordable homes completed on site 13/0746, this is because nearly all of the affordable allocation had already been completed in previous years on this site. Site 19/0222 has had 24 completions during the monitoring year with just 3 affordable homes completed. There were viability issues with the development, so only 12% of the units were affordable, which is below the target of 30%.

Table 13 - Affordable housing completed on larger schemes in Key Hubs

Application No	Site size (No of houses)	Site affordables number & %	Completions 2021/2022	Affordables 2021/2022
13/0746	11	3 (27%)	3	0
19/0222	25	3 (12%)	24	3
TOTAL	36	6 (17%)	27	3

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 there were no employment land completions 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, 48 full applications for agricultural buildings were granted planning permission. This is 7 more than the 36 applications granted planning permission during the 2019/20 monitoring year and 3 more than the 45 applications during the 2020/21 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 25 applications approved for the re-use of buildings, amounting to a total of 26 units during the monitoring year. This is considerable more than the 18 units approved during the 2020/21 monitoring year, and the 12 units approved during the 2019/20 monitoring year. These have been predominantly barn conversions, which can be seen below.

Table 14 – Number of approvals involving the re-use of buildings

Planning App Ref	Development Description	Total Units Approved
20/0880	Conversion of outbuilding to holiday accommodation	1
20/0890	Barn conversion	1
21/0110	Barn conversion	1
21/0148	Barn conversion	1
21/0207	Change of use of stables to holiday accommodation	1
21/0359	Barn conversion	1
21/0404	Barn conversion	2
21/0411	Barn conversion	1
21/0446	Barn conversion	1
21/0448	Barn conversion	1
21/0494	Reinstatement of former worker’s cottage	1
21/0609	Barn conversion	1
21/0619	Conversion of old school building to dwelling	1
21/0631	Barn conversion	1
21/0638	Barn conversion	1
21/0679	Barn conversion	1
21/0746	Barn conversion	1
21/0749	Barn conversion	1
21/0828	Barn conversion	1

Planning App Ref	Development Description	Total Units Approved
21/0859	Barn conversion	1
21/0912	Barn conversion	1
21/0985	Barn conversion	1
21/1004	Barn conversion	1
22/0043	Barn conversion	1
22/0242	Conversion of store to holiday accommodation	1
Total		26

Completions for developments involving the re-use of buildings

With regards to the completion of developments involving the re-use of redundant buildings, 22 units were completed during monitoring year. This is greater than the 14 units completed during 2020/21 monitoring year and one less than in 2019/20. These 22 completions were predominantly barn conversions and amount to 6.7% of the entire completions within Eden.

Table 15 – Number of completions involving the re-use of buildings

Planning App Ref	Development Description	Total Number of Units Completed
02/1136	Barn conversion	1
06/0364	Barn conversion	1
10/0898	Barn conversion	1
14/0960	Barn conversion	1
15/0555	Change of use from chapel to dwelling	1
16/0290	Barn conversion	1
16/0322	Barn conversion	1
16/0477	Barn conversion	1
16/0818	Barn conversion	1
18/0745	Barn conversion	1
18/0783	Barn conversion	1
18/0895	Barn conversion	1
19/0462	Conversion of storage building to dwelling	1
19/0674	Barn conversion	1
19/0839	Barn conversion	4
19/0861	Barn conversion	1
20/0005	Barn conversion	1
20/0939	Barn conversion	1
C/29/23B	Barn conversion	1
Total		22

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 2021/22 monitoring year, 3,370m² of employment land was approved across 9 sites for the development of employment land in rural areas. This is considerably more than the 3 sites approved and 844m² of employment land

approved during the previous monitoring year, but less than the 35,346.8m² from the 2019/20 monitoring year

Table 16 – Applications approved for employment in rural areas

Planning App Ref	Development Description	Site Size
21/0075	Continued use of yard and part shed as HGV depot, and erection of concrete batching plant.	115
21/0231	Change of use and extension of agricultural buildings for leisure purposes to include the provision of 7 serviced residential units and associated communal facilities.	900
21/0280	Partial demolition, remodelling and extension of existing residential property, with additional change of use to create office facility.	163
21/0460	Erection of detached live-work unit and associated continued use of land for timber processing. Revision of 21/0097.	140
21/0518	Change of use from storage and garage building to retail sales.	557
21/0603	New single storey building to provide office and consulting accommodation.	30
21/0950	Proposed storage building to replace existing temporary storage building and relocation of waste compound area.	1045
21/1072	Construction of sausage production room.	360
22/0009	Change of use from a cafe to an office building.	60

4.15. Indicator Analysis – A Planning Strategy for Eden

Green	Meets or exceeds target
Yellow	Less than 25% below target
Red	More than 25% below target

Policy	Indicator	Target	Performance	Colour (RAG)
Policy LS1 – Locational Strategy	Approval of net additional dwellings	No target	175 approvals	Score N/A
	Completion of net additional dwellings	242 dwellings per year broken down by settlement hierarchy	316 completions	Green
	Approvals of employment Land	No target	34,081.55m ² (net) 34,131.55m ² (gross)	Score N/A
	Completion of employment Land	1.52 ha of employment land per year broken down by settlement hierarchy	0.017 ha (net) 0.017 ha (gross)	Red

Policy	Indicator	Target	Performance	Colour (RAG)
Policy LS2 – Housing Targets and Distribution	Approval of net additional dwellings	No target	175 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%	316 completions (282 without 'Other Rural' category) Penrith – 177 (62.8%) Alston – 0 (0%) Appleby – 5 (1.8%) Kirkby Stephen – 16 (5.7%) Key Hubs – 30 (10.6%) Smaller Villages and Hamlets – 54 (19.1%) 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 other main towns. Kirkby Stephen has seen some growth and is only 1.3% below target, however. Development in Key Hubs has been significantly lower than the target, whereas	Red

Policy	Indicator	Target	Performance	Colour (RAG)
			development in Smaller Villages and Hamlets has been noticeably higher than the target.	

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 were no employment land completions in Penrith during the 2021/22 monitoring year.	Red
	Amount of housing completed in Penrith	In line with distribution strategy in Policy LS2 – 50%	62.8% of the housing was completed in Penrith. This exceeds the target by 12.8%. However, if we include isolated rural dwellings in the overall statistics, then 56% of homes were completed in Penrith, which is a lot closer to the target.	Green
	Number of affordable housing units completed in Penrith	30% per year on larger schemes ²⁶	63.2% of homes built on sites with over 10 units were affordable.	Green
	Provision of a primary school	Completion of a primary school	A new primary school has not been completed.	Red
Policy PEN2	Applications accompanied by a Masterplan	100% (in Masterplan Areas)	All of the approved applications are accompanied by Masterplans.	Green

²⁶ Affordable Housing Threshold - More than 10 dwellings

Policy	Indicator	Target	Performance	Colour (RAG)
Policy PEN3	Increase in floorspace for education or employment purposes	Increase from baseline It has not been possible to establish what the baseline position was at 31 March 2014.	Newton Rigg College has permanently closed and the site has been sold.	Red
Policy AL1	Amount of employment land delivered within Alston	Increase in employment land from baseline (2.3 ha ²⁷ 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%	There were no completions during the monitoring year.	Red
	Number of affordable housing units completed	30% per year on larger schemes ²⁸	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	There were no applications approved for the conversion of such buildings.	N/A

²⁷ This baseline figure includes, completed sites, allocated sites and sites with the benefit of planning permission.

²⁸ 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 ²⁹ at 31 March 2013)	One site was completed during the monitoring year, amounting to 0.24 ha of land.	Red
	Amount of housing completed in Appleby	In line with Distribution Strategy in Policy LS2 – 9%	Housing completions in Appleby amounted to 1.8% of Eden's completions for the monitoring year.	Red
	Number of affordable housing units completed	30% per year on larger schemes ³⁰	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 ³¹ at 31 March 2013)	No employment land was delivered during the monitoring year.	Red
	Amount of housing completed in Kirkby Stephen	In line with Distribution Strategy in Policy LS2 – 7%	Housing completions in Kirkby Stephen amounted to 5.7% of Eden's completions for the monitoring year.	Amber
	Number of affordable housing units completed	30% per year on larger schemes ³²	28.6% of homes on larger sites were affordable homes.	Amber

²⁹ This baseline figure includes, completed sites, allocated sites and sites with the benefit of planning permission.

³⁰ Affordable Housing Threshold - More than 10 dwellings

³¹ This baseline figure includes, completed sites, allocated sites and sites with the benefit of planning permission.

³² 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%	9.5% of Eden's housing completions were in the Key Hubs.	Red
	Number of affordable housing units completed	30% per year on larger schemes ³³	6 of the completions were affordable, which equals exactly 11%.	Red
Policy RUR2	N/A	No target – policy concerns safeguard on new sites	48 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	25 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	9 planning applications were approved.	N/A

4.16. Policy Conclusions

During the 2021/22 monitoring year, the vast majority of targets were not met which is indicated by the 4 green scores and the 13 red scores. There were a high number of residential units completed during the year and 34% of the 316 completions were affordable units. This has provided first time buyers and people on low incomes with excellent opportunities to buy a home. However, the vast majority of these affordable homes were in Penrith and there were few affordable units completed in the towns,

³³ Affordable Housing Threshold - More than 10 dwellings

villages and hamlets outside of Penrith. There were very few houses completed in the other main towns of Eden, though there have been several approvals for large residential sites in both Appleby and Kirkby Stephen, which are either currently under construction or will be during the 2022/23 monitoring year. On a positive note, 88 dwellings were completed in the villages, hamlets and isolated rural areas of Eden, with the vast majority of them involving the reuse of buildings. This means fewer green spaces have been lost and consequently less damage to the natural environment.

Although very little employment land was delivered during the monitoring year, there has been a large number of applications approved for development and many of these sites are currently under construction. There are a number of allocated sites still available for development also.

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.

117 homes have been built on previously developed land, which is 37% of the overall 316 homes built in 2021/22. This is a larger number than the 82 homes, which were built on previously developed land in 2020/21 and made up a slightly larger percentage than the 32.5% from last year also. For the monitoring years 2018/19 and 2019/2020, the proportion of housing built on previously developed land was 9.3% and 21% respectively. The recent figures indicate a large rise in the use of brownfield sites.

Table 17 – Housing developed on previously-developed land

Planning App Ref	Site Location	Total Number of Brownfield Units Completed (net)
02/0995	The Rookery, Crosby Garrett, Kirkby Stephen	1
06/0364	East Cocklakes, Alston	1
08/0727	Long Marton, Appleby	1
09/0289	Warcop, Appleby	2
10/0010	Kirkby Stephen	3
10/0540	Sandgate, Penrith	1
15/0555	North Stainmore, Brough	1
15/0728	Eden Grove, Bolton	15
16/0818	Braithwaite, Hartley	1
17/0602	Little Salkeld	14
17/1054	Alston	1
18/0783	Roe Hill, Dalston	1
18/0895	Celleron	1
18/0913	Newton Road, Penrith	54
18/1008	Beacon Edge, Penrith	7
19/0462	Broomfield, Knock	1
19/0549	Clifton Dykes	1
19/0684	Boroughgate, Appleby	5
19/0687	Barras	1
20/0005	Skelton	1
20/0033	Cliburn	1
20/0293	Lazonby	1
20/0298	Ainstable	1
C/29/23B	Crosby Garrett	1
TOTAL		117

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 10 applications. 6 of these applications were initially objected to until measures were taken place to mitigate the impacts of the proposed development. The other 4 of these applications are live applications, where the applicants have been asked to address the issues raised by the EA.

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.

Table 18 – Applications initially objected to by the Environment Agency

Planning app	Site Location	Outcome
21/0399	Renwick	Application withdrawn
21/0431	Warcop	Full approval after addressing EA’s issues
21/0521	Kirkby Stephen	Live application. Applicant asked to address issues
21/0533	Low Hesket	Full approval after addressing EA’s issues
21/0679	Greenholme	Full approval after addressing EA’s issues
21/0721	Appleby	Live application
21/0849	Soulby	Live application. FRA required
21/0888	Waitby	Approved by EA following FRA submission
21/0911	Armathwaite	Approved by EA following FRA submission
21/1113	Culgaith	Live application

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

With regards to the second monitoring indicator, there were 11 large schemes which had completions during the 2021/22 monitoring year. Application 15/0728 was the only development which did not utilise SUDs, as it involved the change of use of the site and could use the existing drainage system.

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. During the 2021/22 monitoring year, only 3 of the 7 major developments were accompanied by transport/travel plans, the details of which can be seen in the table below.

Table 19 – Major developments with/without transport/travel plans

Planning app	Site Location	Transport / Travel Plan
19/0272	Kirkby Thore	No
19/0913	Kirkby Stephen	No
20/0402	Penrith	Yes
21/0295	Penrith	Yes
21/0356	Penrith	No
21/0370	Low Hesket	Yes
21/0580	Penrith	No

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

There were only 3 applications approved for housing developments with over 10 units and 4 non-residential developments involving areas of over 1,000m². In terms of developer contributions towards education, **£38,000** will be contributed, whereas the total for highway improvements is **£6,600**. This amounts to a total of **£44,600** of developer contributions, which is considerably less than the figure £187,290 from the previous monitoring year. The 16 affordable housing units is also considerably less than the 116 affordable homes approved in the previous monitoring year.

Application 20/0402 is for employment land, which explains the lack of affordable housing units. Sites 21/295 and 21/0356 (employment land) include no financial contribution, but are included as part of the travel plan monitoring requirement and the land for application 21/0580 (also economic land) is covered by a S106 in relation to travel measures for the use of the land.

Table 20 – Developer contributions from S106 agreements

App Ref	Affordable Housing	Education (& School Transport)	Highway Improvements	Open Space Provision
19/0272	7 affordable units (27%)	£38,000	N/A	1,235m ² (not through S106)
19/0913	6 affordable units (29%)	N/A	N/A	N/A
20/0402	N/A	N/A	£6,600	N/A
21/0370	3 affordable units (23%)	N/A	N/A	N/A
Total	16	£38,000	£6,600	1235m

Estimated contributions from New Homes Bonus

During the monitoring year, the **New Homes Bonus receipts totalled £231,841**. This amount is considerably lower than previous monitoring years (£696,903 in 2020/21, £610,798 in 2019/20 and £615,547 in 2018/19) and nearly £100,000 lower than the baseline figure of £331,757.

Infrastructure Development Plan Update

There are a number of infrastructure developments that have been completed during the monitoring year and others which are either under construction or due to be developed over the forthcoming years. These have mainly been funded by developer contributions or public funding. The infrastructure development details for Eden can be seen in the table below.

Table 21 – Infrastructure Schemes within Eden, March 2022 (Cumbria County Council)

Infrastructure required	Infrastructure Group	Status	Funding Source identified in IDP	Estimated Cost (£)	Year Cost Derived / Estimated
Gilwilly Industrial Estate highways improvements- a package of road network improvements	Highways and Junctions	Complete	Pinch Point Funding DFT: £1.6m, CCC: £307,000, EDC: £150,000, CLEP: £235,000 (Cumbria Infrastructure Fund)		
M6 junction 40-H14/15 Provide an additional lane on the A592 southbound approach to Junction 40 Roundabout	Highways and Junctions	Unknown	Developer contributions, public funding/ grants	£900,000	2016

Infrastructure required	Infrastructure Group	Status	Funding Source identified in IDP	Estimated Cost (£)	Year Cost Derived / Estimated
H4 Salkeld Road/ A6 Junction Modification Enhancement of the junction. Discouraging the use of Inglewood Road south of Salkeld Road and providing additional pedestrian facilities.	Highways and Junctions	Complete	Developer contributions, public funding/ grants		
H9 Stricklandgate/Portland Place modification to reduce congestion at the junction and reduce queuing on Stricklandgate.	Highways and Junctions	Part complete	Developer contributions, public funding/ grants	£22,178	2019
H17 Brunswick Square/Watson Terrace Junction - improve pedestrian safety by reducing crossing widths at junctions	Highways and Junctions	Unknown	Developer contributions, public funding/ grants	£56,000	2016
H23 Corney Place Reconfiguration - provision of public realm, providing additional pedestrian space on the approach to the town centre.	Highways and Junctions	Funding Secured	Developer contributions, public funding/ grants	£124,000	2016
H28 Market Square Reconfiguration	Highways and Junctions	Unknown	Developer contributions, public funding/ grants	£124,000	2016
H6 Corn Market/Great Dockray - realignment of parking and creating a new public realm.	Highways and Junctions	Unknown		£500,000	2017
Highways improvements- Carleton Avenue/ Carleton Road - additional capacity through new traffic signals and improved pedestrian crossing facilities (H12)	Highways and Junctions	Unknown	To be delivered by the developer	£51,000	2017

Infrastructure required	Infrastructure Group	Status	Funding Source identified in IDP	Estimated Cost (£)	Year Cost Derived / Estimated
S1 cycle facilities along eastern side of A6 past hospital- Utilising low traffic routes and connecting to existing cycle provision	Cycling and Walking	Unknown	Developer contributions, public funding/ grants	£9,000	2016
S5 cycle routes on A6- north of town centre - improve the existing signage and lining in the vicinity of Drovers Lane, with the northbound cycle lane on the A6 continuing on Thacka Lane (shown on S14)	Cycling and Walking	Unknown	Developer contributions, public funding/ grants	£6,000	2016
S8 underpass upgrade at Mallard Close and adjacent footpath along WCML- Upgrading of footpath and underpass including surfacing, signage and lighting.	Cycling and Walking	Unknown	Developer contributions, public funding/ grants	£31,000	2016
S13 Introduction of pedestrian refuge islands and dropped kerbs.	Cycling and Walking	Funding Secured	Developer contributions, public funding/ grants	£29,000	2016
S14 Pedestrian provision at side road crossing points along A6. Tightening up/build outs at junctions including Pennyhill Park, Robinson Street and Lark Lane and Foster Street.	Cycling and Walking	Funding Secured	Developer contributions, public funding/ grants	£53,000	2016
S19 Cowper Road cycle route to connect to new site and Thacka Lane.	Cycling and Walking	Funding Secured	Developer contributions, public funding/ grants	£120,000	2016

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. This 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 27 refusals for new housing developments and alterations, with policy DEV5 being referred to as a key reason for the refusal in 17 of these applications. This represents 63% of all refusals, which is only 2 less than the 19 refusals last year which represented 51% of all refusals during the 2020/21 monitoring period. Policy DEV5 was only referred to as a reason to refuse an application in 3 (12.5%) of the refusals in 2019/20, so design is becoming a more common reason to refuse applications.

5.7. Indicator Analysis – Development Principles

Policy	Indicator	Target	Performance	Colour (RAG)
Policy DEV1	Percentage of housing developed on previously-developed land	No target	117 (37%) 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)	There were 11 large sites and 10 of these sites utilised SUDs. However, the one site that did not utilise SUDs was not required to, as the application was for a conversion.	Green
Policy DEV3	Number of major developments submitting travel plans	100%	3 of the 7 developments had travel plans, which amounts to 43%.	Red

Policy	Indicator	Target	Performance	Colour (RAG)
Policy DEV4	Total value of developer contributions	No Target	£44,600	N/A
	Number and type of developer contributions	No Target	4 Section 106 agreements have been made, which will provide 16 affordable units, £38,000 towards education and £6,6000 towards highway improvements. These figures represent a large decline from the figures during the previous monitoring year.	N/A
	Estimated contributions from New Homes Bonus	Increase from baseline (£331,757 – 31 March 2014)	£231,841. This is less than both the baseline figure and the figure for the previous monitoring year.	Red
Policy DEV5	Housing quality reflecting adherence to the design principles set out in Eden Design Guide and other relevant guides	No target	17 refusals based upon design grounds. This is slightly less than the previous monitoring year but represents and greater percentage of the overall refusals.	N/A

5.8. Policy Conclusions

Only two of the targets were met during the monitoring year, though a significant number of the policies in this category have no target. Environmentally, there have been some major positives relating to this year's approvals and completions of developments. No applications have been approved contrary to advice from the Environmental Agency and 117 of the 316 new housing units built in Eden have been built on previously developed land, which helps to preserve our rural landscape. Large new build developments completed within Eden have all used SUDs, which help to prevent flooding and protect the human and physical environment.

There have been very few proposals which have submitted travel plans, and fewer financial contributions and affordable homes agreed to for future development, though this is partly as fewer large sites have gained approval during the monitoring year. There are several sites which gained approval during previous monitoring years and have extant permission or are currently under construction, which will provide large amounts of affordable homes in 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 ³⁴

235 new homes were built on larger schemes during the monitoring year. 106 of those were affordable, which is 45% of the total figure. This is a considerably larger percentage than the 30% target and mainly as a result of a few large sites within Penrith. Application 18/0913 was completed during the monitoring year, which was for 54 apartments, all of which were affordable. Application 20/0616 is under construction and this site will have 67 units, 10 have been completed so far, and all 67 are affordable. There are 2 large sites in Penrith, 19/0426 and 16/0811, which are providing a large number of affordable homes (30% of the units).

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 11 approvals for local occupancy homes including **16 local occupancy homes** altogether. This is 7 more than the previous monitoring year and a significant step towards supporting communities in the villages and hamlets within Eden.

Table 22 – Local occupancy homes approved (Source: EDC)

Planning App Ref	Site Description	Total Number of Units Approved
20/0658	Beacon View, Little Salkeld	1
20/0944	Cliburn	4
21/0073	Ainstable	1
21/0180	Newby Head Farm, Newby	3
21/0425	Watson's Farm, Greystoke Gill	1
21/0668	Old Town, High Hesket	1
21/0700	Comrie Lea, Temple Sowerby	1
21/0784	Catterlen	1
21/0777	Cliburn	1
21/0996	Catterlen	1
21/0958	Johnstone Farm, Johnby	1
TOTAL		16

³⁴ Affordable Housing Threshold - More than 10 dwellings

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, four dwellings were approved (21/0034, 21/0269, 21/0730 and 21/0823) for the creation of a new dwelling for workers employed by an agricultural or rural business. This is two 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 data shows that apartments and detached houses are the most common house type completed during the monitoring year, with percentages of 27.8% and 33.5% respectively. More specifically, the most common housing type is still 4 and 5 bedroom detached homes, which make up 22.8% 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. However, 2 bedroom apartments makes up 21.5% of the total completed units, which is a positive for the rising elderly population in the district and younger population looking for a more affordable home.

Table 23 – Type and size of dwellings completed in Eden

House Type		Number of Completed Market Units	Number of Completed Affordable Units	Number of Completed Units	Percentage of Total Completed Units
Apartment	1 Bed	3	12	15	4.7
	2 Bed	11	57	68	21.5
	3 Bed	5	0	5	1.6
	4 Bed +	0	0	0	0
	Total	19	69	88	27.8
Bungalow	1 Bed	0	0	0	0
	2 Bed	12	0	12	3.8
	3 Bed	11	0	11	3.5
	4 Bed +	2	0	2	0.6
	Total	25	0	25	7.9
Detached	1 Bed	1	0	1	0.3
	2 Bed	7	0	7	2.2
	3 Bed	26	0	26	8.2
	4 Bed +	72	0	72	22.8
	Total	106	0	106	33.5
Semi-Detached	1 Bed	1	0	1	0.3
	2 Bed	7	6	13	4.1
	3 Bed	21	10	31	9.8
	4 Bed +	6	0	6	1.9
	Total	35	16	51	16.1
Terraced	1 Bed	0	0	0	0
	2 Bed	2	14	16	5.1
	3 Bed	17	9	26	8.2
	4 Bed +	4	0	4	1.3
	Total	23	23	46	14.6
Overall Totals		208	108	316	

The SHMA (2018) target for one and two bedroom homes is 32.8% and 23.4% respectively. With the completion of only 17 one bedroom units, this amounts to 5.4% of the overall completions, which is 27.4% below target. However, in terms of two bedroom units, these made up 36.7% of the overall completions which exceeded the target distribution by 13.3%.

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 31.6% of the completions have been for 3 bedroom units. Although below target, this figure is an improvement on the figure of 20.6% in 2020/21. Units with 4 or more bedrooms were not the most common house size to be completed, which they were during the previous monitoring year. The SMHA (2018) target of 1.6% for 4+ bedroom homes has still been grossly exceeded, however, with 26.6% of the completed homes being in this category.

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.

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

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	5	12	17	5.4%	32.8%
2 Bedrooms	39	77	116	36.7%	23.4%
3 Bedrooms	80	19	99	31.3%	42.2%
4+ Bedrooms	84	0	84	26.6%	1.6%
Overall Total	208	108	316	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 10 large sites relevant to this policy. 6 of the developments comply with policy HS5, though 3 of the developments were approved prior to the new Local Plan being adopted. Newton House, Penrith, is made up of 54 retirement living apartments which are all built to building standard M4 (2) and application 13/0746 consists of 20 bungalows, all designed to part M of the building regulations.

In terms of approvals, there were 3 sites (applications 19/0272, 19/0913 and 21/0370) of over 10 dwellings during the monitoring year. The Design and Access Statements of all of these sites stated that they would adhere to the conditions of Policy HS5.

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-services/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. Although Patterdale Parish Community Land Trust is within the Eden District boundary, it does not fall within the

Local Plan area, as it is located in the Lake District National Park. 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 new completed pitches have been recorded. There is one permanent planning permission for a private site with 75 pitches and a planning permission for one temporary site with one pitch.

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 ³⁵	45%.	Red
Policy HS2	Number of applications for houses approved with local connection (in smaller villages and hamlets)	No target	11	N/A
Policy HS3	Number of permissions granted (for essential dwellings for workers in the countryside)	No target	4	N/A

³⁵ Affordable Housing Threshold - More than 10 dwellings

Policy	Indicator	Target	Performance	Colour (RAG)
Policy HS4	Type and size of dwellings delivered	In accordance with latest Strategic Housing Market Assessment Data (Current Target)	1 Bed – 5.4% (target: 32.8%) 2 Bed – 36.7% (target: 23.4%) 3 Bed – 31.3% (target: 42.2%) 4 Bed – 26.6% (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	Six 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', having only one 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, although the number of 2 and 3 bedroom homes are closer to the requirements than other categories. 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, a greater proportion of applications are adhering to these building requirements than they have done during previous monitoring years and all approvals during the monitoring year will meet the requirements of Policy HS5.

A major success during the monitoring year is the completion of affordable homes. 54 retirement apartments were completed in Penrith through application 18/0913, all of which were affordable homes and 67 affordable homes are currently under construction at White Ox Farm, Penrith (20/0616). Large sites in the Carleton area of Penrith are continuing to deliver a large number of affordable homes, though there have been few completed outside of Penrith.

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) ³⁶
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 one completion during the 2021/22 for business floorspace, which was the development of a vehicle garage and sales forecourt, application 19/0878. This involved the change of use of a former coach depot, a positive use of previously developed land, though it only amounted to a net increase in 20m². This amount of business floorspace is considerably less than the 0.028 hectares developed during the previous monitoring year and less than the target of 1.52 hectares.

Employment land available

The target is to achieve 36 hectares of developed employment land by 2032. The total amount of allocated employment land including the mixed use allocation amounts to 29.7 hectares. However, some of this land has been developed on and is therefore no longer available. Consequently, this should be deducted from the total, whereas approvals for economic land that lies outside of the allocated spaces can be added, in order to calculate the total amount of employment land available.

³⁶ The Employment Land baseline includes allocated floorspace, completed sites and sites with planning permission.

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

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
Land off Greenbank Road, Eden Business Park, Penrith	21/0356	Construction of E(a), E(g), B2 and B8 industrial units	Under construction	23-Sep-21	0.02	2A
Total					4.72	

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 have been developed on or are 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 economic 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 economic land alone, which makes a considerable contribution. Altogether 16.27 hectares of non-allocated land has been approved which, when added to the 25 hectares of allocated land, means there is 41.27 hectares of available economic 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

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
Penrith Cemetery Chapels, Beacon Edge, Penrith	20/0156	Change of use of cemetery chapels to office space and erection of a two storey extension at the rear	FA	13-May-21	0.03
Cemetery Chapel, Bongate, Appleby	20/0979	Change of use of former chapel community facility (Class F1) to office and storage space (Mixed Use, Class E and B8)	FA	06-May-21	0.01
Eastfield Farm, Warcop	21/0075	Continued use of yard as HGV depot and erection of concrete batching plant	FA	10-May-21	0.01
Sunburgh House, Croglin	21/0280	Partial demolition, remodelling and extension of existing residential property, with additional change of use to create office facility	FA	19-May-21	0.02

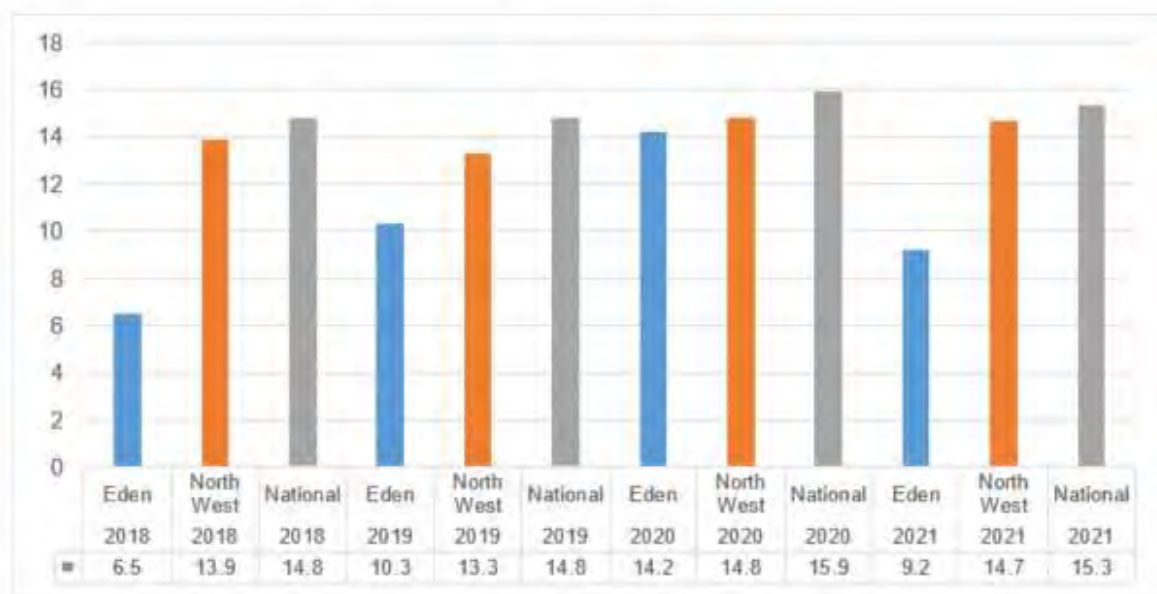
Address	Ref	Proposal	Status	Approval date	Site Size (Ha)
Land north of Eden Business Park, Penrith	21/0295	Outline application for use class B2, B8 and E(g) development	OA	22-Sep-21	2.6
Nentforce Caravan Park, Station Road, Alston	21/0390	Erection of two storage sheds	FA	15-Jun-21	0.02
Former Oil Storage Depot, Myers Lane, Penrith	21/0683	Change of use from oil storage depot to fibre optics cable installer yard with siting of 3no portacabins	FA	01-Oct-21	0.02
Roxane UK, Eden Valley, Armathwaite	21/0950	Proposed storage building to replace existing temporary storage building and relocation of waste compound area	FA	07-Feb-22	0.1
Westmorland Motorway Services, Tebay	21/1072	Construction of sausage production room	FA	10-Mar-22	0.04
				Total	16.27

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, but has dropped steeply to 9.2% in 2021. Between 2020 and 2021, there has been a drop in associate, professional and technical occupations nationally and throughout the North West of England, but this decrease was minimal, at 0.6% and 0.1% respectively. Between 2018 and 2020, the gap between Eden, and the North West and national figure had been decreasing. With a drop of 5% over the last year, this gap has widened once more.

In 2021, the Annual Population Survey showed that only 33.8% of Eden's population had level 4 qualifications or above compared to 43.2% nationally. Similarly, 9.7% of the population have level 3 qualifications compared to 16.8% nationally. So, Eden has a shortfall in educated and skilled workforce, which has previously been supplemented with migrant labour. New immigration rules post-Brexit are contributing to labour supply issues according to ONS briefings.

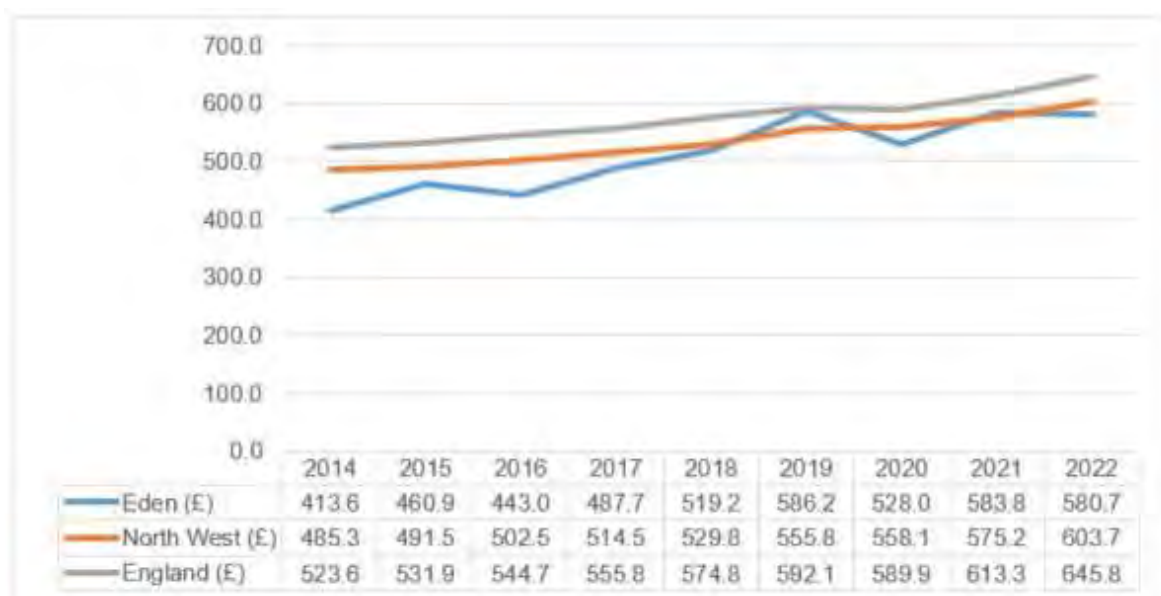
Figure 28 – Percentage of associate, professional and technical occupations



Earnings (gross weekly full time workers)

Since 2014 the median full time weekly salary has steadily risen from £413.60 to £580.70 in 2022. This rise in weekly earnings of £167.10 is a rise of just over 40%, which is significantly higher than the average rise in earnings throughout the North West and in England, which have both seen a rise in earnings of less than 25%. Eden had a noticeable drop in earnings in 2020, which is likely due to the COVID-19 pandemic, as there was a rise in unemployment during this period. The weekly earnings have since recovered from £528.00 in 2020 to £583.80 in 2021, though there was a slight drop between 2021 and 2022. Over the same time period both the North West and England salaries have increased. So, although the median full time weekly salary has increased at a faster rate in Eden, the figure tends to fluctuate more than it does in the North West and in England.

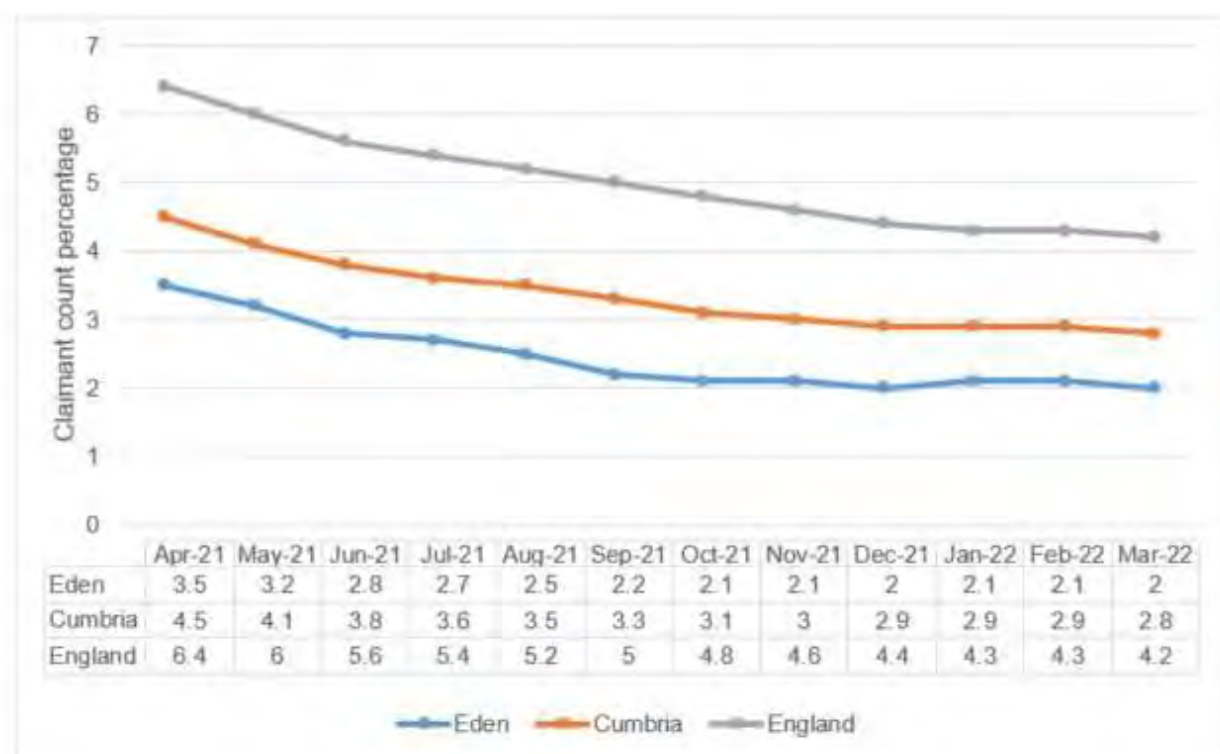
Figure 29 – Median full time weekly salary in Eden since 2014 (£)



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 previous monitoring year, 2020/21, had seen an unprecedented rise in the number of claimants due to the impacts of COVID-19 and the subsequent rise in unemployment. However, the number of claimants has dropped considerably from 3.5% in April 2021 to 2% in March 2022, which would indicate that many people have either returned to work and/or no longer require the financial support. The claimant count percentage has dropped at a faster rate in Cumbria and England than in Eden, but this is likely because they had a higher claimant count percentage at the beginning of the monitoring year.

Figure 30 – Claimant count percentage for ages 16+ (ONS)



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 0.025 hectares of land across the two applications.

Table 27 – Employment land lost to other uses

Planning Ref	Description	Address	Area (Ha)	Completion date	Former land use
08/0727	Conversion of furniture store to ground floor single storey dwelling	Furniture Store, Back Lane, Long Marton	0.005	06-Jul-21	B8
19/0684	Change of use of former bank premises and development of upstairs residential unit	Barclays Bank Plc, Boroughgate, Appleby	0.02	14-Jul-21	A2 & B1(a)

7.4. Policy EC3 – Employment Development in Existing Settlements

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

There was only one completion during the 2021/22 monitoring year, which was the development of a vehicle garage and sales forecourt, application 19/0878. This development was in Appleby, a main town. Therefore, despite the lack of employment land being developed, we can say that the target has been met.

There were 23 approvals for economic land during the monitoring year and 65% of these were for sites in the main towns. Therefore, the majority of employment land development is likely to remain predominantly in the towns and Key Hubs in the future.

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 2021 rather than the financial year for 2021/22, as this is how the data is gathered by STEAM (Scarborough Tourism Economic Activity Monitor). In 2021, there was an estimated 7.01 million tourist days spent in Eden, which is an increase from the 6.48 million tourist days spent in 2020. However, it is not as high as the 2019 figure of 8.07 million tourist days. 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.

Number of applications approved for tourism development

There were 29 planning applications approved for holiday accommodation during the monitoring year, which is almost double the 15 applications approved in 2020/21, and more than the 19 in 2019/20 and 11 in 2018/19.

A major difference this year is the type of approvals, as several of the approvals have been for a large number of units. Applications 20/0424, 20/0869 and 21/0549 alone make up over 300 units and altogether there was a total of 379 holiday units approved during the monitoring year. In contrast, last year saw the approval of 37 different holiday units altogether.

Table 28 – Planning applications approved for holiday accommodation

Planning App Ref	Site Description	Type of Accommodation Approved
20/0424	Ullswater Heights, Flusco, Penrith	73 lodge style caravans
20/0627	George Hotel, Penrith	4 additional guestrooms
20/0761	High Park House, Brough	Change dwelling to guesthouse
20/0869	Lowther Caravan Park, Eamont Bridge	125 caravans
20/0870	Grapes Inn, Appleby	Change dwelling to guesthouse
20/0880	Leases, Waitby, Kirkby Stephen	Conversion to holiday let
20/0937	Sandwath Farm, Kirkby Stephen	6 camping pods
21/0054	Augill Caravan Park, Brough	8 caravans
21/0188	Brackenber Lodge, Shap	Change of use to bunkhouse
21/0191	Hesket Park, High Hesket	6 additional static caravans
21/0207	Dufton House, Great Salkeld	Convert barn to holiday cottage
21/0231	Low Barn, Flakebridge, Appleby	Convert barns to 7 units
21/0254	Brackenber House, Brackenber	Change of use to holiday let
21/0262	Poplin Dub, Johnby, Penrith	2 shepherd huts
21/0271	Alanholme Campsite, Long Marton	1 camping pod & 10 pitches
21/0410	Jerusalem Farm, Colby	Wooden lodge holiday let
21/0411	How Hill, Hutton Roof	Change of use to holiday let
21/0424	Thistlewood Tower, Dalston	1 holiday let
21/0549	Whitbarrow Field, Berrier	103 timber clad caravan lodges
21/0614	Market Street, Kirkby Stephen	3 extra lodgings for public house
21/0644	Victoria Road, Penrith	Change of use to guest house
21/0647	Rising Sun Caravan Park, Croft Ends	10 extra caravans
21/0851	Thornhill, Long Marton	Holiday let caravan
21/0866	Chambers Common, Penrith	2 shepherd huts
21/0911	Armathwaite Manor, Armathwaite	3 holiday apartments
21/0967	Oaklands Country Park, Gt Strickland	6 additional static units
21/0983	Orton Road, Tebay	Change of use to holiday let
21/1043	Meadow View Heights, Appleby	3 pods for holiday use
22/0242	Birkthwaite Mews, Wreay	Conversion to holiday let
Total Number of Planning Applications		29

Estimated annual tourist expenditure

The latest STEAM (Scarborough Tourism Economic Activity Monitor) data estimates that the annual tourist expenditure for 2021 in Eden was £352.4 million, which is significantly higher than the figure of £199.4 million in 2020, and higher than the baseline figure of £240 million. The significant drop in tourism revenue in 2020 may be attributed to COVID-19, whereas tourism revenue in 2019, pre-COVID, was £390.7 million. The figure for 2021 suggests that the tourist industry is recovering and approaching pre-COVID levels of revenue.

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 were no completions of new retail developments, only an extension to an existing retail outlet. Application 20/1000 saw an extra 147m² of retail space developed at the Aldi Store on Ullswater Road in Penrith. Although this was not in a primary shopping area or town centre area, it utilised vacant retail space in a neighbouring store at a location with sufficient infrastructure and similar land use in the location, with other stores such as Halford, B&Q, Iceland and Home Bargains in close proximity.

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 there was no land developed for town centre uses. 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	20m ²	Red
	Amount of employment land available	18% increase from baseline by 2032 (29.65 ha ³⁷ at 31 March 2013)	41.27ha This represents a 39.2% increase in the baseline figure.	Green
	Increase in numbers of associate/professional/technical jobs	Increase to NW average	9.2% NW average is 14.7%.	Red
	Earnings (Gross weekly pay of full-time workers)	No reduction in earnings (£514.00 at 31 March 2014)	£580.70 This is slightly lower than the figure of £583.80 from the previous year.	Amber
	Unemployment benefit claimants	To retain rate below UK average	2% National average is 4.2%	Green
Policy EC2	Amount of employment land lost to other uses	None	0.025ha	Amber
Policy EC3	Percentage of employment land developed by location	Majority in Towns and Key Hubs	100% completed in the towns.	Green
Policy EC4	Estimated annual tourist days spent in Eden	Increase from baseline (£240 million at 31 March 2013)	7.01 million tourist days	Score N/A
	Number of applications approved for tourism development	No target	29	Score N/A
	Estimated annual tourist expenditure	Increase from baseline (£240 million at 31 March 2013)	£352.4 million	Green

³⁷ This baseline figure includes, completed sites, allocated sites and sites with the benefit of planning permission.

Policy	Indicator	Target	Performance	Colour (RAG)
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%)	0%	Score N/A
	Total amount of floorspace developed for town centre uses	Maintain baseline (2012/13: Town Centres 3510.1m ² , outside town centres 666.06m ²)	0m ²	Red

7.10. Policy Conclusions

There were some positive outcomes for Eden's economy during the monitoring year. For example, the number of unemployment benefit claimants decreased following the high numbers experienced during the COVID-19 pandemic. A minimal amount of employment land was lost to other uses and there is a large amount of employment land still available for development. Furthermore, the statistics suggest that tourism is thriving in the district, with high numbers of tourists visiting, high amounts of tourist expenditure and many applications approved for tourist accommodation.

However, very little business floorspace has been developed and, likewise, there has been no floorspace developed for town centre uses. There has been a noticeable and significant drop in associate/professional/technical jobs in Eden, following a rise in these job types during previous years.

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. There are only 2 full applications that have been approved, with one of those sites, 19/0913, not deemed to have any ecological importance, whereas site 19/0272 has had extensive surveys in order to put measures in place to protect the species present. Site 21/0370 is an outline approval and has had no ecological surveys completed yet, though Natural England have comments on the site and voiced no concerns.

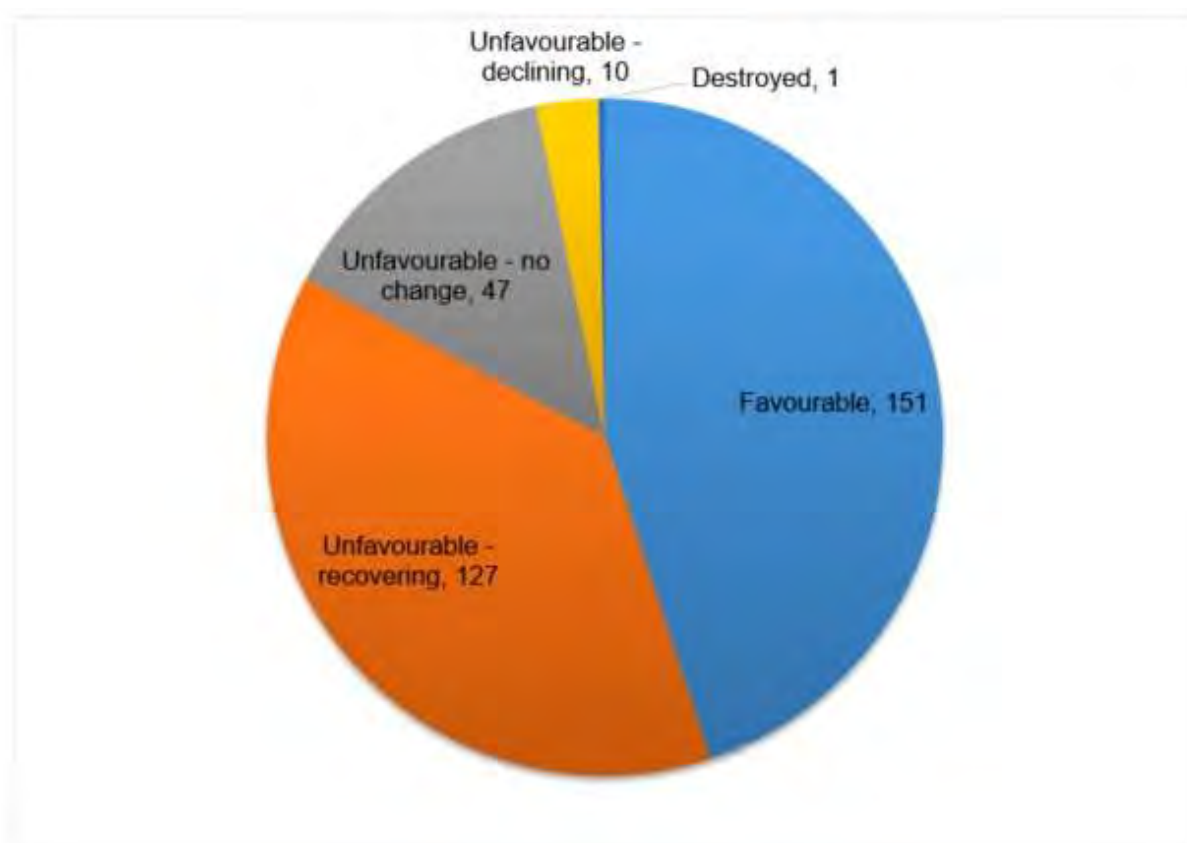
Planning App Ref	Address	Proposal	Decision	Approval date	Measures for the protection of priority & protected species
19/0272	Newbiggin Road, Kirkby Thore	Residential development for 26 units	FA	5-Jan-22	A Phase 1 Survey has been completed which includes information regarding the different species found on the site and how they can be protected. Arboricultural assessments have also been completed.
19/0913	Croglam Park, Kirkby Stephen	Residential development for 25 units	FA	20-Aug-21	The application site is considered to hold no habitats for protected species; neither is it considered likely to be ecologically or species rich.
21/0370	Hesket Village Hall, Low Hesket	Residential development for 13 units	OA	21-Jan-22	Natural England have not assessed the site at the outline application stage and have stated that the site is not likely to result in significant impacts on statutory designated nature conservation sites or landscapes.

SSSIs in Favourable Condition

The Local Plan target for the percentage of SSSIs in a favourable condition is 95%, although it must be noted that DEFRA's national target of 95% includes, not only sites in a favourable condition, but sites which are unfavourable (recovering). The Local Plan target is therefore a target which is highly unlikely to be met in any local authority unfortunately.

Using the Local Plan target, the percentage of 45%, is 50% short of the target, a considerable difference. However, using the DEFRA target, 83% of Eden's SSSIs are either favourable or unfavourable (recovering), which is 12% below the target. It is encouraging to see that only 11 of the 335 sites are classified as being either destroyed or unfavourable (declining). However, unfortunately this figure of 11 destroyed or unfavourable (declining) sites has increased from a figure of 6 during the previous monitoring year. Furthermore, during the previous monitoring year 89% of Eden's SSSIs were either favourable or unfavourable (recovering), whereas this year the figure has dropped to 83%.

Figure 31 – SSSI assessments in Eden



Amount and Quality of Open Space

During the monitoring year, there were only three approvals for residential sites with over 10 units, one of which was an outline application. Only one of the three sites will definitely provide the required amount of open space, whereas it is unclear whether the other two sites will meet the requirements.

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

Planning App Ref	Address	Proposal	Decision	Approval date	Open Space
19/0272	Newbiggin Road, Kirkby Thore	Residential development for 26 units	FA	5-Jan-22	The applicants have proposed a central green area of informal recreation space which is 600m ² in size. A further 635m ² of amenity space will be provided in the boundary of the site, though this will be primarily for drainage.
19/0913	Croglam Park, Kirkby Stephen	Residential development for 25 units	FA	20-Aug-21	There is no information regarding the amount of open space on site, though the site plan has a small area of open space in a central location.
21/0370	Hesket Village Hall, Low Hesket	Residential development for 13 units	OA	21-Jan-22	The site will provide open space but it is not yet known how much.

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

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

Planning App Ref	Location	Open Space Typology	Amount of Open Space Provided	Target Provision per 1000 Population	Requirement met
13/0746	High Heskett	Informal Recreation	320m ²	0.49ha	Green
15/0728	Eden Grove, Bolton	Informal Recreation	625m ²	0.49ha	Green
16/0811	Carleton Fields, Penrith	Informal Recreation	48,200m ²	0.49ha	Green
17/0527	Hackthorpe	Informal Recreation	726m ²	0.49ha	Green
17/0602	Little Salkeld	Informal Recreation	Unclear but very little	0.49ha	Red
18/0913	Newton House, Penrith	Informal Recreation	200m ² *	0.49ha	Green
19/0222	Langwathby	Informal recreation	0m ²	0.49ha	Red
19/0426	Carleton Road, Penrith	Informal recreation	27,600m ²	0.49ha	Green
20/0199	Christian Head, Kirkby Stephen	Informal recreation	2,142m ²	0.49ha	Green
20/0616	White Of Farm, Penrith	Informal recreation	2,500m ²	0.49ha	Green
Total			82,313m²		

* Approximate figures.

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 82,313m².

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)
Percentage of Eden residents in fuel poverty	Decrease in baseline. (28.3% at 31 March 2013)

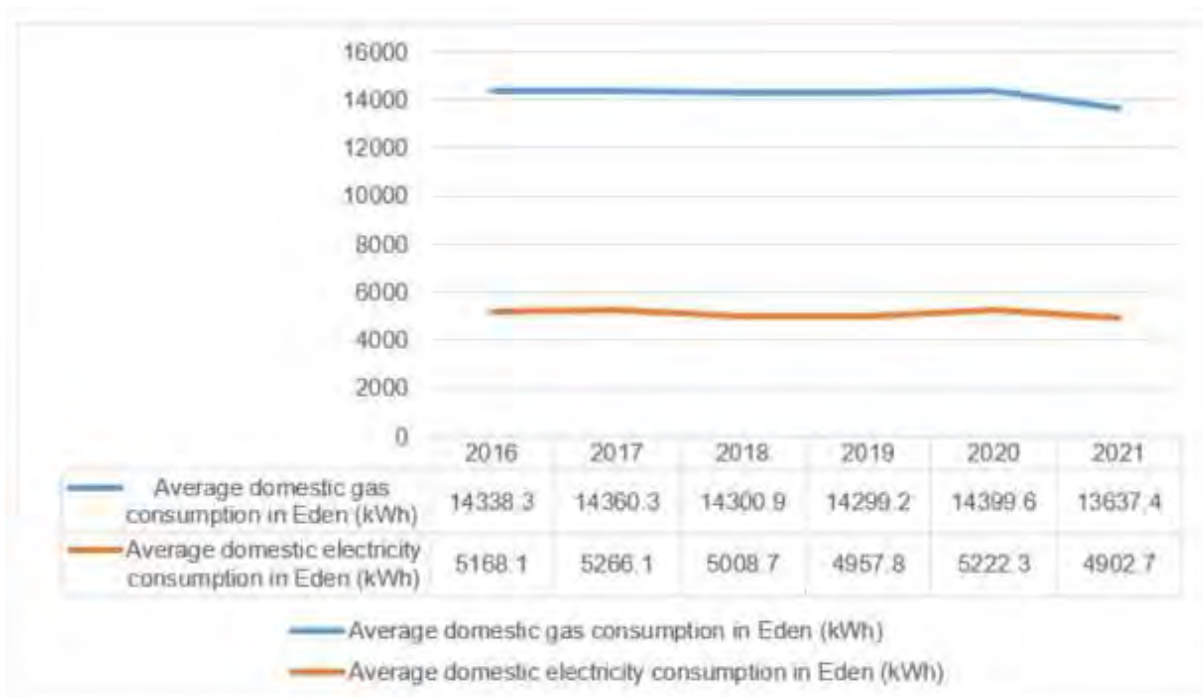
Average domestic energy consumption per capita

Domestic energy consumption did not change dramatically in Eden between 2016 and 2020, but has remained significantly below the 2012 baseline figures for both electricity and gas. Between 2016 and 2019 domestic gas consumption saw a drop of 39.1kWh from 14,338.3kWh, 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.

However, gas and electricity consumption has significantly dropped between 2020 and 2021, gas by 762.2kWh and electricity by 319.6kWh. This is likely to be in response to the steep rise in energy costs, as people are aiming to use less energy in order to reduce their energy bills.

Figure 32 – Average domestic energy use in Eden since 2016

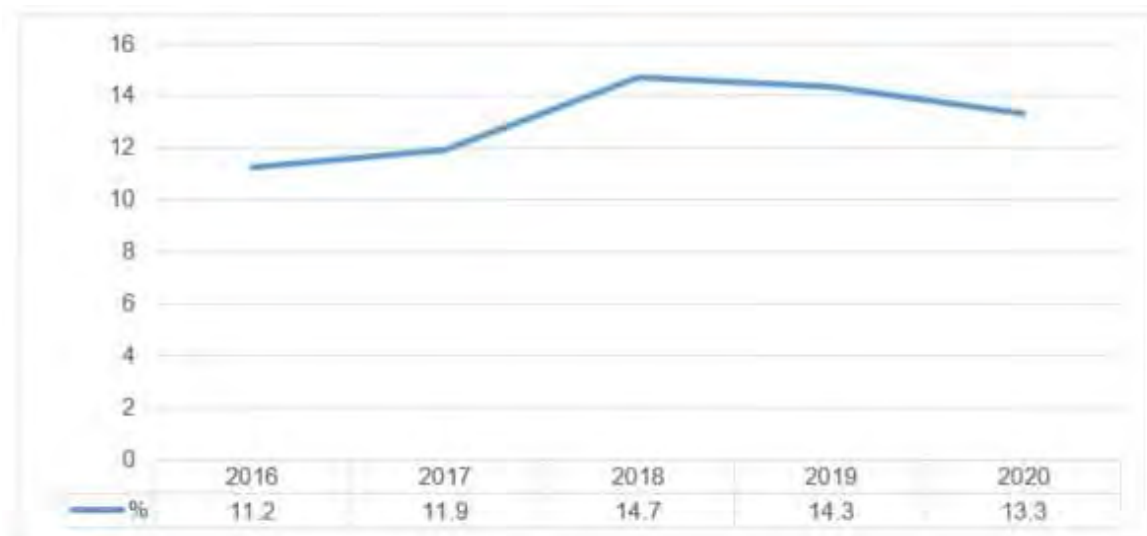


Percentage of Eden residents in fuel poverty

The percentage of residents in fuel poverty in Eden dropped considerably between 2013 from 28.3% to 13.3% in 2020. It did however rise slightly between 2016 and 2018 from a low of 11.2% up to 14.7%.

No data has been released to show fuel poverty in 2021 and 2022. However, between 2021 and 2022 average domestic gas and electricity bills increased by 46% in real terms nationally. ONS released data regarding the energy efficiency of housing in March, 2021, which revealed that 69% of homes in Eden have an energy efficiency rating of D or below. These two factors (increased cost of energy and low energy efficiency) will undoubtedly increase the likelihood of there being a rise in fuel poverty within Eden during the 2021/22 monitoring year.

Figure 33 – Percentage of Eden residents in fuel poverty



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). 4.32MW of renewable energy was generated in 2021 which, although lower than the figure of 5.11MW in 2020, comfortably exceeds this target.

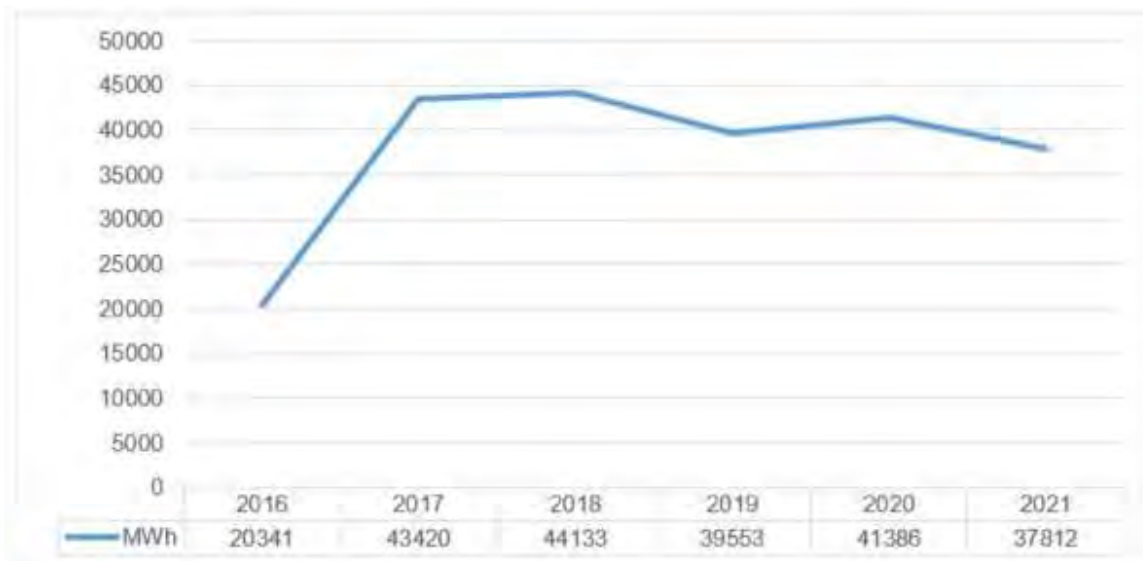
To calculate annual megawatts, the megawatt hours are divided by the hours in a day then the days in a year. During 2016 Eden was generating 20,341MWh of renewable energy, which is equal to 2.32MW. This is a significant increase from 2014, when Eden had an installed capacity of just 8.8MW, generating 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 fluctuated, but ultimately dropped to 37,812MWh (4.32MW)

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 slight drop in renewable energy generation.

The figure below shows the changes in renewable energy generation in Eden since 2014.

Figure 34 – Renewable electricity generation in Eden (MWh)



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 was for the siting of a storage container with associated wind turbine, photo-voltaic panel and boundary fencing at Crag Nook Quarry, Lazonby. 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.

There was only one application for a renewable energy scheme during the 2020/21 monitoring year also, though there is currently a live application (21/0752) for a solar farm at Omega Proteins, Penrith.

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 50 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, 3 extra units in lieu of plots 7 and 8 were granted approval on this site during the current monitoring year through application 21/0822. These dwellings are currently under construction and have involved an improvement in terms of land contamination.

Besides application 21/0822, a former egg packing unit in Lazonby, application 21/0577, has been granted outline approval for the development of 7 new affordable dwellings. A Contaminated Land Report revealed that there is a low to medium risk of there being ground contamination, which will require remediation before developing on the site.

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, applications 19/0281 and 21/0595 were refused on pollution issues and application 21/0189 was refused by the Parish Council on pollution issues. There were 28 refusals during the monitoring year and 1042 applications made altogether. With three refusals relating to policy ENV9, this means that nearly 11% of refusals were due to policy ENV9 and 0.3% of all applications were refused due to policy ENV9.

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 Local Plan area has 24 conservation areas, of these 12 have an adopted conservation area character appraisal. During the 2021/22 monitoring year, Appleby conservation area was revised, and it is expected to have a new character appraisal during the 2022/23 monitoring year.

Table 32 – Status of Character Appraisals

Location	Date Adopted/Reviewed
Dufton	March 2020
Edenhall	March 2020
Garrigill	March 2020
Great Asby	December 2007
Great Salkeld	March 2020
Kirkoswald	March 2020
Orton	April
Penrith	April 2010
Ravenstonedale	December 2007
Settle-Carlisle Railway	July 2010
Skirwith	March 2020
Temple Sowerby	March 2020

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%	45%	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	One of the three applications has the required amount of open space and no applications have involved the removal 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.	Green
	Provision of open space delivered in relation to Open Space Audit	Provision of required green infrastructure required in settlements	82,313m 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 – 4902.7 kWh Gas - 13,637.4kWh	Green
	% of Eden residents in fuel poverty	Decrease in baseline (2012/13: 28.3%)	13.3% 2020 (no recent data released)	Green
Policy ENV6	Megawatts of energy produced from renewable energy generation	3MW per annum	4.32MW	Green
	Type of renewable energy approved	No target	One wind turbine	N/A
Policy ENV7	Number of designated Air Quality Management Areas (AQMA) in District	No increase from baseline (0 AQMAs at 31 March 2014)	0	Green

Policy	Indicator	Target	Performance	Colour (RAG)
Policy ENV8	Number of sites improved in terms of land contamination	Monitoring applications on an annual basis to assess take up	1	N/A
Policy ENV9	Percentage of applications refused on pollution issues.	Monitoring applications on an annual basis to assess take up.	11%	N/A
Policy ENV10	Conservation areas with character appraisals.	Increase on baseline (12 as at 31 March 2014)	12	Amber

8.13. Policy Conclusions

The data shows that the vast majority of targets have been met with regards to the need to provide a rich environment in Eden, and there is only one red score. There is good open space provision being applied to the housing developments that are currently under construction, though there have been few approvals for large sites and a limited amount of new open space approved during the monitoring year. The amount of energy produced through renewable sources is higher than the baseline figure, though this figure has dropped to the lowest figure since 2016.

Environmentally, the drop in the domestic use of gas and electricity in the district is a positive, as fewer greenhouse gases are being used, thus there is less damage to the environment. This drop in domestic energy use is largely as a result of the high cost of energy from service providers.

There are clear issues with the Sites of Special Scientific Interest in Eden, as currently only 45% are in a favourable condition and this figure is dropping. 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, 7 applications for the designation of an Asset of Community Value were approved³⁸. This is considerably more than the single application approved during the previous monitoring year. There were 4 made in 2019/20 and 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, below is a breakdown of the completions that involved a change, loss or gain of service.

19/0290 - This application involved the change of use of a building from an arts centre to a childrens' home in Penrith. So, although the arts centre lost funding and was no longer able to continue to operate, a very valuable service was gained in its place.

18/1008 - A former care home was demolished on Beacon Edge, Penrith, and this application was for 7 dwellings to be built on the resulting brownfield land, which were completed during the monitoring year. An important service was lost, but the building was in poor condition, so was not fit for purpose.

³⁸ Asset of Community Value Register: <https://www.eden.gov.uk/environment/your-community/community-right-to-bid-register-of-assets/>

19/0684 – In Alston, this completion saw the change of use of bank premises to 5 apartments.

19/0714 – This application involved the conversion of agricultural buildings to create a crematorium in Temple Sowerby.

These applications indicate that there was one change of service, two losses of a service and one service gained.

In preparing this report, it has become apparent that the target for this policy indicator is ambiguous, the absence of a clear baseline position also makes it more difficult to assess. As such, we consider that in light of policy wording, we have assumed that the indicator should be that there is no net decrease in these facilities.

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

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%

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

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 27.

Table 33 – Standard or benchmark for provision of open space

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 34 – Open space provided on larger sites with more than 10 homes

Planning Application Ref	Location	Number of Units (Completed in 2020/21)	Amount of Open Space Provided (m ²)
13/0746	High Hesket	3	320
15/0728	Eden Grove, Bolton	15	625
16/0811	Carleton Fields, Penrith	76	48,200
17/0527	Hackthorpe	9	726
17/0602	Little Salkeld	14	N/A
18/0913	Newton House, Penrith	54	200
19/0222	Langwathby	24	0
19/0426	Carleton, Penrith	23	27,600
20/0199	Kirkby Stephen	7	2,142
20/0616	White Ox Farm, Penrith	10	2,500
Total			82,313

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.

During the monitoring year there were no new health or education facilities brought forward.

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	7	N/A
	Services lost or gained in towns and villages.	No decrease from baseline (2 in 2012/13)	1 service gained, 2 services lost	Amber
Policy COM2	Percentage of open space/recreation land lost to development.	0%	0%	Green
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 development.	None	Red
Policy COM4	Number of new facilities brought forward.	Monitoring applications on an annual basis to assess take up.	0	N/A

9.7. Policy Conclusions

During the monitoring year, there were noticeably more buildings than in previous years that had applications to be designated as Assets of Community Value.

Although not all major applications provide open spaces, there is a considerable amount of open space being provided by the vast majority of sites and none of the minor residential developments required any financial contributions towards open spaces.

There has only been one new service provided, which was a crematorium in Temple Sowerby, and any services that were lost in the district had valid reasons to support their closure.

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Appendix 3 – Approvals

Planning App Ref	Site Address	Proposal	Decision	Net Units Created	AH ³⁹	BF ⁴⁰	LO ⁴¹
18/0585	Greystone House, Stainton	Residential development	FA	9	2	0	0
19/0272	Newbiggin Road, Kirkby Thore	Residential development for 26 units	FA	26	7	0	0
19/0913	Croglam, Kirkby Stephen	Residential development for 21 units	FA	21	6	0	0
20/0404	Gloucester Yard, Penrith	Residential development	FA	1	0	1	0
20/0648	Bluebell Inn, Townfoot, Alston	Change of use to former Blue Bell Hotel to 3 dwellings	FA	3	0	3	0
20/0658	Beacon View, Little Salkeld	Outline application for a dwelling	OA	1	0	0	1
20/0677	Hackthorpe House, Hackthorpe	Erection of 3 dwellings	FA	3	0	3	0
20/0761	High Park House, Brough	Erection of detached dwelling and use of existing dwelling as holiday accommodation	FA	2	0	1	0
20/0870	Grapes Inn, The Sands, Appleby-in-Westmorland	Change of use from domestic dwelling to guest house accommodation	FA	0	0	0	0
20/0880	Leases, Waitby	Conversion of outbuilding to provide holiday accommodation	FA	1	0	1	0
20/0890	Hale Grange, Kirkby Thore	Change of use to dwelling	FA	1	0	0	0
20/0944	West View, Cliburn	Erection of 4 dwellings	FA	4	0	0	4

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
20/0960	Gale House, Great Salkeld	Reserved matters application for 5 units	RA	5	0	0	0
20/0961	Scaur Lane, Lazonby	Outline application for 8 self-build plots	OA	8	0	0	0
20/1001	Robin's Nest/Swallow Cottage, Newbiggin	Changes of use of holiday accommodation to a residential dwelling	FA	1	0	1	0
20/1003	Fell View, Morland	Erection of a dwelling	FA	1	0	1	0
21/0034	Old Station Yard, Kirkby Thore	Erection of a dwelling	FA	1	0	1	0
21/0073	Land at Ainstable	Outline application for self-build dwelling	OA	1	0	0	1
21/0110	Ormside Lodge, Ormside	Change of use of agricultural building to dwellinghouse	CPDA1	1	0	0	0
21/0148	Hartley Castle Barn, Hartley	Change of use of an agricultural building to a dwellinghouse	FA	1	0	0	0
21/0180	Newby Head Farm, Newby	Outline application for the demolition of farm buildings and the erection of 3 local occupancy dwellings	OA	3	0	0	3
21/0205	Portland Place, Penrith	Change of use of guesthouse to a 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
21/0207	Dufton House, Great Salkeld	Change of use of former stables/low barn to holiday cottage	FA	1	0	1	0
21/0219	Lowther Castle Inn, Hackthorpe	Proposed conversion of former courthouse to dwelling	FA	1	0	1	0
21/0233	Low Barn, Flakebridge	Outline application for a new dwelling	OA	0	0	1	0
21/0249	Old School Yard, Tebay	Erection of new detached dwelling	FA	1	0	1	0
21/0269	Town End Farm, Glassonby	Outline application for the erection of an agricultural workers dwelling	OA	1	0	0	0
21/0357	Swanson House, Main Street, Brough	Change of use of bed and breakfast and restaurant, to residential accommodation	FA	1	0	1	0
21/0359	Rake Head, Nateby	Proposed conversion of two storey stone barn and lean-to store building to dwelling	FA	1	0	0	0
21/0370	Low Hesket Village Hall, Low Hesket	Outline planning permission for the erection of up to 13 dwellings	OA	13	3	0	0
21/0382	The Stack Yard, Crackenthorpe	Demolition of barn to form a dwelling conversion	FA	1	0	1	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
21/0404	Town End Farm, Hackthorpe	Change of use of agricultural building to 2no dwellinghouses	CPDA1	2	0	0	0
21/0411	How Hill, Hutton Roof	Change of use of agricultural building to dwelling house	CPDA1	1	0	0	0
21/0415	Castlegate, Penrith	Change of use from retail unit/flat at ground floor to office space at ground floor and flat above including new timber shopfront to ground floor	FA	1	0	1	0
21/0425	Watson's Farm, Greystoke Gill	Erection of detached, local needs dwelling	FA	1	0	1	1
21/0446	Croft Cottages, Newbiggin	Permitted Development Prior Notification for proposed change of use of agricultural building to create 1 dwellinghouse.	CPDA1	1	0	0	0
21/0448	Old Post Office, Newbiggin	Change of use of agricultural building to dwellinghouse	CPDA1	1	0	0	0
21/0460	Inglewood Road, Stoneybeck	Erection of detached live-work unit	FA	1	0	0	0
21/0468	Redhills Lane, Penrith	Retrospective change of use of guest house to dwellinghouse	FA	1	0	0	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
21/0494	The Old Rectory, Dufton	Re-instatement of former worker's cottage including single storey extension	FA	1	0	1	0
21/0550	Clear View Farm, Greystoke	Outline application for erection of live-work unit and relocation of midden, with approval sought for access	OA	1	0	0	0
21/0577	Former egg packing station, Lazonby	Outline planning permission for up to seven new affordable dwellings	OA	7	7	7	0
21/0583	Bank Top House, Lazonby	Residential development	FA	2	0	2	0
21/0585	Greystone House, Melmerby	Change of use of village store and tea room to residential.	FA	1	0	1	0
21/0596	Eden Gate Farm, Warcop	Erection of two dwellings	FA	2	0	0	0
21/0609	Cote Syke, Dufton	Conversion of barn to dwelling	FA	1	0	0	0
21/0619	Culgaith Road, Langwathby	Conversion of old School premises to a separate dwelling	FA	1	0	1	0
21/0631	Light Trees Barn, North Stainmore	Change of use of agricultural building to dwellinghouse	CPDA1	1	0	0	0
21/0638	Luham Farm, Edenhall	Change of use of agricultural barn to a dwelling	FA	1	0	0	0
21/0668	Old Town, High Hesketh	Erection of dwelling	FA	1	0	0	1

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
21/0679	Low Scales, Greenholme	Change of use of agricultural building to dwelling house	CPDA1	1	0	0	0
21/0700	Comrie Lea, Temple Sowerby	Erection of bungalow	FA	1	1	0	1
21/0730	Land east of Brackenber, Brackenber	Outline application for an agricultural worker's dwelling	OA	1	0	0	0
21/0735	Greystone House, Melmerby	Proposed demolition of existing dwelling and erection of replacement dwelling	FA	0	0	1	0
21/0746	Barn south of Eamont Bridge, Eamont Bridge	Change of use of agricultural building to dwellinghouse	CPDA1	1	0	0	0
21/0749	Station Road, Shap	Change of use of barn in dwelling	FA	1	0	0	0
21/0777	Gaythorn and West View, Cliburn	Erection of Dormer Bungalow	FA	1	0	0	1
21/0784	Joiners Close and Park View, Catterlen	Erection of dwelling	FA	1	0	0	1
21/0822	Former Thompsons Board Mill, Little Salkeld	Erection of 3 bungalows on plots 7 and 8 in lieu of the two bungalows	FA	2	0	3	0
21/0823	Sceugh Dykes, Calthwaite	Erection of an agricultural worker's dwelling	FA	1	0	0	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
21/0828	Hause Farm, Hardendale	Change of use of agricultural building to dwellinghouse	CPDA1	1	0	0	0
21/0859	Town End, Penruddock	Conversion of single storey chicken shed into dwelling	CPDA1	1	0	0	0
21/0911	Armathwaite Manor, Armathwaite	Proposed change of use and sub-division of existing dwelling to form 3no holiday apartments	FA	2	0	3	0
21/0912	Linden Farm House, Langwathby	Change of use and conversion of a single storey redundant barn to a dwellinghouse	FA	1	0	0	0
21/0958	South East of Johnstone Farm, Johnby	Outline application for the erection of a dwelling	OA	1	0	0	1
21/0985	Brocklebank, Hackthorpe	Change of use of barn to residential and associated works	FA	1	0	0	0
21/0990	White Horse, Great Dockray	Change of use of former public house, manager's accommodation and offices to form 6 No. one bed self-contained flats and 1 No. two bed flat	FA	7	0	7	0
21/0996	Joiners Close and Park View, Catterlen	Erection of dwelling	FA	1	0	0	1

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
21/1002	Beech Villa, Long Marton	Replacement of existing dwelling	FA	0	0	1	0
21/1004	Blue Grass, North Staimore	Change of use of agricultural building to dwellinghouse	CPDA1	1	0	0	0
21/1019	Raise Park, Brampton Road, Alston	Proposed new dwelling	FA	1	0	0	0
21/1050	Eden View, Great Musgrave	Outline application for residential development	OA	0	0	1	0
22/0020	Road Head Farm, Winskill	Demolition of barns for erection of 3 dwellings	FA	3	0	0	0
22/0043	Maidenhill Farm, Maidenhill	Proposed change of use barn to dwelling	FA	1	0	0	0
22/0242	The Barn, Birkthwaite Mews, Wreay	Conversion of existing store to provide holiday accommodation.	FA	1	0	1	0
				175	26	50	16

⁶⁰ Affordable Housing

⁶¹ Brownfield Development

⁶² Brownfield Development

Appendix 4 – Completions

Ref No	Site Address	Location	Units Created	Total No of Units	AH ⁶³	BF ⁶⁴	LO ⁶⁵
02/0995	The Rookery, Crosby Garrett	Villages and hamlets	1	1	0	1	0
06/0364	The Barn, East Cocklakes	Rural Area	1	1	0	1	0
06/0434	Beacon Inn, Fell Lane, Penrith	Penrith	2	8	0	0	0
08/0727	Furniture Store, Back Lane, Long Marton	Villages and hamlets	1	1	0	1	1
09/0289	The Old Saw Mill, Warcop	Villages and hamlets	3	8	0	3	0
10/0010	Former Gasworks, Kirkby Stephen	Kirkby Stephen	3	9	0	3	0
10/0540	Sandgate House, Penrith	Penrith	1	1	0	1	0
10/0898	Waterside Barn, Soulby	Villages and hamlets	1	1	0	0	0
11/0039	52 South Road, Kirkby Stephen	Kirkby Stephen	1	1	0	0	0
13/0737	White House Farm, High Street, Kirkby Stephen	Kirkby Stephen	5	10	2	0	0
13/0746	Coopers Close, High Hesket	Key Hub	3	11	0	0	0
14/0960	Barn at Dalefoot Farmhouse, Mallerstang	Rural area	1	1	0	0	0
15/0157	Plot B, Croft House Farm, Great Asby	Villages and hamlets	1	3	0	0	0
15/0555	Methodist Chapel, Hardhills, North Stainmore	Rural area	1	1	0	1	0

⁶³ Affordable Housing

⁶⁴ Brownfield Development

⁶⁵ Brownfield Development

Ref No	Site Address	Location	Units Created	Total No of Units	AH ⁶⁶	BF ⁶⁷	LO ⁶⁸
15/0728	Eden Grove, Bolton	Villages and hamlets	15	35	0	15	0
16/0075	1 Oak Close, Winskill	Villages and hamlets	1	3	0	0	0
16/0085	Land behind Stainton Hill, Stainton	Key hub	1	1	0	0	0
16/0290	Croup House Farm Barn, Wharton	Rural area	1	1	0	0	0
16/0322	Dovengill, Ravenstonedale	Rural area	1	1	0	0	0
16/0477	Barn adjacent to The Wath, Newbiggin-On-Lune	Rural area	1	1	0	0	0
16/0551	Land adjoining Rose Bank, Shap	Key hub	1	1	0	0	0
16/0658	Pinfold Close, Skelton	Villages and hamlets	5	8	0	0	0
16/0811	Land at Carleton Fields, Penrith	Penrith	76	505	32	0	0
16/0818	Barn to south of Baithwaite, Hartley	Villages and hamlets	1	1	0	1	0
17/0069	Beacon Gardens, Fell Lane, Penrith	Penrith	1	2	0	0	0
17/0323	Moorside Cottages, Yanwath	Villages and hamlets	1	1	0	0	0
17/0527	Land adj Hackthorpe Business Park, A6, Hackthorpe	Villages and hamlets	9	25	0	0	0

⁶⁶ Affordable Housing

⁶⁷ Brownfield Development

⁶⁸ Brownfield Development

Ref No	Site Address	Location	Units Created	Total No of Units	AH ⁶⁹	BF ⁷⁰	LO ⁷¹
17/0602	Former Thomsons Board Mill, Little Salkeld	Rural area	14	20	0	14	0
17/1054	Bracken Cottage, High Plains Lodge, Alston	Rural area	1	3	0	1	0
17/1095	Land adj. to Bankfoot Farm, Newton Reigny	Villages and hamlets	1	4	0	0	1
18/0482	Land between Hill Top and Myrtle Cottage, Winton	Villages and hamlets	1	1	0	0	1
18/0563	1 Salkeld Road, Penrith	Penrith	1	1	0	0	0
18/0681	Tethers Reach House, Hilton	Villages and hamlets	1	1	0	0	0
18/0745	Barns west of Warcop House, Warcop	Villages and hamlets	1	2	0	0	0
18/0783	The Stackyard adj. to Roe Hill, Roe Hill, Dalston	Rural area	1	2	0	1	0
18/0864	Langton Field, Langton	Rural area	1	1	0	0	1
18/0889	Tin House, Rose Walk, Culgaith	Key hub	1	1	0	0	0
18/0895	Barn at Celleron Farm, Celleron	Rural area	1	1	0	1	0
18/0913	Newton House, Newton Road, Penrith	Penrith	54	54	54	54	0
18/1007	2A Macadam Way, Penrith	Penrith	1	1	0	0	0
18/1008	Former Beacon Edge Nursing Home, Beacon Edge, Penrith	Penrith	7	7	0	7	0

⁶⁹ Affordable Housing

⁷⁰ Brownfield Development

⁷¹ Brownfield Development

Ref No	Site Address	Location	Units Created	Total No of Units	AH ⁷²	BF ⁷³	LO ⁷⁴
19/0197	Land adj B6412, Culgaith	Rural area	1	1	0	0	0
19/0222	Langwathby Hall Farm, Langwathby	Key hub	24	25	3	0	0
19/0336	The Pheasantries, Edenhall	Villages and hamlets	1	1	0	0	0
19/0426	Land off Carleton Road, Penrith	Penrith	23	149	7	0	0
19/0462	Broomfield, Knock	Villages and hamlets	1	1	0	1	0
19/0549	High Dykes Cottage, Clifton Dykes	Villages and hamlets	1	1	0	1	0
19/0674	Cross House Barn, Newby	Villages and hamlets	1	1	0	0	0
19/0684	Barclays Bank Plc, 19 Boroughgate, Appleby	Appleby	5	5	0	5	0
19/0687	Barras Side Cottage, Barras	Villages and hamlets	1	1	0	1	0
19/0839	High Field, Tirril	Rural area	4	4	0	0	0
19/0861	High Field, Tirril	Rural area	1	3	0	0	0
19/0880	Hayriggs, Skirwith	Villages and hamlets	1	1	0	0	0
20/0005	Church House, Skelton	Villages and hamlets	1	1	0	1	0
20/0033	Greenside, Moss Road, Cliburn	Rural area	1	1	0	1	0
20/0191	Site south east of Templars Court, Temple Sowerby	Villages and hamlets	4	5	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
20/0199	Land off Christian Head, Kirkby Stephen	Kirkby Stephen	7	35	0	0	0
20/0251	Mulberry Gardens, Penrith	Penrith	1	1	0	0	0
20/0293	Amberley House, Lazonby	Rural area	1	1	0	1	0
20/0298	Asgard House, Ainstable	Rural area	1	1	0	1	0
20/0616	Land at White Ox Farm, Inglewood Road, Penrith	Penrith	10	67	10	0	0
20/0652	Staffield House, Staffield	Rural area	2	2	0	0	0
20/0939	High Field, Tirril	Rural area	2	2	0	0	0
E/01/2	Belfry House, Great Asby	Rural area	1	1	0	0	0
			316	1051	108	117	4

⁷⁵ Affordable Housing

⁷⁶ Brownfield Development

⁷⁷ Brownfield Development