



# ANNUAL MONITORING REPORT

2011 to 2012



CARLISLE  
CITY COUNCIL



[www.carlisle.gov.uk](http://www.carlisle.gov.uk)

# CONTENTS

---

Executive Summary	Page 2
Introduction	Page 3
About Carlisle District	Page 7
Local Development Scheme Implementation	Page 16
Economy and Business Development	Page 21
Housing Development	Page 35
Transport	Page 47
Natural and Built Environment	Page 52
Climatic Change Factors	Page 58
Leisure, Community and Culture	Page 65
Monitoring Framework	Page 69
Glossary	Page 72
Summary of Indicators	Page 74
<b>Appendix 1</b> - Housing Position Statement as of 31 March 2012	
<b>Appendix 2</b> – Housing Trajectory	

# EXECUTIVE SUMMARY

---

This Annual Monitoring Report covers the period 1 April 2011- 31 March 2012.

The effects of the ongoing recession continue to affect delivery of the Carlisle district Local Plan 2001 - 2016. Housing completions have increased but will not be sustained as in the monitoring year Extra Care and Affordable Housing was built on Council owned land. In the months following the monitoring year, planning permission granted for further housing development at Morton (West of Garden Village) and Crindledyke (totalling over 1100 dwellings). However these may take several years to be fully developed.

There has been a significant loss of employment space, but did not affect loss of jobs. There has also been continued interest in food retail development as this sector remains strong with Sainsbury's completing their store at Caldewgate, tenders received for the site at Morton and most recently redevelopment of the vacant MFI store at St Nicholas Retail Park to a foodstore (end user yet unknown).

In a survey undertaken in October 2011 by a property company, Rightmove, Carlisle ranked top in three of the categories: well-being - feeling relaxed at home; safety - feeling safe in the local community and neighbourliness - friendly neighbours. This resulted in February 2012 that Carlisle was the happiest place to live in the UK.

In summary the main issues facing Carlisle City Council from the monitoring year are:

Strategic and Local Employment Sites have still not delivered within the urban area of Carlisle. An application to bring forward land at Brunthill as part of the Strategic land allocation was granted last year, but no development has commenced. Proposals for development at Carlisle Airport have been agreed in principle, however the S106 has yet to be finalised.

The amount of building on previously developed sites has decreased. Greenfield land was released by the Council for the Development of Extra Care Housing and Affordable Housing along with Rural Exception sites being developed by Registered Providers. The trend is expected to continue as large Greenfield sites obtain planning permission with housing delivered over the years.

Affordable Housing completed this year amounted for 38% of the overall net completions. Of this 60 Extra Care Dwellings and 27 Social Rented Dwellings were built by registered providers on Council owned land.

As the Council was unable to establish a 5 year supply as at the end of March 2012 an Interim Housing Policy was introduced to help address the position in May 2012.

As a consequence of The National Planning Policy Framework, introduced in March 2012, the Council took the decision to change direction from the production of a Local Development Framework and separate Site Allocations DPD, to the production of an all encompassing Local Plan. This has meant a revision of the work plan and the timescale for adoption, which is now expected to be the end of 2014 rather than the beginning.

# INTRODUCTION

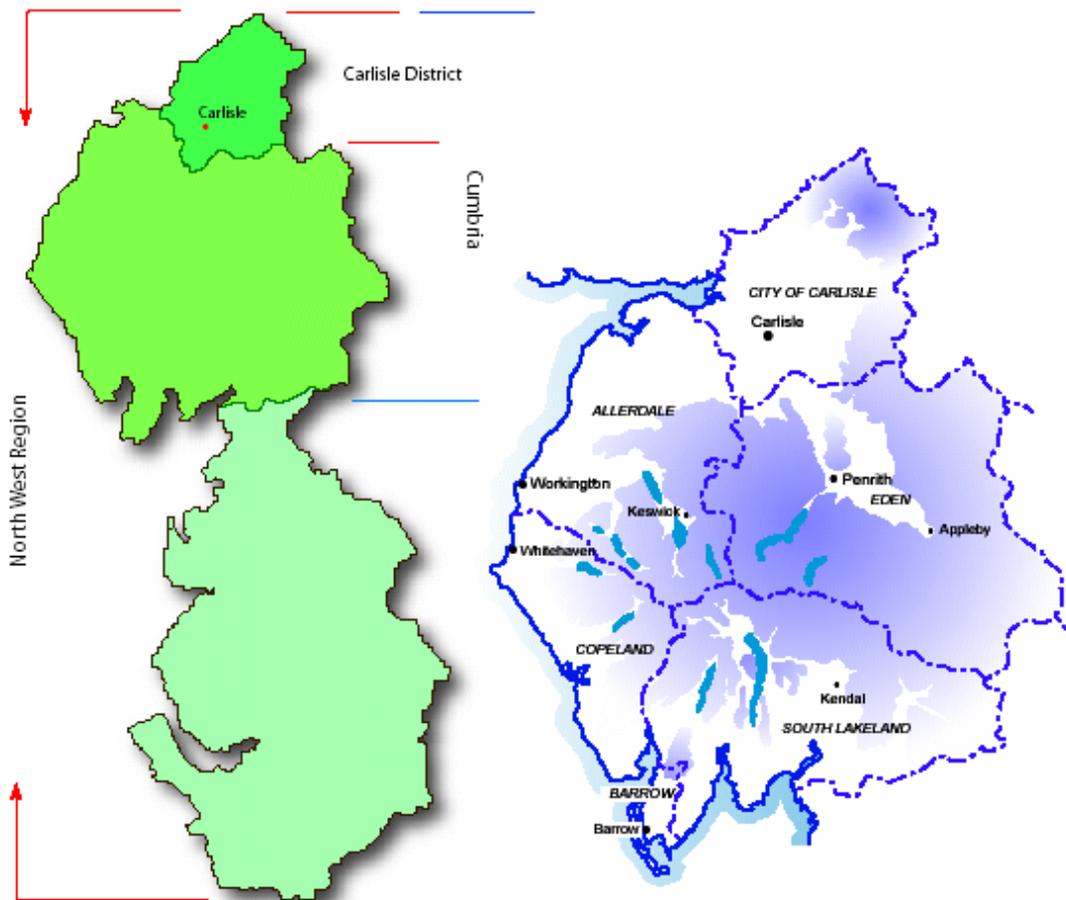
---

This annual monitoring report for Carlisle City Council covers the period 1<sup>st</sup> April 2011 – 31<sup>st</sup> March 2012. It is the eighth Annual Monitoring Report under the provisions of Section 35 of the Planning and Compulsory Purchase Act 2004 and Regulation 48 of the Town and Country Planning (Local Development) (England) Regulations 2004.

In March 2011 Communities and Local Government announced that in light of the forthcoming Localism Bill that guidance to local plan monitoring was being withdrawn. This included the Regional Spatial Strategy and Local Development Framework: Core Output Indicators – Updated 2/2008 (CLG, 2008). It is now a matter for each council to decide what is included in their monitoring reports whilst ensuring that they are prepared in accordance with relevant UK and EU legislation.

The Localism Act received Royal Assent on 15<sup>th</sup> November 2011 and amended the wording by removing reference to 'annual', enabling reports to be produced at a frequency appropriate to the authority providing they are no more than one year apart. Carlisle City council have elected to continue to produce the monitoring report annually.

The North West of England Plan, Regional Spatial Strategy to 2021 (RSS) was issued in September 2008. RSS and the "Saved" Policies of the Cumbria and Lake District Joint Structure Plan set the regional and strategic planning context for Carlisle and currently form part of the Development Plan. These remain in force until planning changes from the Localism Act are enacted. It is still the intention of the government to abolish RSS but prior to this they need to undertake Environmental Impact Assessments of Regional Guidance and the consultation for the North West is expected this December 2012.



The diverse nature of the district brings its own challenges in planning for a sustainable future. The district's population was 107,500 as of the 2011 Census, an increase of 6.7% since 2001 Census (100,739). The district now has a density of 103.4 persons per sq kilometre which is an increase of 6.5 persons from the 2001 Census. The percentage of the population that live within the City of Carlisle is not expected to deviate greatly from the 2001 Census figure of 48%, but this information is not due to be released until next year.

The District of Carlisle is categorised as a "Significant Rural" District by the Department for Environment, Food and Rural Affairs which is defined as districts with between 26 and 50 per cent of their population living in rural settlements and larger market towns.

If Carlisle is to fulfil the ambitions of creating sustainable communities including the retention of younger people and encouraging economic growth it will need to ensure infrastructure and housing is adequate for population growth. During 2006, the 2003 based household population projections were released (Source: ONS) which revealed an increase in household growth for the North West. In particular this indicates a greater growth than originally forecast for Cumbria. This would be supported through the strengthening of Carlisle's role in the North West. Population estimates currently indicate a population of 104,500 in 2010 which is a reduction from 104,700 in 2009. (Source: NOMIS)

**The Census 2011 revealed a higher population than the mid year an estimate, but further data is awaited in order to re-assess the population profile and the impact on the economy and services.**

Since the monitoring year much work has been done regarding the future economy of Cumbria and the role of Carlisle in driving forward economic growth. As part of developing that strategy it has become clear that Carlisle will have to grow at a rate greater than past trends in population if it is to succeed.

On the 11 January 2011 the City Council adopted the Sustainable Community Strategy Carlisle Community Plan 2011-16 as part of the City Council's policy framework. This is Carlisle Partnership's (LSP) Strategy, the Partnership being made up of 80 or so organisations which have a stake in the area and improving the quality of life of the residents of Carlisle and the success of our City.

The four priorities within the Community Plan are:

**Delivering Healthy Communities** - enabling positive lifestyle choices for all and closing the gaps in health inequalities

**Delivering Economic Growth** – Economic development, regeneration, business and employment opportunities

**Delivering Safer and Stronger Communities** – reducing crime, accidents and fear of crime fostering community involvement and pride

**Supporting Children and Young People** – Issues in education, training, employment, leisure, health and community integration

The Council's main planning policy document is the Carlisle District Local Plan 2001-16. This adopted Local Plan contains "saved" policies with the exception of DP6 [Carlisle Northern Development Route] and H3 [Residential Density].

The Local Plan contains the following aims and objectives:

The main aims of the sustainable strategy are:

1. to develop Carlisle's sub-regional role for employment, shopping, leisure and services without making excessive demands on resources, or being incompatible with the environment in which we live; and
2. to balance the need for economic growth with the need to protect and enhance the quality of the environment; and
3. to meet local housing needs; and
4. to resolve conflict between pressure for an improved transport network, and the need to encourage a reduction in vehicular movements within and around the City; and
5. to encourage appropriate forms of tourism development and rural enterprise; and
6. to promote opportunities for the rural area to create job opportunities and maintain local facilities; and
7. to minimise the dangers of pollution without obstructing economic growth; and
8. to avoid harm to the health of residents.

The achievement of these aims is vital if a sound economy and safe healthy environment is to be passed on to the next generation. The land use planning system will be the main mechanism to achieve the above aims and objectives, through the following measures:

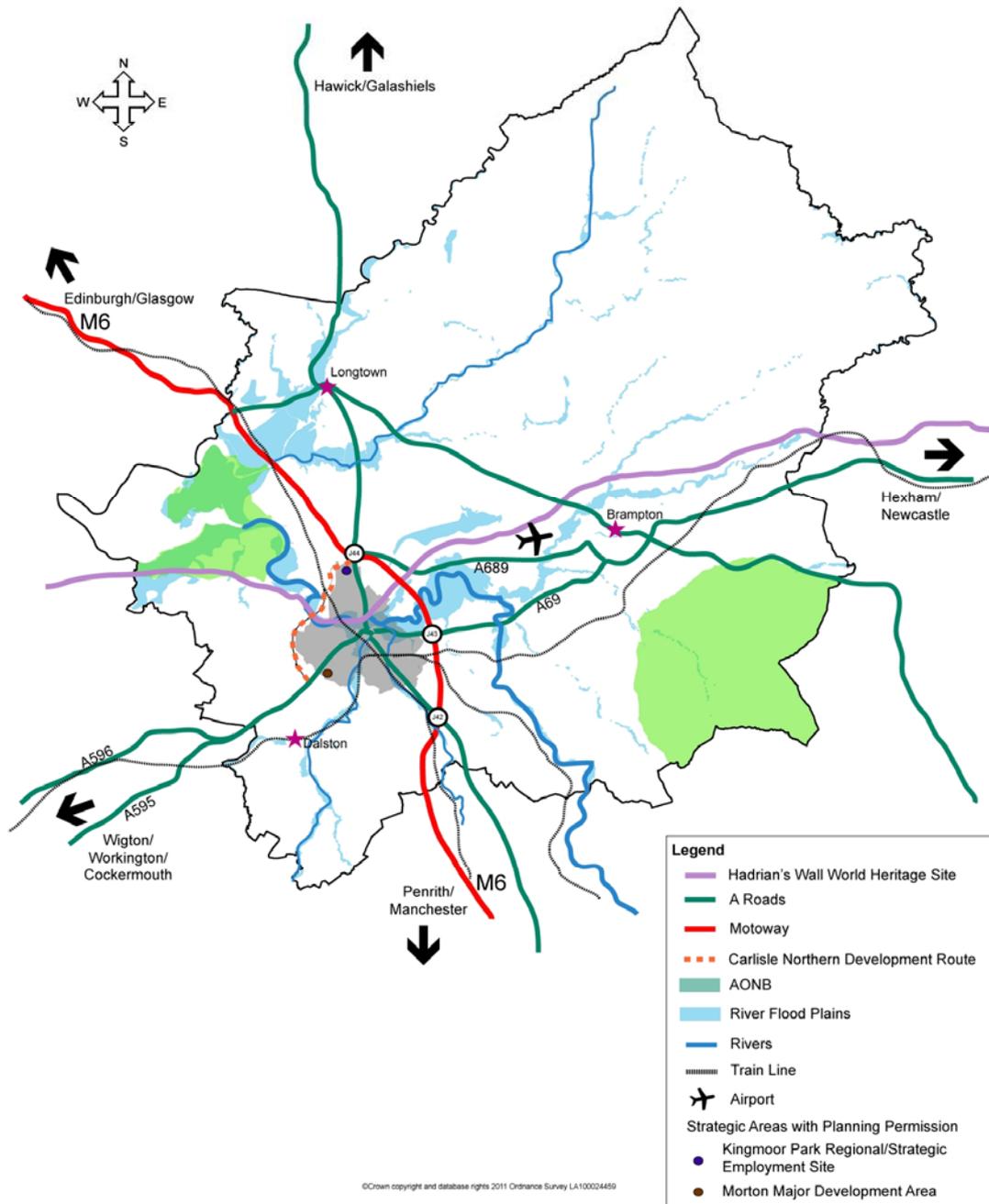
1. allocating sufficient land to meet employment, housing and other needs of the population, primarily within the existing built up area focussing on previously developed land;

- 2.** integrating land use and transport planning to improve transport efficiency, reduce the need to travel, encourage greater use of public transport and encourage cycling and walking;
- 3.** local partnerships, with the City Council setting objectives and targets, and involving the local community in determining local priorities, including affordable housing, and environmental priorities, and providing opportunities for practical action;
- 4.** environmental assessment of all major development projects that are likely to have significant environmental effects;
- 5.** monitoring the effectiveness of planning policies in delivering the objectives of sustainable development;
- 6.** promotion of environmental protection and enhancement, including measures to protect, replace, if lost or damaged and enhance public open space and wildlife habitats, and pursuing such measures as recycling initiatives.

All these above objectives are taken into account in this report, which particularly relates to point 5, monitoring.

The objectives of ensuring economic growth and protection of a high quality environment can bring a dichotomy. Carlisle has a Regional Investment Site seeking inward investment and a historic City set in a landscape ranging from the Solway Coast to the North Pennines each protected as Areas of Outstanding Natural Beauty. The Challenge is to ensure that economic growth and the environment benefit each other.

# ABOUT CARLISLE DISTRICT



## Characteristics

The District of Carlisle covers an area of approximately 1,042 sq km and is situated in the far north of the County of Cumbria, bounded by the Scottish border to the north and Northumberland to the east. The City of Carlisle forms the principal urban area and lies within the south western part of the District. The remainder of the District is predominantly rural in nature, with the exception of the Key Service Centres of Longtown to the north and Brampton to the east, and a number of smaller villages classed as Local Service Centres which are scattered predominantly to the west and east of the city.

**Landscape** - The District has an attractive and varied landscape which includes two Areas of Outstanding Natural Beauty (AONB), (Solway Coast and the North Pennines) as well as four main rivers the Eden, Caldew, Petteril and Lyne, and many becks and burns. The North Pennines AONB is also a European geopark. The River Eden and its tributaries are of international importance for their biodiversity, being designated as both a Site of Special Scientific Interest (SSSI) and a Special Area of Conservation (SAC). Carlisle has a range of other sites of European nature conservation importance including the Upper Solway Flats and Marshes Ramsar site and Special Protection Area (SPA), the Solway Firth (SAC), the Irthinghead Ramsar site and the North Pennine Moors Special Protection Area (SPA). These form part of a network of internationally important wildlife sites within the European Union known as Natura 2000, and is the largest network of protected areas in the world.

**Key Species** - the District is home to many rare and endangered species such as the red squirrel, great crested newt and otters, as well as habitats such as lowland raised bogs, blanket bogs and upland hay meadows.

**Open Space** – there is approximately 455 ha of public open space, which ranges from amenity open space (land which is recognised as making a contribution to the visual amenity and enjoyment of an area), to natural/semi natural greenspace, parks/gardens, allotments, play areas and outdoor sports facilities. Within the centre of the city, and located immediately next to the River Eden are two linked and important urban parks, Rickerby Park and Bitts Park. Rickerby Park is a natural park with mature trees and grazed by sheep and cattle. Bitts Park has a more formal layout with landscaped beds and trees, together with playing pitches, children's play area and tennis courts etc.

**Heritage** - there is a rich heritage within the district. There are Roman influences from AD72 and the erection of Hadrian's Wall which is now a World Heritage site which crosses the district from Gilsland in the East to Burgh by Sands in the West.

The Normans in the 11<sup>th</sup> Century who first built a wooden Castle on the site of a Roman Fort which was later rebuilt in stone. Then in the 12<sup>th</sup> Century the city walls were erected with 3 gates being established - Scotch Gate, Irish Gate and English Gate. In 1122 Carlisle Cathedral was established but in 1645 the West Nave was demolished in order to rebuild part of the City Walls. In 1158 the city received a Royal Charter permitting weekly markets and the Great Fair in August and around 1166 the Augustinian Priory at Lanercost was established.

The Guildhall is a reminder of the medieval influence in the City and the Tithe Barn was built in the 15<sup>th</sup> Century. The Jacobean heritage can be found in Old Tullie House which was built in 1689. The building had been extended over the years and

now houses an extensive art collection and museum with the latest addition of the 'Roman Frontier Gallery' which was opened in June 2011.

As a result of these influences the historic core of the City includes Carlisle Castle, Tullie House Museum, Carlisle Cathedral precinct, the City Walls, The Courts, the Market Cross, the Old Town Hall and the Guildhall (most are wholly and some partially Grade 1 Listed Buildings) and there are there are approximately another 1550 Listed Buildings plus 19 Conservation Areas including areas within the City, Brampton, Longtown and Dalston as well as some of the smaller villages.

## Population

Population data collated from the 2011 Census, released in July 2012, showed that the usual resident population of the District had risen by 6.7% since 2001 to 107,500. Whilst the rate was slower than in England and Wales it was the highest in Cumbria. These figures are 3,000 higher than the Mid Year Figure issued by ONS which stood at 104,500 as at 2010 and this trend has been reflected across the country

Research has been made, and a document produced about the discrepancies and initial findings are that around 45% may be attributed to an assumed shortfall in the 2001 census data with the remaining 55% being attributed to an underestimation of net migration. However within the document reference is made to University Students and that the internal migration methodology will be reviewed in light the discrepancies found. This may be part of the anomaly for the District as The University of Cumbria was only established in 2007 and this change may not have been reflected in the population estimates since 2001.

This may have a bearing on statistics when considering those as a percentage of population, but it will take further releases to be able to identify any effect this may have on trends.

It highlighted that compared to Cumbria, Carlisle has a comparatively young age profile with a lower proportions of residents in all the categories above the age of 49 and higher within the 0 – 14, 15 – 29 and 30 – 34 age groups.

Density has increased by 6.5 to 103.4 people per square kilometre since the last census.

Ethnic minorities within the District account for 5.6% of the population which is more than double the 2001 figure of 2.2%. In the same time period the figures for Cumbria have also increased from 2% to 4.9%.

## Infrastructure

**Road** - the M6 motorway runs through the District linking the City of Carlisle to southwest Scotland, Northwest England and beyond. Carlisle benefits from three motorway junctions at Carleton (J42), Rosehill (J43) and Kingstown (J44). The Carlisle Northern Development Route (CNDR) was opened two months ahead of schedule on 14 February 2012, and has lessened the journey times by providing a western link to the M6 at junction 44.

From Carlisle City is well serviced with 'A' roads including the A69 which links the District to Newcastle in the North East, the A7 to the Scottish Borders to Edinburgh and the A595 to Workington and Cockermouth on the West Coast of Cumbria.

**Rail** – Carlisle's historic Citadel Station, designed by Sir William Tite and opened in 1847, reflects the rich heritage of this important hub on the national rail network. Today there are 4 main routes in and out of Carlisle. The most important is the West Coast Main Line which provides a north/south high speed rail link. The franchise for the West Coast Mainline was due to be renewed this year. However after a legal challenge by Virgin Rail who initially lost the franchise to First Rail, the ruling was overturned after the discovery of discrepancies in the tender process. In the short term Virgin Rail will continue to operate the route.

Cutting across the country is the Tyne Valley Line, the earliest cross-country railway in the UK, linking Carlisle with Newcastle and Sunderland in the North East and the scenic Cumbrian Coastal Railway serves many stations along the West Cumbria coast including Whitehaven and Barrow-in-Furness.

The most spectacular of all is the Settle to Carlisle Railway, running through the heart of the Eden Valley and the Yorkshire Dales over 20 viaducts including the one at Wetheral within the district and through 14 tunnels to end its journey at Leeds. This line is not only important for tourists, but commuters and freight too.

It is not only the City that benefits from a railway station, but the Key Service Centre of Brampton and the Local Service Centres of Dalston and Wetheral too.

**Cycleways** - The vision is to create a virtually traffic-free north-south route across the city to complement the existing east-west Hadrian's Cycleway. The route will run from Parkhouse Road in the north down through the Kingmoor Park nature reserves, across the River Eden, and follow the River Caldew to the existing Caldew Cycleway, and turn east into Currock via a new approach ramp to the existing crossing of the Carlisle-Barrow railway.

Four major projects were required to complete the continuous cycleway across the city, being: Denton Holme; Currock Bridge Ramp, Castle Way ramp and approach path and a new Eden Crossing from the Sheepmount to Stanwix.

Denton Holme was partially completed when the flood defences were installed and now the final links making it possible to cycle (or walk) from Viaduct Estate Road, Carlisle to Dalston Town Centre entirely traffic free except for a short stretch of access road to the Stead McAlpin factory in Cummersdale are currently being made through Section 106 commitments.

The Castle Way ramp is being financed through Section 106 and is the process of being implemented as the Sainsbury's supermarket development in Caldewgate commenced at the beginning of 2012. However due to floods in July 2012 the design has had to be changed at the request of the Environment Agency. Construction of the ramp will bring to the end the creation of 2,000m of new cycle route built over the past three years, from the new River Caldew bridge crossing from Bousteads Grassing to Bridge Street which follows the route of the River Caldew's west bank, through Denton Holme, under Nelson Bridge before crossing the Caldew and running against Lower Viaduct Estate.

A joint cycleway and footpath runs along the 8.25 km length of the newly opened Carlisle Northern Development route.

**Green Infrastructure** - includes spaces such as- parks and gardens; amenity green space including play areas, villages green, incidental space, green roof, hedgerows, highways trees and verges, civic spaces; allotments; cemeteries/ churchyards; green corridors - rivers and their banks, cycle routes, public rights of way; national and local nature reserves as well as local wildlife sites and SSSIs; historic landscapes and functional green spaces such as sustainable urban drainage systems.

The Green Infrastructure Study January 2012 identified that 97% of the District is made up of Green Infrastructure (70% within the urban area). It also identified that the current green infrastructure will provide over £25 billion of total benefit in the next 50 years, and managing this asset provides Carlisle with its biggest growth and development opportunity of the next ten years. It established 13 priorities to enable the Council to capitalise on this asset.

The Council's commitment to quality Green Infrastructure is evidenced through the Green Flag Awards. Bitts Park was the first to achieve this status ten years ago (and has been awarded annually thereafter) and now in 2012 eight Green Flags have been awarded. Along the newly opened Carlisle Northern Development Route around 110,000 m<sup>2</sup> of trees and shrubs were planted.

**Broadband** – It was identified from feedback and a Survey undertaken by the Carlisle Parish Councils Association in 2010 that average download speed are an issue especially in the rural areas of the District and even within parts of the city they fall well below the speeds required for next generation broadband. Cumbria's broadband project was given a £6.7m boost after Cumbrian local authorities were awarded money for meeting government targets. The amount of Performance Reward Grant (PRG) given to each local authority depends on how well they have performed or have met their targets. Cumbria's PRG came out on top and will be put towards the Connecting Cumbria broadband project. It is an important boost to the overall fund for rolling out super fast broadband in Cumbria and help match funding from other sources.

During the development of the Connecting Cumbria project it has become very clear that the funding available for the project will not deliver Superfast Broadband to the last "10%" of very remote and hard to reach communities.

With this in mind Cumbria County Council are making a bid to the Rural Community Broadband Fund which, if successful, will enable resources to be targeted to specific rural communities within the 10% of very remote and hard to reach areas (where properties are a significant distance from an exchange but are directly connected. If the bid is successful, funding from the Rural Community Broadband Fund will be ring fenced to these hard to reach areas.

## Economy

Carlisle is a free standing city which is not directly influenced by a major conurbation. It acts as a significant employment base for Cumbria as well as parts of south west Scotland.

Historically the economy of Carlisle was based around easy access to a railway network and the textile industry which has over time declined and been replaced by other forms of manufacturing. A large proportion of Carlisle's working population are still employed in the manufacturing sector. The wholesale/retail trade provides employment for the largest proportion of the workforce. Employment in non-service industries, such as agriculture, manufacturing and construction are all higher than the national average. Tourism is also of major importance as a generator of economic prosperity and employment. However salaries are lower than the regional average and significantly lower than the national average.

The City of Carlisle has a variety of Employment Sites including Regional Investment, Strategic Investment, Business Parks and Local Employment Sites. Within the rural area, Brampton and Longtown act as employment hubs along with Dalston to a lesser extent. All three settlements have industrial estates which provide employment opportunities for people within their locality as well as the wider area.

The Carlisle Employment Land and M6 Corridor Study examined the existing land supply in the District to consider the merits of the existing supply and whether any new supply was needed. The findings raised concerns about quantity, quality and ownership which all had a significant impact on local economic opportunity.

There was recognition that existing industrial estates played an important part in providing for a range of uses all of which are important in supporting Carlisle's economy. In some areas however the quality of that provision had deteriorated due to lack of investment in older stock and the estate development. In others the provision is of new land still being developed such as the allocation at Brunthill, extending Kingmoor Park.

Unfortunately despite the excellent transport links there can still be a perception by businesses from outside the area of remoteness and isolation which may detract from Carlisle's attractiveness as a business location. This is further compounded by a gap in skills partially as a result of poor performance in education and low aspirations as well as a poor level of retention of graduates.

Unemployment as defined by those claiming Job Seekers Allowance in the District is lower than the national and regional average. It has risen in line with National and Regional trends. The number of claimants per unfilled jobcentre vacancy at 3.7 is consistent with the regional and national figure as at October 2012.

Compared to regionally and nationally, Carlisle District has a higher percentage of working age population and of those a higher percentage in employment. It should be noted that a greater percentage of the total employed are part time workers.

The percentage of enterprises that have been established for more than 10 years within the District is significantly higher compared to the North West and England.

## Housing

Housing Stock as of 31 March 2010 was 48,120. Nearly 85% belong to the private sector at 40,694 with the Housing Associations holding a stock of 7,402 and as the local authority housing was transferred to a Housing Association in December 2002 the local authority now only owns 24 properties.

From the 2001 census owner occupation within the district was 71% which was slightly below the Cumbrian percentage of 72% but higher than that of the North West which was 69%. The percentage living in social rented properties were 18%, 16% and 20% with the private rented sector accounting for 8%, 12% and 8% respectively.

A house condition survey undertaken in 2005 and Registered Social Landlord data 2009 identified 27% of the private sector and 12% of the social sector dwellings failed the decency standard in the urban area and 43% and 10% respectively in the rural area.

Housing in Carlisle is generally more affordable in respect of house price/earning ratio at 5% than is the case nationally which is 6.5%. However variations in average house prices across the District identify parts of the rural area where average house prices are in excess of ten times the annual income, creating problems of housing need due to affordability.

Average household as determined from the 2001 census consisted of 2.3 persons within the district and is the same for the County.

A Housing Need and Demand Study has recently been completed which analyses Carlisle's housing market and help ensure that new housing reflects the needs and demands of our residents and will inform the emerging local plan.

The study recognises that housing needs have increased due to the current economic climate. It concludes that there is a shortfall of 708 affordable homes per annum if all households in housing need were to be housed in an affordable home with a secure tenancy. However it does recognise that a substantial proportion of this shortfall can/will be met by the Private Rented Sector. The report presents several scenarios based on changes in population, workforce etc.

## Social

The English Indices of Deprivation 2010<sup>1</sup> (which updated the 2007 indices) Carlisle District is 109<sup>th</sup> out of 326 nationally (with 1 being the highest) with 5 Lower Super Output Areas<sup>2</sup> in the 10% worst nationally which indicates great disparity throughout the district and a slightly worsening position from the 2007 indices (ranked 122<sup>nd</sup> out of 354 nationally).

The Green Infrastructure Study March 2011 further supports the inequality across the District as it identified that the 10 most deprived super output areas of the District have on average 27% less green infrastructure cover than the 10 least deprived.

---

<sup>1</sup> <http://www.communities.gov.uk/publications/corporate/statistics/indices2010>

<sup>2</sup> **Lower Super Output Areas** – are homogenous small areas of relatively even size (around 1,500 people) of which there are 32,482 in England.

## Health

Carlisle has Healthy City status, meaning that it is conscious of health and is striving to improve it. The health of people in Carlisle is varied with men in the least deprived areas living seven years longer than those in the most deprived areas.

Several initiatives have been introduced to promote health awareness. Some of the indicators are worse than the national average, whilst others are significantly better. However death rates from all causes and early death rates from cancer and circulatory diseases being consistently above the England average.

## Education

### Post 11 years

Over the last few years significant changes and investment have been made which has resulted in all post eleven education in the city which were managed by the County Council now have Academy Status.

**Richard Rose Central Academy** was established at Lismore Street which was the former site of St Aidans School through an investment of some £30M. Extensive new facilities can now be enjoyed by the students attending the academy. The site is also the location for the Carlisle Youth Zone which was £5 million project which opened in April 2011 to provide the young people of the city a centrally located place to meet.

**Richard Rose Morton Academy** is on the site of Morton School and again the facilities available to the students have been improved through extensive investment.

**North Cumbria Technology College** since its closure was used temporarily by Carlisle College whilst works were being undertaken at the college. They are now looking for consent to demolish the building and the County Council have plans to build a new primary school on the site.

The Richard Rose Central Academy

**Trinity School** has also benefited from £20M investment which started in May 2009 of which Phase 1 mainly comprised of Science labs, Technology, ICT and RS rooms and was completed in September 2010.

In September 2011 Phase 2 was completed to provide new facilities not only for the Art and Music Department (including a recording studio), and for the Modern Languages, Learning Support, Geography and History Departments, but provided a new kitchen and dining hall too.

This coincided with the school obtaining Academy Status and is now a Church of England Academy.

Phase 3 was completed on schedule in April 2012 and provides maths classrooms, gym, the pastoral hub, leadership and administrative offices, plus a new main entrance to the school from Strand Road.

Phase 4, being the final phase which was completed, again on schedule in September 2012 saw another new entrance to match that of phase 3 refurbishment of the English classrooms and the Creighton & Margaret Sewell Halls making the

latter into the main performance hall as it included upgrading of the lighting and sound facilities

**Caldew School, Dalston** has recently benefited from a substantial investment which has transformed the assembly and dining halls, creating a new theatre, dining area, drama studio and music rooms, as well as dramatically changing the frontage of the school.

**William Howard School, Brampton** Since 2008 the school has had to accommodate those pupils that attended Lochinvar School Longtown. As a result works have been done to improve the facilities and most recently alterations have been made to the existing Sixth Form block to form Media/Performance facility/alterations to Library to form Conference Room/alterations to existing Drama Block to form Sixth Form Common Room/Study Areas

The school had plans for a BMX track which were amended to include a skate park. The project was a joint venture between the school and the Parish Council for the benefit of the whole community. Funding for the project came from a Section 106 commuted sums.

### **Further Education**

**Carlisle College** based between Victoria Place and Strand Road is the main provider of further education but also provides education opportunities for students aged over 14 and vocational and skills training for a growing number of young and mature students and is helping to expand the skills base locally.

Significant investment has been made with phase 1 and was completed in May 2009 with a £10.5M investment to replace existing buildings fronting onto Victoria Place.

The Phase 2 development replaced more of the outdated existing buildings. The original investment was expected to be around £30M, but due to the economic downturn the resulting scheme was only £9M.

The college also provides courses in collaboration with the College of the Arts based at Brampton Road Campus of the University of Cumbria.

### **Higher Education**

The University of Cumbria was established August 2007.

The university saw a slight decrease (-3%) in applications from 2011, a year when there was an 'application boom' in the Higher Education marketplace due to the changes in student fees. However, compared to 2010, a much more representative year for applications, the university saw a rise of +2.4% overall.

Proposals for the development of an administrative centre within the City of Carlisle have stalled because of the initial issues the University were experiencing but it is hoped that sometime in the future when the economic climate improves this will be progressed once more.

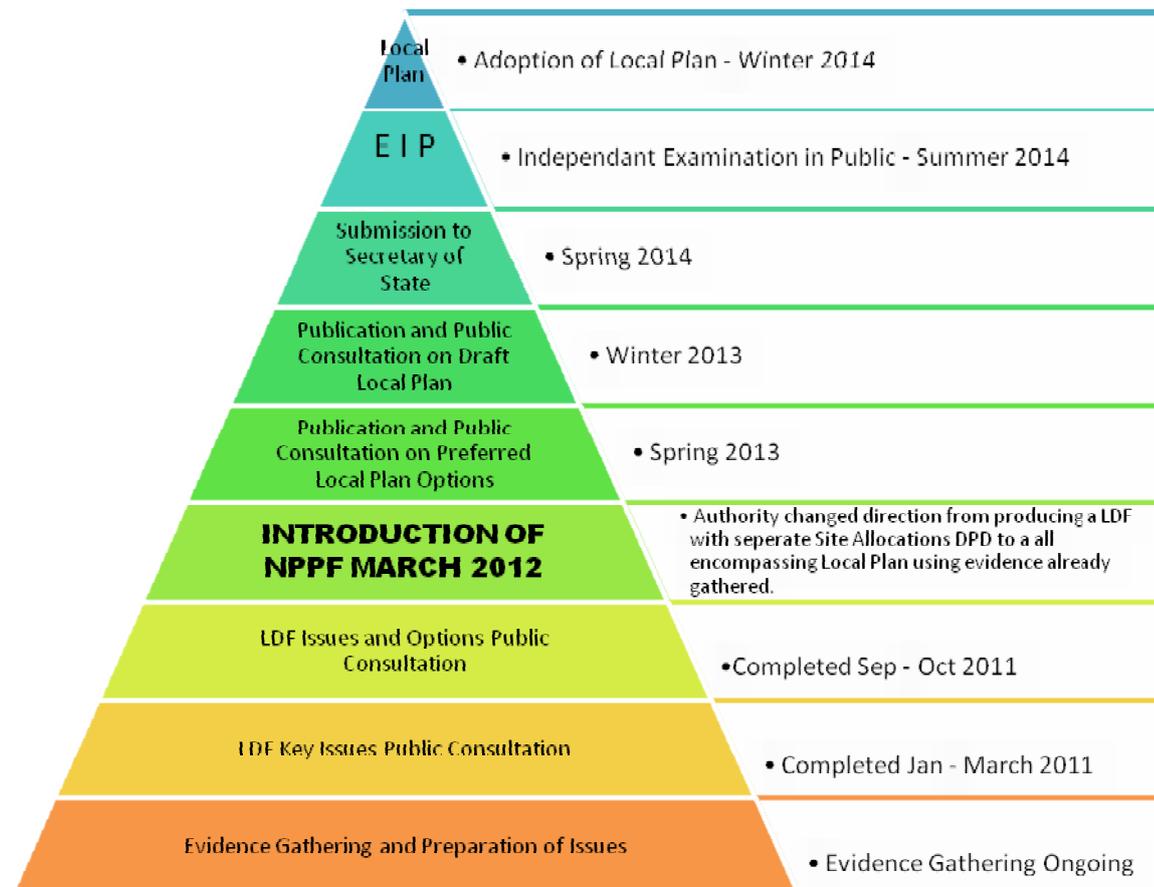
# LOCAL DEVELOPMENT SCHEME IMPLEMENTATION

## The Development Plan

The North West of England Plan, Regional Spatial Strategy to 2021 (RSS) was issued in September 2008. RSS and the “Saved” Policies of the Cumbria and Lake District Joint Structure Plan set the regional and strategic planning context for Carlisle and currently form part of the Development Plan. The Localism Act reinforces the government’s commitment to abolish RSS and is still working to that end.

The Council’s main planning policy document is the Carlisle District Local Plan 2001-16. This adopted Local Plan contains “saved” policies with the exception of DP6 [Carlisle Northern Development Route] and H3 [Residential Density].

Below are the key stages in the production of Carlisle District Local Plan 2016 – 2030. The evidence gathered for the Local Development Framework is still relevant and will form part of the evidence base to the Local Plan.



The Local Plan will incorporate both strategic and development management policies plus land allocations. The Plan will be supported with a series of studies which will provide the evidence base for the policies and allocations.

## Local Plan Evidence Base

NPPF paragraph 158 outlines the need for using a proportionate evidence base. So that the Local Plan is based on adequate, up-to-date and relevant evidence about economic, social and environmental characteristics and prospects of the area. It goes on to say that local planning authorities should ensure that their assessments of and strategies for housing, employment and other uses are integrated, and that they take full account of relevant market and economic signals.

The current evidence base is as follows:

### Housing

#### **Carlisle City Council Housing Need and Demand Study** – November 2011

A study by GL Hearn & JG Consulting to assess need in the Carlisle District.

#### **Strategic Housing Land Availability Assessment**

Aims to identify sufficient specific sites with potential to meet housing requirements up to and beyond the whole 15 year plan period.

#### **Housing Land Study**

City Council's position on current sites which will deliver housing over the next five years.

#### **Cumbria Gypsy and Traveller Accommodation Needs Assessment** – May 2008

Commissioned by Cumbria County Council in response to Government legislation on behalf of all the Local Authorities in Cumbria.

### Employment

#### **Employment Land Review** – June 2010

A qualitative and quantitative study of employment land availability and use across the District.

### Built and Natural Environment

#### **Strategic Flood Risk Assessment** – November 2011

Identifying those areas of the District which are at risk of flooding

#### **Green Infrastructure Study** – Jan 2012

An analysis of existing Green Infrastructure throughout the District and action plan to capitalise on the assets.

#### **Cumbria Landscape Character Guidance and Toolkit** – March 2011

It maps and describes the character of different landscape types across the county and provides guidance to help maintain their distinctiveness.

### Retail

#### **Retail Study 2012** – October 2012

An assessment of retail capacity in the Carlisle District

## Renewable Energy

### **The Cumbria Renewable Energy Capacity and Deployment Study (2011) – August 2011**

An assessment of the renewable energy potential across Cumbria.

### **The following studies are yet to be completed/updated:**

- Affordable Housing Economic Viability Assessment – *Commissioned*
- Update to the Gypsy and Traveller Accommodation Needs Assessment – *County Council to commission this work.*
- Infrastructure Delivery Plan
- Masterplanning to accompany Strategic allocations
- City Centre Masterplan
- Health Action Plan
- Water Cycle Study
- Statement of Community Involvement
- Health Impact Assessment
- Visual Impact of Vertical Structures - *County Council to commission this work*

### **SPD's Adopted –2011 - 2012**

None

### **Other SPD's and Documents/Studies being undertaken**

#### **Caldewgate/Shaddongate/Willowholme Area SPD**

In light of recent development and public realm works to be commissioned within the area, this document will no longer be progressed.

A Review of **Botchergate Conservation Area** including an appraisal and a management plan.

#### **Planning Obligations SPD**

Currently being reviewed.

## Duty to Co-operate

Prior to the adoption of the Local Plan it is subject to and Examination in Public at which the 'soundness' of the Plan is judged by the Planning Inspectorate. Local Authorities therefore need to demonstrate effective co-operation and outcomes from such co-operation and should be evidenced by an annual report on the effectiveness of section 110 of the Localism Act in respect of development plans which will ensure greater transparency.

The 'Duty to Co-operate' as set out in The Localism Act 2011 Section 110 states that it applies to all Local Planning Authorities (LPAs), National Park Authorities and County Councils in England, and to the following bodies: (relevant to this District) Environment Agency, Historic Buildings and Monuments Commission for England, Natural England, Civil Aviation Authority, Homes and Communities Agency, Primary Care Trust, Office of the Rail Regulator, Highways Agency, Highways Authority.

**The duty:** relates to sustainable development or the use of land that would have a significant impact on at least two LPA areas or on a planning matter that falls within the remit of a County Council;

- requires that LPAs set out planning policies to address such matters;
- requires that LPAs and public bodies 'engage constructively, actively and on an ongoing basis' to develop strategic policies.

Paragraph 178 of the NPPF states that public bodies have a duty to cooperate on planning issues that cross administrative boundaries, particularly those which relate to the **strategic priorities** set out in paragraph 156, as follows:

- homes and jobs needed in the area;
- the provision of retail, leisure and other commercial development;
- the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk, and coastal change management, and the provision of minerals and energy, (including heat);
- the provision of health, security, community and cultural infrastructure and other local facilities;
- climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.

### **Co-operation to date**

Carlisle City Council is undertaking a wide range of engagement and discussion with relevant local authorities and public organisations to ensure that there has been in the past, and will be in the future a high level of cooperation in the plan making process.

Further details on particular aspects of joint working are provided below.

### **Cross boundary working groups**

The Planning Policy team participates in regular Development Plan Officer working groups (DPOG) that involve all authorities in Cumbria, as well as the Lake District National Park Authority. These meetings include discussion of best practice and common pitfalls on the following:

- strategic issues that affect more than one local authority. These include issues such as transport, waste, landscape, wind turbines, strategic development sites and gypsies and travellers;
- infrastructure needs, working together to contact service providers to inform the production of Infrastructure Delivery Plan;
- Community Infrastructure Levy (CIL) – working together to commission a study into the viability of implementing CIL and to share information regarding CIL and infrastructure delivery plans;

### **Other Partnerships**

Within Carlisle City Council boundary are two Areas of Outstanding Natural Beauty (AONBs), the North Pennines and the Solway Coast. These are landscapes of national importance, and cross our boundaries into neighbouring authority areas. Both AONBs are managed on a partnership basis, (the North Pennines Partnership and the Solway Coast AONB Partnership).

The Countryside and Rights of Way Act 2000 places a statutory duty on LPAs to act jointly to produce management plans for AONBs within their boundaries. LPAs

must also have due regard to the purpose of AONB designation in the carrying out of their functions.

### **Meetings to date**

Meetings have taken place with the following LPAs and other bodies to date:

Cumbria County Council (Education, Highways and Spatial Planning) 23/05/12;  
Northumberland County Council – 27/09/12;  
Durham County Council – 27/09/12;  
Allerdale Borough Council – 01/12/12;  
Eden District Council – 07/11/12;  
Dumfries and Galloway Council – 21/11/12.  
Environment Agency – 11/15/12  
United Utilities – 07/09/12

The meetings have focused on the common strategic issues in both policy and infrastructure terms that cross administrative boundaries, and whether they would merit a joint policy approach. The following themes have arisen following these discussions:

- AONBs;
- travellers;
- Hadrian's Wall World Heritage Site;
- strategic Housing Allocations;
- secondary school capacity;
- University of Cumbria;
- wind turbines;
- River Eden site of European Importance (SAC);
- the need to spatially map any joint boundary infrastructure.

### **Outcomes**

- Joint policy development with Northumberland, Allerdale and Copeland on protection of Hadrian's Wall World Heritage site;
- Joint policy development with Northumberland and Durham, to guide development in the North Pennines AONB;
- Joint policy development with Allerdale and County to guide development in the Solway Coast AONB;
- Joint evidence base with all Cumbrian Districts, to be coordinated by the County Council, for travellers accommodation needs;
- Future engagement with the University of Cumbria needed to address their future needs. The university has a campus in Allerdale District and links with a campus in Eden District.

# ECONOMY AND BUSINESS DEVELOPMENT

---

## OBJECTIVES/AIMS

- *To develop Carlisle's sub-regional role for employment, shopping, leisure and services in accordance with the Structure Plan without making excessive demands on resources, or being incompatible with the environment in which we live.*
- *To encourage appropriate forms of tourism development and rural enterprise.*
- *To promote opportunities for the Rural Area, in particular the remoter rural areas of the District through policies to create job opportunities and maintain local facilities.*
- *To minimise the dangers of pollution without obstructing economic growth.*

## TARGET

- *Allocating sufficient land to meet employment, housing and other needs of the population, primarily within the built up area.*

## ECONOMY

Historically the economy of Carlisle was based around the textile industry which has over time declined and been replaced by other forms of manufacturing. A large proportion of Carlisle's working population today are still employed in the manufacturing sector however wholesale/ retail provide employment for the largest proportion of the workforce. Employment in non-service industries, such as agriculture, manufacturing and construction are all higher than the national average.

Whilst Carlisle benefits from good connections to the M6 as well as being situated on the West Coast mainline, there can still be a perception by businesses from outside the area of remoteness and isolation which may detract from Carlisle's attractiveness as a business location. This is further compounded by a gap in skills partially as a result of poor performance in education and low aspirations as well as a poor level of retention of graduates.

Within the rural area Brampton and Longtown act as employment hubs along with Dalston to a lesser extent. All three settlements have industrial estates which provide employment opportunities for people within their locality as well as the wider area.

The following data evidences the position within Carlisle City District with regard to employment.

## Demographics

### Population (2011)

	Carlisle	Cumbria	North West	England & Wales
All	107,524	499,858	7,056,000	52,041,916
Age 16 – 64	69,145	313,470	4,566,474	36,273,707
% Age 16 - 64	64.2	62.7	64.6	64.7

Source NOMIS /2011 Census

Data released from the 2011 Census was significantly higher than the Mid Year 2010 estimate released by the Office for National Statistics. This is a trend that has been reflected nationally and reference to the research and possible affect on data is made in the introductory chapter "About Carlisle District".

### Educational Standards

The information below shows that educational standards within the district are mixed. School leavers obtaining 5 GCSE's at A\* to C including English and Maths is lower than the regional and national achievements. However the 'gap' between girls and boys is slightly less than both regionally and nationally. Reference is made within the introductory chapter "About Carlisle District" which details the recent activity within the education sector especially in the post 11 age group and Further Education.

When taking the educational levels of adults over the last ten years there has been an improvement at the NVQ Level 3 or higher at 11.5 percentage points. The percentage of population having this level of education is now on an equivalent footing with both national and regional percentages. However this level of improvement has not been reflected at NVQ Level 2 and NVQ Level 4. Despite the lower percentage point improvement at NVQ Level 2, the overall percentage having this level of education is still slightly higher than the regional and national percentages.

Whilst it is pleasing to see that the percentage of population with no qualifications has decreased more percentage points since 2008 than nationally, Carlisle still has a higher percentage of population with no qualifications and did increase slightly from 2010 to 2011.

### Pupils at end of Key Stage 4 achieving 5+ A\* - C grades including English and Mathematics (September 2010 to August 2011)

	All pupils %	Boys %	Girls%
<b>Carlisle</b>	52.5	49	56
<b>North West</b>	58.4	54.9	62.0
<b>England</b>	58.2	54.6	61.9

Source: ONS Profiles - Sub Source: Department for Education

### Qualification Levels (male aged 19 – 64, female ages 19 – 59)

	NVQ level 4 or higher			NVQ Level 3 or higher			NVQ Level 2 or higher		
	2001%	2010%	Diff	2001%	2010%	Diff	2001%	2010%	Diff
<b>Carlisle</b>	24.3	30.9	6.6	41.4	52.9	11.5	65.2	73.0	7.8
<b>North West</b>	22.5	31.0	8.5	41.9	51.3	9.4	62.3	72.0	9.7
<b>England</b>	25.0	33.5	8.5	43.6	52.7	9.1	63.9	72.7	8.8

Source: ONS Profiles

### Population Aged 16 – 64 with no Qualifications

	2008		2009		2010		2011		Diff pp
	No	%	No	%	No	%	No	%	
<b>Carlisle</b>	9,900	14.9	7,400	11.3	7,400	11.0	7,500	11.2	-3.7
<b>North West</b>	No Data available								
<b>England</b>		13.3		12.1		11.1		10.4	-2.9

Source: ONS Profiles

## EMPLOYMENT

The information below gives a brief snap shop of the makeup those in employment and unemployment compared to that regionally and nationally.

### Labour Supply

Jan 2010 – Dec 2010	Carlisle	Carlisle %	North West %	Great Britain %
Economically Active	57,200	81.9	74.9	76.2
In Employment	52,300	74.6	68.8	70.3
Employees	43,200	63.1	60.3	60.8
Self Employed	8,200	10.6	8.0	9.1
Unemployed	3,500	6.3	8.0	7.7
July 2011 – June 2012				
Economically Active	56,100	82.2	75.3	76.6
In Employment	52,000	76.2	68.5	70.3
Employees	44,500	65.7	59.9	60.3
Self Employed	7,000	9.7	8.2	9.5
Unemployed	3,800	6.8	8.8	8.1

Source: NOMIS

There is a higher percentage of economically active persons and has increases more relatively within the District than both nationally and regionally. The percentage of these that are in employment has increased, which is in contrast to the reduction seen regionally and nationally. Whilst the percentage of unemployed has risen, it is at a slower pace than the comparative indicators.

### Public and Private Sector Employees (2011)

	Full time employees			Part time employees			Total employees		
	Public %	Pte %	All %	Public %	Pte %	All %	Public %	Pte %	All %
Carlisle	12.5	52.0	64.5	9.6	25.8	35.5	22.2	77.8	100
North West	14.1	53.8	67.9	8.7	23.5	31.1	22.7	77.3	100
England	12.5	55.1	67.6	8.0	24.3	32.4	20.5	79.5	100

Source: ONS Profiles

In Carlisle 22.2% of total employees are employed in the public sector which is lower than the regional figure, but higher than nationally. The private sector accounts for 77.8% of total employees which is higher than regionally, but lower than nationally.

The table also highlights the higher percentage of part time workers not only in the public sector, but in the private sector than both regionally and nationally.

The following tables show employees by sector and the changes between 2008 and 2011. Percentage variances across the sectors within the District range from 93.4% in the agriculture sector to minus 46.1 in the mining sector.

## Business Register and Employment Survey - Employees in Employment

	Carlisle			Cumbria			North West			Great Britain		
	2008 %	2011%	Change	2008 %	2011%	Change	2008%	2011 %	Change	2008 %	2011 %	Change
Agriculture	0.1	0.3	<b>93.4</b>	0.3	0.4	<b>11.3</b>	1.3	1.2	<b>-9.2</b>	1.8	1.7	<b>-5.8</b>
Mining	0.8	0.5	<b>-46.1</b>	1.2	1.1	<b>-14.6</b>	0.9	1.1	<b>21.4</b>	1.0	1.3	<b>16.5</b>
Manufacturing	11.0	10.8	<b>-7.5</b>	15.7	16.3	<b>2.1</b>	10.7	10.6	<b>-3.4</b>	9.1	8.5	<b>-9.2</b>
Construction	6.4	5.5	<b>-18.3</b>	6.8	6.3	<b>-8.4</b>	6.0	5.2	<b>-15.9</b>	5.5	4.8	<b>-14.6</b>
Motor Trades	3.4	3.2	<b>-10.7</b>	2.1	2.1	<b>-7.1</b>	1.7	1.6	<b>-12.8</b>	1.8	1.8	<b>-3.9</b>
Wholesale	3.8	4.6	<b>13.5</b>	2.8	3.1	<b>8.7</b>	4.2	4.3	<b>-0.3</b>	4.2	4.0	<b>-6.3</b>
Retail	13.1	12.8	<b>-8.3</b>	12.4	12.1	<b>-4.2</b>	10.6	10.5	<b>-4.0</b>	10.3	10.3	<b>-3.1</b>
Transport & Storage	7.6	8.0	<b>-0.7</b>	4.4	4.3	<b>-3.2</b>	4.7	4.3	<b>-11.7</b>	4.6	4.5	<b>-3.4</b>
Accommodation & Food	6.5	7.4	<b>7.3</b>	1.8	11.8	<b>8.2</b>	6.7	6.9	<b>0.2</b>	6.8	6.8	<b>-3.0</b>
Information & Communication	2.1	1.7	<b>-25.5</b>	1.5	1.4	<b>-12.8</b>	2.8	2.8	<b>-1.3</b>	3.8	3.8	<b>-1.7</b>
Financial	1.9	1.8	<b>-10.3</b>	1.3	1.2	<b>-6.5</b>	3.5	3.4	<b>-5.6</b>	4.0	3.8	<b>-7.1</b>
Property	2.1	1.4	<b>-36.4</b>	1.6	1.3	<b>-19.2</b>	1.5	1.5	<b>-1.7</b>	1.5	1.7	<b>5.0</b>
Professional	4.3	4.1	<b>-9.3</b>	4.8	4.9	<b>-1.2</b>	6.3	6.9	<b>6.2</b>	7.2	7.5	<b>0.1</b>
Business Administration	5.7	5.0	<b>-17.4</b>	4.5	4.3	<b>-5.3</b>	7.8	7.5	<b>-6.5</b>	8.3	8.0	<b>-6.8</b>
Public admin & defence	5.5	6.9	<b>16.6</b>	4.2	4.8	<b>11.5</b>	5.3	5.3	<b>-3.0</b>	5.0	5.0	<b>-3.8</b>
Education	7.5	7.4	<b>-6.8</b>	8.0	7.5	<b>-7.7</b>	8.8	8.7	<b>-4.3</b>	8.8	9.1	<b>-0.5</b>
Health	13.9	14.8	<b>-0.3</b>	11.9	13.2	<b>9.4</b>	12.9	14.2	<b>7.1</b>	11.7	12.9	<b>6.6</b>
Entertainment, recreation etc	4.3	3.8	<b>-16.6</b>	5.7	4.1	<b>-27.9</b>	4.5	4.1	<b>-11.2</b>	4.6	4.6	<b>-3.0</b>

Source: BRES (excludes farm based agriculture)

The trends are not consistent across the country i.e there has been a decline in the professional sector within the district and to a lesser degree in the County, but has seen the greatest increase regionally but there still has been a slight increase nationally. The increase in Public Administration within the region and Cumbria may be due to the fact that previously outsourced public service contracts have been brought back in-house i.e. County Highways.

### Employment by Occupation – by Soc Group 2000

<b>January – December 2010</b>	<b>Carlisle</b>	<b>Carlisle %</b>	<b>North West %</b>	<b>Great Britain %</b>
<b>1</b> Managers	7,200	13.7	14.4	15.7
<b>2</b> Professional Occupations	6,000	11.5	12.9	14.0
<b>3</b> Associate Professional & Technical	7,100	13.5	13.6	14.7
Sub Total (1 – 3)	20,200	38.7	41.2	44.6
<b>4</b> Administrative & Secretarial	5,700	11.0	11.2	10.8
<b>5</b> Skilled Trades	7,000	13.4	10.1	10.2
Sub Total (4 – 5)	12,700	24.3	21.4	21.1
<b>6</b> Personal Service	4,100	7.9	9.3	9.0
<b>7</b> Sales & customer Service	3,000	5.8	8.2	7.4
Sub Total (6 – 7)	7,200	13.7	17.6	16.5
<b>8</b> Process Plant & Machine Operatives	6,300	12.0	7.6	6.6
<b>9</b> Elementary Occupations	5,900	11.3	12.2	11.1
Sub Total (8 – 9)	12,200	23.3	19.8	17.8
<b>April 2011 – March 2012</b>				
<b>1</b> Managers	3,800	7.0	9.1	10.0
<b>2</b> Professional Occupations	6,700	12.3	17.9	19.2
<b>3</b> Associate Professional & Technical	4,300	7.9	12.6	14.0
Sub Total (1 – 3)	14,800	27.3	39.7	43.4
<b>4</b> Administrative & Secretarial	8,400	15.5	11.9	11.1
<b>5</b> Skilled Trades	7,100	13.1	10.4	10.8
Sub Total (4 – 5)	15,500	28.7	22.3	22.0
<b>6</b> Personal Service	7,000	12.8	10.2	9.1
<b>7</b> Sales & customer Service	4,600	8.4	8.4	8.1
Sub Total (6 – 7)	11,500	21.3	19.1	17.2
<b>8</b> Process Plant & Machine Operatives	5,000	9.2	7.0	6.4
<b>9</b> Elementary Occupations	7,400	13.6	11.9	10.9
Sub Total (8 – 9)	12,300	22.8	19.0	17.4

Source NOMIS

It can be seen from the above table that for the district the percentage fall in the professional bands 1 – 3 at nearly 10% is much greater than the reduction both regionally and nationally but in the 4 – 7 categories has been much higher.

## Earnings by Workplace

2010	Carlisle £	North West £	Great Britain £
<b>Full time Workers</b>	433.1	467.1	500.4
<b>Male</b>	485.8	500.0	540.5
<b>Female</b>	371.9	417.8	438.8
<b>2011</b>			
<b>Full time Workers</b>	416.7	459.5	500.0
<b>Male</b>	477.7	498.7	540.6
<b>Female</b>	374.1	412.4	440.4
<b>2012</b>			
<b>Full time Workers</b>	439.8	469.9	507.6
<b>Male</b>	491.9	505.8	548.1
<b>Female</b>	390.3	420.3	449.0

Source NOMIS (updated - Cumbria Observatory)

The reduction in wages in the District was reflected regionally but not nationally. Whilst wages within the District are still lower than regionally and nationally, they have increase more proportionately.

## UNEMPLOYMENT

As could be seen from the labour supply figures, 6.3% are unemployed as a percentage of economically active persons. This is significantly lower that both the regional and national levels of 8% and 7.7% respectively.

This trend is further confirmed when looking at the figures for those that are claiming Job Seekers Allowance (JSA) which is payable to people under pensionable age who are available for and actively seeking work of at least 40 hours a week.

### Job Seekers Allowance Claimant Rates (Population aged 16 – 64)

	Sep 2007	Sep 2008	Sep 2009	Sep 2010	Sep 2011	Sep 2012
<b>Carlisle</b>	1.5%	1.9%	3.1%	2.8%	3.1%	3.2%
<b>North West</b>	2.4%	2.8%	4.5%	4.0%	4.4%	4.4%
<b>England</b>	2.1%	2.3%	3.9%	3.5%	3.8%	3.8%

Source: ONS Profiles

The number of claimants has more than doubled in the District since 2007 which is more than that nationally and regionally. However the percentage claiming job seekers allowance is still lower.

### Long Term JSA Claimants (October 2012)

	Claiming Over 6 Months				Claiming Over a Year			
	No	Rate	Change		No	Rate	Change	
			Monthly	Annual			Monthly	Annual
Carlisle	900	1.3%	-45	275	490	0.7%	5	260
Cumbria	3,770	1.2%	-100	710	2,255	0.7%	15	1,180
North West	85,740	1.9%	-2,745	10,615	52,540	1.2%	-265	20,620
UK	684,555	1.7%	-22,910	60,730	429,160	1.1%	-1,855	164,280

Source: Cumbria Observatory

Long term JSA claimants have increased as it has both regionally and nationally, but at a lower rate. The trend for the District is reflected in that for Cumbria.

The following table gives a more detailed breakdown of total claimants and the types of benefits that are claimed. Across the full range detailed, Carlisle district continues to have a lower percentage of claimants in total than both regionally and nationally.

### Working Age – Key Benefit Claimants

<b>Nov 2010</b>	<b>Carlisle</b>	<b>Carlisle%</b>	<b>North West %</b>	<b>Great Britain %</b>
Total Claimants	9,480	14.0	17.7	14.5
<b>By Group</b>				
Job Seekers	1,720	2.6	3.8	3.4
ESA & Incapacity Benefits	4,930	7.3	8.7	6.6
Lone Parents	890	1.3	1.9	1.7
Carers	780	1.1	1.4	1.1
Others on income related benefits	290	0.4	0.5	0.5
Disabled	700	1.0	1.2	1.0
Bereaved	170	0.3	0.2	0.2
<b>Feb 2012</b>				
Total Claimants	10,090	15.0	18.2	15.0
<b>By Group</b>				
Job Seekers	2,400	3.6	4.6	4.1
ESA & Incapacity Benefits	4,850	7.2	8.5	6.5
Lone Parents	900	1.3	1.7	1.5
Carers	810	1.2	1.5	1.2
Others on income related benefits	240	0.4	0.5	0.4
Disabled	730	1.1	1.2	1.1
Bereaved	160	0.2	0.2	0.2

Source: NOMIS

### Job Centre Vacancies (October 2012)

	<b>Carlisle</b>	<b>North West</b>	<b>Great Britain</b>
Unfilled jobcentre vacancies (numbers)	758	53,790	398,822
Unfilled jobcentre vacancies per 10,000 population	83	120	102
JSA claimants per unfilled jobcentre vacancy	3.7	3.7	3.7

Source: NOMIS

While Carlisle District has a lower percentage of persons claiming Job Seekers Allowance the number of claimants per unfilled jobcentre vacancy in Carlisle District reflects the regional and national ratio.

## BUSINESS DEVELOPMENT

### GVA per Capita (£)

	East Cumbria	North West	England
2004	14,645	14,994	17,532
2005	15,187	15,571	18,267
2006	15,450	17,433	19,956
2007	16,306	16,967	20,430
2008	17,236	17,263	20,442
2009	17,321 (Carlisle)	16,884	20,341

Source: ONS Profiles/ Cumbria observatory

### Enterprise by Age of Business

March 2010	Carlisle		North West		England	
All VAT and/or PAYE based Enterprises	4,040		204,990		1,797,910	
Less than 2 years old	415	10.3%	30,080	14.7%	266,475	14.8%
2 – 3 years old	505	12.5%	31,170	15.2%	267,220	14.9%
4 – 9 years old	1,105	27.14%	58,370	28.5%	507,770	28.2%
10 or more years	2,015	49.9%	85,370	41.6%	756,45	42.1%
March 2011						
All VAT and/or PAYE based Enterprises	3,945		201,060		1,780,825	
Less than 2 years old	795	20.2%	56,625	28.2%	509,285	28.6%
2 – 3 years old	415	10.5%	22,920	11.4%	200,035	11.2%
4 – 9 years old	870	22.0%	46,280	23.0%	407,175	22.9%
10 or more years	1,865	47.3%	75,235	37.4%	664,330	37.3%

Source: ONS Profiles

The percentage of enterprises that have been established for more than 10 years within the District is significantly higher compared to the North West and England.

Across all the comparators the percentage of businesses less than 2 years old has doubled from March 2010 to 2011.

In Carlisle district the number of business start ups for the first nine months to September 2012 compared to the corresponding period last year was broadly unchanged (-0.4%), according to the latest data from BankSearch. This growth ranks Carlisle at 114 out of the 380 Districts.

### Employment Floorspace and Land

The Council's Employment Land Review (June 2010) indicated that Employment land take up in Carlisle over the previous 5 years accounts for almost half of the take up in Cumbria averaging 9.8 hectares per annum.

Whilst this indicates a higher level of development there is still a need to improve opportunities. Most of Carlisle's available employment premises are unsuited to modern needs due to their size, type and location.

Only 15% of the City's employment sites score well against qualitative factors with 61% falling within a moderate category and 24% within the lower performing category, indicating a need for investment in existing sites to improve the contribution they make to the local economy.

### Employment Floorspace Developed

		B1a	B1b	B1c	B2	B8	Mixed Use	Total
BD1 additional employment floorspace completed - by type (m2)	Gross	0	0	0	135	138	0	273
	Net	-2,354	-97	-471	-456	-4,265	0	-7,643
BD2 employment floorspace completed on previously developed land by type (m2)	Gross	0	0	0	135	138	0	273
	% gross on PDL	n/a	n/a	n/a	100%	100%	n/a	100%
BD3 Employment land available - by type (Ha)	hectares	10.7	inc in B1a	Inc in B1a	0	0	73.49	84.19

Loss of employment floorspace continues to be greater than that developed (the only development has been extensions to existing buildings). Losses include demolitions and changes to non B1, B2, B8 uses i.e. sui generis, retail or housing. The majority of the loss of employment floorspace relates to properties demolished to allow the Sainsbury development to take place in Caldewgate. The biggest individual loss was B8 warehousing (3,965 sq m) along Byron Street which had been vacant for some considerable time so did not involve loss of operational premises and therefore jobs. The demolition of the Council B1 a offices at Bousteads Grassing accounted for a further loss of 2,354 sq m with the staff being re-located to the Civic Centre and the savings made should in fact help to protect jobs at the local authority.

The amount of developable employment land has decreased slightly as adjustments were made as a result of the loss of vacant land which has been incorporated into the Sainsbury development and resulting loss of land at Parkhouse due to the Carlisle Northern Development Route being completed.

## Employment Land Developed/Available

Cumbria and Lake District Structure Plan 2001 – 2016 set out the employment land provision for the district and this was reflected in the Carlisle District Local Plan 2001 – 2016. The requirements are as follows:

	URBAN				RURAL	
	Regional Investment	Strategic	Business Park	Local	Strategic	Local
2001-2006	15 HA	10 HA	5 HA	15 HA	6 HA	5 HA
2001 – 2011	20 HA	10 HA	10 HA	15 HA	6 HA	5 HA
2011 - 2016	15 HA	10 HA	10 HA	15 HA	6 HA	5 HA
<b>TOTAL</b>	<b>50 HA</b>	<b>30 HA</b>	<b>25 HA</b>	<b>45 HA</b>	<b>18 HA</b>	<b>15 HA</b>

In order to meet these requirements within the Carlisle District Local Plan the mechanism was put in place to allocate the following sites for employment use throughout the plan period:

### Urban

Regional Investment Site: 10HA @ Brunthill

Strategic Employment Site: 20HA @ Brunthill

Business Park Site: 12HA @ Morton

Plus additional suggested sites suitable for development

	URBAN				RURAL	
	Regional Investment	Strategic	Business Park	Local	Strategic	Local
Total Requirement	50	30	25	45	18	15
Developed 2001 – 2011	19.8	1.13 (development on Kingmoor sidings removed from plan 2008)	4.69	10.76	0	4.56
Loss of land 2001 – 2011			4 reduction at Morton site			
Developed 2011 - 2012	0	0	0	0	0	0
Loss of land 2011 - 2012	0	0	0	1.97 to Sainsbury & CNDR	0	0
Required as at 31/03/12	30.2	30	16.31	32.27	18	10.44
Available*	43.05	20	10.9	10.81	18	4

\* The available figure excludes suggested development opportunities in the current Carlisle District Local Plan 2001 – 2016.

As these opportunities have not come forward, these development opportunities need to be addressed and will be reviewed through the consultation process for the

Local Plan 2016 – 2030 (see introductory chapter “Local Development Scheme Implementation”).

**Vacancy Rates Vacant Units a % of Total Units on Sites identified in the Local Plan as suitable for employment use.**

Year	Urban	Rural	District
05/06	10%	17%	12%
06/07	12%	18%	14%
07/08	13%	18%	13%
08/09	15%	19%	16%
09/10	16%	18.5%	16.5%
10/11	17%	18.5%	17%
11/12	15%	18%	16%

NB Does include some vacant A1; A3 units etc on Mixed Commercial Sites. Source: Foot Survey

The number of vacant units has decreased slightly which is a trend we hope to see continue.

## RETAIL

Carlisle Retail Study 2012 identifies that the City retains almost 95% convenience expenditure and 70.3% comparison expenditure arising within its immediate catchment. Within this, the city centre achieves high market shares for key individual goods sectors including clothing (86.2%), personal goods (85.1%) and recreational goods (74.2%)

### Convenience

The large out-of centre foodstores serve a wider catchment area extending beyond Carlisle. Sainsbury's Caldewgate (under construction) and the approved Morton district centre scheme in particular should address spatial deficiencies in the west and south of the city (existing Asda and Morrison's to the north of the city; Tesco to the east).

On the basis of commitments and the lack of realistic scope to enhance market share, there is no need for the Council to plan for new foodstore provision.

In terms of wider strategy, the existing district centre allocation for Morton should be retained through the emerging Local Plan in order to provide sufficient policy protection to ensure that the foodstore anchor is delivered. Any additional foodstore proposals which come forward, particularly to the south of the city, should be thoroughly assessed to ensure that the proposal does not undermine the delivery of the Morton store and its trading performance going forward.

### Comparison

The positive performance in quantitative terms does however mask several deficiencies in the city centre offer identified through in the qualitative elements of the study such as:

Most of the mainstream high street retailers trade from small retail units which reduce the fashion product lines and there is a potential demand for 'up-sizing' for existing outlets. However the city centre does lack some of the mid-to-higher range of fashion retailers normally associated with higher order sub-regional centres. This may in part be attributable to a lack of suitable available retail accommodation in the city centre.

Qualitative indicators, identify that the city centre is not achieving its full potential; this is due to existing constraints including its historic core (asset but restricts change / expansion), small retail units and department stores occupying multiple level units.

It is considered that there is realistic potential to improve the market share performance of the city centre in order to better enable it to assume its intended sub-regional role for the wider local area.

The report states that the Council should commission a new masterplan to assess potential opportunity sites in the city centre. If appropriate in-centre sites cannot be identified within deliverable timeframes, edge and thereafter out-of-centre sites should be identified in accordance with the NPPF / PPS4 practice guidance criteria. Until the city centre masterplanning exercise is complete, it is recommended that the Council seek to resist any out-of-centre development comprising high street comparison retail (clothes and fashion in particular). There is a real prospect of out-of-centre retail development generating adverse impacts on city centre in terms of loss of trade, loss of key retail anchors and ultimately planned investment in the city centre should appropriate sites be identified.

### Vacant Shop Units in Carlisle

Year	Floorspace	No of Units
2005	8368	52
2006	8538	51
2007	8898	49
2008	8457	52
2009	10,155	75
2010	7,623	69
2011	7,687	62
2012	7,629	66

Vacant A1 floorspace and units has remained relatively unchanged.

Source: Foot Survey July Annually

At the time of the survey, Chapmans, a large furniture store had closed with a floor area of 1,368 sq m over 3 floors was under refurbishment. Chapmans had ceased trading but the property had changed hands and Dickinsons another furniture store opened in September 2012.

### New Supermarket Development within Carlisle City

**Caldewgate** – 5514 sq m net (3741 sq m net convenience) Sainsbury, opened October 2012.

**St Nicholas Retail Park** – Refurbishment of the store that was Netto and re-opened and is now trading as Asda.

### Supermarket Permissions Granted/Under Construction

**Morton Site** – Outline Permission obtained for a 5574 sq m net (2500 sq m net convenience) supermarket by the council. As this is a City Council owned site, tenders were invited from interested parties in October 2011.

**St Nicholas Retail Park** – Units 4, 5, & 6 being 2,765 sq m net (1,863 sq m net convenience) . No named operator. Revised plans approved in Sep 2012 for the demolition of the Burger King building and to increase the parking on site from 164 to 220 places.

**Viaduct Estate Road** - Tesco have made material start this site on the 3715 sq m (1,932 sq. m. net convenience) supermarket.

### **Out of Town Development**

Parkhouse Retail Park – agreement given to subdivide one unit, adding extra mezzanine space, for the unit previously occupied by Currys into 2, one to be occupied by Next Home. Opened Sep 2012 with Hobby Craft in the second unit)

### **TOURISM**

Tourism is of major importance to Carlisle as a generator of economic prosperity and employment. It is essential that the tourism potential of the District is promoted and exploited to maximise the benefits it can bring to the area. Carlisle's heritage is central to its attractiveness as a tourist location with Hadrian's Wall Path National Trail crossing the District alongside the historic including Carlisle Castle, Tullie House Museum, Carlisle Cathedral precinct, the City Walls, The Courts, the Market Cross, the Old Town Hall and the Guildhall.

The industry supports 4000 direct and 1000 indirect jobs in the district and that visitor figures in 2010 for Carlisle increased by 4% which is a significant increase when put into the context that figures for Cumbria reduced by 3%.

To mark the 1,600th anniversary of the end of Roman rule in Britain a spectacular illumination of Hadrian's Wall took place in the spring with 500 beacons being lit at 250-metre intervals along the 134km/84-mile length of the World Heritage Site which highlighted Britain's greatest Roman monument against the night sky. As The wall cuts through the District from Gilsland in the east to Burgh by Sands in the West, the district played a significant role in this spectacular.

In the summer of 2011 Carlisle played host the Radio 1's Big Weekend at Carlisle Airport which was attended by individuals from all parts of Britain.

# HOUSING DEVELOPMENT

---

## OBJECTIVES/AIMS

- *To meet local housing needs*

## TARGET

- *Allocating sufficient land to meet employment, housing and other needs of the population, primarily within the existing built up area focusing on Previously Developed Land.*
- *Local partnerships with the City Council, setting objectives and targets, and involving the local community in determining local priorities, including affordable housing, and environmental priorities, and providing opportunities for practical action.*

## Contextual Indicators

Housing in Carlisle is generally more affordable in respect of house price/earning ratio than is the case nationally.

### Affordability of purchased homes ratio

Year	Carlisle	North West	England
2005	5.3	5.0	6.8
2006	5.7	5.6	7.2
2007	5.9	5.9	7.3
2008	5.9	5.7	7.0
2009	4.7	5.0	6.3
2010	4.9	5.0	6.7
2011	5.0	5.0	6.5

Source ONS Local Profiles

### Mean House Prices

Year	Carlisle	North West	England
2006	135,700	150,000	206,700
2007	146,600	159,900	222,600
2008	146,000	156,800	220,300
2009	136,500	154,400	216,500
2010	140,400	159,800	240,000

Source ONS Local Profiles

Variations in average house prices across the District identify parts of the rural area where average house prices are in excess of ten times the annual income, creating problems of housing need due to affordability.

## House Price/ Household Income 2007

	House Prices (£)		Income (£)	
	Mean	Median	Mean	Median
<b>Carlisle Urban</b>	113,282	100,000	28,389	24,216
<b>Carlisle District</b>	164,519	150,000	30,252	25,744
<b>Cumbria</b>	162,647	146,000	30,193	25,758
<b>National</b>	199,132	169,000	31,000	26,000

(Source: CACI Street Value/ CACI Paycheck supplied by Cumbria County Council)

Owner occupation levels in Carlisle are lower than the regional and national average at 66.1% with a strong reliance on the social rented sector.

Approximately 30% of homes in Carlisle are owner occupied without an outstanding mortgage, 40% are owner occupied with a mortgage, 22% are rented from the housing association, 8% are rented from private landlords and 2% are classified as living rent free.

Tenure	Count	%	District %	Cumbria %	North West %
Owner Occupied	21,020	67.91	70.87	72.3	69.3
Social Rented	6,787	21.93	18.33	16	20.1
Private Rented	2,407	7.78	8.35	11.7	8.5
Living Rent Free*	738	2.38	2.49	2.4	2.1
<b>Total</b>	<b>30,952</b>	<b>100</b>	<b>100.04</b>	<b>100</b>	<b>100</b>

(Source, 2001 Census, ONS) (SHMAA 2009) \*Living Rent Free: could include households that are living in accommodation other than private rented. The above table has amalgamated local authority and Social Rented as Carlisle City Council have transferred all their stock to a Housing Association. Local Authority/social rented housing stocks at April 2001, as reported by CIPFA, were generally higher than Census counts. The difference may be partly explained by people on full Housing Benefit ticking „Lives here rent free“.

## Unfit Homes

The City Council undertook a House Condition Survey in 2005 and this data has been partially updated from work on the Strategic Housing Market Area Assessment survey in 2009. This work considered need for new housing and took into account information provided such as the drive for energy efficiency improvements which have provided higher standards to housing stock in the district. A further survey was undertaken at the beginning of November 2011 which concentrated on some of the criteria within the decent homes standard to identify specific concerns in housing stock condition. The outcome of the survey is expected end February 2012. The table below highlights the differences between the rural and urban area as well as that applying to private sector housing and social rented.

## Decent Homes - March 2008

	Private Sector	Social Rented
Number of properties failing Decency Standards	Urban 8,796 (approx) (26.9%)	743 (11.8%)
	Rural 5676 (approx) (43.0%)	106 (9.8%)
Of which homes for vulnerable people	Urban 2,440 (40.7%)	107 (1.7%)
	Rural 1,360 (48.5%)	59 (5.4%)

Source: SHMAA 2009 – House Condition Survey 2005; RSL data 2009

## Vacant Homes

Year	Carlisle			North West			England		
	All	Long Term		All	Long Term		All	Long Term	
2007	1,678	660	39%	141,186	73,047	52%	763,319	314,285	41%
2008	1,623	756	46%	144,907	73,888	51%	783,119	326,854	42%
2009	1,743	767	44%	142,456	70,782	50%	770,496	316,251	41%
2010	1,694	739	44%	136,456	66,410	49%	737,147	299,999	41%
2011	1,876	741	39%	131,395	60,862	46%	720,416	278,911	39%

Source ONS Local Profiles

Long term vacant as a percentage of all vacant properties has fluctuated greater within the district but has in 2011 returned to the level as at 2007. There has not been the reduction in numbers as had seen regionally and nationally and have in fact increased by 81 being 12% over the period.

## Dwelling Stock by Tenure

2011	Total	Local Authority		Registered Providers		Other Public Sector		Owner Occupied & Private Rented	
		Count	%	Count	%	Count	%	Count	%
Carlisle	48,380	24	0	7,393	15.3	70	0.1	40,890	84.5
North West	3,111,300	113,388	3.6	465,203	15	2,074	0.1	2,530,600	81.3
England	22,814,000	1,725,905	7.6	2,319,511	10.2	63,237	0.3	18,705,000	82

Source ONS Local Profiles

## Fuel Poverty

A Cumbria County Council anti-poverty strategy concluded that Cumbria is the worst off county in the UK for fuel poverty – partly as many rural areas of the county don't have access to gas supplies (e.g. Longtown in our district). Campaigning charity National Energy Action has revealed that over 4,000 residents of the Cumbria's most deprived areas cannot afford fuel to cook and sufficiently heat and light their homes – one in four households in Carlisle's Botcherby, Upperby, and Belle Vue wards are classed as living in fuel poverty ("City Estates in Poverty", East Cumbrian Gazette – April 23, 2009). - SHMAA 2009

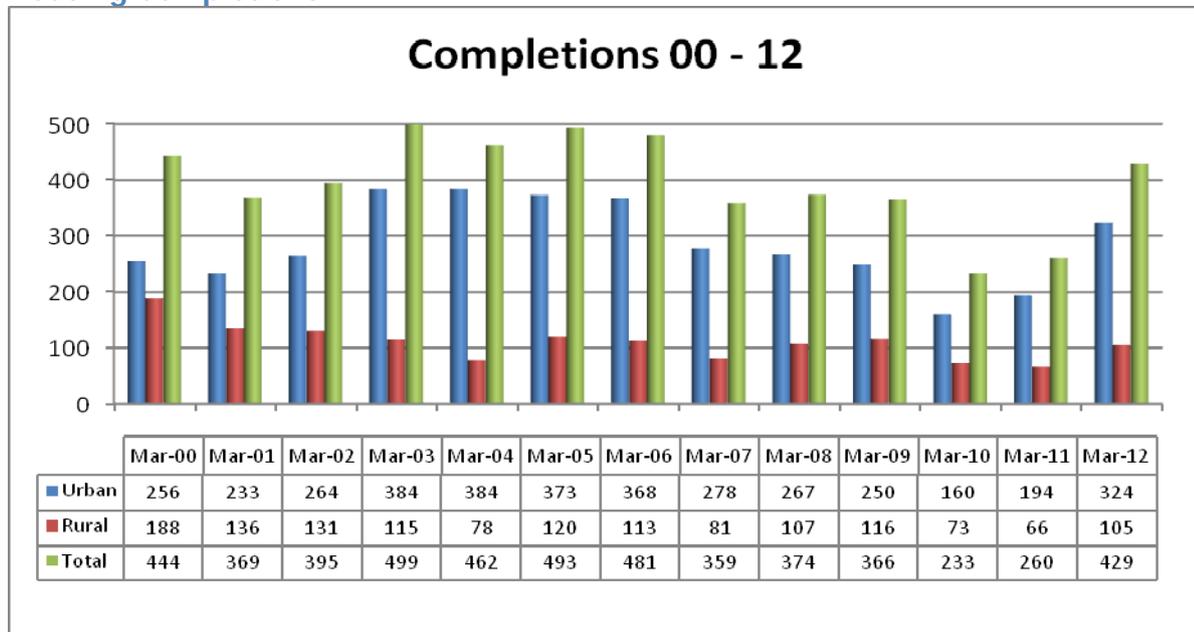
Riverside, the largest Registered Provider in the District, has commenced a programme of installing solar panels and renewable heating systems in Longtown. As there is no gas supply the tenants were reliant on coal, oil, wood or electricity. Not only was this expensive for the tenants, many of whom are on low incomes,

there was the environmental impact of using these forms of heating too. It is hoped that they will roll out the scheme to cover all 250 of their rural properties.

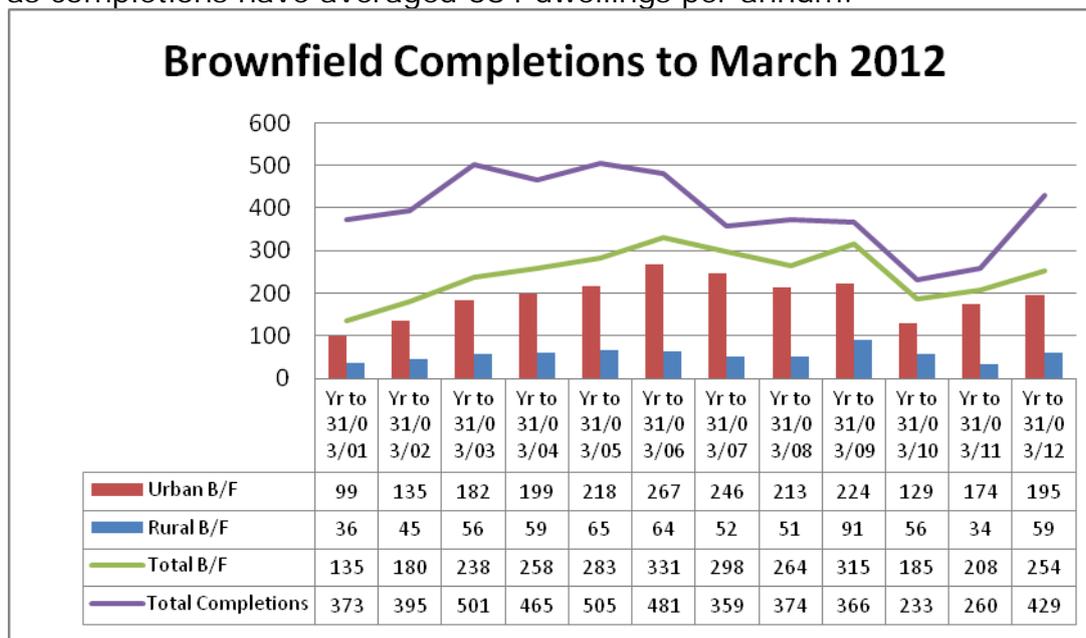
## Housing Development Statistics

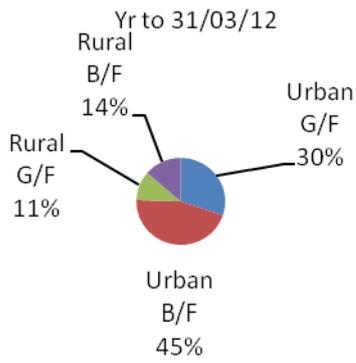
**Housing Targets** - On 18 April 2011 the Council's Executive resolved to keep the RSS target of 450 per annum.

### Housing Completions



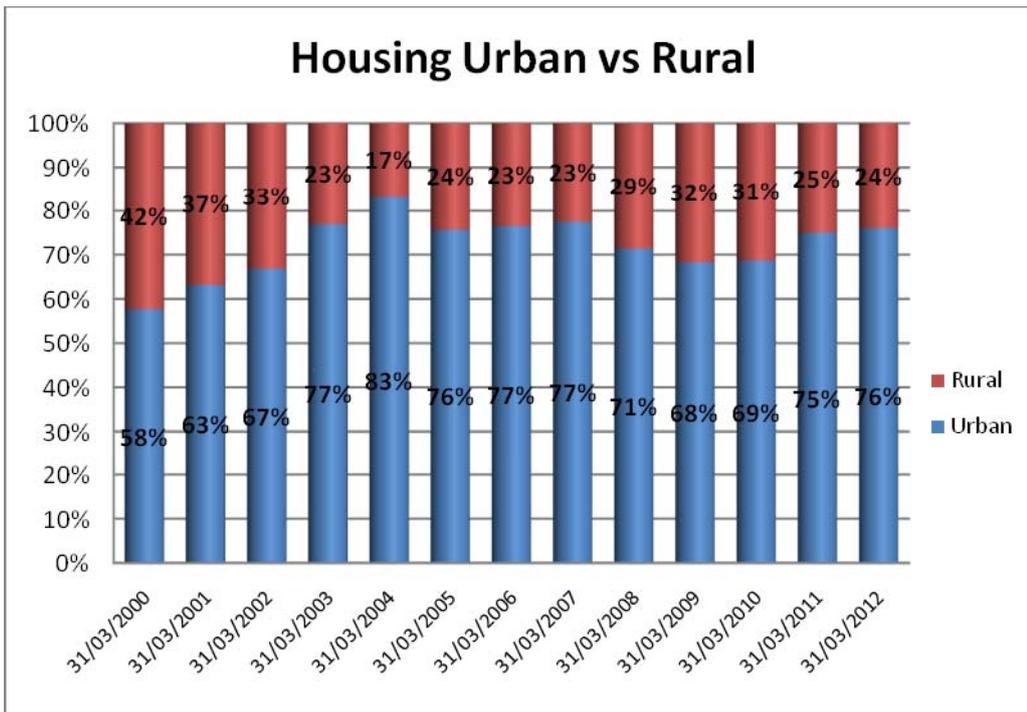
There was a significant improvement in the number of dwelling being built last year. Nearly 100 dwellings were affordable and extra care units that were built on land owned by the Council and a further 64 affordable dwellings being built by Registered Providers. However it is for the 6<sup>th</sup> year running completions were below the annual RSS target of 450. It was expected that 4,050 net additional dwellings would have been delivered from 2003. To date 3,457 net additional dwellings have been delivered, resulting in a shortfall of 593 dwellings over 9 years as completions have averaged 384 dwellings per annum.



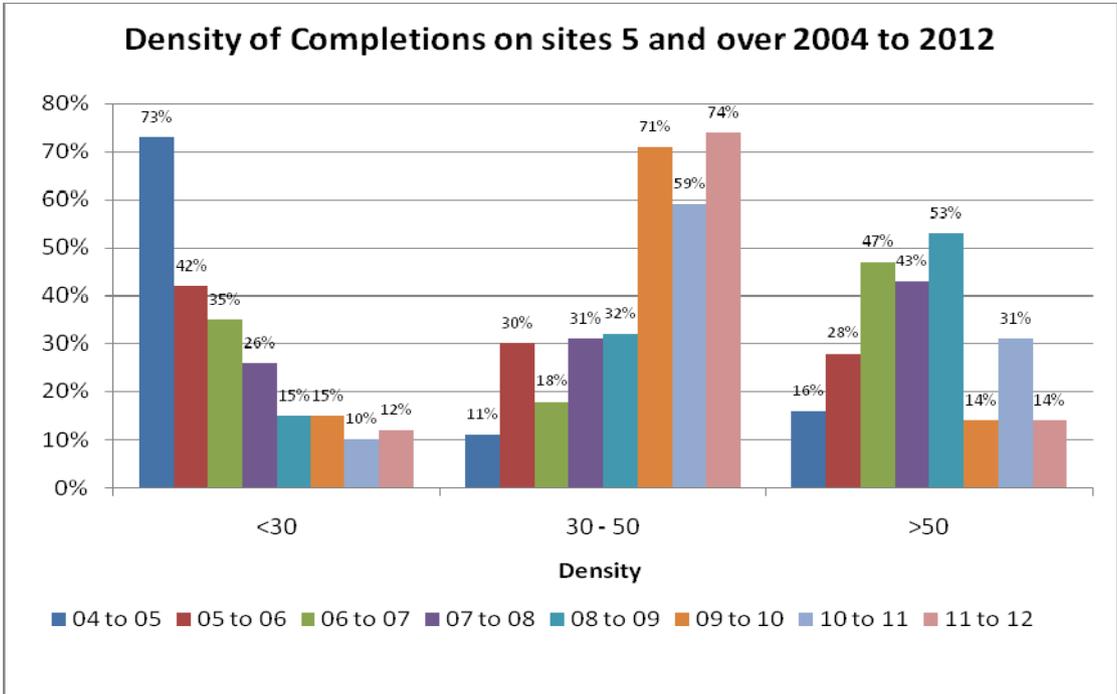


Housing development on brownfield sites in the past has been well above at 80% the 60% National Target and the Regional Spatial Strategy of 50%. However the recent change to classification on garden land and the increase in greenfield permissions in the urban area has, as expected, affected the delivery this year where brownfield completions have fallen to 59%. About 50% of the Greenfield completions were on land that had been

released by the Council for Extra Care and Affordable Housing.

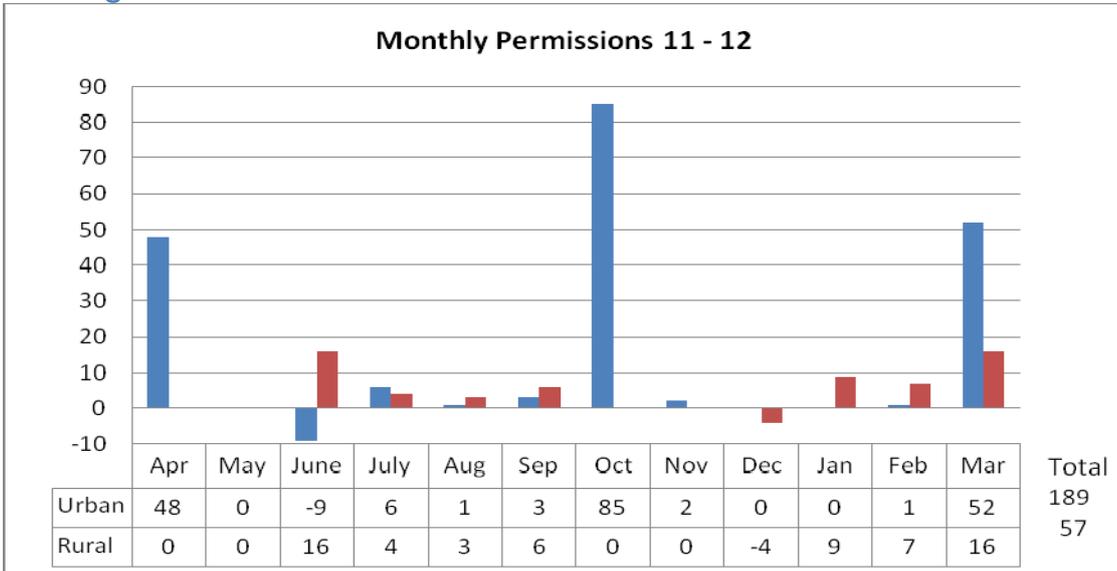


Over the last 13 years 72% of housing built within the District has been within the urban area and 28% in the rural area.



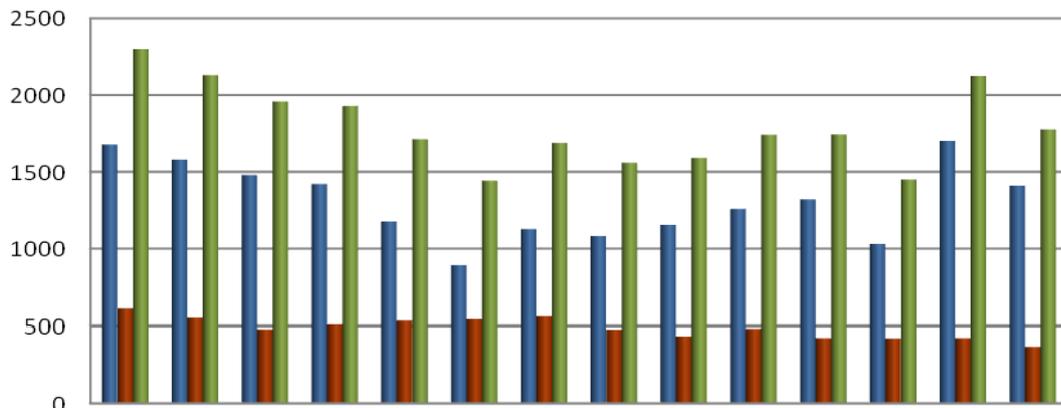
The majority of housing is now being built at a density of between 30 to 50 dwellings per hectare. This is a shift from the lower density predominance of less than 30 per hectare.

### Housing Permissions



Whilst permissions fell from the previous year (1,083) there was Authority to Issue for nearly 1,500 dwellings (including 850 for a Greenfield site at Crindledyke), there is expected to be a significant increase in permissions granted next year.

## Net Housing Permissions Outstanding



	Mar-99	Mar-00	Mar-01	Mar-02	Mar-03	Mar-04	Mar-05	Mar-06	Mar-07	Mar-08	Mar-09	Mar-10	Mar-11	Mar-12
Urban	1681	1580	1479	1419	1180	899	1129	1084	1158	1262	1325	1031	1704	1408
Rural	614	552	479	509	535	543	562	477	433	483	421	419	422	364
Total	2295	2132	1958	1928	1715	1442	1691	1561	1591	1745	1746	1450	2126	1772

### Housing Requirements

The Housing Needs and Demand Study – November 2011 by GL Hearn and Justin Gardner Consulting, acknowledges that there have been significant changes in housing market conditions since late 2007, with effective housing demand substantially constrained, particularly by the availability of mortgage finance. This has been having a knock-on impact on demand for rented tenures.

It goes on to conclude that housing need has increased, influenced by the economic recession and unaffordability of market housing. However the ability of the affordable housing sector to meet need however is constrained. The stock of affordable housing in the District has declined by 22% over the last decade with a net reduction of 2,100 properties (2000-10). As a result there is a net shortfall of affordable housing of 708 affordable homes per annum if all households in housing need were to be housed in an affordable home with a secure tenancy. In reality, a substantial proportion of this shortfall in genuine affordable housing with secure tenancies is met by the Private Rented Sector, supported by Local Housing Allowance.

### Affordable Housing

Carlisle District Local Plan 2001 - 2016 adopted September 2008 made additional provisions for affordable housing to be provided on larger sites from the 1997 plan. In the Urban area the threshold for sites requiring to provide affordable housing fell from 40 to 10 dwellings, the provision increased from 10 – 20 % of the overall development to 30% and in the case of discounted sale properties the discounts increased from 10 – 20% to 25 – 30%. In the Rural areas the requirement to provide either on site affordable dwelling or commuted sum on sites as small as 3 dwellings or 0.1HA.

As would be expected with any policy changes the effect is not immediate, but as you can see from the table below there has been an increase in delivery of

affordable housing, most noticeably in the last two reporting years. However due to changes in funding for affordable housing from the Homes and Communities Agency then numbers of dwellings available for social rent may decline in future.

### Affordable Housing Delivery

Year	Rented – Registered Provider	Shared Ownership	Intermediate – Discounted	Total Gross Affordable	% of total net completions
<b>06/07</b>	8 (rural exception site)		4	12	3.34%
<b>07/08</b>	0		11	11	2.94%
<b>08/09</b>	8		27	35	9.56%
<b>09/10</b>	6		24	30	12.88%
<b>10/11</b>	95 (10 rural exception site)	8	8	111	39.8%
<b>11/12</b>	134	27	1	162	37.8%
<b>Av 06/10</b>	5.5 pa		16.5pa	21.75 pa	
<b>Av 06/11</b>	21.8 pa	2 pa	18.5 pa	46.75 pa	
<b>Av 06/12</b>	41.8 pa	5.8 pa	12.5 pa	61.8 pa	

Delivery of affordable housing via the planning system has increased significantly in the last two years which is a reflection of the increase of applications from Registered Providers as they became developers. However as mentioned before, due to changes to funding this may not continue into further years.

### Permissions granted 11/12

	RSL Rented	Shared Ownership	Intermediate Discounted	Total	Comment
11/0135 - Site F, Raffles	6			6	Conditioned to agree type & tenure prior to 1 <sup>st</sup> occupation
10/0792 – Alexandra Drive			10	10	S106 70% OMV
10/0874 – Farm Bldgs, 21 Old Rd, Longtown			1	1	S106 70% OMV
11/0818 – L/A The Sheiling, Cumwhinton	8			8	S106 (Rural Exception Site)
<b>Total</b>	<b>14</b>	<b>0</b>	<b>11</b>	<b>25</b>	
<b>Total Urban</b>	<b>6</b>	<b>0</b>	<b>10</b>	<b>16</b>	
<b>Total Rural</b>	<b>8</b>	<b>0</b>	<b>1</b>	<b>9</b>	

Permissions for affordable housing decreased significantly last year which may affect delivery in the short term. There were several applications that at the end of the year had Authority to Issue but were awaiting S106 Agreements to be signed so the number of permissions granted will increase again next year. These permissions are on larger sites so the affordable elements will be delivered over several years in line with the phasing laid out for each individual site.

Also there is an affordable house contribution of £15,000 via a S106 agreement from a development which was too small to offer a full dwelling and this will be used to assist in the delivery of affordable housing within the district.

## Specialised Housing

### Extra Care

Council owned land was released at Low Meadow, Brookside, Carlisle to Local Housing Association for the construction of 60 Extra Care Housing being a mix of 40 apartments, 16 bungalows and 4 family houses and are of mixed tenure: open market, shared ownership and social rented. These were completed throughout this year. However due to the lack of demand for the shared ownership dwellings, they were subsequently transferred to a Registered Provider for rent.

Outstanding permissions for a 12 bedroom Care Home at The Knells, a children's respite centre near Crindledyke and the Close Care Housing at Scalesceugh Hall have not been developed.

### Developments for the Elderly

Planning Permissions outstanding subject to S106 agreements being signed are - a 60 bed Residential Care Home on the stalled housing development site at Suttle House, and retirement housing development of 42 apartments for the elderly at St Augustines.

### Student Accommodation

Permission was granted in March 2012 for student accommodation which would provide 492 bedrooms and a social hub on an allocated housing site in Denton Holme. Half of the development commenced immediately and was ready for occupation by students by the start of the academic year in September 2012.

An additional student development in Denton Holme obtained planning permission April 2011 which would provide 196 student bedrooms plus 40 craft/art workshop units, admin support and performance areas, has not yet been developed.

### Gypsy and Traveller Pitches

Permissions	Permanent permission for new pitches	Temporary permission for new pitches	Overall planning permission for new pitches
Number of permanent pitches	0	0	0
Number of transit pitches	0	0	0
Total	0	0	0

Pitches	New pitches constructed	Pitches lost
Number of permanent pitches	0	0
Number of transit pitches	0	0
Total	0	0
Net additional pitches 2011/12	0	
Current pitch provision at 31 March 2012	81	

The district's largest site is at Houghton which has a licence for 70 pitches. Planning consent only exists for 54 of these pitches and in previous monitoring years access was removed to 24 of those pitches leaving only 30 available (20 permanent and 10 transit). Low Harker Dene (formerly Ghyll Bank) opened in 2010 with 15 pitches to address this issue.

A further application for a further privately operated sites consisting of 12 pitches (allowing for a maximum of 2 caravans per pitch) at Ghyll Bank House was granted in April 2009 and became operational and fully occupied in 2010/11.

### Travelling Showpeople Pitches

Permissions for new plots	Permanent permission	Temporary permission	Overall permissions
Number of permanent plots			0
Plots	New plots constructed	Plots lost	
Number of permanent plots			
Net additional plots 2011/12	0		
Current plot provision at 31 March 2012	15		

Land available for Travelling Showpeople consists of 15 pitches (12 permanent; 3 Transit). The Site is located at Willowholme, Carlisle, and was affected by the floods in 2005. However the desire of the residents was to continue to live in that location so were moved temporarily whilst flood defence works were undertaken and have since returned to their original site.

### Housing Quality

#### Building for Life Assessments

Building for life is the industry standard, endorsed by government for well-designed houses and neighbourhood's that local communities, Local Authorities and developers are invited to use to stimulate conversations about creating good places to live.

An update, **Building for Life 12** (Bfl12), was published in October 2012 by the Building for Life Partnership (Cabe at the Design Council, Design for Homes and the Home Builders Federation) with the assistance of Nottingham Trent University.

This update is based on the NPPF and the government's commitment to build more and better homes and to get local communities involved in planning.

It is made up of 12 questions that reflect a vision of what new housing should be: attractive, functional and sustainable places.

To date no formal assessments have been made on new housing developments due to the unavailability of an assessor to undertake the assessments. However there have been some developments that may be worth noting:

**Stainton Road, Etterby** - 30 Social Rented Homes were designed to achieve level 3 of the Code for Sustainable Homes, this has a minimum 25% reduction of carbon emissions over the Building Regulations 2006.

**Extra Care Housing, Low Meadow** - The development is highly insulated with extremely efficient heating systems, solar panels and a ground source heat pump and has met Level 3 of the Code for Sustainable Homes.

**Low Meadow** – 29 Social Rented Homes that have been designed to achieve Level 3 of the Code for Sustainable Homes, It is proposed that the dwellings will incorporate high levels of insulation, high efficiency boilers, recycled heat from boiler flues and solar panels to heat water.

**South of Gelt Rise, Brampton** – 17 Social Rented Homes that have been designed to achieve Level 3 of the Code for Sustainable Homes, It is proposed that the dwellings will incorporate high levels of insulation, high efficiency boilers, recycled heat from boiler flues and solar panels to heat water. The scheme is also seeking to achieve Secured by Design Certification.

### **Housing Position Statement – Evidencing a 5 Year supply**

Carlisle City Council issued a Housing Position Statement as of 31 March 2012 [Appendix 1]. The Statement was drawn up in accordance with the guidance in the National Planning Policy Framework. As such because the housing figures have not been achieved for the last 6 years, then this was deemed to be persistent so there is a requirement for 5 years supply plus 20%. There was a small shortfall after taking into consideration sites that are unlikely to come forwards at all, or have long term phasing scheme. The shortfall was 10 dwellings.

### **Housing Trajectory**

Appendix 2 gives a site by site breakdown on how housing will be delivered over the forthcoming years. Whilst there is enough land and permissions available that would be deliverable over the next five years, the delivery will be slow due to the current economic climate. However having the supply of permissions outstanding does mean that developers can respond quickly and increase their build rates when there is a turn around to the current climate.

If there is no upturn in the economy over the next few years then delivery is expected to average at around 300 per annum to 2018.

### **New Homes Bonus**

***The New Homes Bonus: final scheme design*** was introduced in February 2011 after a consultation period during November – December 2010. The scheme is designed to sit alongside the existing planning system by creating an effective fiscal incentive to encourage local authorities to facilitate housing growth.

It is intended to help deliver the vision and objectives of the community and the spatial strategy for the area. In particular, it will be relevant to the preparation of development plans which concern housing where it assists with issues such as provision and infrastructure delivery.

As the bonus is designed to increase the supply of effective housing the payment does not only relate to new build properties, but will reward authorities that have taken effective measures which result in empty homes being brought back into use.

The bonus payable is equal to the national average for the council tax bank on each additional property and paid for the following six years as an unringfenced grant. Also there is an enhancement of £350 for each of the six years for “affordable” homes (as defined in Appendix B of Planning Policy Statement 3 [PPS3] and includes pitches on travellers sites owned and managed by local authorities or registered social landlords).

All authorities in Cumbria are part of a two tier system with Cumbria County Council being in the upper tier and Carlisle the lower. The payment therefore will be split on a 80/20 basis with the lower tier getting the larger proportion of 80%.

Because the payments are calculated not only on new homes but those that are being brought back into use, then Council Tax records as of October each year are being used to assess the level of bonus. The additional affordable element will be paid in arrears (starting year 2) using returns submitted by our housing department to Department for Communities and Local Government on gross affordable housing supply.

#### New Homes Bonus Awarded April 2012

In April 2012 (year 2) Carlisle City Council was awarded **£408,477** which will equate to £2,450,862 over the full 6 years. This was the first year that the additional payment for Affordable Housing was paid. A further £102,119 will be paid to the County Council which will equate to £612,716 over the full 6 years paid to the county

The award was based on **381 additional dwellings** on the Council Tax Register as of October 2011 made up of:

- 383 net new dwellings (384 gross less 1 demolition)
- Minus 2 net empty homes being brought back into use (31 gross less 33 that have become empty)
- 147 Affordable Houses.

#### Cumulative New Homes Bonus Awards:

	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18
Year 1	£243,452	£243,452	£243,452	£243,452	£243,452	£243,452	£ nil
Year 2		£408,477	£408,477	£408,477	£408,477	£408,477	£408,477
Totals	£243,452	£651,929					

# TRANSPORT

## OBJECTIVES/AIMS

- *To resolve conflict between pressure for an improved transport network, and the need to encourage a reduction in vehicular movements within and around the city*

## TARGET

- *Integrating land use and transport planning to improve transport efficiency, reduce journey distances encourage greater use of public transport and encourage cycling and walking.*

## CONTEXTUAL INDICATORS

### Travel to Work Data (Census 2001)

In Cumbria there were 219,908 people aged 16 to 74 in employment. Of these 46,858 were in Carlisle (based on April 2001 people counts).

Of the people in employment approximately 10% worked from home and 54.3% drove a car to work. Of the people that did not drive, 15.1% walked to work and 2.7% cycled; 7.5% were passengers in a car and 8.6% travelled to work on a bus. Only 0.4% people travelled to work by train.

Source: Office of National Statistics Website, Census (2001)

### Distance Travelled to Work (Census 2001)

In Cumbria there were 216,678 people aged 16 to 74 in employment in the area. Of these 49,792 worked in the Carlisle District (based on April 2001 people counts). Of the people employed in the Carlisle District area, 12.32% worked from home. Of the people that travelled to work, 28.5% travelled less than 2km to work and 26.2% travelled between 2 and 5km. A further 11.2% people travelled between 5 and 10km to work and 10.5% people travelled between 10 and 20km to work. There were 4.1% of people that travelled between 20 and 30km to work and 4% people travelled between 30 and 60km. Approximately 3.1% of people travelled more than 60km to work.

Source: Office of National Statistics Website, Census (2001)

### Car/Van ownership

	Carlisle		North West		England	
All Households	43,963		2,812,789		20,451,427	
No Car or Van	12,190	27.7%	849,769	30.2%	5,488,386	26.8%
1 Car or Van	20,518	46.7%	1,224,554	43.5%	8,935,718	43.7%
2 Cars or Vans	9,110	20.7%	605,586	21.5%	4,818,581	23.6%
3 Cars or Vans	1,633	3.7%	104,120	3.7%	924,289	4%

4 or More Cars or Vans	512	1.2%	28,760	1%	284,453	1.4%
Total Cars or Vans	45,934		2,874,991		22,607,629	

Source: Office for National Statistics

Carlisle has the highest percentage of households with one car or van against both regional and national figures. However the percentage of households without a car or van is lower than the regional figure, it is higher than national figures. This may be because of the rural nature of the district as against the rest of the North West and the greater need to rely on private transport.

### **Percentage of completed non-residential development complying with car parking standards set out in Development Plan**

No new non residential development was completed in the year. The minor construction that has taken place was intensification and did not affect car parking spaces.

### **Percentage of new development within 30 minutes by public transport of facilities**

As Carlisle District has a large rural hinterland there are remote rural areas which do not have access to services within 30 minutes on public transport. Some parts of the district have access to public transport but this may not be at a convenient time or only a restricted service. Public transport is improving with dial-up services such as Rural Wheels, which can provide public transport for those with access needs and is an additional service to existing public transport routes.

Some services are available in smaller centres such as the market town of Brampton, which has a cottage hospital. Alternatively some residents in the north of the district use Langholm, which is over the border in Scotland, as a local centre.

Parishes of Askerton, Bewcastle, Kingwater, Nicholforest, Solport and Stapleton are all outside of 30 minutes public transport access to key facilities and services of a GP; a hospital; a primary school; a secondary school; areas of employment and major retail centres. In addition parishes of Dalston, Kirkandrews, Walton and Waterhead only reach some services. More noticeable is that Longtown, which is a Key Service Centre, is outwith a 30 minute access time of Carlisle hospital and the Secondary School closed in 2008. Pupils now attend William Howard School at Brampton. Given these considerations there is still a high proportion of residential development within reach of key services as tabled below. However there has been little development this year in Longtown which is reflected in the increase in number of dwellings within access of a secondary school. However this may fall again as the development of 90 dwellings on Netherby Road progresses.

Percentage of completed housing sites within 30 minutes of service by Public Transport						
	Hospital	GP	Primary School	Secondary School	Retail Centre	Employment
05/06	86	96	97	93	92	96
06/07	82	94	95	84	93	95
07/08	86	89	95	89	87	92
08/09	87	93	94	90	91	94
09/10	85	97	97	88	90	96
10/11	91	95	93	93	93	95
11/12	91	96	97	92	96	96

Agricultural Workers Dwellings (AWD) and/or Live/Work, are by their nature normally built in more unsustainable locations but are permitted because of their specific employment needs. Two AWD's and two Live/Work Units were completed this year and taking the view that they are accessible to employment would increase this % figure by 1% to 97%.

Last year additional bus routes were introduced by a local bus company, Reays, which compliment the existing routes provided by Stagecoach. Whilst most of the routes are within the Urban area they do extend to the Rural area and outside the district which may be the reason there is a slight improvement in most categories regarding accessibility by public transport. However secondary school access has decreased possibly for the reasons stated earlier.

It is also worth noting that in respect of access to Primary schools the percentage increases to 98% as accessible within 30 minutes when cycling rather than using public transport. With regard to accessibility to employment 95% of new dwellings are within 30 min walking distance and 99% within cycling distance which should reduce the need for private car use.

% of completed housing sites within 30 minutes of service Walking or Cycling												
	Hospital		GP		Primary School		Secondary School		Retail Centre		Employment	
	Walk	Cycle	Walk	Cycle	Walk	Cycle	Walk	Cycle	Walk	Cycle	Walk	Cycle
08/09	72	84	72	84	88	98	39	81	55	72	78	90
09/10	37	74	81	94	87	99	47	77	32	80	79	92
10/11	23	77	85	90	93	98	66	87	42	85	81	90
11/12	41	52	92	96	95	100	69	90	43	93	95	99

### The County Council Local Transport Plan 3

Introduction for Carlisle concludes that Carlisle suffers from traffic congestion at peak times and air quality problems on roads leading to the city centre. The priority is to support the economy of the city, making the city centre a more attractive environment which will also improve public health through encouraging more walking and cycling. In the sparsely populated rural communities, there is a high dependence on the car to get to services.

Whilst an implantation plan for the District is yet to be finalised, it is anticipated that Transport investment will be based on the following core principles:

- to support growth and attract investment into the District, to make it prosperous and sustainable in the 21<sup>st</sup> Century and beyond.
- to reduce the impact of through traffic across the City and provide for the needs for business/industry and housing growth;
- to promote and encourage the use of sustainable transport, in particular to reduce congestion caused by cars in the City centre;
- to facilitate provision of adequate and accessible car parking, in the City centre, Brampton, Dalston and Longtown and various employment sites.

Details of how these principles can be achieved will be detailed in the Carlisle City Centre Transport Overview and Joint Parking Policy Statement, a document that is currently being developed between the County, City Council and local businesses. It will include the transport improvements required to support the economic viability and growth of the City i.e. Employment, Retail, Transport and Housing.

### Transport Initiatives supported via S106 Contributions

**Car Club** – The developer made a contribution in order to establish a Car Club on the housing site for use by the residents, the car was delivered in June 2011. Feedback from the first year of operation has been mixed. Take-up by the residents of the housing development to which the S106 was linked has not met expectations. However the scheme was extended to students and staff from the University of Cumbria where the take-up has been significantly better and they are hoping to continue with the scheme. No other developments to date have made this type of contribution.

**Travel Plans** – These are monitored by the County Council and formed part of the S106 for Student accommodation at Norfolk Road.

**Public Transport** – Again are administered by the County Council and are mainly for the purpose of provision of bus infrastructure improvements/additional routes etc. However this year a S106 agreement was entered into for a financial contribution to the Rural Wheels Scheme which provides transport for those that do not have access to public transport.

**Cycleways** – For the provision or improvement of (including signage) have been incorporated agreements for Student accommodation at Norfolk Road and at Denton Business Park. From last years contributions work has been undertaken in the vicinity of Carlisle College and some works are being completed on Newark Terrace. Castle Way cycle ramp which was being financed by the Sainsbury contribution has had to be redesigned due to flooding in July 2012.

**Pedestrian Connectivity** – Commuted Sum will be provided for the provision of a new footpath on the southern side of Durranshill Road leading from the site towards Rosehill Industrial Estate.

(Further detail can be found in our Report on Planning Obligations 2011 to 2012).

## Transport Initiatives by Carlisle City Council

Green Travel Plans were initially approved 2008 and are expected to be reviewed every 3 years and is overseen by the Health, Safety & Environmental Team. Its objectives are to:

- Reduce the need to travel
- Slow down the growth in car use, especially by drivers travelling alone
- Support policies to reduce congestion and accident rates
- Help to improve air quality in the city
- Manage and reduce our greenhouse gas emissions
- Manage demand for parking
- Encourage a healthy environment and workforce
- Demonstrate leadership in the development of Travel Plans.

To this end the Council have provided Pool Bicycles and Cars and support the Cumbria Liftshare Scheme. They are encouraging the use of public transport and car sharing when attending meetings, and video conferencing to avoid the need to travel.

In November 2012 the Council introduced a Cycle to Work Scheme which enables staff to purchase bicycles, related equipment and accessories. The scheme is administered via an individual's salary and has tax benefits for the employee.

## Carlisle Northern Development Route

The £176 M funded, 8.25 km two-way single carriageway route (which also provides a combined cycleway and footpath along its length) connecting the south west A595 (Wigton Road) to the M6/J 44 in the north, opened two months ahead of schedule on 14 February 2012. The combination of both building the new road and maintaining existing roads is the first PFI (Private Finance Initiative) project of its kind for a local authority in the UK.

The contract was been made possible thanks to Department for Transport approval of £158m worth of PFI funding for the scheme. PFI (also known as PPP, or Public Private Partnership) works by the contractor financing the construction of the new road, and then recovering the capital cost over the 30-year life of the contract.

Early reports indicate that around 10,000 vehicles per day are using the new road and the number of heavy good vehicles using city centre roads has reduced by around a third. It is hoped that the CNDR will be a catalyst for developing the economy, not only in Carlisle but also in West Cumbria due to the improved transport links by connecting the M6, A689, A69, A7 and A595.

# NATURAL AND BUILT ENVIRONMENT

## OBJECTIVES/AIMS

*To balance the need for economic growth with the need to protect and enhance the quality of the environment.*

## TARGETS

*Local partnerships, with the City Council setting objectives and targets, and involving the local community in determining local priorities, including affordable housing, and environmental priorities and providing opportunities for practical action*

- *Promotion of environmental protection and enhancement, including measure to protect, replace, if lost or damaged and enhance public open space and wildlife habitats, and pursuing such measures as recycling initiatives*

## Natural Environment

### Indicators of quality of the natural environment

Indicator	Status	No. of identified sites
Ramsar Sites	Statutory	1
Sites of Special Scientific Interest	Statutory	34 (12,976.97ha)
Candidate SACs	Statutory	7
Wildlife Sites	Non-Statutory	59
National Nature Reserves	Statutory	1
Local Nature Reserves	Non-Statutory	1
RIGGS	Non-Statutory	14
AONB	Statutory	2
Landscapes of County Importance	Non-Statutory	5

### Changes in areas of Biodiversity importance (Cumbria)

% Area meeting PSA target	% Area favourable	% Area unfavourable recovering	% Area unfavourable no change	% Area unfavourable declining	% Area destroyed / part destroyed	Date Compiled
77.27%	35.18%	42.09%	17.60%	5.12%	0.01%	01 Dec 06
80.83%	35.16%	45.67%	15.04%	4.12%	0.01%	02 Oct 07
84.85%	35.73%	49.12%	11.90%	3.24%	0.01%	01 Nov 08
88.62%	35.68%	52.49%	8.77%	2.58%	0.03%	01 Nov.09
93.06%	38.07%	54.99%	5.07%	1.82%	0.04%	01 Nov 10
95.01%	29.46%	65.55%	3.64%	1.31%	0.04%	01 Jun 11
94.78%	30.39%	64.39%	3.74%	1.44%	0.04%	14 Sep 12

Source: Natural England

Since 2006 the condition of SSSIs has continued to improve and the percentage of SSSI in Cumbria meeting the Public Sector Agreement target is 93.06% which is more than a 20% increase in four years. The most noticeable contribution to this is the increased area unfavourable recovering where the increase has been over 30% over the same period.

The percentage area has had a downturn which in part is due to an area within Gelt Wood in the District being part destroyed through unauthorised operations which are being investigated by Natural England. This was identified during a site survey by Natural England on 13 December 2010 and reported in their Condition of SSSI Report compiled 01 June 2011. Natural England's latest Report (14 September 2012) states: *"this woodland unit suffered damage in 2010, but has since been recovering under voluntary measures"*. – Survey Date July 2012

**Unity Bog**, a 10 HA Lowland Raised Peatbog (a habitat that is now nationally rare and a priority habitat for conservation) located between two footpaths adjacent to Gelt Woods, near Brampton had a makeover with the assistance of Natural England in the spring to help bring the area back to life as a haven for wetland-loving wildlife and was surveyed by Natural England on 18 July 2012 and commented: "The peat mass has undergone a big restoration project in Feb 2012, involving birch clearance, ditch blocking, bunding and cell creation, to hold more water on the bog. Monitor over time for an increase in sphagnum cover, wetness, and possible birch regeneration in the short term."

Carlisle City Council has contributed to a new database of biodiversity evidence, which was established during 2008 for the whole of Cumbria providing a valuable source of information on biodiversity for all Cumbrian planning officers and continues to support the development and use of the data.

## Green Infrastructure

In total Carlisle City Council is responsible for maintaining:

199.5 HA Parks and Play Areas

108.5 HA Nature Reserves

55.3 HA Grass Verges

28 Football Pitches

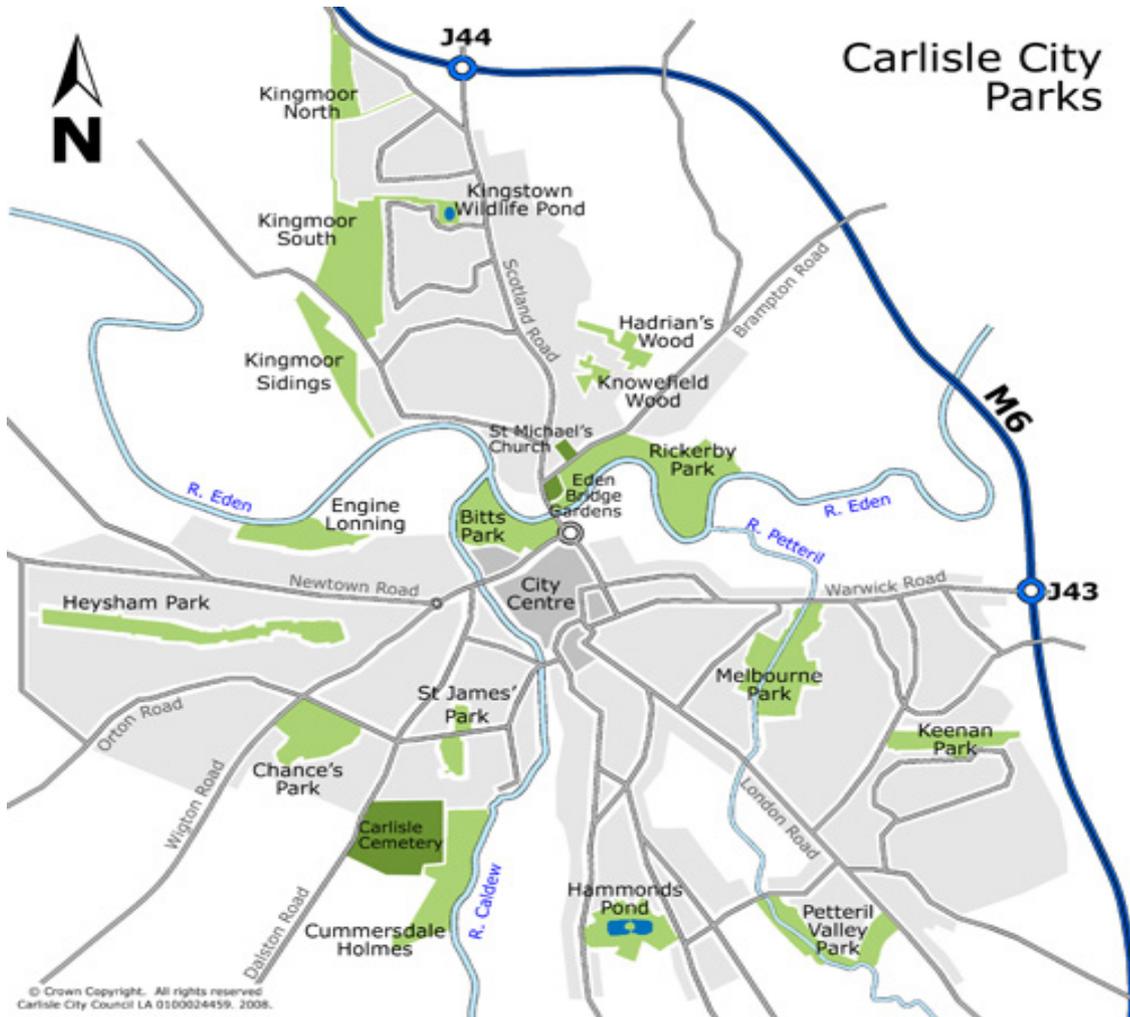
66 Different parks/play areas and nature reserves in and around the city

3 Cemeteries (Carlisle, Upperby and Stanwix)

Carlisle Cathedral and St Cuthbert's Church grounds

Carlisle District's support of its green spaces is shown as again there is an increase in the number of parks being awarded Green Flag Status.

Covering more than 18 acres, it is the tenth time Bitts Park has been awarded a Green Flag. Hammond's Pond has also been granted the distinction for the eighth time, it is the seventh time that Kingmoor Nature Reserve has received the award and Carlisle Cemetery is a six time winner. Stanwix Churchyard has retained their award for the third time. Talkin Tarn is a third time winner and Chance's Park and Rickerby Park are now second time winners, after entering the competition for the first time in 2011.



### Open Space Audit

The Council continues to use its open space audit and assessment in accordance with PPG17. This was undertaken for the urban area only and provides information on the quality and type of open space within each ward. Where deficiencies exist in some wards planning applications to redevelop open spaces is being resisted.

Overall the City has the following amounts of open space:

Amenity Greenspace	67.95 HA	
Natural and Semi Natural Greenspace	92.26 HA	
Parks and Gardens	145.80 HA	
Civic Spaces	3.46 HA	
Allotments	18.37 HA	
Play Areas	53 sites	most included within parks & gardens
Outdoor Sports Facilities	127.56 HA 140 Pitches in total - (111 Natural, 29 Artificial)	Hectarage reflects stand-alone facilities only.

Additional work is being undertaken to prioritise play area improvements across the city as part of a play area strategy. This is being used in conjunction with the determination of planning applications, which increase the resident population. A number of commuted sum payments through planning obligations are being used to cater for increasing demand and improve existing facilities as well as provide new ones where needed.

### Support via S106 Agreements

During the year 2011 to 2012 just under £203,304 was secured via S106 agreements for the purpose of providing and/or maintaining public open space, children's play areas and outdoor sports pitches.

There are several agreements in place obligating the council to undertake works as detailed therein and for which contributions have been made. The council's Green Spaces Team have used nearly £57,000 of S106 contributions in fulfilling these obligations.

(Further detail can be found in our Report on Planning Obligations 2011 to 2012).

## Built Environment

### Indicators of quality of the built environment

Indicator	Status	Number of entries
Listed Buildings	Grade I	<b>53</b> )
	Grade II*	<b>67</b> )1550 bdgs approx
	Grade II	<b>985</b> )
Conservation Areas		<b>19</b> – of which Brampton, Dalston and the City Centre, have recently been reviewed Botchergate and Cumrew are currently under review.
Buildings at Risk	Listed Buildings	<b>5</b> – Central Plaza Hotel Warwick Bridge Cornmill Horse & Farrier Inn Thorney Lands Quaker Meeting House Quaker Burial Ground Moorhouse.
	Scheduled Ancient Monuments	5

In the current year the following changes took place:

**De-listed** – None

**Listed** – Magpie Inn, Victoria Road, Botcherby Carlisle – 03 November 2011

**Decisions not to List** – Drill Hall, Strand Road, Carlisle – 21 December 2011  
Nunfield Farm, Cumwhitton – 26 January 2012

Carlisle City Council takes an active proactive approach to conservation within the District. Works have been completed on the £750K "Roman Gateway" scheme linking Castle Street to Bitts Park from which Hadrian's Wall can be accessed. The

enhancement of Castle Street in the Historic Quarter of the City has greatly improved the area and is expected to have a positive impact on tourism in the area.

The Old Town Hall required external maintenance work and was re-rendered and painted. Further essential maintenance works and upgrading works will be undertaken during 2013 at a cost of around £1.5M. The Market Cross also required works to address further corrosion occurring to the structure. Maintenance work at the Guild Hall has also been recently completed.

An appraisal of the Botchergate Conservation Area took place during the monitoring year. A successful stakeholder's workshop took place with the feedback together with public consultation responses, resulted in the designated area being redefined and the "Botchergate Conservation Area Appraisal and Management Plan" being adopted July 2012.

## Recycling

Carlisle City Council first introduced a pilot kerb side recycling scheme for paper glass and tins in 2002. Over the years it was adopted and extended to most households and now includes garden waste, plastic and cardboard.

In 2007 fortnightly collections were introduced by providing 40,935 households with either a 240 or 140 litre wheeled refuse bin for domestic waste. There were 6,794 households where the wheeled refuse bin collections were deemed unsuitable (mainly older terraced properties) and they are provided with purple sacks which are collected on a weekly basis.

<b>Residual Household Waste per Household (kg)</b>			
	<b>Carlisle</b>	<b>North West</b>	<b>England</b>
<b>04/05</b>	781	1,012	912
<b>05/06</b>	721	950	845
<b>06/07</b>	643	857	799
<b>07/08</b>	489	770	736
<b>08/09</b>	479	701	669
<b>09/10</b>	475	658	625
<b>10/11</b>	480	635	601

Source: ONS Local Profiles

Residual waste has reduced year on year from 2004 with the most significant reduction between 06/07 and 07/08 which was when fortnightly collections were introduced. However this last year (10/11) has seen a slight increase which is in contrast to the continued decrease seen regionally and nationally.

<b>Household Waste Sent for Reuse, Recycling or Composting (%)</b>			
	<b>Carlisle</b>	<b>North West</b>	<b>England</b>
<b>04/05</b>	25.7	19.2	22.5
<b>05/06</b>	29.2	23.8	26.7
<b>06/07</b>	34.8	28.9	30.9
<b>07/08</b>	48.6	33.4	34.5
<b>08/09</b>	48.4	36.6	37.6
<b>09/10</b>	46.7	38.5	39.7
<b>10/11</b>	46.5	39.6	41.2

Source: ONS Local Profiles

Carlisle District continues to have higher rates than the North West and England and have been successful in increasing the amount of waste sent for re-use, recycling or composting by 20.8 percentage points which is comparative to the improvement by 20.4 percentage points regionally but better than the 18.7 percentage points nationally.

# CLIMATIC CHANGE FACTORS

---

## OBJECTIVES/AIMS

*To reduce greenhouse gas emissions and enable people, organisations and industry to adapt to unavoidable impacts due to climate change.*

## TARGETS

*Local partnerships, with the City Council setting objectives and targets, and involving the local community in determining local priorities and environmental priorities and providing opportunities for practical action*

- *Environmental assessment of all major development projects that are likely to have significant environmental effects*

## CONTEXTUAL INDICATORS

### Emissions

Cumbria County Council has been leading the development of a Cumbria Strategy and Action Plan through a Cumbrian Strategic Partnership. A Partnership Trust Group was set up in early 2007 and has helped produce the **Cumbria Climate Change Strategy 2008 – 2012** and the **Cumbria Climate Change Action Plan 2012 – 2014**, which will help implement both national and regional climate change objectives.

On 22 April 2009, the Government announced a legally binding target of 34% reduction in CO<sub>2</sub> emissions by 2020 in alignment with an 80% reduction by 2050 that had already been agreed by Parliament.

The Cumbria Climate Action Plan recognises that Cumbria must contribute a proportionate and fair share of the 80% reduction by 2050 which was announced by government on 29 April 2009. It has 11 actions on climate change to reduce greenhouse gas emissions and enable people, organisations and industry to adapt to unavoidable impacts due to climate change.

There was an immediate commitment to draw up a carbon reduction programme, calculate baseline emissions, identify and deliver projects to reduce greenhouse gases arising from energy use in buildings, employee commuting, business travel, fleet transport, to waste, procurement and other organisational activity, including outsourced functions, by 25% by 2014 at the latest.

Below is a table which shows emissions per capita. CO<sub>2</sub> Emissions are slightly higher in the District than those regionally and nationally but may be indicative of the low population density of the District. However the percentage point reduction over the three years is slightly higher.

## CO<sub>2</sub> Emissions per capita

	Carlisle	North West	England
2008	9.7	8.3	8.0
2009	8.8	7.4	7.2
2010	9.0	7.8	7.4

Source: ONS Profiles

## Air Quality Management Areas

Carlisle has 6 Air Quality Management Areas (AQMA's) where air quality is monitored. The Council's annual Air Quality Report April 2012 states that all six AQMA's remain above or borderline of the annual mean objective level. It is hoped to achieve an annual mean target of 40ug/m<sup>3</sup> for NO<sub>2</sub> emissions by 31 December 2012.

## Highest Level of NO<sub>2</sub> recorded within AQMA's within the District

	Ug/m <sup>3</sup>	Location
2008	56.4	Stanwix Bank
2009	50.6	Bridge Street
2010	59.18	Stanwix Bank
2011	50.2	Dalston Road

Source: Annual Air Quality Report Progress Report for Carlisle City Council

There is no data available yet to establish the effectiveness of the CNDR in reducing emissions, but as early indications show there has been a significant reduction in heavy traffic through the city, it is hoped on further years this will be reflected in reductions in emissions.

## Energy Consumption

### Domestic Average Consumption

	Carlisle		North West		England	
	Electric kWh	Gas kWh	Electric kWh	Gas kWh	Electric kWh	Gas kWh
2006	3,843	18,071	3,985	18,657	4,029	18,132
2007	3,827	17,315	3,928	17,932	3,952	17,508
2008	3,638	16,724	3,783	17,257	3,800	16,799
2009	3,709	15,348	3,768	15,618	3,797	15,350

Source: ONS Profiles

## Renewable Energy Generation

The original "Core Indicator" specified "by installed capacities" and refers to a web site [www.restats.org.uk](http://www.restats.org.uk), which gives North West figures. However this concentrates only on the large commercial developments and the District of Carlisle does not feature in those figures as no large scale renewable projects have been undertaken in the District. As the majority of applications are small scale domestic installations, information contained within planning applications or building control submissions is limited, so in most cases the output capacity can not be established.

During the monitoring year there has been an increase in household installations as can be seen from the table below.

<b>Renewable Energy Installations</b>				
<b>Planning Permission</b>	<b>Address</b>	<b>Detail</b>	<b>Comment</b>	<b>Output</b>
07/0845	Watts Storage Yard	Ongoing Housing Development	Solar Panels	Unknown
11/0036	Adj Honeypot, Low Flanders, Dalston	Installation of Ground Mounted Solar photovoltaic Cells	NAPIT records via BC	215 watt x 18
11/0343	Brocklewath Farmhouse, Randalaw Lane, Gt Corby	Erection of free standing photovoltaic panels	NAPIT records via BC	Unknown
11/0339	Hillfield, Walton, Brampton	Erection of Wind Turbine	ELESCA record via BC	5kW
11/0342	The Fold, Shepherds Hill Court, Thurstonfield	Installation of Air Source Heat Pump	NICEIC record from BC	Unknown
11/0340	Turnberry House, Cumrew	Erection of Wind Turbine	ELESCA record via BC	5kW
11/0999	Mallshill, Rowletown	Erection of Wind Turbine	ELESCA record via BC	5kW
BC 11/0632/BN	8 Irthing Park, Brampton	Installation of Solar Panels	NICEIC record from BC	Unknown
BC 11/0491/BN	6 Irthing Park, Brampton	Installation of 16 Solar Panels	NICEIC record from BC	Unknown
11/0840	Beech House, Stockdalewath	Biomass Boiler House	NICEIC record from BC	Unknown
11/0805	Howgill Farm, Carleton	Erection of Wind Turbine	ELESCA record via BC	11kW
11/0900	Tarraby Farm, Tarraby	Installation of 16 Photovoltaic Panels	ELESCA record via BC	Unknown
11/0958	Rigghead Farm. Kirklington	Installation of 16 Photovoltaic Panels	NAPIT records via BC	Unknown
11/0975	Robin Hill, Burnrigg, Heads Nook	Installation of Solar Panels	NAPIT records via BC	Unknown
12/0086	Green Park, Dalston	Installation of ground mounted Solar Photovoltaic Cells	NAPIT records via BC	Unknown
12/0105	Civic Centre, Carlisle	Installation of Solar Photovoltaic System	NAPIT records via BC	30kW

12/0106	Sands Centre, Carlisle	Installation of Solar Photovoltaic System	NAPIT records via BC	30 kW
10/0507	58 Lingyclose Rd, Dalston	Erection of small wind turbine	3 NAPIT records via BC including Hot water (biomass)	5 kW
11/0429	Mallshill, Rowletown, Carlisle	Erection of 1no Wind Turbine	ELESCA record via BC	6 kW
08/0600 06/05/11  10/0429 06/08/10	Dobies Garden Centre, Orton Grange, Carlisle	Garden Centre Development :	Roof Mounted Solar heating Panels; Biomass Heating System; wind turbine.	Min 10% energy requirements

The most significant installations were for Solar Photovoltaic Systems installed at both the Civic Centre and Sands Centre in the City of Carlisle which forms part of the Council's commitment to reduce emissions from buildings and that at the newly built Dobies Garden Centre.

It may also be worth noting that within the Housing Section reference is made under Housing Quality – Building for Life Assessments to developments that whilst may not have renewable energy installations, they have been/are to be built to a standard exceeding current legislation and are expected to have lower energy requirements therefore will contribute to the lowering of emission. Under fuel poverty please note the works that are being undertaken by a Registered Provider to address the use of fossil fuels and lower costs and emissions from properties that do not have access to mainline gas.

There have been 41 planning applications for renewable energy installations determined in the last year. These include applications for domestic and own use wind turbines; photovoltaic/solar panels both stand alone and as part of roof structures plus an Anaerobic Digester Plant for use on a farm.

Last year there was a reference to an application at Beck Burn Peat Works, Springfield, Longtown, for a windfarm of 9 turbines generating up to 18 MW of electricity which is enough to supply 10,000 households for its 25 year lifetime. This application was refused in December 2011 and an appeal has subsequently been lodged and is due to heard in December 2012.

## Council Initiatives

**Building Improvements** – Over the last few years the Council has taken a pro active approach in improving civic owned buildings to be come more energy efficient.

The most notable was the renewable energy installations at Talkin Tarn in 2006. Initiatives included a mini wind-turbine, an air source and water source heat pump

recovery systems and SV panels. Also installed were rainwater harvesting systems, proximity sensor flow controls on taps, insulation including thermafleece and double glazed sealed units with K glass, energy saving initiatives such as infra red motion sensors for lighting and finally a new NG Biodisc sewerage treatment plant designed to lower discharge of ammonia nitrogen.

A programme of installing infra red motion sensors for lighting at the Civic Centre has been rolled out over a period of years.

Work has been completed on the installation of solar photovoltaic panels on both the Civic Centre and The Sands Centre both producing 30kW. This is as part of the commitment to reduce emissions from public buildings.

Work started on the Shaddon Gateway Centre in late 2010 on Shaddongate car park, behind John Street Hostel. The £3million scheme has an innovative 'green' design which includes energy efficient construction methods, such as: a ground source heat pump; rainwater harvesting; solar shading; heat-recovery ventilation; solar panels, low energy lighting; and sections of sedum roof. This was completed in autumn 2012.

The Council's executive committee has also backed plans to develop a biomass boiler to heat Longtown Community Centre.

## Other Initiatives

There are outstanding proposals to harness the power of the weir on the River Caldey by diverting water to an Archimedes Screw-type structure to power a generator. The energy produced could power street lighting and also be sold via the 'feed-in tariff' scheme. The viability of the scheme came under question when there were changes to this scheme, but the final decision is yet to be made as to whether to progress this or not.

## FLOOD PROTECTION AND WATER QUALITY

### Number of Planning permissions contrary to EA Advice on Flooding and Water Quality Grounds

App No/ Address/ Proposal	Update on position	Decision	Appn Type	Initial reason for objection
<b>EA Objections on Flood Risk Grounds</b>				
10/0394 Brackenhill Farm, Longtown 3 x 2 bed log cabins to be used as holiday lets.	EA subsequently withdraws objection (22/06/10) after amended plans and FRA submitted were submitted	GTD 24/06/10	Minor Dwellings	No Sequential Test
10/0652 Rear 20 High Cross Street, Brampton Demolition of garage and erection of dwelling	Application subsequently withdrawn	WDN 23/09/10	Minor Dwellings	No Sequential Test

10/1026 West of Garden Village, Wigton Rd, Carlisle Residential development of 253 dwelling and associated works	EA subsequently withdraws objection subject to conditions (19/07/11) after the submission of an amended FRA	GTD 17/04/12	Large Scale Dwellings	Unsatisfactory FRS/FCA submitted (surface water)
10/1116 Carlisle Airport Erection of an air freight distribution centre etc	EA subsequently withdrew objection after further information was submitted.	Authority to Issue	Infrastruc ture Major	Unsatisfactory FRS/FCA submitted (surface water)
11/0014 Drybeck Farm, Armathwaite COU of land for siting of Yurts & toilet facilities for holiday accommodation	EA subsequently withdrew objection (22/03/11) after further information was submitted.	GTD 07/04/11	Change of Use	No Sequential Test
11/0120 Former Penguin Factory, Westmorland St, Carlisle Erection of 37 Dwellings	EA subsequently withdrew objection (04/10/11) after further information was submitted.	GTD 29/06/12	Small Scale Dwellings	Development next to a watercourse/flood defence
<b>EA Objections on Water Quality Grounds</b>				
10/1059 Milton Hall, Milton, Brampton Resiting And Redesign Of Previously Approved Ancillary Staff Accommodation Building Associated With Secure Residential Mental Health Centre Approved Under Reference 07/0091	EA upheld their objection after further information was submitted but was felt by the officer as it was an amendment to an existing approval, a condition would suffice as alternative means of foul drainage considered acceptable as no objections were raised with the original application	GTD 15/04/11	Other – minor	Required Circular 3/99 or 10/99 Assessment
10/1116 Carlisle Airport Erection of an air freight distribution centre etc	EA subsequently withdrew objection after further information was submitted.	Authority to Issue	Infrastruc ture Major	Non-mains drainage – unacceptable risk to groundwater/surface water
11/0014 Drybeck Farm, Armathwaite	EA subsequently withdrew objection (22/03/11) after further information was submitted.	GTD 07/04/11	Other Minor	Required Circular 3/99 or 10/99 Assessment
11/0035 Murray House Farm, Station Road, Cumwhinton	Application Refused	REF 26/03/12	Renewabl e energy schemes – Minor	Insufficient Information – Water Quality

Source: Environment Agency

The above table details all the applications to which the Environment Agency submitted objections on flood Risk or Water Quality during the year 2010 to 2011. This has been updated to reflect the ultimate position.

For the first time there has been a consent granted against the recommendation of the Environment Agency. Despite negotiations there was a stalemate, but in view of the fact that the application was a renewal to a previous consent to which the Environment did not submit any objection, then the planning officer felt that the issue could be dealt with by condition and this was supported by the Planning Committee.

The City Council continues to work closely with the Environment Agency to ensure that flooding issues are addressed in any development proposals. All the Flood Defences for the Caldew and Lower Eden Rivers, which affect parts of the City, and Low Crosby in the rural area, have now been completed.

### **Strategic Flood Risk Assessment**

As part of the evidence for the Local Plan, the Council commissioned a new Strategic Flood Risk Assessment (SFRA) based on PPS25 parameters. The report was completed November 2011 and the main findings are:

The primary source of flood risk in Carlisle is fluvial flooding (flooding caused by high tides and or inclement weather breaching sea defences and inundating the surrounding areas). Carlisle City is vulnerable from the River Eden, River Petteril and the River Caldew, both independently and, in wider flood events, concurrently. Carlisle is also at risk from a number of enmained watercourses, namely Dow Beck, Gosling Sike, Parham Beck and Wire Mire Beck.

The modelling shows that the main urban areas at risk of flooding are: Denton Holme, Willow Holme, Carlisle City Centre, Etterby Terrace, Rickerby, Warwick Road and Harraby Green. A Level 2 Study has been carried out for the majority of these areas, with further work planned in the near future for the Warwick Road area. This level of analysis provides further detailed assessment of the risk of flooding within these areas and the implications for further development on flooding levels. Breach analysis of the flood defences protecting property within Caldewgate/Shaddongate, Denton Holme, Milbourne Street, Rickergate and Willowholme has been undertaken to assess the residual flood risk and flood hazards.

There is a moderate or significant flood hazard in terms of depth and velocity in Denton Holme, Rickergate and Willowholme but within Caldewgate/Shaddongate and Milbourne Street the depth of flood water and velocities are much lower and the flood hazard is considered to be low.

The information gathered has been used to assess the potential extent and frequency of flood risk, the implications of this flood risk for development opportunities and the opportunities for flood management practices which may help mitigate or reduce future flood risk.

There remains a requirement to undertake breach modelling of the flood defences along the River Eden and River Petteril for the Warwick Road area. This will be carried out once the Environment Agency update their modelling which is expected to be in 2013.

# LEISURE, COMMUNITY AND CULTURE

---

## OBJECTIVES/AIMS

- *Promotion of environmental protection and enhancement, including measures to protect, replace, if lost or damaged and enhance public open space and wildlife habitats, and pursuing such measures as recycling initiatives.*

## CONTEXTUAL INDICATORS

### Health and Well Being

Carlisle became a World Health Organisation Healthy City in 2009. Since then, we have worked closely with organisations such as the NHS, Riverside and Carlisle Leisure and have gained from the Healthy City approach and network.

A healthy city is defined by a process, not an outcome. A healthy city is not one that has achieved a particular health status. It is conscious of health and striving to improve it.

The requirements are: a commitment to health and a process and structure to achieve it. A healthy city is one that continually creates and improves its physical and social environments and expands the community resources that enable people to mutually support each other in performing all the functions of life and developing to their maximum potential.

Many different organisations have an impact on health through their policies and practice. It is essential that organisations work together to initiate change.

Investing in the health of Carlisle means investing in the future, and requires strong political will and a commitment to sustainability, equity, capacity building, community involvement and close collaboration between partners.

### Percentage of people with limiting long term illness

<b>Carlisle</b>	19.3%
<b>Cumbria</b>	20.0%
<b>North West</b>	20.7%
<b>England &amp; Wales</b>	18.2%

Source: 2001 Census

### Life Expectancy at Birth

	Carlisle		North West		England	
	M	F	M	F	M	F
<b>03 – 05</b>	75.8	80.8	75.4	79.9	76.9	81.1
<b>04 – 06</b>	76.2	81.1	75.8	80.3	77.3	81.6
<b>05 - 07</b>	76.7	81.1	76.0	80.4	77.7	81.8
<b>06 - 08</b>	77.1	81.4	76.3	80.6	77.9	82.0
<b>08 - 10</b>	77.3	81.6	77.0	81.1	78.6	82.6

Source: ONS Local Profiles

The previous table shows that Carlisle has lower than average life expectancy than the national average but higher than the regional. Although it has increased over the previous 7 years just as it had regionally and nationally, the gap between local and national figures have widened. In 05/05 the gap was 1.1 years for men and 0.3 years for women. It is now 1.3 years and 1 year respectively.

### Low Birthweight Live Births (%)

	2003	2004	2005	2006	2007	2008	2009	2010	2011
<b>Carlisle</b>	5.9	6.6	7.6	7.7	6.5	6.6	8.8	6.3	6.8
<b>North West</b>	8.2	7.7	7.8	7.8	7.3	7.3	7.1	6.8	7.0
<b>England</b>	7.7	7.6	7.5	7.6	7.2	7.2	7.1	6.9	7.0

Source: ONS Profiles

Whilst the percentage of low Birthweight live births is slightly lower than both regionally and nationally, the trend over the last nine years has seen an increase in the percentage points (0.8) in the District whilst both regionally and nationally there has been a decrease (1.2 and 0.7 respectively).

### Infant Mortality Rates (standard per 1,000 live births)

	Carlisle	North West	England
<b>08/10</b>	2.4	4.8	4.4

Source: ONS Profiles

Whilst low birthweights are not significantly below the regional and national figures, the infant mortality rates are significantly better at half that of the regional rate.

### Mortality Rates from All Causes (standard per 100,000 persons)

	Carlisle	North West	England
<b>06/08</b>	620.0	661.2	581.9
<b>08/10</b>	609.3	630.1	553.3

Source: ONS Profiles

### Mortality Rates from All Cancers (standard per 100,000 persons)

	Carlisle	North West	England
<b>08/10</b>	188.8	186.5	169.4

Source: ONS Profiles

### Mortality Rates from All Circulatory Diseases (standard per 100,000 persons)

	Carlisle	North West	England
<b>08/10</b>	194.6	191.9	167.1

Source: ONS Profiles

### Prevalence of Obese Children (%)

	Carlisle		North West		England	
	Reception	Year 6	Reception	Year 6	Reception	Year 6
<b>09/10</b>	9.6	18.7	9.9	19.3	9.8	18.7
<b>10/11</b>	9.5	20.3	9.7	19.7	9.4	19.0

Source: ONS Profiles

## Deprivation

### Index of Multiple Deprivation Score

District	Average Score	England rank out of 326	Cumbria Rank out of 6 districts
2010	22.58	109	4

**The Green Infrastructure Study March 2011**, identified that the 10 most deprived super output areas of the District have on average 27% less green infrastructure cover than the 10 least deprived.

## Crime Rates

### Total Crimes per 1,000 of population

Area	05/06	07/08	08/09	09/10	10/11	11/12
Carlisle	120.8	97	84	75	71.9	69.6
Cumbria	86.6	71	62	n/a	55	51.4
North West	114.6	97	91	84	76	No data
England & Wales	103.1	91	86	82	76	No data

Source: [homeoffice.gov.uk/Cumbria Community Safety Strategic Assessment – Carlisle Oct 2011](http://www.homeoffice.gov.uk/Cumbria%20Community%20Safety%20Strategic%20Assessment%20-%20Carlisle%20Oct%202011).

<http://www.homeoffice.gov.uk/publications/science-research-statistics/research-statistics/crime-research/hosb1011/?view=Standard&pubID=908823>

11/12 – Cumbria Observatory (Cumbria Constabulary)

Overall there has been a continued reduction in the number of crimes in Carlisle, exceeding the national trend. Carlisle remains below those recorded for the North West and England & Wales in 10/11 and in fact had reduced by the most percentage points since 05/06.

## Leisure

**Carlisle Retail Study 2012** - while concentrating primarily on the comparison and convenience retail offer of the city, it did assess the leisure offer too. The conclusions were:

“The city centre has a well established leisure offer with a modern Vue cinema multiplex located a short distance to the south of the primary shopping area on Botchergate. A number of national chain family orientated restaurants are located by the cinema and around The Crescent and southern part of Lowther Street.

Notwithstanding the existing provision, there are a number of national chain restaurants not presently represented in the city and The Council should actively investigate the physical potential and commercial demand to incorporate new leisure uses as part of any retail-led expansion of the city centre should an appropriate site be identified through the forward masterplanning exercise.

In terms of health and fitness provision, the survey results generally indicate a balance between visiting public and private facilities. In terms of public facilities, planning permission remains extant for the redevelopment of The Sands leisure centre on the edge of the city centre. The realisation of the redevelopment proposals would obviously deliver qualitative benefits in terms of an enhanced modern facility.

With respect to private sector facilities, existing provision is located out-of-centre and there may be qualitative advantages in securing a new facility within the city centre. The benefits of a new private facility in the city centre, particularly a budget gym operator, would however need to be balanced against the potential impacts on the delivery of redeveloped Sands facility given potentially similar fee / membership cost profiles.

The main suggested improvement to the city centre leisure however arising from the survey exercises is the provision of enhanced music and theatre destinations. The Council should investigate the potential for enhancement of existing provision as part of its wider cultural strategy."

# MONITORING FRAMEWORK

---

## OBJECTIVES/AIMS

- *Monitoring the effectiveness of planning policies in delivering the objectives of sustainable development*

Some indicators have been included in this report to set the context and provide information on how Carlisle District compares with other areas. In addition a monitoring group has been established across the County to assist in the provision of information and establishing indicators.

In particular the work on the Strategic Environmental Assessment for the Local Plan has made a comprehensive assessment of the revised policies that the Council intends to use. This information and the whole report are available on the Council's web site. The report was published in August 2006.

Monitoring requirements are continually expanding as circumstances and priorities change. In addition, Annual Monitoring Reports are regarded as tools for monitoring national policy at local level. This has been echoed in revisions to guidance such as paragraphs 34-37 of the PPS1 Supplement on Planning and Climate Change.

### Strategic Environmental Assessment (SEA)

As part of the Local Plan process the Council undertook work on a Strategic Environmental Assessment which generated a number of local indicators and linked these to the development plan.

The following objectives and Issues have been derived. An indication of the number of indicators is also included although many overlap with other indicators in this report.

SEA Objective	Issues	No. of Indicators
To protect and enhance biodiversity and geodiversity as well as create and restore biodiversity where possible	Biodiversity Fauna Flora	5
To protect and enhance the quality and distinctiveness of the area's landscapes and townscapes	Landscape	4
To preserve, protect and enhance sites, features and areas of archaeological, historical and cultural importance and their settings	Cultural Heritage Including architectural and archaeological	5
To protect and improve local air quality	Air Human Health	3
To protect and improve the quality of all water resources.	Water	2
To minimise the risk of flooding	Water	3

associated with new development	Climatic Factors	
To reduce emissions of gases which contribute to climate change	Climatic Factors	1
<b>SEA Objective</b>	<b>Issues</b>	<b>No. of Indicators</b>
To improve the availability and use of sustainable transport modes	Population Air Material Assets	5
To promote the development and use of sustainable and renewable energy resources	Climatic Factors Material Assets	3
To increase the use of sustainable design and construction techniques	Climatic Factors Population	3
To encourage sustainable use of previously developed land and minimise the use of greenfield sites	Soil Land	4
To minimise the production of waste and increase recycling and recovery rates	Soil Material Assets	2
To maintain and improve the accessibility of key services, facilities, the countryside and public open space	Population Material Assets	6
To encourage healthier lifestyles by promoting walking and cycling	Population Human Health	2
To improve people's sense of safety and well being	Population Human Health	6
To reduce the potential for environmental nuisance	Population Human Health	2
To ensure everyone has the opportunity of living in a decent and affordable home	Population	4
To improve access to employment	Population	1
To encourage urban regeneration	Population	3
To provide opportunities to strengthen and diversify the economy	Population	3

All these indicators have been reported as baseline information within Chapter 6 of the SEA report. They have therefore not all been repeated in this report to avoid duplication.

### Sustainability Appraisal

The Scoping Report for a Sustainability Appraisal of the Core Strategy was produced and consulted on at the same time as the Core Strategy Issues and Options Document in October 2011. In light of the move from a Core Strategy to a Local Plan incorporating site allocations this will need to be updated and be

available for consultation alongside the Local Plan Preferred Options which is programmed for public consultation in spring 2014.

\* \* \* \*

The Planning Policy Section of Planning Services at Carlisle City Council has compiled this Annual Monitoring Report.

Core data has been derived from the Council's Acolaid planning system for planning applications and building control. This provides information on the number of permissions and completions and the use of policies. Completions on residential development have been recorded for some time but with the introduction of Structure Plan permissions based monitoring, this is undertaken on a monthly basis.

Information on Green Flag awards has been obtained from the Council's Leisure Services section.

The Council's Monitoring Officer maintains a number of databases which are being updated to enable more efficient data management and take into account the requirements of this monitoring report. Revisions to data collection include monitoring parking spaces and numbers of bedrooms in housing developments. For Employment monitoring an improved record of changes of use is required and subdivision of data by use class. This work is ongoing.

# GLOSSARY

---

**AAP** Area Action Plan

This Plan will focus on implementation, providing an important mechanism for ensuring development of an appropriate scale, mix and quality for key area of opportunity, change and conservation

**AMR** Annual Monitoring Report

Authorities are required to produce AMRs to assess the implementation of the LDS and the extent to which Policies in Local Development Documents are being achieved.

**DPD** Development Plan Document

The Documents that a local planning authority must prepare, and which have to be subject to rigorous procedures of community involvement, consultation and independent examination. It will include the following elements:

Core strategy

Site specific allocations of land

Area action plans; and

Proposals map (with insets)

**LDF** Local Development Framework

The LDF will contain a portfolio of Local Development Documents, which will provide the local Planning authority's policies for meeting the community's economic, environmental and social aims for the future of their area where this affects the development of land

**LDD** Local Development Document

Local Development Documents will comprise Development Plan Documents, Supplementary Planning Documents, the Statement of Community Involvement and the Strategic Environmental Assessment/Sustainability Appraisal

**LDS** Local Development Scheme

The LDS sets out the programme for preparing the documents contained in the Local Development Framework

**NPPF** National Planning Policy Framework

Sets out the Government's planning policies for England and how these are expected to be applied (also includes a list of documents revoked and replaced by this document.

**PPS** Planning Policy Statement

Government statements of national policy which are being phased in to supersede Planning Policy Guidance

**RSS** Regional Spatial Strategy

The RSS, incorporating a regional transport strategy, provides a spatial framework to inform the preparation of local development documents, local transport plans and regional and sub- regional strategies and programmes that have a bearing on land use activities.

**S106** Section 106

A legally binding agreement between the planning authority and the applicant/developer plus any other parties who may have an interest in the land

**SA** Sustainability Appraisal

Assessment of the social, economic and environmental impacts of the policies and proposals contained in the LDF.

**SCI** Statement of Community Involvement

Document explaining to stakeholders and the community, how and when they will be involved in the preparation of the LDF and the steps that will be taken to facilitate this involvement.

**SEA** Strategic Environmental Assessment

Assessment of the environmental impacts of the policies and proposals contained in the LDF.

**SPD** Supplementary Planning Document

SPDs are intended to elaborate on the policy and proposals in Development Plan Documents.

# SUMMARY OF INDICATORS

## Economy and Business Development

Indicator Core/Other	Local Plan Policies	Draft Core Strategy Sustainability Appraisal Indicator	Data/Performance	Comments															
<b>BD1</b> – Total additional employment floorspace by type	<b>EC1</b> – Primary employment areas <b>EC2</b> – Mixed commercial areas	<b>1-</b> Provide opportunities to strengthen and diversify the economy	<table border="1"> <thead> <tr> <th></th> <th>B1</th> <th>B2</th> <th>B8</th> <th>Mixed</th> </tr> </thead> <tbody> <tr> <td><b>11/12</b> Gross</td> <td>0</td> <td>135</td> <td>138.5</td> <td>0</td> </tr> <tr> <td>Net</td> <td>-2922</td> <td>-456</td> <td>-4265</td> <td>0</td> </tr> </tbody> </table>		B1	B2	B8	Mixed	<b>11/12</b> Gross	0	135	138.5	0	Net	-2922	-456	-4265	0	Losses to B8 related to demolition of long term vacant units to enable the Sainsbury development. B1 relate to demolition of office space at Bousteads grassing which will result in long term savings.
	B1		B2	B8	Mixed														
<b>11/12</b> Gross	0		135	138.5	0														
Net	-2922	-456	-4265	0															
<b>BD2</b> – Total additional floorspace on PDL by type	<b>EC22</b> – Employment & Commercial growth land allocations	<b>11/12</b> – no development	Development has been intensification only.																
<b>BD3</b> – Employment Land available by type (HA)		<b>B1</b> – 10.7 HA <b>Mixed</b> – 73.49 HA <b>Total</b> – 84.19 HA	Adjustments due to losses to CNDR and Sainsbury development																
<b>BD4</b> – Total amount of Town Centre floorspace developed	<b>EC4</b> – Primary Retail Area	<b>2-</b> Improve Access to employment	<b>11/12</b> – None developed	No town centre development															

## Housing

Core Indicator/ Other	Local Plan Policies	Draft Core Strategy Sustainability Appraisal Indicator	Data/Performance	Comments
<b>H1</b> – Plan Period and Housing Targets	<b>H1</b> – Location of New Housing Development	<b>13</b> - ensure opportunities for all living in decent and affordable homes	RSS – 450 per annum	Until the adoption of the Core Strategy (expected early 2014) the RSS figure will be kept (executive decision).
<b>H2a</b> – Net additional dwellings in previous years	<b>H2</b> – Primary Residential Areas		<b>06/07</b> – 354 <b>07/08</b> – 374 <b>08/09</b> – 366 <b>09/10</b> – 233 <b>10/11</b> – 260	Completions have not met target of 450 per annum and have averaged 336 over the last 6 years.
<b>H2b</b> – Net Additional dwellings for reporting year	<b>H16</b> – Residential Land Allocations		<b>11/12</b> - 429	Council released land for extra care and affordable housing which has helped delivery of new housing this year
<b>H2c</b> – Net additional dwellings future years			Average 300 per annum until 2018	See scheduled delivery of sites (Appendix 2) which should reflect current market conditions and with no upturn expected.
<b>H2d</b> – managed delivery target			<b>516</b> dwelling per annum until 2021 would be needed to achieve annualised figure of 450 to 2021 taking into consideration past performance.	Annualised target taking into account current deficit of 593 dwellings to date.
<b>H3</b> – New & converted	<b>H4</b> – Residential	<b>5</b> – encourage sustainable	<b>11/12</b> – 59% housing developed on brownfield land	Brownfield development fell below the 65% figure in Local Plan partly due to the

<p>dwellings on PDL</p>	<p>development on PDL &amp; phasing of development</p>	<p>use of previously developed land</p> <p><b>6</b> – encourage urban regeneration</p>		<p>release of council owned land for affordable housing. As development progresses on major Greenfield sites which have recently got planning permission it is likely that the % of development on brownfield land will be lower than it has been historically.</p>
<p><b>H4</b> – Net additional Gypsy &amp; Traveller Pitches</p>	<p><b>H14</b> – Gypsies and Travellers <b>H15</b> – Travelling Showpeople</p>	<p><b>13</b> - ensure opportunities for all living in decent and affordable homes</p>	<p><b>11/12</b> – 0 pitches</p>	<p>Development last year at Ghyll House Bank</p>
<p><b>H5</b> – Gross affordable housing completions</p>	<p><b>H5</b> – Affordable Housing <b>H6</b> – Rural Exception sites</p>		<p><b>11/12</b> - 162</p>	<p>Delivery was supported through the release of Council owned land for affordable housing including 'Extra Care'</p>
<p><b>H6</b> – Housing Quality, Building for Life Assessments</p>	<p><b>CP5</b> - Design</p>	<p><b>9</b> - Increase the use of sustainable design &amp; construction techniques</p>	<p>No assessments made</p>	<p>No assessor and scheme is currently changing</p>

## Transport

Core Indicator/ Other	Local Plan Policies	Draft Core Strategy Sustainability Appraisal Indicator	Data/Performance	Comments
Non-residential developments complying with car parking standards	<b>T1</b> – Parking guidelines for development	<b>7</b> - Improve the availability & use of sustainable transport.  <b>11</b> - Encourage healthier lifestyles by promoting walking & cycling.	11/12 – no development	No development this year
Amount of residential development within 30 mins public transport of essential services	<b>DP1</b> – Sustainable development locations <b>H1</b> – Location of new housing development	<b>12</b> - Maintain & improve accessibility of key services, facilities and public open space.	11/12 Hospital 91% GP 96% Primary School 97% Secondary School 92% Retail Centre 96% Employment 96%	Primary school accessibility increases to 100% when looking at cycling as an indicator.
% of the resident population who travel to work by public transport or by walking or cycling.	<b>CP16</b> - Public transport, pedestrians and cyclists  <b>T4</b> – Park and Ride		<b>2001</b> (Census) Car (drive) 54.3% Car (passenger) 7.5% Walk 15.1% Cycle 2.7% Bus 8.6% Train 0.4%	Despite 95% of new development being within 30 mins public transport to employment sites, only 9% use those facilities!

## Natural and Built Environment

Core Indicator/ Other	Local Plan Policies	Draft Core Strategy Sustainability Appraisal Indicator	Data/Performance	Comments												
<b>E1</b> – No of Planning permissions granted contrary to Environment Agency advice on flooding & water quality grounds	<b>LE27</b> – Developed land in Flood Plains	<b>3</b> – To protect & improve the water quality of water resources  <b>4</b> - Address the causes & impacts of climate change including minimizing flooding	One granted	The relevant application was a renewal of an extant permission to which there was no objection. We continue to work closely with the Environment Agency. Flood defences within the city have recently been completed and the Council have an up to date Strategic Flood Risk Assessment.												
<b>E2</b> – Changes in areas of Biodiversity Importance	<b>CP2</b> - Biodiversity	<b>15</b> – To protect & enhance biodiversity & geodiversity, as well as creating & restoring biodiversity where possible	<table border="1"> <thead> <tr> <th>% Area meeting PSA target</th> <th>% Area favourable</th> <th>% Area unfavourable recovering</th> <th>% Area unfavourable no change</th> <th>% Area unfavourable declining</th> <th>% Area destroyed / part</th> </tr> </thead> <tbody> <tr> <td>94.78%</td> <td>30.39%</td> <td>64.39%</td> <td>3.74%</td> <td>1.44%</td> <td>0.04%</td> </tr> </tbody> </table>	% Area meeting PSA target	% Area favourable	% Area unfavourable recovering	% Area unfavourable no change	% Area unfavourable declining	% Area destroyed / part	94.78%	30.39%	64.39%	3.74%	1.44%	0.04%	Figures are for the county. However Gelt Wood within the District has been partly destroyed through unauthorised operations which are being investigated.
% Area meeting PSA target	% Area favourable	% Area unfavourable recovering	% Area unfavourable no change	% Area unfavourable declining	% Area destroyed / part											
94.78%	30.39%	64.39%	3.74%	1.44%	0.04%											
<b>E3</b> – Renewable	<b>CP8</b> – Renewable	<b>8</b> – Promote the	See body of text for detail of small scale domestic/own use intallations	No large renewable energy developments. There has been												

energy generation	energy	development & use of renewable energy resources  <b>18</b> - Protect & improve air quality  <b>19</b> – Reduce emissions of gases which contribute to climate change.		a significant increase in the number of applications incorporating renewable energy within them.
Residual household waste per household (kg)	<b>CP14</b> – Waste minimisation and the recycling of waste	<b>10</b> – Minimise the production of waste & increase reuse & recycling rates.	<b>10/11</b> - 480 kg	10/11 – latest data An overall reduction since 2004/05
Household waste sent for reuse, recycling or composting (%)			<b>10/11</b> – 46.5%	10/11 – latest data recycling has steadily increased since 2004/05 and has now nearly doubled in that period.
No of Grade I and II Listed Buildings considered at risk	<b>LE16</b> – Historic structures and Local Listings	<b>17</b> – Preserve, protect & enhance sites, features & areas of archaeological, historical &	<b>11/12</b> – 5	No Change

		cultural a importance & their settings				
Net change in No of TPOs	<b>CP3</b> – Trees and hedges on development sites	<b>16</b> – To protect & enhance the quality & distinctiveness of landscapes and townscapes.	<b>11/12</b>	New 2	Revoked 1	Net 1
						A pro-active approach is taken to maintain the quality, over the last 6 years there has been a net increase of 9 TPOs. A programme of reviewing all TPOs is being undertaken.

### Leisure, Community and Culture

Core Indicator/ Other	Local Plan Policies	Draft Core Strategy Sustainability Appraisal Indicator	Data/Performance	Comments
Total Crimes per 1,000 population	<b>CP17</b> – Planning out crime	<b>14</b> – Improve people’s sense of safety and well-being	<b>11/12</b> – 69.6	There has been a year on year reduction in crime rates.
Amount of eligible open spaces managed to Green Flag award standard	<b>LC3</b> – Amenity Open Space	<b>12</b> – Maintain & improve accessibility of key services, facilities, the countryside and public open space.	<b>11/12</b> – 8 Parks	The council has year on year increased the number of parks being awarded the green flag. Tullie House gardens had been a previous winner, but have now gone to trust status, so are no longer maintained by the authority.

# APPENDIX 1

---

**Housing Land Position Statement as at**

**31 March 2012**

## INTRODUCTION

This statement sets out the housing land supply position as at 31<sup>st</sup> March 2012. The Carlisle District Local Plan 2001-16 was adopted in September 2008 and sets out housing land allocations. The Local Plan allocations are however based on the Structure Plan supply of 315 per annum for the District.

On 6<sup>th</sup> July 2010 the Secretary of State announced the government's intention to revoke Regional Spatial Strategy (RSS) Housing targets. However CALA Homes challenged this decision and it was upheld that revocation was unlawful and RSS remains in place. In light of this it was recommended and approved by the Executive of Carlisle City Council on 18 April 2011 to continue with the RSS figure of 450 net dwellings per year to be used when assessing planning applications.

The Council embarked on The Core Strategy and consulted on the "Key Issues" and "Issues and Options" in 2011. It was expected that the Site allocations DPD would be produced after the adoption of the Core Strategy which was programmed to be early 2014.

However following the introduction of the National Planning Policy Framework (27 March 2012) a Local Plan will now be produced which will include site allocations. The practical implication of this is that the work being undertaken on the Strategic Housing Land Availability Assessment has been brought forward to enable the simultaneous production of previously separate documents.

## EVIDENCING A 5 YEAR SUPPLY

### BACKGROUND

The National Planning Policy Framework under "Delivering a wide choice of high quality homes" states:

**Point 47 paragraph 2:** "identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land;"

The footnote associated relating to the above statement:

"To be considered deliverable, the sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans."

**Point 48:** "Local planning authorities may make an allowance for windfall sites in the five year supply if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply. Any allowance should be realistic having regard to the Strategic Housing Land Availability Assessment, historic windfall delivery rates and expected future trends, and should not include residential gardens."

**METHODOLOGY**

**Annual Requirement**

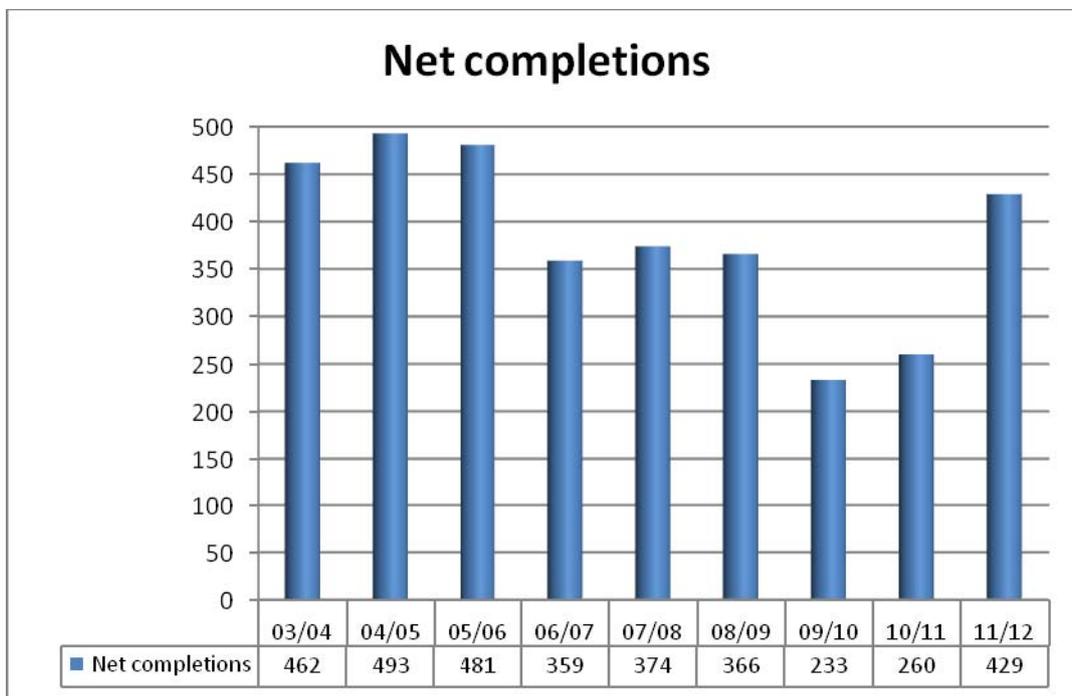
In line with the decision of the Executive of Carlisle City Council on 18 April 2011 this is 450 net dwellings per year (5 years = 2250 dwellings)

**Buffer Requirement**

There is a requirement for a 5% (equivalent to 112 dwellings) additional buffer unless there has been a record of persistent under delivery of housing when it should be increased to 20% (equivalent to 450 dwellings).

**Persistent Under Delivery** – In the absence of formal guidance the Council's interpretation which is felt to be realistic is that when there have been 3 consecutive years of under delivery which results in an overall shortfall over the previous 5 years of 10% (2250 x 10% = 225). This will trigger a change in the Buffer Requirement to 20%.

**Current Position**



Since 2006/07 (6 years) there has been an annual shortfall in delivery of target of 450 per annum which cumulatively equates to 583 dwellings. This is deemed to be

“persistent” therefore an additional 20% will be required being the equivalent of 90 dwellings per annum (5 years = 450 dwellings).

### Current 5 Year Requirement

Annual Requirement x 5 + Buffer = 2250 + 450 = 2700 dwellings.

### Calculating the 5 Year Supply

In line with the guidance **Sites with Planning Permission** will be considered to be deliverable unless there is clear evidence that they will not be delivered within that timescale. The Council has taken the view that a further 5% of permissions remaining after being adjusted for known non delivery will expire and will not contribute to the delivery of housing.

**Current Allocated Sites** will be expected to contribute to the 5 year supply unless there is clear evidence that they will not come forward within that timescale so are excluded from the calculation. The Council also understands that there will be time lapse in the remaining allocated sites being delivered so only 80% of these will be taken into account.

**Raffles** – In the past the Council has excluded delivery on this site as they were replacement dwellings as defined within PPG 3. As PPG 3 was listed in Appendix 3 of the National Planning Policy Framework (NPPF) as being replaced by this Framework and demolitions date back to 1999 with the initial Planning Permission to 2001, well before the introduction of the NPPF then any new development on the site will count towards the 5 year supply.

**Windfall** – a figure of 50 per annum was evidenced for the Carlisle District Local Plan 2001 – 2016. As windfall currently account for a significant contribution of the delivery (318 in year 2011/12 i.e. 74%) an allowance for the evidenced windfall figure will be made within the calculation.

### Current Baseline Position

	Urban	Rural	Total
Annual Requirement	360 pa	90 pa	450 pa
Net O/S Planning	1744	364	2100
Years Supply	4.84 yrs	4.04 yrs	4.67yrs
Allocated Sites	1299	6	1305
Total Unit Potential	3405	370	3405
Years Supply (without buffer)	9.45yrs	4.11 yrs	7.56 yrs

On This basis there is a 7.56 year supply of housing however these figures need to be adjusted for known/anticipated non delivery, phasing and windfall allowance.

## **Adjusted Position**

Appendix 1 is an analysis of deliverable sites.

This gives an overall figure of 2,690 dwellings which equates to 5.98 years supply and against a figure of 2,700 gives 99.6% of requirement.

## **CONCLUSION**

There is insufficient supply of specific deliverable sites of 10 units to provide five years worth of housing to meet the housing requirement of 450 dwelling per annum with an additional buffer of 20%.

APPENDIX 1

	Permissions	Comments
Net Planning Permissions Outstanding	2,100	
Permissions unlikely to be Developed		
King St, Carlisle	40	COU from apartments to a Hotel
Westrigg/Wigton Rd	-30	Dormant Site
South Henry Street	-23	Developer not progressing
Adj Suttle House	-41	Stalled site which has a revised application for a Care Home
Adjustment for Phasing		
Morton	-570	1 <sup>st</sup> phase delivery of 255 out of 825
Permissions with Authority to Issue		
SW Terrace	99	
Former Morton School		53 –dwelling, S106 negotiations have stalled
Skelton House	14	
Crindledyke	184	1 <sup>st</sup> phase delivery of 184 out of 850 max
Land Bounded by Peter Lane & Dalston Road		Allocated site so not included here to avoid double counting
West of Wigton Road		As above
Net Planning Permissions	1,773	
Less 5% for non-delivery	-89	
Adjusted Net Planning Permissions	1,684	
ALLOCATED SITES	1,305	
Sites unlikely to be developed		
Hilltop	-80	No Current Interest
St Nicholas	-50	No Current Interest
Rome Street 1	-98	Contamination Issues
Rome Street 2	-49	Contamination Issues
Brisco	-83	Contamination Issues
Net allocations	945	
Less 20% for delayed delivery	-189	
Adjusted Net Allocations	756	
SUMMARY		
Planning Permissions	1,684	
Allocations	756	
Windfall	250	
5 Year Delivery	2,690	Target 2,700 (5 years + 20%)



<b>Unallocated Sites with Planning Permission (over 10)</b>											0	
Spice Enterprise	14	14	0	0	0	0	7	7	0	0	0	
Ambulance Station	60	60	1	0	0	0	0	0	10	20	30	PP Renewed Jul 10
Hassell Street	21	3	3	6	3	0	0	0	0	0	0	
Lebourne Road	13	13	4	0	0	4	4	4	1	0	0	Reduced 16 to 13 21/01/11 + site commenced
Regent St	11	11	0	0	0	0	5	6	0	0	0	Impact Housing
Prince of Wales	16	16	0	0	0	0	0	16	0	0	0	Site for sale - adj site has pp for 7 apts (11/0947)
Atlas Works	12	12	0	0	0	0	0	0	6	0	0	
Collingwood Street/Denton Bu	43	43	0	0	0	0	0	16	10	17	0	Student Flats CLG guidance - 4/6 bedrooms = 1 unit
Highgrove Dairy	96	69	15	5	5	14	20	25	5	0	0	
St Elizabeth's Parish, Mayfield Ave, Harraby	11	11	0	0	0	5	6	0	0	0	0	Two Castles for Social Rent
Westrigg/wigton Rd	48	30	0	0	0	0	0	0	0	0	30	Dormant Site after partial development
Seatoller Close	23 gross	23 gross	0	23	0	0	0	0	0	0	0	net -5 but 28 dems counted 10/11
Jesmond St Garage	37	37	0	0	0	0	0	15	17	0	0	Was successful in obtaining Get Britain Bldg fund
South Henry Street	23	23	0	0	0	0	0	0	0	0	23	Permission renewed June 10 - Little interest
Crindledyke	850	850	6	0	6	20	35	40	40	40	669	build up to lowest end of estimate
Suttle House	41	41	21	0	0	0	0	0	0	0	41	Development stalled but app for Care Home on part site - may be some housing on remaining area
Dandy Croft, Brampton	15 (net)	0	0	3	0	0	0	0	0	0	0	Linked to allocated depot site at Brampton
Kingswood, Dalston	10	10	1	1	1	2	2	2	2	0	0	PP to make Open Market rather than Live/Work
George Inn, Warwick on Eden	24	24	0	0	0	0	0	12	12	0	0	PP 12/0383 inc no's to 28 awaiting S106
Skelton House, Wetheral	14 (net)	14	0	0	0	0	7	7	0	0	0	
Stonhouse Farm, Hayton	11	11	0	0	0	0	2	2	2	2	5	
<b>Potential Delivery on current large unallocated sites</b>			<b>38</b>	<b>15</b>	<b>45</b>	<b>86</b>	<b>152</b>	<b>105</b>	<b>79</b>	<b>798</b>		
<b>Unallocated Sites without Planning Permission</b>											0	
SW Terrace	99			0	0	0	0	9	15	75		AUTI - S106
Burnrigg/Morton School	53				0	0	0	20	23	10		AUTI - Riverside Development 17 social 36 Open Market
St Augustines	42						20	22	0	0		Apartments for the elderly, awaiting S106
<b>Total Potential Delivery on unallocated sites over 10 units</b>			<b>38</b>	<b>15</b>	<b>45</b>	<b>86</b>	<b>152</b>	<b>134</b>	<b>117</b>	<b>883</b>		
<b>Total Potential</b>			<b>83</b>	<b>80</b>	<b>125</b>	<b>231</b>	<b>308</b>	<b>348</b>	<b>348</b>	<b>2410</b>		
<b>Indicative windfall as per Local Plan</b>												
<b>Total Potential</b>			<b>83</b>	<b>130</b>	<b>175</b>	<b>281</b>	<b>358</b>	<b>398</b>	<b>398</b>	<b>2410</b>		