

ANNUAL MONITORING REPORT 2012 to 2013



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CARLISLE
CITY COUNCIL

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EXECUTIVE SUMMARY

This Annual Monitoring Report covers the period 1 April 2012- 31 March 2013.

The effects of the ongoing recession continue to affect delivery of the Carlisle district Local Plan 2001 - 2016. Housing completions have not met target for the 7th year. However permissions are increasing over a number of sites so it is hoped that rates will increase in the near future. There is no development of new employment.

St Nicholas Retail Park in Carlisle has been redeveloped and Asda are operating from the newly re-furbished and extended premises.

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:

Employment Sites have still not delivered within the urban area of Carlisle. A renewal of the application [11/0484] to bring forward land at Brunthill as part of the Strategic land allocation was granted in October 2011, but no development has commenced. However on Kingmoor Park East, development and expansion of the 'Baxter's' site has commenced. Proposals for development at Carlisle Airport are subject to a judicial review.

The amount of house building on previously developed sites increased again but not to the level seen previously. The trend towards more Greenfield completions is expected to continue as recent major planning permissions are built out.

Affordable Housing completions fell both in numbers and as percentage of overall completions to 22%. This may be because there was an increase in the delivery of rural sites which by their nature are smaller and therefore contribute less to the affordable housing requirements.

When The National Planning Policy Framework was introduced in March 2012, the Council took the decision to change direction from the production of a Core Strategy and separate Site Allocations DPD, to the production of an all encompassing Local Plan. Consultation on the preferred options stage of the Local Plan took place between July and September 2013. However a Preferred Options stage 2 consultation will be undertaken due to further supporting evidence base work being completed and to allow for additional consultation on the Development Management Policies. This has resulted in the work plan being amended. Adoption will now be expected Autumn/Winter 2015.

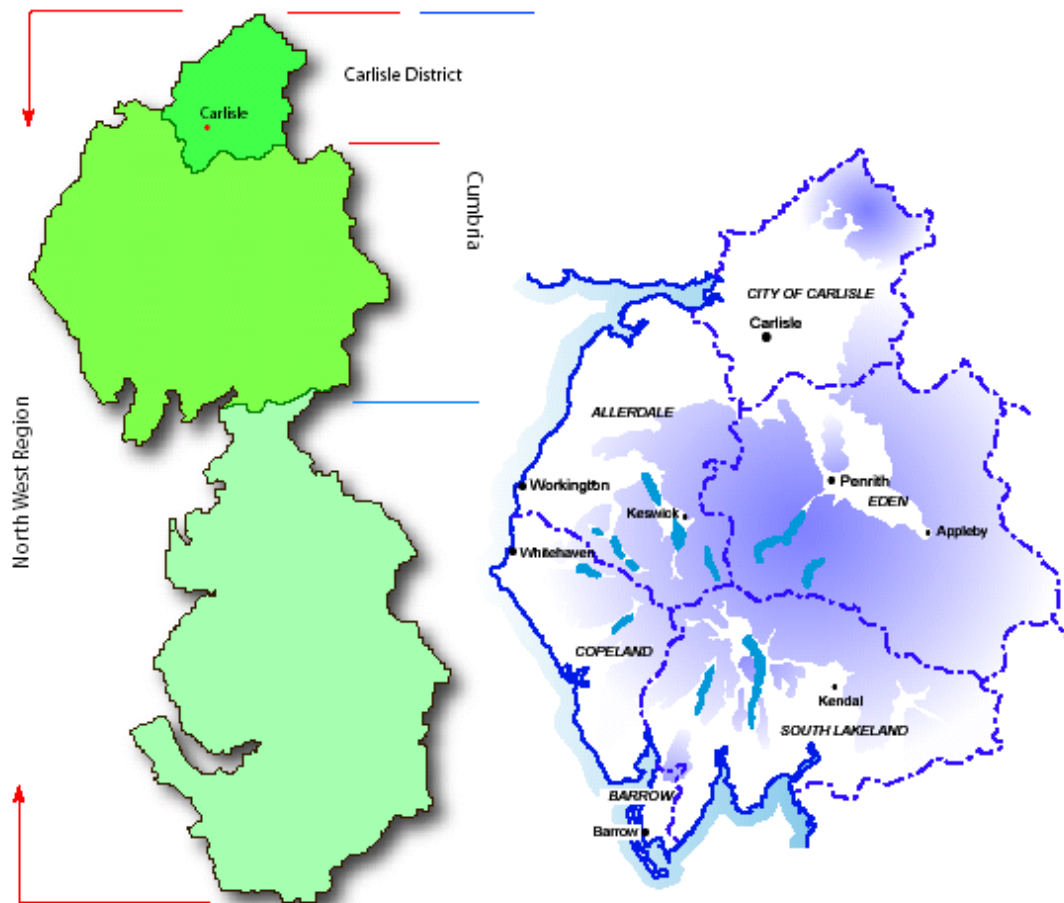
INTRODUCTION

This annual monitoring report for Carlisle City Council covers the period 1st April 2012 – 31st March 2013. It is the ninth 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 15th 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 has elected to continue to produce the monitoring report annually.

The Regional Strategy for the North West comprises both the North West of England Plan Regional Spatial Strategy to 2021 (RSS) which was published in September 2008 and the Northwest Regional Economic Strategy 2006, both of which combined to form the regional strategy for the region from 1st April 2010. Through publication of the RSS a number of Structure Plan policies were also extended (as they were not replaced by the RSS), these were saved until their replacement by a future revision of RSS. However on April 24th 2012 the Secretary of State laid in Parliament the statutory instrument revoking the Regional Strategy for the North West. The Regional Strategy for the North West (Revocation) Order 2013 (S.I. 2013/934) came into force on 20th May 2013.



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 yet available.

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

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.

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 emerging Carlisle District Local Plan 2015 – 2030 aims to achieve the following objectives:

Spatial Strategy and Strategic Policies-

- To promote a sustainable pattern of development, which will contribute to building a strong, responsive and competitive economy, to support the vision for managed growth;
- to support strong, vibrant and healthy communities, by meeting the housing needs of present and future generations, in a high quality environment with accessible local services;
- to contribute to protecting and enhancing our natural, built and historic environment (including improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change including moving to a low carbon economy.

Economy – To create opportunities for economic growth by increasing the working age population, the skills available, the diversity of the economy and the physical infrastructure to deliver it.

Housing– To enable the development of a range of high quality, energy efficient housing, in a variety of locations, to meet the aspirations of the existing community and those wishing to move to the area, and which will help build communities and support economic growth.

Infrastructure - To ensure the provision of efficient and integrated infrastructure networks needed to support new and existing development, facilitate economic growth and deliver the plan strategy.

Climate Change and Flood Risk–To reduce emissions of greenhouse gases and avoid inappropriate development in areas at greatest risk of flooding in order to ensure that the District is more resilient and less vulnerable to the effects of climate change and can successfully adapt to its effects.

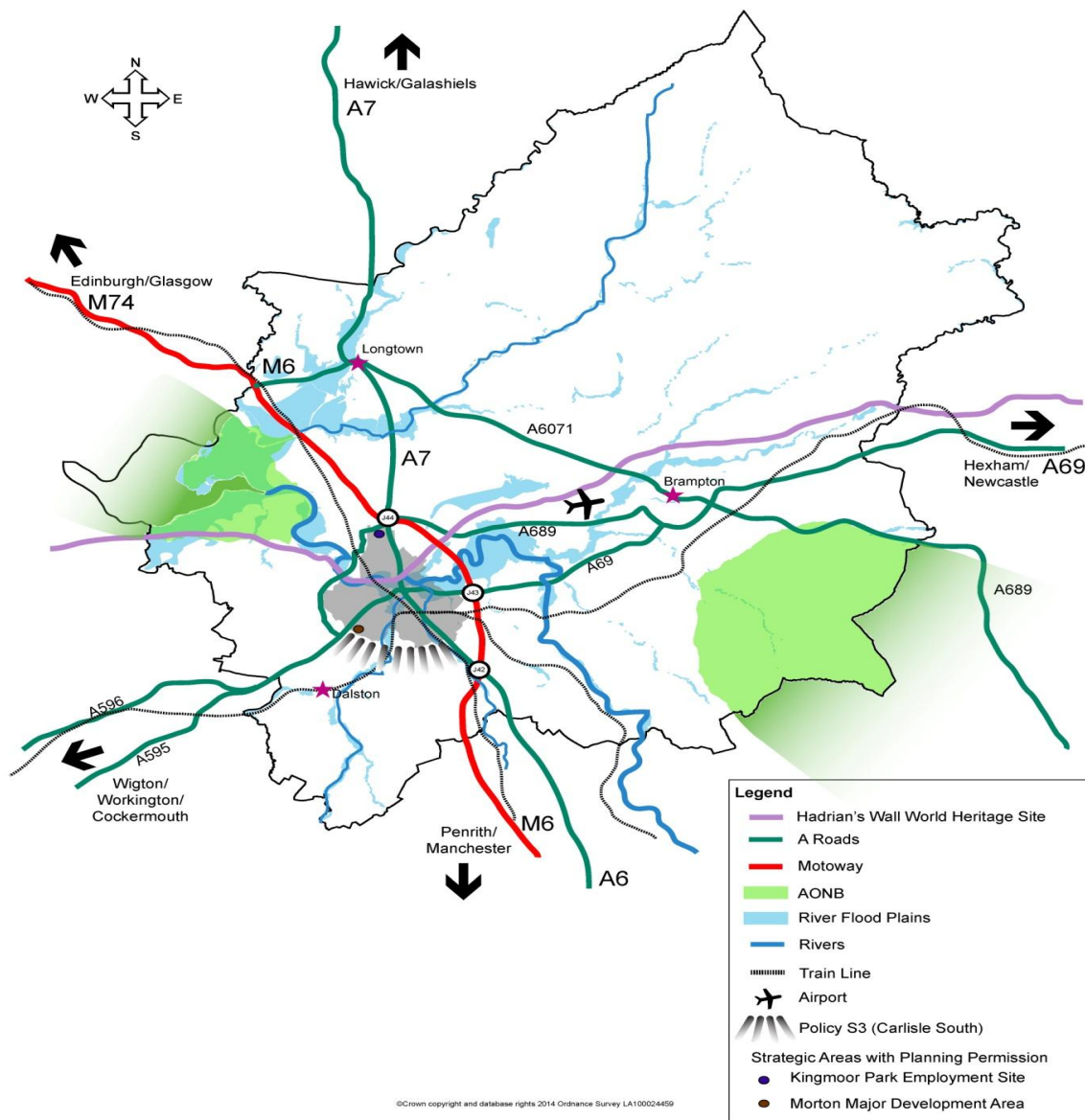
Health, Education and Community – To create a thriving, successful and healthy community for all.

Historic Environment – To conserve, enhance and promote Carlisle's heritage and opportunities provided by the historic landscape to generate maximum social and economic benefit whilst ensuring that proposals are sympathetic to the elements that make Carlisle and Cumbria special.

Green Infrastructure – To protect, enhance and increase the provision of the green and blue infrastructure across the District for benefit of residents, visitors and the wider natural environment

The objectives of ensuring economic growth and protection of a high quality environment can bring a dichotomy. Carlisle is 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 11th Century who first built a wooden Castle on the site of a Roman Fort which was later rebuilt in stone. Then in the 12th 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 15th 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 last year. However after a legal challenge by Virgin Rail who initially lost the franchise they will continue to operate the route in the short term.

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.

Section 106 monies from the new Sainsbury development in Caldewgate is being used to make improvements to the cycle network in particular the linkages between existing routes from Lower Viaduct Estate to Castle Way. Design of the scheme has proved costly having to avoid any impact on the River Eden and deal with the significant difference in levels. As a result work is on hold whilst options are being explored for the available s106 monies. In the short term public realm monies from Sainsbury have been used to improve cycle access alongside a county council scheme.

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.

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 made a bid to the Rural Community Broadband Fund which was successful and 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.

A City Centre wi-fi project is programmed for 2013 – 2014 which will improve speeds within the Urban area.

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. 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 at 2.5% against 3.7% for the North West and 3.7% for England.

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 2012 was 50,660. 85% being 43,080 are in the private sector with the Registered Providers holding a stock of 7,490. As the local authority housing was transferred to a Housing Association in December 2002 we now only own 20 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 4.7% than is the case for England which is 6.6%. 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 2011 Census has reduced to 2.2 persons from the 2001 census of 2.3 persons within the district. In 2001 the average was the same as that of the county, but is now slightly lower as the County figure has reduced to 2.21. The figure for England is 2.36

The Housing Need and Demand Study 2012 analyses Carlisle's housing market and help ensure that new housing reflects the needs and demands of our residents and is informing 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. A refresh of the study will be undertaken prior to the end of 2013 as a result in the difference in population figures from the 2008 mid year estimates used in the study to the 2011 Census figures released

Social

The English Indices of Deprivation 2010¹ (which updated the 2007 indices) Carlisle District is 109th out of 326 nationally (with 1 being the highest) with 5 Lower Super Output Areas² in the 10% worst nationally which indicates great disparity throughout the district and a slightly worsening position from the 2007 indices (ranked 122nd 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.

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.

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

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

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 as well as offering a range of after school activities for the pupils of the school.

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. There is consent to demolish the building and the County Council have plans to build a new primary school on the site.

Trinity School has also benefited from £20M investment which started with Phase 1 in May 2009 with the final phase 4 being completed in September 2012. The completion of Phase 2 in September 2011 coincided with the school obtaining Academy Status and is now a Church of England Academy.

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 building of a skate park at the school 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. The facilities at the college have greatly improved in recent years as a result of significant investment being made in replacing the dated buildings.

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

This year Carlisle College announced they are to launch a new £2m project to provide training and skills development for business growth. The new project called 'The Edge' is a Cumbria Local Enterprise Partnership initiative funded by the European Social Fund (ESF) and Co-financed by the Skills Funding Agency (SFA) running until July 2015. Carlisle College is leading the project on behalf of a collaboration of all of the Cumbrian Colleges, The University of Cumbria, training providers and third sector organisations. This project represents a new approach to addressing Cumbrian skills gaps and by developing tailored responses to local skills needs. The project has already been developing provision linked to local business needs including sales training, digital & social media, customer service, tendering skills and project management.

The unused Swift Mews sports hall on Strand Road got permissions in June 2013 and has been demolished except for its facade and will be rebuilt to provide an Arts and Digital Media Building and will include rehearsal space and art studios as well as dance studios and theatre.

Higher Education

The University of Cumbria was established August 2007.

In 2012 the university saw a slight decrease (-3%) in applications from 2011, a year when there was an 'application boom' in the Higher Education market place due to the changes in student fees. This was revised in January 2013 to an 18% reduction in full time students but commenting that there has been a shift to more part time students who combine studying with work.

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.

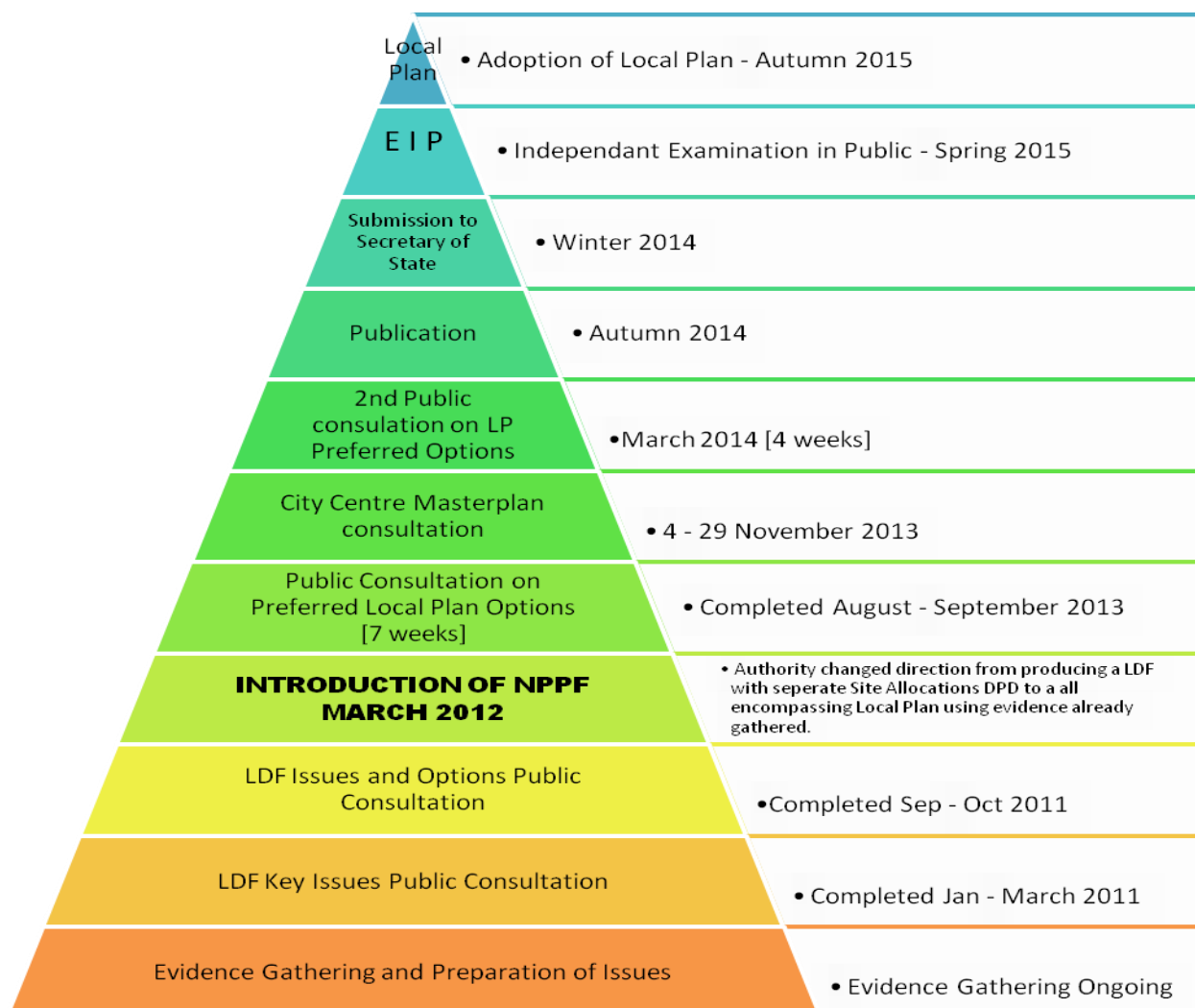
LOCAL DEVELOPMENT SCHEME IMPLEMENTATION

The Development Plan

On April 24th the Secretary of State laid in Parliament the statutory instrument revoking the Regional Strategy for the North West. The Regional Strategy for the North West (Revocation) Order 2013 (S.I. 2013/934) came into force on 20th May 2013. The Regional Strategy for the North West comprises both the North West of England Plan Regional Spatial Strategy to 2021 which was published in September 2008 and the Northwest Regional Economic Strategy 2006, both of which combined to form the regional strategy for the region from 1st April 2010.

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 2015 – 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 - Ongoing

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

Housing Land Supply

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

Cumbria Gypsy and Traveller Accommodation Assessment – November 2013

Commissioned by Cumbria County Council on behalf of all the Local Authorities in Cumbria

Affordable Housing Economic Viability Assessment – January 2013

A study to establish the appropriate level of affordable housing on sites within the district

Employment

Employment Land Review – June 2010

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

Economic Review of Carlisle – January 2013

A study to provide an insight into the current economic performance of Carlisle and assess the region's future potential

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.

Habitats Regulations Assessment – Ongoing

Impact assessment of the Local Plan

Botchergate Conservation Area Management Plan – July 2012

Shoreline Management Plan – February 2011

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.

Masterplanning

Rural Masterplanning in Carlisle District – Ongoing

Detailed settlement profiles for 22 villages looking at their existing services and their capacity; relationship with the landscape; interaction with surrounding settlements; housing, employment and community needs of these villages.

Open Spaces

Carlisle Playing Pitch Strategy – May 2013

Provides a strategic framework for the maintenance and improvement of existing playing pitches and ancillary facilities over the next 12 years (up to 2025).

Infrastructure

Infrastructure Delivery Plan – Ongoing

Identifies the existing provision of a wide range of infrastructure types, picking up on any gaps and making sure proposals in the Local Plan can be delivered alongside the infrastructure they require.

The following studies are yet to be completed/updated:

- Masterplanning to accompany Strategic allocations
- City Centre Masterplan (consulted on – November 2013)
- Health Action Plan
- Health Impact Assessment
- Equality Impact Assessment
- Cumulative Impacts of Vertical Infrastructure - *Cumbria wide study to look at the cumulative impact of vertical structures with particular reference to Wind Turbines and Pylons*

None

Other SPD's and Documents/Studies being undertaken

Planning Obligations SPD

Will be reviewed accordingly if the potential to adopt Community Infrastructure Levy is progressed.

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 share information regarding CIL and infrastructure delivery plans.

The Cumbria Local Enterprise Partnership (LEP) was established in November 2010 to develop the strategic direction of the county and identify barriers and opportunities for economic growth. The key priorities focus on: Business; Skills; Infrastructure; and Environment. (See section on Further Education for an example of a local LEP initiative)

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.

Co-operation to date

Cumbrian authorities have a particularly well established culture of joint working. Specific examples of this are jointly commissioned studies, the most recent being the 2013 Gypsy and Traveller Accommodation Needs Assessment, and the Cumbria Renewable Energy Capacity and Deployment Study 2011. In addition the Solway Coast AONB is jointly managed by an AONB Partnership between Allerdale, Carlisle, Natural England, the Environment Agency and various other community representatives.

Meetings have taken place with Cumbria County Council (Education, Highways and Spatial Planning) Northumberland County Council; Durham County Council; Allerdale Borough Council; Eden District Council; Dumfries and Galloway Council; Environment Agency and United Utilities.

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.

Also there is involvement through groups that help assess the impact of the Local Plan on the community via the Equality Impact Assessment and Health Impact Assessment.

Outcomes for Carlisle District Local Plan 2015 – 2030

Housing Targets - The Strategic Housing Market Assessment identified that there were no shared housing market areas within Cumbria. Each District will therefore meet its own housing target.

Policy 28 – Traveller and Travelling Show People - A review of the Cumbria GTAA provided an up to date picture of need within the District and site provision requirements up to 2030. This enabled allocations to be made to ensure appropriate level of supply is maintained in places where travellers can access education, health, welfare and employment infrastructure.

Policy 51 - Hadrian's Wall WHS – crosses Northumberland, Carlisle District, Allerdale and Copeland. Potential for common policy with text agreed by English Heritage;

Policy 61 – Areas of Outstanding Beauty - There was support for this policy and comments reflect the Plan's commitment to the principles of duty to cooperate. Allerdale Borough Council and Carlisle share responsibility of the Solway Coast AONB and Allerdale were supportive of the policy. There were suggestions to the change of wording in the policy proposed by North Pennines AONB – based on Durham's AONB policy – providing more detail on what is or isn't acceptable within an AONB and issues that need to be taken into consideration. They also highlight that the principle in favour of sustainable development doesn't apply within AONB.

Infrastructure Delivery Plan - The City Council has worked closely with all infrastructure providers including the County Council to ensure that the final infrastructure delivery plan is robust and reflects the principles of the "Duty to Co-operate".

Future Co-operation

Continual engagement with partners as detailed above will be maintained. Further dialogue with the University of Cumbria will take place to keep abreast of their future needs as they have campuses across Cumbria, specifically in the adjoining districts of Eden and Allerdale.

Ongoing input into the Cumulative Impacts of Vertical Infrastructure and any other joint working projects.

Increased Cross boundary working with the Borderland Local Authorities including Dumfries and Galloway, Scottish Borders and North East.

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 (2012)

	Carlisle	Cumbria	North West	England & Wales
All	108,000	499,100	7,084,300	61,881,400
Age 16 – 64	68,700	308,090	4,531,800	34,307,000
% Age 16 – 64	63.6	61.9	64	64.2

Source NOMIS ONS

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 which is broadly in line with the national rate. However due to a decline in the percentage in this last year, the District lags behind the rates both regionally and nationally. However this overall level of improvement has not been reflected at NVQ Level 2 and NVQ Level 4. The percentage 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

	All pupils %		Boys %		Girls%	
	Sep 10-11	Sep 11-12	Sep 10-11	Sep 11-12	Sep 10-11	Sep 11-12
Carlisle	52.5	53.4	49	49.3	56	57.9
North West	58.4	58.9	54.9	54.1	62.0	63.7
England	58.2	58.8	54.6	54.2	61.9	63.7

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%	2009%	2010%	2012%	2001%	2009%	2010%	2012%	2001%	2009%	2010%	2012%
Carlisle	24.3	21.3	30.9	26.3	41.4	41.5	52.9	50.9	65.2	60.7	73.0	66.0
Cumbria		25.5		30.1		47.2		53.9		63.8		71.1
North West	22.5	27.0	31.0	30.3	41.9	46.9	51.3	52.0	62.3	64.4	72.0	69.9
England	25.0	30.3	33.5	34.2	43.6	48.9	52.7	54.9	63.9	65.0	72.7	71.8

Source: ONS Profiles

Population Aged 16 – 64 with no Qualifications

	2008		2009		2010		2011		2012	
	No	%	No	%	No	%	No	%	No	%
Carlisle	9,900	14.9	7,400	11.3	7,400	11.0	7,500	11.2	8,300	12.3
Cumbria				10.1		9.7		10.6		9.2
North West				13.9		12.1		12.0		11.1
England		13.3		12.1		11.1		10.4		9.5

Source: ONS Profiles

EMPLOYMENT

The information below gives a brief snap shot and how it has changed over recent years, 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
July 2012 – June 2013				
Economically Active	57,900	83.2	85.4	77.3
In Employment	55,100	79.1	69.1	71.1
Employees	43,400	63.7	60.1	61.0
Self Employed	11,500	15.0	8.4	9.5
Unemployed	3,000	5.1	8.2	7.8

Source: NOMIS

Carlisle has a higher percentage of population which is economically active and in employment than the North West and Great Britain.

Public and Private Sector Employees

	Full time employees			Part time employees			Total employees		
	Public %	Pte %	All %	Public %	Pte %	All %	Public %	Pte %	All %
2011									
Carlisle	12.5	52.0	64.5	9.6	25.8	35.5	22.2	77.8	100
Cumbria	No Data								
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
2012									
Carlisle	12.7	50.2	62.9	11.5	25.6	37.1	24.2	75.8	100
Cumbria	14.5	49.6	64.1	9.0	26.9	35.9	23.5	76.5	100
North West	13.1	53.6	66.7	8.5	24.7	33.3	21.6	78.4	100
England	11.7	55.7	67.4	7.5	25.0	32.6	19.3	80.7	100

Source: ONS Profiles

In Carlisle 24.2% of total employees are employed in the public sector which is an increase of 2 percentage points from 2011 and is now higher than in the North West and England where they have seen a decrease in the percentage of employees in this sector. The most significant increase is in the percentage of part time workers within the public sector and stands at 4 percentage points higher than that for England. The increase in public sector jobs may be attributed to the transferring back of services to the County Council [Highways was outsourced to Capita]. The private sector now accounts for 80.7% of total employees within England which is increase of 1.2 percentage points in the last year. However this is

not reflected in the District where there has been a reduction of 2 percentage points.

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

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

January – December 2010	Carlisle	Carlisle %	North West %	Great Britain %
1 Managers	7,200	13.7	14.4	15.7
2 Professional Occupations	6,000	11.5	12.9	14.0
3 Associate Professional & Technical	7,100	13.5	13.6	14.7
Sub Total (1 – 3)	20,200	38.7	41.2	44.6
4 Administrative & Secretarial	5,700	11.0	11.2	10.8
5 Skilled Trades	7,000	13.4	10.1	10.2
Sub Total (4 – 5)	12,700	24.3	21.4	21.1
6 Personal Service	4,100	7.9	9.3	9.0
7 Sales & customer Service	3,000	5.8	8.2	7.4
Sub Total (6 – 7)	7,200	13.7	17.6	16.5
8 Process Plant & Machine Operatives	6,300	12.0	7.6	6.6
9 Elementary Occupations	5,900	11.3	12.2	11.1
Sub Total (8 – 9)	12,200	23.3	19.8	17.8
April 2011 – March 2012				
1 Managers	3,800	7.0	9.1	10.0
2 Professional Occupations	6,700	12.3	17.9	19.2
3 Associate Professional & Technical	4,300	7.9	12.6	14.0
Sub Total (1 – 3)	14,800	27.3	39.7	43.4
4 Administrative & Secretarial	8,400	15.5	11.9	11.1
5 Skilled Trades	7,100	13.1	10.4	10.8
Sub Total (4 – 5)	15,500	28.7	22.3	22.0
6 Personal Service	7,000	12.8	10.2	9.1
7 Sales & customer Service	4,600	8.4	8.4	8.1
Sub Total (6 – 7)	11,500	21.3	19.1	17.2
8 Process Plant & Machine Operatives	5,000	9.2	7.0	6.4
9 Elementary Occupations	7,400	13.6	11.9	10.9
Sub Total (8 – 9)	12,300	22.8	19.0	17.4
July 2012 – June 2013				
1 Managers	4,500	8.1	9.7	10.2
2 Professional Occupations	6,300	11.4	18.2	19.6
3 Associate Professional & Technical	5,000	9.1	12.3	14.1
Sub Total (1 – 3)	15,800	28.6	40.5	44.2
4 Administrative & Secretarial	4,700	8.6	11.8	10.9
5 Skilled Trades	9,000	16.4	10.3	10.4
Sub Total (4 – 5)	13,800	25.0	22.2	21.5
6 Personal Service	7,100	13.0	9.6	8.9
7 Sales & customer Service	4,100	7.4	9.0	8.0
Sub Total (6 – 7)	11,200	20.4	18.8	17.1
8 Process Plant & Machine Operatives	4,300	7.8	6.9	6.3
9 Elementary Occupations	10,100	18.2	11.4	10.9
Sub Total (8 – 9)	14,400	26.0	18.5	17.3

Source NOMIS

There has been a significant fall in the number of people employed in the Professional Bands 1-3 in the District which is not reflected in the comparators where there has been little change.

Earnings by Workplace

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

Source NOMIS (updated - Cumbria Observatory)

Wages are significantly below those in the North West and Great Britain which may be reflective of the split seen in the previous table Employment by Occupation.

UNEMPLOYMENT

The labour supply figures earlier in the chapter, identifies that the percentage of unemployed as percentage of economically active persons continue to be below that of the North West and Great Britain by 3.1 and 2.7 percentage points 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	Sep 2013
Carlisle	1.5%	1.9%	3.1%	2.8%	3.1%	3.2%	2.5
Cumbria		1.7%	2.5%	2.4%	2.8%	2.8%	2.3%
North West	2.4%	2.8%	4.5%	4.0%	4.4%	4.4%	3.7%
England	2.1%	2.3%	3.9%	3.5%	3.8%	3.8%	3.1%

Source: ONS Profiles

Long Term JSA Claimants

	Claiming Over 6 Months				Claiming Over a Year			
	All		Age 16-24		All		Age 16-24	
	No	Rate	No	Rate				
Oct 2012								
Carlisle	900	1.3	220	1.8	490	0.7	80	0.7
Cumbria	3,770	1.2	960	1.9	2,255	0.7	505	1.0
North West	85,740	1.9	18,860	2.2	52,540	1.2	10,265	1.2
UK	684,555	1.7	144,820	1.9	429,160	1.1	79,525	1.1

Sep 2013								
Carlisle	810	1.2	150	1.2	490	0.7	75	0.6
Cumbria	3,485	1.1	795	1.6	2,280	0.7	460	0.9
North West	79,265	1.7	15,965	1.9	49,655	1.1	8,400	1.0
UK	645,045	1.6	125,990	1.7	407,645	1.0	67,700	0.9

Source: Cumbria Observatory

Long Term JSA Claimants claiming for more than 12 months has remained unchanged. However there has been a reduction in the Youth JSA claimants. Those claiming for more than 6 months has reduced both overall and in the age 16 – 24 bracket.

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

Nov 2012	Carlisle	Carlisle%	North West %	Great Britain %
Total Claimants	10,090	15.0	18.2	15.0
By Group				
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
Feb 2013				
Total Claimants	9,870	14.4	17.4	14.3
By Group				
Job Seekers	2,270	3.3	4.3	3.8
ESA & Incapacity Benefits	4,740	6.9	8.0	6.2
Lone Parents	770	1.1	1.5	1.3
Carers	890	1.3	1.6	1.3
Others on income related benefits	220	0.3	0.4	0.4
Disabled	830	1.2	1.3	1.1
Bereaved	150	0.2	0.2	0.2

Source: NOMIS

Job Centre Vacancies

	Carlisle	North West	Great Britain
Oct 2012			
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
Nov 2012			
Unfilled jobcentre vacancies (numbers)	597	52,920	389,889
Unfilled jobcentre vacancies per 10,000 population		117	98
JSA claimants per unfilled jobcentre vacancy		3.2	3.2

Source: NOMIS [sub source: Jobcentre Plus vacancies – summary analysis]

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	16,884	20,341
2010	18,575	17,532	21,054

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.

Survival of Newly Born Enterprises by Year of Birth

	Births	1 yr survival		2 yr survival		3 yr survival	
Yr of Birth 2006							
Carlisle	450	440	97.8%	370	82.2%	320	71.1%
Cumbria	2,105	2,050	97.4	1,780	84.6%	1,490	70.8%
North West	27,265	26,335	96.6%	21,845	80.1%	17,775	65.2%
England	225,120	217,215	97.4%	181,685	80.7%	149,005	66.2%
Yr of Birth 2007							
Carlisle	435	420	96.6%	360	82.8%	295	67.8%
Cumbria	2,385	2,305	96.6%	2,015	84.5%	1,670	70.0%
North West	30,195	28,865	95.6%	24,730	81.9%	18,920	62.7%
England	246,700	235,385	95.4%	200,460	81.3%	155,150	62.9%
Yr of Birth 2008							
Carlisle	355	335	94.4%	290	81.7%	230	64.8%
Cumbria	1,950	1,855	95.1%	1,575	80.8%	1,265	64.9%
North West	27,465	25,770	93.8%	20,515	74.7%	15,870	57.8%
England	236,356	217,625	92.1%	174,705	73.9%	136,885	57.9%

Source: ONS Profiles

New Enterprises in Carlisle District born in the years 2006 – 2008 have had a better survival rate than in the North West and England, but Cumbria in most cases has the highest survival rates.

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.

Over the course of 2012 Carlisle City Council has built a comprehensive package of start-up support, this crucially includes significant marketing and engagement funding (not included locally within the previous programme) which should pay dividends. This suite of support includes:

- BSUS start-up support (including ERDF funding) for disadvantaged and under-represented groups;
- New Enterprise Allowance with mentoring for unemployed people (initially the longer term unemployed, with eligibility now from day one);
- Carlisle City Council funded support for those not eligible for BSUS;
- Support for growth start-ups not eligible for BSUS through the Business Growth Hub;
- The development of a new Business Interaction Centre led by the University of Cumbria.

This support is delivered in Carlisle by the Chamber of Commerce, working with partners elsewhere in the county for BSUS and for specialist support to rural

women and social enterprises. Activities include development of specific support offers to university students and tutorial sessions to raise awareness of the options and implications with Carlisle College students.

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.

Through the Local Plan consultation process views of local land agents will be sought with regard to the employment offer in the District.

Development 2012 - 2013

Site	B1	B2	B8	Mixed	Comment
Laversdale Timber Co, Carlisle Airport Industrial Estate			473		Intensification
Komatsu Forest Ltd, Unit 2, Longtown Ind Estate		250			Intensification
McKnight House, Junction Street, Carlisle	90	28			Intensification
Unit 2, the Sidings, Port Road Bus Park, Carlisle	-220				COU to D1 [training]
Westwood Nurseries, Little Orton			312		COU from A1 [retail]
Site 74, Kingstown Broadway			400		COU from Sui Generis
Unit 5b & c Port Road Bus Park, Carlisle				-356	COU to D1 [training]
Laings, Dalston Rd, Carlisle	-780		-534		Demolition
TOTAL	-910	278	651	-356	-337

Whilst there has been some small scale intensification there is an overall loss of employment floorspace. The major development with planning permission at Brunthill has still not yet progressed but has been renewed. At the time of writing some new development is taking place at Kingmoor Park East which we hope to report on next year.

Employment Land Developed/Available

	URBAN			RURAL	TOTAL
	Mixed B1; B2; B8	B1	Total	Mixed B1; B2; B8	
11/12	69.49	10.7	80.19	4.00	84.19
12/13	71.40	10.7	82.1	4.00	86.1

There has been an increase in land availability of 1.91 HA due to the demolition taking place at Laings Dalston Road Carlisle. However a planning application has been received for a supermarket on part of the site. It is proposed that in the emerging Local Plan that the area be split between mixed commercial and housing.

Additional employment sites are being considered to be allocated for housing and will be reported on in future AMR's as the Carlisle District Local Plan 2015 – 2030 progresses towards adoption.

MOD Longtown operates from a 526 HA site and are due to contract their operations in the near future. Taking advantage of the the existing road and rail infrastructure and with the support of the Defence Infrastructure Estates and local authorities, there is the opportunity for commercialisation of the vacated 243 HA of the site and their is the potential for an intermodal freight terminal which will be an opportunity to maximise job opportunities and give long-term economic sustainability to the site.

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%
12/13	15%	18%	15.6%

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 which opened 10 October 2012 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). Asda is now operating a 1,258 sq m foodstore on St Nicholas Retail Park, Carlisle, to the southwest of the city.

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 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.

As recommended, a City Centre Masterplan has been commissioned and was consulted on in November 2013. The findings will feed into the Carlisle District Local Plan 2015 – 2030 which will undergo a second stage Preferred Options Consultation in March 2014.

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
2013	11,077	68

Source: Foot Survey July Annually

Vacant A1 floorspace has increased due to Hoopers now being vacant. The property went to auction but no sale made.

New Supermarket Development within Carlisle City

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

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. Negotiations are still ongoing regarding an end user.

St Nicholas Retail Park – Demolition of Burger King building with the refurbishment of existing Unit 5 together with an extension resulting in a 1,258 and 509 sq m retail outlets. Asda is now operating from Unit 5/5A [1,258 sq m] but the smaller Unit 5B [509 sqm] is still unoccupied.

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

Orton Grange – permission 11/0993 granted to extend the existing farmshop to establish a 402 sq m food hall. The food hall is operated by a local company, Cranstons, and opened 19 November 2013.

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 (STEAM) Scarborough Report 2011 shows tourism revenue in the Carlisle City Council area as £362.6m, 4% lower than the previous year. Analysis of expenditure by sector and estimated employment supported by tourism is given

below which supports the important part tourism plays in the Economy of Carlisle District.

Analysis by sector of expenditure, 2011

Sector	2011 expenditure (£m)	2010 expenditure (£m)	% change
Accommodation	24.4	26.1	-6
Food & drink	66.7	70.6	-6
Recreation	35.6	39.7	-5
Shopping	52.5	55.5	-5
Transport	44.9	47.8	-6
Total Direct Revenue	226.1	239.7	-6
Indirect revenue	91.2	94.6	-3
VAT	45.2	41.9	8
Total	362.6	376.2	-4

Source: Cumbria Tourism STEAM model

Estimated tourism-supported employment by sector in Carlisle, 2011

Sector	Employment 2011	Employment 2010	% change
Accommodation	743	729	2
Food & drink	1,259	1,284	-2
Recreation	861	877	-2
Shopping	903	920	-2
Transport	379	388	-2
Total direct employment	4,145	4,198	-1
Indirect employment	1,113	1,134	-2
Total	5,258	5,332	-1

Source: Cumbria Tourism STEAM model

Tourism revenue, days, numbers and employment during 2012

	Cumbria	Carlisle	Carlisle as % of Cumbria
Revenue (£m)	2,105.5	332.7	15.8
Days (m)	50.64	7.71	15.22
Numbers (m)	37.97	7.05	18.56
Employment (FTEs)	31,235	4,756	15.22

Source: Cumbria Observatory (sub-source Cumbria Tourism)

BROADBAND

The latest information from Connecting Cumbria detailing delivery of Live Fibre Enabled Cabinets through the Connecting Cumbria Programme is that the following Exchange Cabinets have now been installed:

Carlisle Blackfriar Street junction Victoria Viaduct
 The Crescent junction Cummersdale Road
 Linstock Village
 Rickerby Village
 Tarraby Lane junction Well Lane
 Fisher Street opposite Market Street

Greystone Road junction Riverside Way
Durdar Road
Beck Road junction Green Lane
Kingstown Broadway, Kingstown Industrial Estate
Acredale Road
Aglionby at junction with A69
Kershope Road
Durdar Road junction Newbiggin Road

Source : Information within this document is provided by BT Openreach. The County Council takes no responsibility for the accuracy of the information provided. (last updated 12th November 2013)

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	Cumbria	North West	England
2005	5.3	5.1	5.0	6.8
2006	5.7	5.4	5.6	7.2
2007	5.9	5.8	5.9	7.3
2008	5.9	5.8	5.7	7.0
2009	4.7	5.2	5.0	6.3
2010	4.9	5.3	5.0	6.7
2011	5.0	5.6	5.0	6.5
2012	4.7	5.0	unavailable	6.6

Source ONS Local Profiles

Mean House Prices

Year	Carlisle	Cumbria	North West	England
2006	135,700		150,000	206,700
2007	146,600	168,000	159,900	222,600
2008	146,000	173,900	156,800	220,300
2009	136,500	166,600	154,400	216,500
2010	140,400	171,000	159,800	240,000
2011	140,000	162,300	unavailable	236,700

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.

There are a higher percentage of owner occupiers than identified in the English Housing Survey 2009 (EHS 2009). There are no Local Authority dwellings due to the stock being transferred to a Housing Association in 2002 therefore the

percentage of dwellings in this sector is much higher than in the EHS 2009. Overall however there is less reliance on Social Housing within the District.

Tenure	Dwellings	Percentage	EHS 2009
Owner Occupied	34,730	70.3%	67%
Privately Rented	7,160	14.5%	15%
Private Sector Stock	41,890	84.8%	82%
Housing Association (RSL)	7,500	15.2%	9%
Local Authority	0	0	9%
Social Housing	7,500	15.2%	18%
All Tenures	49,390	100%	100%

Source: Carlisle City Council Private Sector Housing Stock condition March 2012 (Sub Source: 2011 House Condition Survey & English Housing Survey (EHS) 2009)

Since the 2001 Census there has been an increase of nearly 6 percentage points in the private rented sector and is comparative to the percentage for England. However whilst there has been an increase in number of Social Rented Properties of over 700 dwellings, as a percentage of the overall supply there has been a fall. At 15.2% it is much higher than 9% for England. We do not however have any Local Authority Housing so overall the private sector dwelling stock is slightly higher at 84.8% than the English rate of 82%.

Dwelling Stock by Tenure with Comparitors

	Total	Local Authority		Registered Providers		Other Public Sector		Owner Occupied & Private Rented	
2011		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
2012									
Carlisle	50,660	20	0	7,490	14.8	80	0.2	43,080	85
Cumbria	240,720	2,730	1.1	26,500	11.0	160	0.1	211,330	87.8
North West	3,154,820	96,360	3.1	481,140	15.3	1,970	0.1	2,575,390	81.6
England	23,111,000	1,689,000	7.3	2,359,000	10.2	73,000	0.3	18,990,000	82.2

Source ONS Local Profiles

Unfit Homes

The Strategic Housing Market Availability Assessment 2009 identified the percentage of unfit homes within the private and social sectors.

Decent Homes - 2012

	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%)

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

The Private Sector Housing Stock Condition Survey - March 2012 which was prepared for our Housing department identified the reasons for, and the number of, dwellings that failed the Decent Homes Criteria:

Reasons for failure of dwellings as a decent home

Reason	Dwellings	% non-decent	% of stock	%EHCS 2009
HHSR failure	6,840	62.0%	61.3%	22.0%
Disrepair failure	1,120	10.2%	2.7%	6.3%
Modern facilities inadequate	150	1.4%	0.4%	2.8%
Thermal comfort inadequate	5,400	49.0%	12.9%	10.9%
Total Failures				
Non Decent Dwellings	11,000	100%	26.3%	31.5%

(Sub Source: House Condition Survey 2011 and EHS 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%
2012	1,796	690	38%	130,081	57,487	44%	709,426	259,128	37%

Source ONS Local Profiles

There was an increase in the percentage of long term vacant homes in 2008 within the District, which was not reflected in the comparator figures. Since then there has been a steady reduction and is now one percentage point lower than it was in 2007 and this is reflected in the New Homes Bonus Awards. The District's rates has been consistently below that of the North West.

Fuel Poverty

"A household is said to be in fuel poverty if it needs to spend more than 10% of its income on fuel to maintain a satisfactory heating regime (21 degrees for the main living area, and 18 degrees for other occupied rooms)"³

A Cumbria County Council anti-poverty strategy was first introduced in 2009 and updated 2011. It identified that fuel Poverty is a growing national problem with the relative cost of fuel still significantly more expensive than over the last five years. In Cumbria there are specific local circumstances that make this problem worse. Cumbria has a disproportionately high number of low earners. Any increase in fuel prices has a greater impact on these people. We have particular urban communities where a large proportion of the residents are on low wages. We also have older people on pensions who need to keep warm and again suffer most from extra costs. We have older housing stock which is unlikely to be fuel efficient. Rural

³ Source: Department of Energy & Climate Change.

communities by nature of their added distance from services will incur higher fuel costs. Each of these communities have particular needs for support. Fuel poverty is a huge problem for Cumbria.

Fuel poverty in Carlisle District as identified in the 'The Private Sector Housing Stock Condition Survey' - March 2012, 22.5% of properties are in fuel poverty which is slightly higher than 21% for England as identified in the English Housing Survey 2009. 20% are in the owner occupied sector and 34.4% in the private rented sector.

An Affordable Warmth Strategy is to be developed through the Fuel Poverty Task Group. An Action Plan is to sit alongside the Strategy as a working document and this will have identified outcomes for reducing the number of fuel poor households in Cumbria. One of the actions already discussed and agreed is to establish 'warm zones' across the County.

Tackling Fuel Poverty is coordinated through the Healthy Communities and Older People Thematic Partnership. A Fuel Poverty Task Group was set up at the end of 2009 to provide for a coordinated multi-agency approach by partners in Cumbria. Community engagement is seen as an essential element of this coordinated approach which will include energy saving, being prepared for winter conditions and actively managing fuel bills. The Fuel Poverty Task Group reports to the HCOP Steering Group.

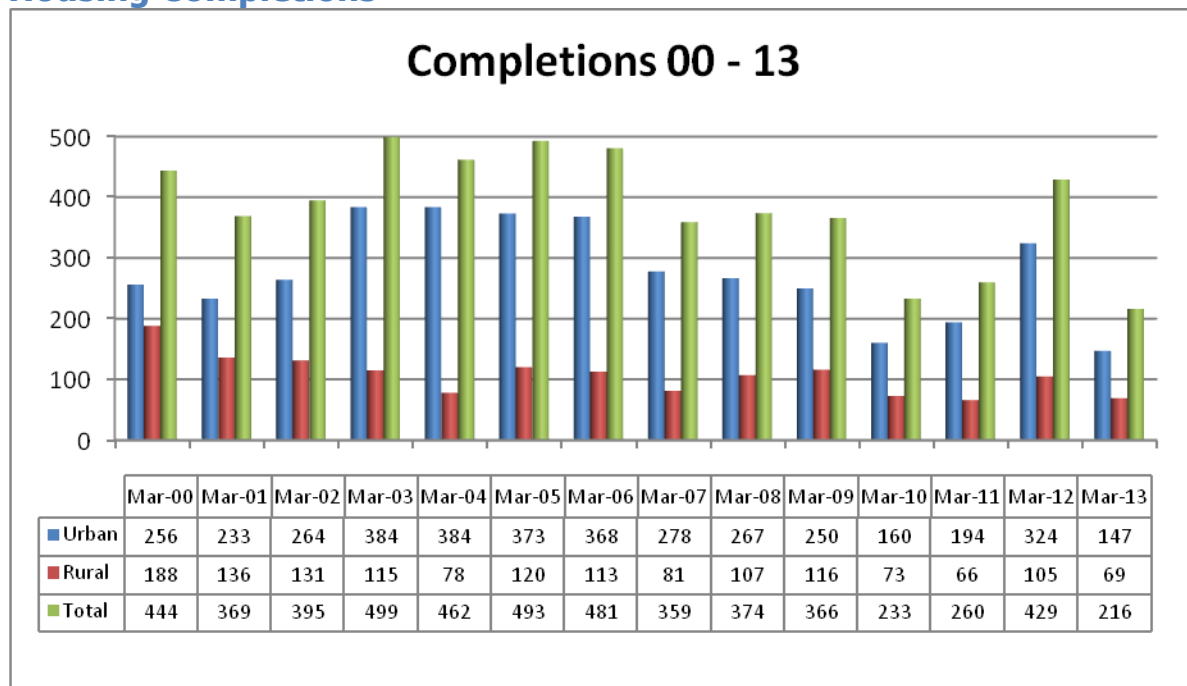
Riverside, the largest Registered Provider in the District, undertook a programme of installing solar panels and renewable heating systems in Longtown as there is no gas supply the tenants were reliant on coal, oil, wood or electricity. Not only was this expensive for the tenants, many of whom are on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

Carlisle City Council have partnered with SIG Energy to provide affordable warmth and energy efficiency measures under the Energy Company Obligation. These measures will include loft and cavity insulation, boiler replacements and repairs, community based schemes, as well as making homes that are not connected to gas more affordable to heat.

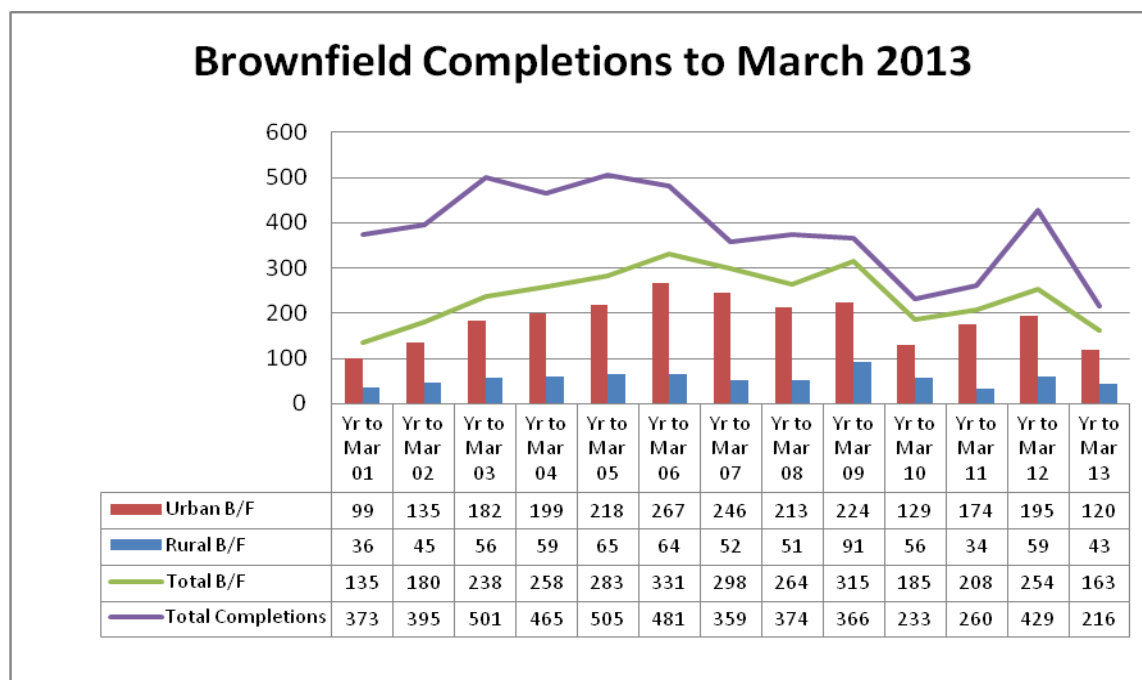
Housing Development Statistics

Housing Targets - On 18 April 2011 the Council's Executive resolved to keep the RSS target of 450 per annum. In the New Carlisle district Local Plan 2015 to 2030 it is proposed that the target be increased to 665 per annum which has been evidenced in the Housing Needs and Demand Study and supports the Council's 'Growth Agenda'

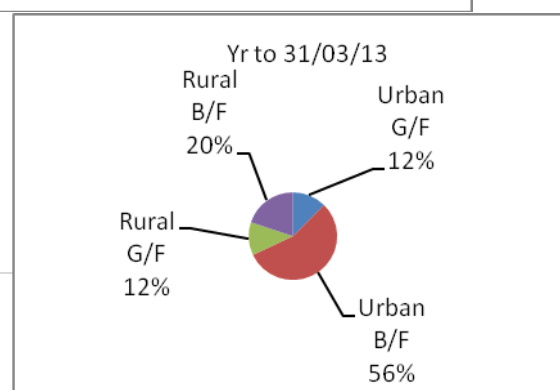
Housing Completions



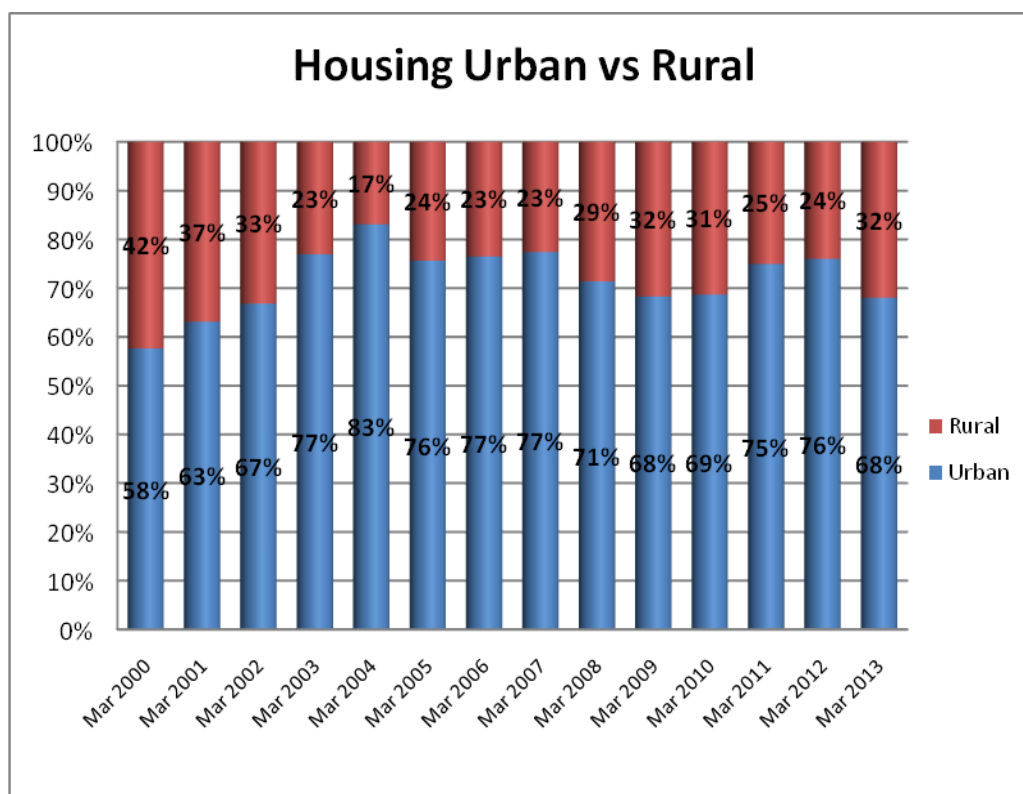
Net completions have fallen again to its lowest level after the upturn last year. The upturn was in part due to Council land being released for Extra Care and Affordable housing development and Registered developing. The RSS target of 450 from 2003 should have delivered 4,500 dwellings. Due to persistent under-delivery for the last 7 years, there is now a shortfall of 827 dwellings as only an average of 367 dwellings per year have been delivered over the last 10 years.



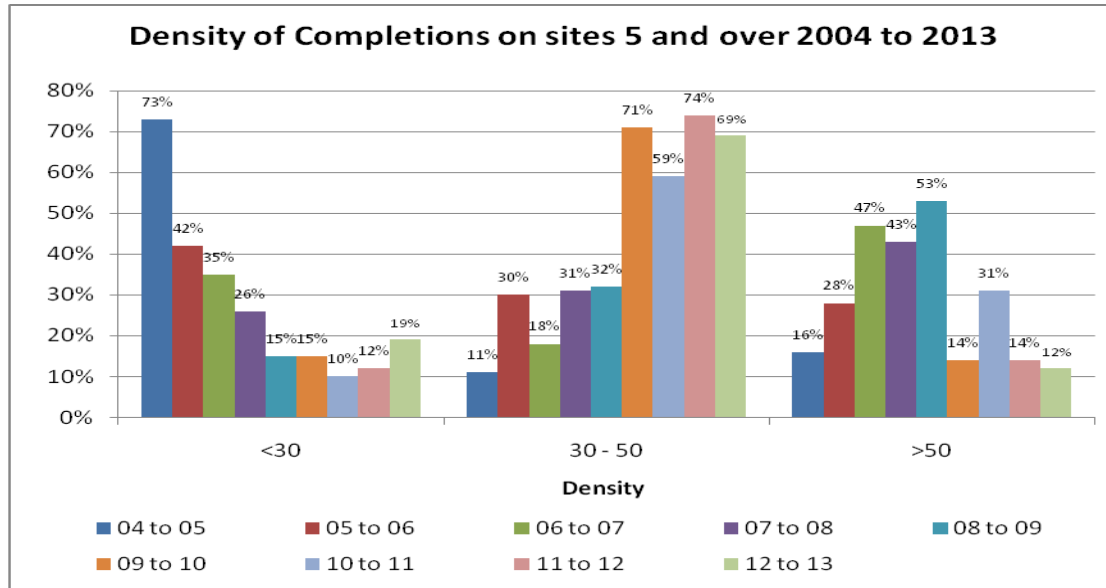
Historically housing development on brownfield sites has been well above at 80% the 60% National Target and the Regional Spatial Strategy of 50%. Last year the figure dropped to 59% which reflected the release of Council owned greenfield land for



Extra Care and Affordable housing. The figure has improved again this year to 76%, but as housing delivery increases on a number of large greenfield sites, it is expected that this figure will fall again over the coming years.

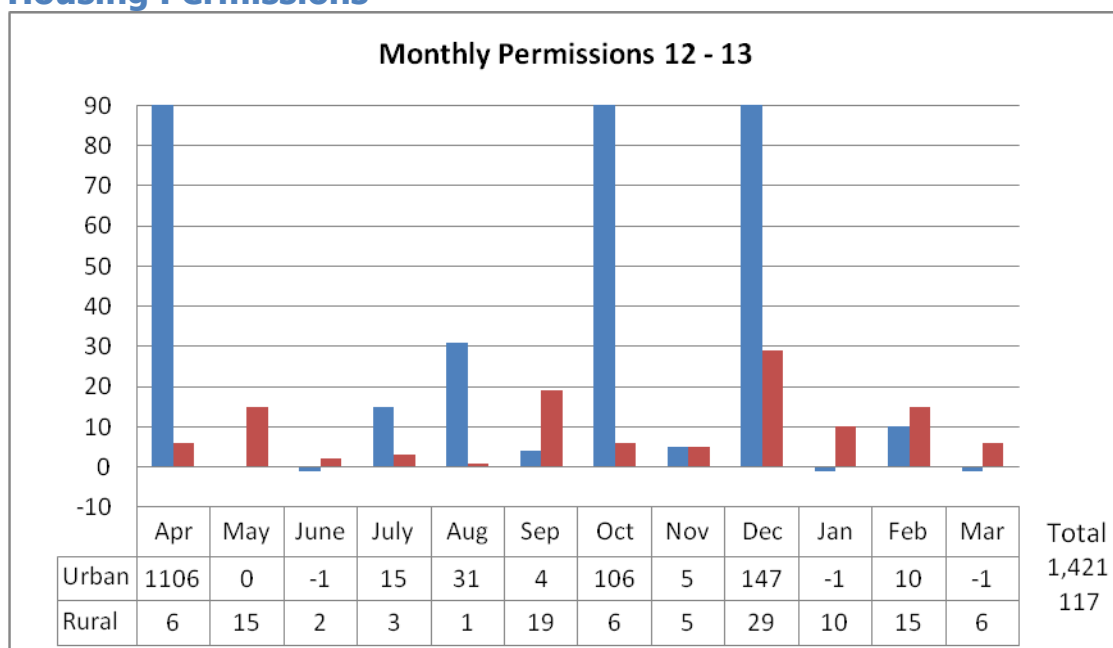


Over the last 13 years 72% of housing built within the District has been within the urban area and 28% in the rural area.

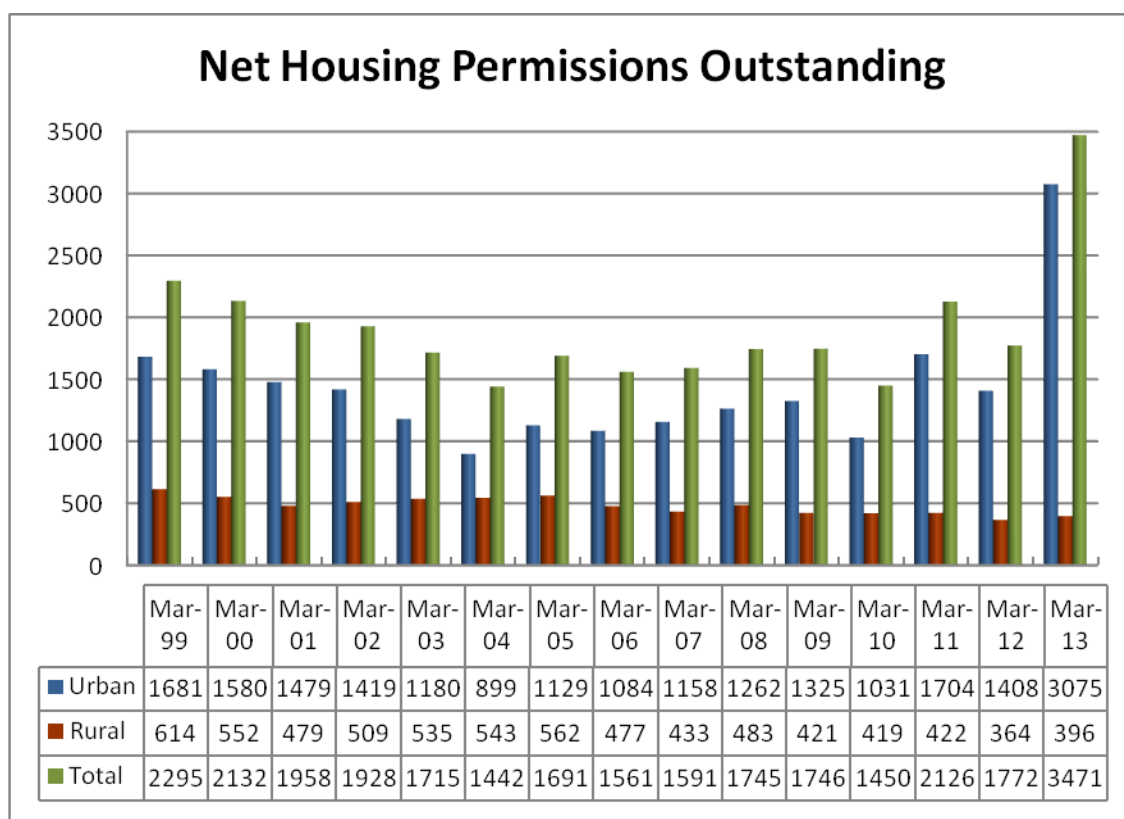


The majority of housing is now being built at a density of between 30 to 50 dwellings per hectare.

Housing Permissions



As expected permissions granted were significantly higher than the previous year as permission was granted for 850 dwellings at Crindledyke which was a windfall site. Permission was also granted on allocated sites at West of Garden Village, Wigton Road for 253 dwellings and Peter Lane/Dalston Road, Carlisle for 106 dwellings.



This has resulted in the number of outstanding permissions almost doubling from 2012 and having the highest number of permissions for dwellings in the last 15 years. Unfortunately this is not reflected in the delivery of new housing and in the same year there was the lowest number of net completions.

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.

As the study was produced using ONS 2010 mid year population estimates, the document will be refreshed in light of the 2011 Census population figures.

Affordable Housing

There has been an increase in delivery of affordable housing throughout the lifetime of the current Local Plan. However due to changes in funding for affordable housing from the Homes and Communities Agency and the ability to re-negotiate affordable delivery due to viability of an individual site, will affect the delivery of affordable housing in the District

Affordable Housing Delivery

Year	Rented – Registered Provider	Shared Ownership	Intermediate – Discounted – Rent	Total Gross Affordable	% of total net completions
06/07	8 (rural exception site)		4	12	3.34%
07/08	0		11	11	2.94%
08/09	8		27	35	9.56%
09/10	6		24	30	12.88%
10/11	95 (10 rural exception site)	8	8	111	39.8%
11/12	134	27	1	162	37.8%
11/12	27 (8 rural exception site)	7	12 (2 rent should have been delivered but developer in breach of S106 agreement)	48	22.22%
Av 06/13	39.9 pa	6 pa	12.7pa	58.4pa	

As anticipated, there is a fall in delivery of affordable housing through the planning system as developers renegotiate the delivery of affordable housing on development sites and funding available to Registered Providers is limited.

Permissions granted 12/13

	RSL Rented	Shared Ownership	Intermediate Discounted/ Rent	Total	Comment
10/1026 – West of Garden Village, Morton	19		37 (70% OMV)	56	S106 signed
09/0617 - Crindledyke	21OR 70% OMV		21 @70% OMV OR RP 21 Rent	42	S106 signed First Phase only [184 dwellings]
11/0120 – Former Penguin Factory	4		2 @ 70% OMV	6	Deed of Variation
St Elizabeth's Church, Harraby	11			11	Registered Provider. S106 signed
11/1060 – The Spice Enterprise, Briar Bank			2 (rent)	2	S106 signed
11/0308 – Peter Lane & Dalston Road	Tbc		Tbc (70% OMV)		Outline Permission S106 Signed
12/1040 – 174 – 204 Borland Avenue	11			11	Registered provider
11/0733 – L/A Iona, Gelt Road, Brampton					Financial contribution, S106 signed
10/1066 – Skelton House, Wetheral			3 @ 70% OMV	3	
11/0730 – Beech Cottage, Cumwhinton			10 @ 70% OMV	10	Rural exception site remaining 4 have age restrictions S106 signed
12/0847 – Rear 1 & 2 Whitehouse, Walton					Financial contribution
Total	62/41		96/75	141	
Total Urban	62/41		83/61	128	
Total Rural	0		13	13	

Permissions for affordable housing have, as expected, increased again in the last year due to the approval of some large developments. However as these will be phased delivery will be over several years.

Specialised Housing

Extra Care

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. An application has been received to renew this latter permission.

Developments for the Elderly

Planning Permissions has been granted for a retirement housing development of 42 apartments for the elderly at St Augustines. Permission for a 60 bed Residential Care Home on the stalled housing development site at Suttle House has been agreed subject to a S106 agreement being signed.

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. However the expected delivery of the second half of the development in 2013 has not occurred.

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.

Women's and Family Accommodation

A new £1.7 million building on Water Street, Carlisle, which supports homeless women and families, was officially opened Monday 15 July 2013.

The new facility replaces the outdated accommodation at London Road which was not accessible for people with disabilities and required residents to share facilities. It provides ten cluster units giving flexible accommodation of one to four bedroom units. These include communal areas, play facilities, training facilities, laundry and offices on site. It will provide 24 hour support services for up to 24 residents at one time.

Gypsy and Traveller Pitches

The Cumbria Gypsy and Traveller Accommodation Assessment [November 2013] which was a Cumbria wide study identified that Carlisle has by far the biggest provision in terms of sites for Gypsies and Travellers; it also has a significant level of provision for Showpeople (two yards providing 15 plots).

There are seven permanent sites with 80 pitches, two transit sites with 37 pitches, and one temporary site with four pitches.

Dedicated Sites

Site	No of Pitches		Comments
	Permanent	Transit	
Hadrian's Park, Houghton	34	30	16 permanent pitches have no occupancy restriction
Ghyll Bank Park	15		1 is for use by the warden
Ghyll Bank House - Hawthorns	27		12 @ Atchin Tan; 5 of the 15 at Hawthorns are open market, remainder has 55+ age restriction
Adjacent Ghyll Bank		7	Granted November 2013.
	76	37	

Personal Consents

Site	No of Pitches	Comments
Crindlebeck Stables	1	
Gyhl Bank Yard	1	
Parkfield Stables	1	
Woodlands Longtown	4	5 yr Personal Temporary Consent granted on appeal 21/03/11
Washbeck Paddock	1	Personal Consent granted on appeal 8/03/13
	8	

The research findings show a pitch shortfall of five for the period 2013/14 to 2017/18, which is extrapolated to 15 over the Local Plan period.

Analysis indicates sufficient capacity of Showpersons' yards across the City.

	Gypsy and Traveller	Showperson
Number of pitches/households	84	19
Identified five year shortfall	5	-1
Long term 'fit' to Local Plan (2013/14 to 2029/30) 18 years	15	-3

A recommendation to provide up to eight additional transit pitches was identified for Carlisle to complement existing transit provision, with locations in Carlisle City suggested based on past trends of unauthorised encampment activity.

The emerging Carlisle District Local Plan 2015 to 2030 has allocated sites to meet this shortfall within the plan period and will be consulted on at the 2nd Stage Preferred Options consultation in Spring 2014.

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.

Housing Position Statement – Evidencing a 5 Year supply

Carlisle City Council issued a Housing Position Statement as of 31 March 2013 [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. A 5 year supply plus 20% can be evidenced and currently have 102.7% supply.

As the Carlisle District Local Plan 2015 – 2030 progresses through the consultation stages, the supply will be undated in light of revised targets and new site allocations.

Housing Trajectory

The housing trajectory will be revised in light of the emerging local plan and the revised targets that will be set within that.

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 band 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 2013 and 2014

In April 2013 (year 3) Carlisle City Council was awarded £388,728 which will equate to £2,332,370 over the full 6 years. A further £97,182 will be paid to the County Council which will equate to £583,093 over the full 6 years

The award was based on **326 additional dwellings** on the Council Tax Register as of October 2012 made up of:

- 275 net new dwellings of which 189 are Affordable.
- Plus 51 net empty homes being brought back into use

In December 2013 (year 4) Carlisle City Council was awarded £269,021 which will equate to £1,614,127 over the full 6 years. A further £67,255 will be paid to the County Council which will equate to £403,532 over the full 6 years

The award was based on **240 additional dwellings** on the Council Tax Register as of October 2013 made up of:

- 193 net new dwellings of which 50 are affordable

Plus 47 net empty homes being brought back into use

Cumulative New Homes Bonus Awards to Date:

	2011/12	2012/13	2013/14	2014/15
Year 1	£243,452	£243,452	£ 243,452	£243,452
Year 2		£408,477	£ 408,477	£408,477
Year 3			£ 388,728	£388,728
Year 4				£269,021
Totals	£243,452	£651,929	£1,040,657	£1,309,679

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

2001	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	512	1.2%	28,760	1%	284,453	

Cars or Vans						1.4%
Total Cars or Vans	45,934		2,874,991		22,607,629	
2011			County			
All Households	48,342		222,042		23,366,044	
No Car or Van	11,932	24.7%	47,578	21.4%	5,989,770	25.6%
1 or more Car or Van	36,410	75.3%	174,464	78.6%	17,376,274	74.4%

Source: Office for National Statistics [Cumbria Observatory 2011]

Within the District there is a slightly lower percentage of households with no car or van than within England, but higher than for the County. The breakdowns of number of vehicles per household are not yet available to enable a direct comparison from 2001 to 2011

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.

	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
12/13	81	92	94	86	91	92

There has been a reduction of completions within the district that are within 30 minutes of services within 30 minutes by public transport and are at their lowest since monitoring commenced. This may be as a result of the increase in housing completions within the rural area last year.

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. Only 1 Live/Work unit was completed in the last year.

It is also worth noting that in respect of access to Primary schools the percentage remains as accessible within 30 minutes when cycling rather than using public transport which has decreased to 94%.

	% 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
12/13	24	70	81	94	90	100	50	81	43	88	85	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 21st 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

Travel Plans – These are monitored by the County Council and formed part of the S106's for Crindledyke, Peter Lane and an extension to Willowholme Industrial Estate..

Bridleway Improvements – Again are administered by the County Council and form part of the Peter Lane S106.

Highways and Transport Improvements – to improve transport connectivity form part of the Crindledyke S106.

(Further detail can be found in our Report on Planning Obligations 2012 to 2013).

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.

A consultation has taken place in November 2013 with the view of introducing a Salary Sacrifice Car Scheme.

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
95.00%	31.21%	63.79%	3.54%	1.43%	0.04%	01 Oct 13

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 has improved from 77.27% to 95% over the last 8 years. However the downturn in percentage of area favourable, started to show improvement in 2012.

The percentage area has had a downturn which in part is due to an area within Gelt Wood in the District being partly destroyed through unauthorised operations. These were subsequently investigated by Natural England and the relevant parties were prosecuted. The damage 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

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

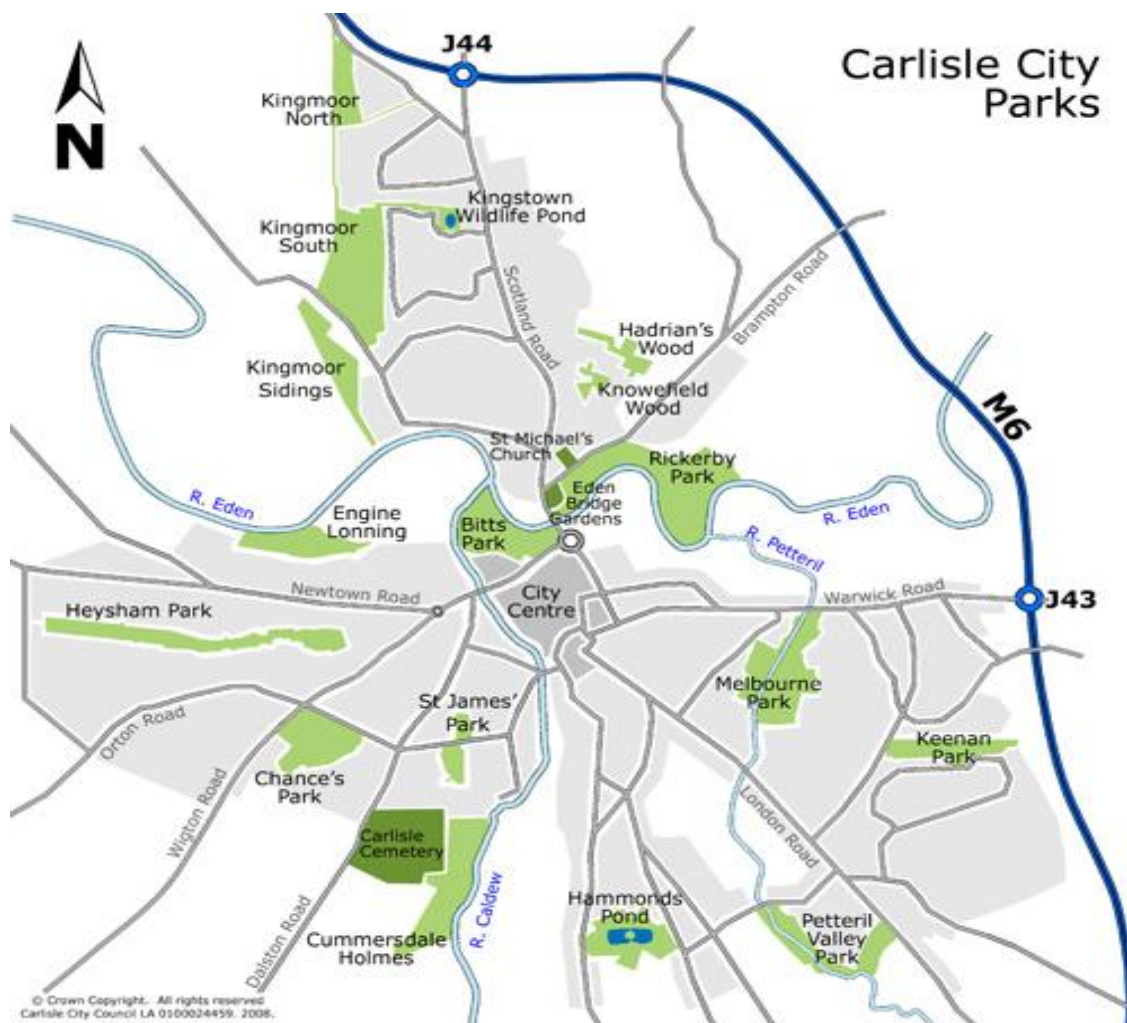
66 Different parks/play areas and nature reserves in and around the city

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 they have put forward some of the significant open spaces for the Green Flag Award. However due to financial costs involved in applying for the award in order to maintain standards across the District, the number put forward was reduced by half. However a 100% success rate was maintained and all four were awarded the Green Flag Award. These were:

Chance's Park and Rickerby Park which have now been awarded the Green Flag for the 3rd year running. Talkin Tarn has been awarded the Green Flag for 4 years and Hammonds Pond which has now been awarded it for 9 years.



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 2012 to 2013 £38,429 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 spent nearly £103,765 of S106 contributions in fulfilling these obligations with a further £77,436 being passed to relevant Parish Councils who have taken the responsibility to ensure the covenanted works are undertaken..

(Further detail can be found in our Report on Planning Obligations 2012 to 2013).

Built Environment

Indicators of quality of the built environment

Indicator	Status	Number of entries
Listed Buildings	Grade I	53)
	Grade II*	67) 1550 bldgs approx
	Grade II	985)
Conservation Areas		19
Buildings at Risk	Listed Buildings	5 – 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 – None [applications under consideration]

Decisions not to List – None

The Old Town Hall, a two storey Grade I listed building, has undergone some major repair works with some support from English Heritage.

As well as roof repairs, the Old Town Hall improvement scheme included: works to external walls; refurbishment and replacement of some windows; internal works to the tourist information centre, including plaster and timber repairs; and upgrade of thermal insulation; a modified reception counter for customers with disabilities; new carpets and decoration.

The building houses the Tourist Information Centre and the Council wants to improve the facilities within the building including the Assembly Rooms which form part of the Old Town Hall.

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.

	Residual Household Waste per Household (kg)			
	Carlisle	Cumbria	North West	England
04/05	781		1,012	912
05/06	721	944	950	845
06/07	643	930	857	799
07/08	489	686	770	736
08/09	479	640	701	669
09/10	475	604	658	625
10/11	480	580	635	601
11/12	481	562	581	568

Source: ONS Local Profiles

Residual waste has reduced overall from 2004 with the most significant reduction between 06/07 and 07/08 which was when fortnightly collections and kerb side recycling were introduced. However the last two year there has been a slight increase which is in contrast to the continued decrease seen regionally and nationally. Household waste within the District is significantly less household waste than all the comparators.

	Household Waste Sent for Reuse, Recycling or Composting (%)			
	Carlisle	Cumbria	North West	England
04/05	25.7		19.2	22.5
05/06	29.2	30.1	23.8	26.7
06/07	34.8	32.6	28.9	30.9
07/08	48.6	38.9	33.4	34.5
08/09	48.4	42.3	36.6	37.6
09/10	46.7	43.9	38.5	39.7
10/11	46.5	45.6	39.6	41.2
11/12	45.9	46.0	42.6	43.0

Source: ONS Local Profiles

Carlisle District continues to have higher rates than the North West and England but slightly below that for Cumbria even though there has been a slight decline this last year.

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 CO₂ 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. CO₂ 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.

CO₂ Emissions per capita

	Carlisle	Cumbria	North West	England
2008	9.7		8.3	8.0
2009	8.8	10.2	7.4	7.2
2010	9.0	10.7	7.8	7.4
2011	8.2	9.8	7.0	6.7

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/m³ for NO₂ emissions by 31 December 2012.

Highest Level of NO₂ recorded within AQMA's within the District

	Ug/m ³	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 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
2010	3,772	15,209	3,770	15,230	3,810	15,141
2011	3,678	14,115	3,740	14,226	3,777	14,173

Source: ONS Profiles

Domestic consumption of both gas and electric have steadily decreased since 2006 and has consistently been below that of the North West and England

Renewable Energy Generation

The original "Core Indicator" specified "by installed capacities" and refers to a web site 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.

The following installations have been made this year.

Renewable Energy Installations				
Planning Permission	Address	Detail	Comment	Output
11/0933	Tanglewood, Cumwhinton, Carlisle	Installation of roof mounted photovoltaic panels	Done alongside internal alterations	unknown
11/0948	Town Head Farmhouse, Ratten Row, Dalston	Installation of 16 Photovoltaic Panels on barn roof	ELESCA record via BC	unknown
12/0127	Station House, Wreay	Erection of 6kW domestic turbine	NICEIC record from BC	6kW
12/0524	Tarn House, Hallbankgate	Installation of photovoltaic panels	NAPIT records via BC	unknown
11/1033	Cumdivock Farm	Erection of 2 Wind Turbine	ELESCA record via BC	11kW
10/0908	The Lough House, Thurstonfield	Construction of housing for Bio-mass Energy Centre	NICEIC record from BC	unknown
13/2709/CPS	Scaleby Hill Farm, Chapel Lane, CA6 4LY	Biomass Bioler	NAPIT records via BC	unknown

There has been a drop in installations that have been recorded through the planning system.

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 design of the **Women's and Family hostel at Water Street**, Carlisle, took into account energy efficiency and this was achieved through the incorporation of a 'green roof', low energy environmental design utilising solar panels and photovoltaic panels. Likewise with the City Council's aspiration to reduce its carbon footprint the development incorporated a variety of energy saving measures so that the building is more efficient than current building regulations.

Carlisle City Council's Carbon Dioxide Emissions Reductions 2011/12 compared with 2007/08 baseline

Buildings (Electricity)	Buildings (Mains Gas)	Buildings (LPG)	Buildings (Oil)	Street Lighting	Fleet Transport	Business Travel	Overall reduction
-14.0%	-27.3%	-31.7%	-19.9%	-13.2%	-16.6%	-38.1%	-19.1%

FLOOD PROTECTION AND WATER QUALITY

Number of Planning permissions contrary to EA Advice

App No/ Address/ Proposal	Initial reason for objection	Decision	Appn Type	Update on position
EA Objections				
12/0730 Batt House, Crosby on Eden, Demolition of grain store & conversion of 2 remaining buildings to provide 2 No dwellings	Original application was refused to EA objections	GTD 19/10/13	Minor Dwellings	EA raised no objections to this revised application providing that construction is carried out in accordance with the FRA and stipulated finished floor levels.
12/0611 38 East Norfolk Street, CA2 5JL Demolition of existing buildings and erection of 3 No dwellings	No Sequential Test	GTD 25/03/13	Minor Dwellings	EA subsequently withdrew objection after further information was submitted.
11/0120 Former Penguin Factory, Westmorland Street, CA2 5HL Erection of 37 No dwellings	Unacceptable site layout FRA structural assessment was out of date	GTD 29/06/12	Small Scale Dwellings	EA subsequently withdraws objection subject to conditions being applied to the consent after amended plans were submitted.

Source: Analysis of use of Policy LE 26 and LE 27 as report from EA is no longer required to be compiled

The above table details applications to which the Environment Agency submitted objections for applications granted 2013 to 2014.

The City Council continues to work closely with the Environment Agency to ensure that flooding issues are addressed in any development proposals. This is reflected in that where objections by the Environment Agency are raised, efforts are made to address the issues as appropriate. 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 enmainained 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 was expected to be in 2013 but has been deferred and we are awaiting a revised timescale from the Environment Agency.

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

Carlisle	19.3%
Cumbria	20.0%
North West	20.7%
England & Wales	18.2%

Source: 2001 Census

Life Expectancy at Birth

	Carlisle		North West		England	
	M	F	M	F	M	F
03 – 05	75.8	80.8	75.4	79.9	76.9	81.1
04 – 06	76.2	81.1	75.8	80.3	77.3	81.6
05 – 07	76.7	81.1	76.0	80.4	77.7	81.8
06 – 08	77.1	81.4	76.3	80.6	77.9	82.0
08 – 10	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	2012
Carlisle	5.9	6.6	7.6	7.7	6.5	6.6	8.8	6.3	6.8	7.0
Cumbria						6.8	7.0	6.2	6.8	6.0
North West	8.2	7.7	7.8	7.8	7.3	7.3	7.1	6.8	7.0	6.8
England	7.7	7.6	7.5	7.6	7.2	7.2	7.1	6.9	7.0	7.0

Source: ONS Profiles

The percentage has fluctuated more for Carlisle than any of the comparators and has increased by 1.1 percentage points while in all the other comparator areas have fallen.

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

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

Source: ONS Profiles

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

	Carlisle	North West	England
08/10	188.8	186.5	169.4

Source: ONS Profiles

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

	Carlisle	North West	England
08/10	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
09/10	9.6	18.7	9.9	19.3	9.8	18.7
10/11	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-Community-Safety-Strategic-Assessment-Carlisle-Oct-2011).

<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.”

As recommended in the Retail Study, a City Centre Masterplan is currently being developed. GVA has been commissioned to undertake this work and is being consulted on during November 2013. The feedback from the consultation will inform the final document and relevant retail policies within the Local Plan.

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 associated with new development	Water Climatic Factors	3
To reduce emissions of gases which contribute to climate change	Climatic Factors	1
SEA Objective	Issues	No. of Indicators
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. As a result of the introduction of the National Planning Policy Framework in March 2012, Carlisle City Council moved from the production of a Core Strategy to a full Local Plan. A Draft Sustainability Appraisal

was consulted on at the same time as the Carlisle District Local Plan 2015 to 2030 Preferred Options Consultation in September 2013, and will be updated to inform the second stage consultation in March 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.

GLOSSARY

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

This includes adopted Local Plans, neighbourhood plans and is defined in section 38 of the Planning and Compulsory Purchase Act 2004.

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

LP Local Plan

The plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and compulsory Purchase Act 2004.

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).

PDL Previously Developed Land

Also known as Brownfield Land

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 Sustainability Appraisal Indicator	Data/Performance					Comments
BD1 – Total additional employment floorspace by type	EC1 – Primary employment areas EC2 – Mixed commercial areas EC22 – Employment & Commercial growth land allocations	1- Provide opportunities to strengthen and diversify the economy		B1	B2	B8	Mixed	No new build just intensification, demolition and COU which has resulted in a net loss. Seen an upturn in commencements which we hope to report on next year.
BD2 – Total additional floorspace on PDL by type			12/13 None					
BD3 – Employment Land available by type (HA)			Gross	90	278	1185	0	
			Net	-910	278	651	-356	
			12/13 – no development					
			B1 –	10.7 HA				An increase of 1.91 – Laings site Carlisle. However application received for supermarket on part of the site
			Mixed –	73.49 HA				
			Total –	84.19 HA				
BD4 – Total amount of Town Centre floorspace developed	EC4 – Primary Retail Area	2- Improve Access to employment	12/13 – None developed					No town centre development

Housing

Core Indicator/ Other	Local Plan Policies	Draft Sustainability Appraisal Indicator	Data/Performance	Comments
H1 – Plan Period and Housing Targets	H1 – Location of New Housing Development	13 - ensure opportunities for all living in decent and affordable homes	450 per annum	Until the adoption of the Local Plan (expected late 2015) the RSS figure will be kept (executive decision).
H2a – Net additional dwellings in previous years	H2 – Primary Residential Areas		06/07 – 354 07/08 – 374 08/09 – 366 09/10 – 233 10/11 – 260 11/12 - 429	Completions have not met target of 450 per annum and have averaged 336 over the last 6 years.
H2b – Net Additional dwellings for reporting year	H16 – Residential Land Allocations		12/13 - 216	
H2c – Net additional dwellings future years				will be re done in light of emerging target and site allocations but no immediate improvement
H2d – managed delivery target				As above
H3 – New & converted dwellings on PDL			H4 – Residential development on PDL &	5 – encourage sustainable use of previously

	phasing of development	developed land 6 – encourage urban regeneration		Greenfield to will affect future delivery.
H4 – Net additional Gypsy & Traveller Pitches	H14 – Gypsies and Travellers H15 – Travelling Showpeople	13 - ensure opportunities for all living in decent and affordable homes	12/13 – 0 pitches	Develoment in pipeline for next year
H5 – Gross affordable housing completions	H5 – Affordable Housing H6 – Rural Exception sites		12/13 - 48	Delivery reduced but still accounted for over 22% of net completions.
H6 – Housing Quality, Building for Life Assessments	CP5 - Design	9 - Increase the use of sustainable design & construction techniques	No assessments made	No assessor and scheme is currently changing

Transport

Core Indicator/ Other	Local Plan Policies	Draft Sustainability Appraisal Indicator	Data/Performance	Comments
Non-residential developments complying with car parking standards	T1 – Parking guidelines for development	7 - Improve the availability & use of sustainable transport. 11 - Encourage healthier lifestyles by promoting walking & cycling.	12/13 – no development	Parking standards are being removed
Amount of residential development within 30 mins public transport of essential services	DP1 – Sustainable development locations H1 – Location of new housing development	12 - Maintain & improve accessibility of key services, facilities and public open space.	12/13 Hospital 81% GP 92% Primary School 94% Secondary School 86% Retail Centre 91% Employment 92%	
% of the resident population who travel to work by public transport or by walking or cycling.	CP16 - Public transport, pedestrians and cyclists T4 – Park and Ride		2001 (Census) Car (drive) 54.3% Car (passenger) 7.5% Walk 15.1% Cycle 2.7% Bus 8.6% Train 0.4%	Despite 92% 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 Sustainability Appraisal Indicator	Data/Performance						Comments												
E1 – No of Planning permissions granted contrary to Environment Agency advice on flooding & water quality grounds	LE27 – Developed land in Flood Plains	3 – To protect & improve the water quality of water resources 4 - Address the causes & impacts of climate change including minimizing flooding	None																		
E2 – Changes in areas of Biodiversity Importance	CP2 - Biodiversity	15 – To protect & enhance biodiversity & geodiversity, as well as creating & restoring biodiversity where possible	<table><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><tr><td>95%</td><td>31/21%</td><td>63.74%</td><td>3.54%</td><td>1.43%</td><td>0.04%</td></tr></table>						% Area meeting PSA target	% Area favourable	% Area unfavourable recovering	% Area unfavourable no change	% Area unfavourable declining	% Area destroyed / part	95%	31/21%	63.74%	3.54%	1.43%	0.04%	Figures are for the county. However Gelt Wood within the District has been partly destroyed through unauthorised operations which has resulted in criminal prosecution and remedial action
% Area meeting PSA target	% Area favourable	% Area unfavourable recovering	% Area unfavourable no change	% Area unfavourable declining	% Area destroyed / part																
95%	31/21%	63.74%	3.54%	1.43%	0.04%																
E3 – Renewable energy	CP8 – Renewable energy	8 – Promote the development &	See body of text for detail of small scale domestic/own use installations						No large renewable energy developments. There has been a significant increase in the number												

generation		<p>use of renewable energy resources</p> <p>18 - Protect & improve air quality</p> <p>19 - Reduce emissions of gases which contribute to climate change.</p>		of applications incorporating renewable energy within them.
Residual household waste per household (kg)	CP14 – Waste minimisation and the recycling of waste	10 – Minimise the production of waste & increase reuse & recycling rates.	11/12 - 481 kg	whilst slight increase still an overall reduction since 2004/05
Household waste sent for reuse, recycling or composting (%)			11/12 - 45.9%	whilt a small decrease since 2004/05 recycling has nearly doubled
No of Grade I and II Listed Buildings considered at risk	LE16 – Historic structures and Local Listings	17 – Preserve, protect & enhance sites, features & areas of archaeological, historical & cultural a	12/13 – 5	No Change

		importance & their settings					
Net change in No of TPOs	CP3 – Trees and hedges on development sites	16 – To protect & enhance the quality & distinctiveness of landscapes and townscapes.	11/12	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 Sustainability Appraisal Indicator	Data/Performance	Comments
Total Crimes per 1,000 population	CP17 – Planning out crime	14 – Improve people’s sense of safety and well-being	11/12 – 69.6	There has been a year on year reduction in crime rates.
Amount of eligible open spaces managed to Green Flag award standard	LC3 – Amenity Open Space	12 – Maintain & improve accessibility of key services, facilities, the countryside and public open space.	12/13 – 4 Parks	The number of parks achieving Green Flag Status has halved due to the cost implications of submitting parks for the award. No impact on the maintenance and upkeep of the parks.

APPENDIX 1

Housing Land Position Statement as at

31 March 2013

INTRODUCTION

This statement sets out the housing land supply position as at 31 March 2013. 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 6th 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 Site Allocations and Development Management Policies has been brought forward to enable the simultaneous production of previously separate documents and is due to be consulted upon this summer.

EVIDENCING A 5 YEAR SUPPLY

BACKGROUND

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

Paragraph 47 (second Bullet point) states: *"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 associated footnote relating to the above statement states:

"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."

Paragraph 48 states: *"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

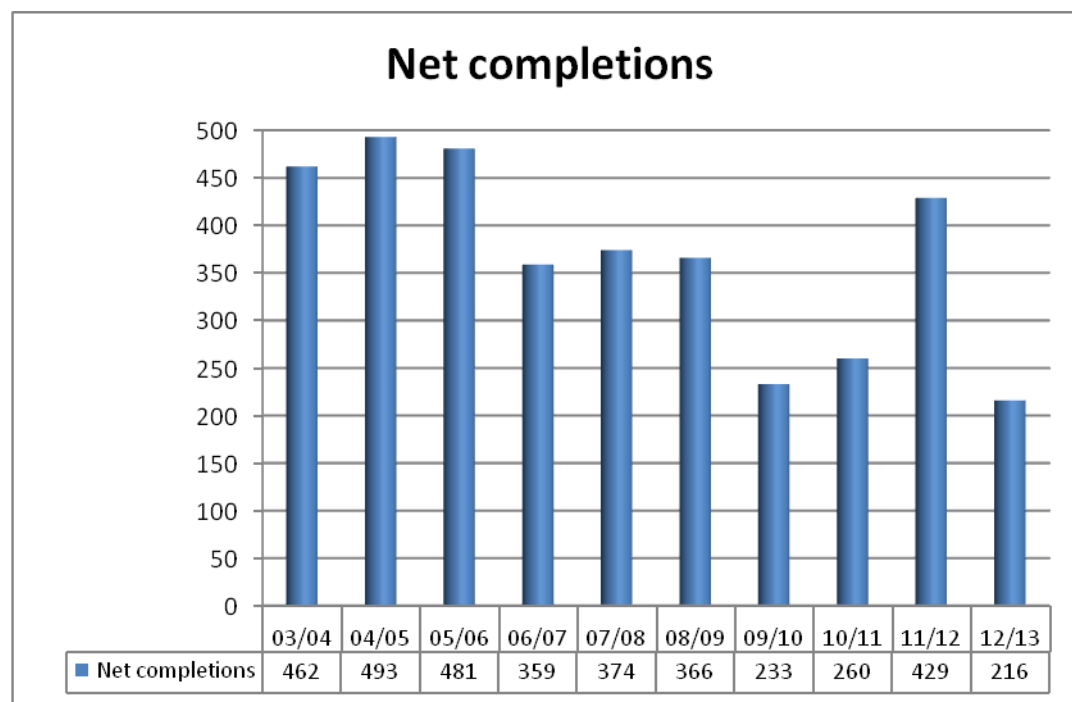
On 18th April 2011 the Executive of Carlisle City Council elected to maintain the RSS figure of 450 dwellings per annum which had been in place since 2003. The 5 year requirement is therefore 2,250 dwellings (5 x 450).

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% ($2250 \times 10\% = 225$). This will trigger a change in the Buffer Requirement to 20%.

Current Position



Since 2006/07 (7 years) there has been an annual shortfall in delivery of target of 450 per annum which cumulatively equates to 827 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.

Strategic Housing Land Availability Assessment (SHLAA) – As part of the evidence base for the Local Plan the council has undertaken a SHLAA. This provides an indication of the potential delivery of housing on a number of sites throughout the district. The SHLAA does not however allocate land nor does it give it planning permission. Until the sites have attained further planning status they will not be included in the contribution towards housing supply. Sites will be taken into account once the Local Plan has provided an indication of future land allocations.

Raffles – In the past the Council has excluded delivery on this site as they were replacement dwellings as defined within PPS 3. As PPS 3 was listed in Appendix 3 of the National Planning Policy Framework (NPPF) as being replaced by this Framework and the 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. Windfall sites make a significant contribution to current delivery (318 in year 2011/12 i.e. 74%; 110 in year 2012/2013 i.e. 51%). Therefore an allowance for the evidenced windfall figure of 50 per annum (which is significantly lower than actual) will be made within the calculation.

Current Baseline Position

	Urban	Rural	Total
Annual Requirement	360 pa	90 pa	450 pa
Net O/S Planning	3075	396	3471
Years Supply	8.54 yrs	4.4 yrs	7.71 yrs
Allocated Sites	793	6	799
Total Unit Potential	3868	402	4270
Years Supply (without buffer)	10.74 yrs	4.47 yrs	9.49 yrs

On this basis there is a 9.49 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 2,774 dwellings which equates to **6.16 years supply** and against a figure of 2,700 gives **102.7%** of requirement.

CONCLUSION

There is sufficient supply of specific deliverable sites 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	3471	
Permissions unlikely to be Developed		
Rome St 2	-49	Contamination issues, however material start has been made
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 st phase delivery of 255 out of 825
Crindledyke	-666	1 st phase delivery of 184 out of 850
Permissions with Authority to Issue		
SW Terrace	99	Developer wanting to conclude negotiations and S106 is expected to be signed within the next few months
Hadrian's Camp	96	Indicative figure given for Education Contribution
Net Planning Permissions	2,287	
Less 5% for non-delivery	-114	
Adjusted Net Planning Permissions	2,173	
ALLOCATED SITES	799	
Sites unlikely to be developed		
Hilltop	-80	No Current Interest
St Nicholas	-50	No Current Interest
Rome Street 1	-98	Contamination Issues
Brisco	-132	Contamination Issues
Net allocations	439	
Less 20% for delayed delivery	- 88	
Adjusted Net Allocations	351	
SUMMARY		
Planning Permissions	2,173	
Allocations	351	
Windfall	250	
5 Year Delivery	2,774	Target 2,700 (5 yrs + 20%)

