

Annual Monitoring Report

December 2007



CARLISLE
CITY COUNCIL



www.carlisle.gov.uk

EXECUTIVE SUMMARY

This Annual Monitoring Report covers the period 1 April 2006- 31 March 2007.

The City Council is still progressing through the transitional arrangements for production of a Local Plan although now it is in the final stages awaiting the Inspector's Report, and the Plan should be adopted in April 2008. Several Supplementary Planning Documents are currently being prepared as part of the transition towards the LDF system which will begin in earnest following Local Plan adoption.

In summary the issues are:

- Strategic and Local Employment Sites are still not being delivered within the urban area of Carlisle. Allocations are being reviewed and new allocations will come forward through the Local Plan process. Strategic Employment Sites are also not being delivered in the rural area however this is related directly to the development of Carlisle Airport and is currently the subject of a planning application.
- Housing completions continue at a pace within the urban area. The emphasis on more sustainable development pattern is evident in the location and number of permissions being granted.
- The amount of building on previously developed sites continues at a high rate.
- The amount of affordable housing completed is low, whilst the number of permissions is increasing more improvements are required. The review of policies and their implementation following need assessments, will help to address some of the identified needs but the level of affordable need identified in the rural area still exceeds the available supply of housing.
- The Local Development Scheme has been reviewed following last year's Annual Monitoring Report in order to address the delays in Local Plan review and the additional work as part of Carlisle Renaissance.
- During the year a further consultation was undertaken on the Local Plan and preparation continued towards the Inquiry, which took place in July/August 2007. The Inspector will report early in 2008. Regional Spatial Strategy is also still under review with the Panel Report published in May 2007. Proposed Modifications are still waited. Adoption of RSS and the Local Plan will form the basis for the Council to embark on the Core Strategy and DPD processes.

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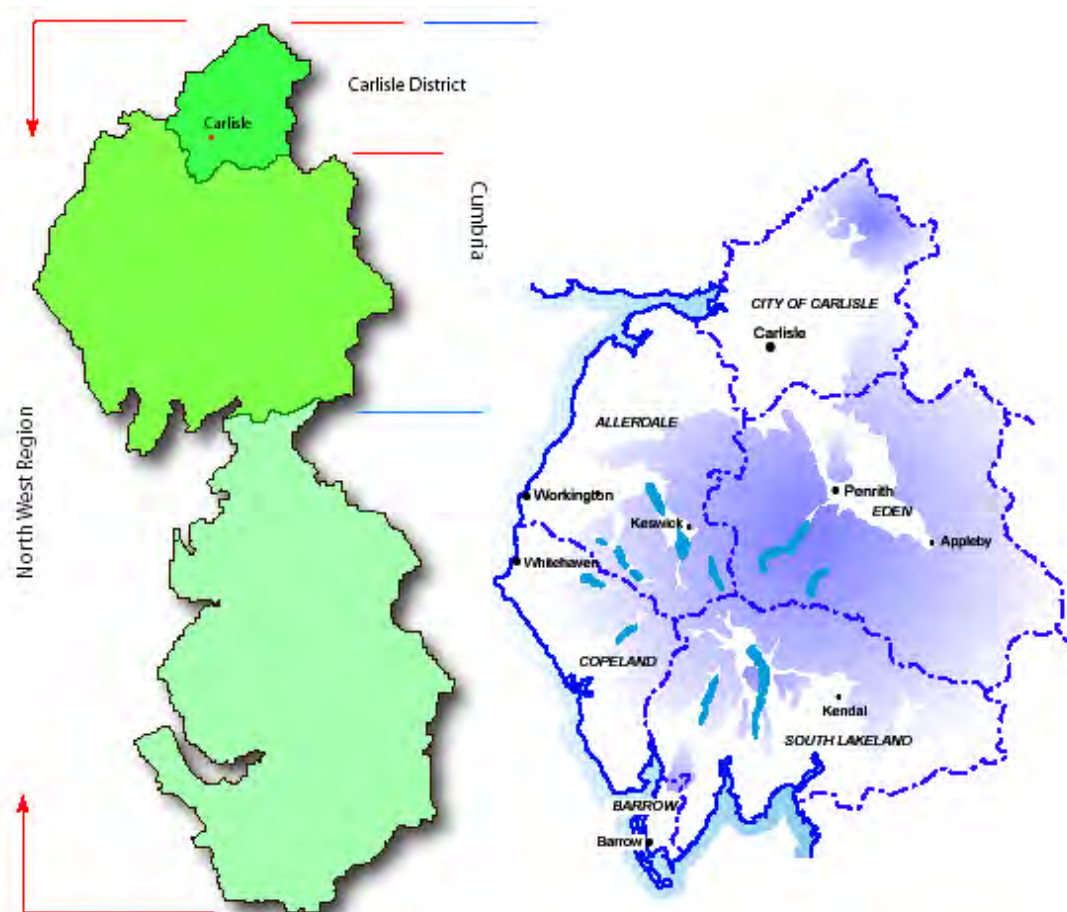
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INTRODUCTION

This annual monitoring report for Carlisle City Council covers the period 1st April 2006 – 31st March 2007. It is the third 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.

Carlisle City Council's administrative area is the most northern part of the North West region within the County of Cumbria. The district covers 103,977 ha covering not only the City of Carlisle but also a large rural area bordering Scotland and Northumberland. North West Regional Planning Guidance RPG13 (RSS) and the Cumbria and Lake District Joint Structure Plan set the regional and strategic planning context for Carlisle although this is changing as guidance is updated.



The diverse nature of the district brings its own challenges in planning for a sustainable future. The district's population in 2001 was 100,739 (2001 Census) of this 68% live within the City of Carlisle. The district has a density of 0.97 persons per hectare but with only 31,870 spread across a large rural hinterland some parishes are sparsely populated.

If Carlisle is to fulfil the ambitions of creating sustainable communities including the retention of younger people and encouraging economic

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growth it will need to ensure infrastructure and housing is adequate for population growth. During 2006, the 2003 based household population projections were released (Source: ONS) which revealed an increase in household growth for the North West. In particular this indicates a greater growth than originally forecast for Cumbria. This would be supported through the strengthening of Carlisle's role in the North West. Population estimates indicate a population of 103,300 in 2006. (Source: NOMIS)

Since the monitoring year much work has been done regarding the future economy of Cumbria and the role of Carlisle in driving forward economic growth. As part of developing that strategy it has become clear that Carlisle will have to grow at a rate greater than past trends in population if it is to succeed. Work is ongoing at the time of preparing this report to determine the optimum growth levels to support a step change in economic prospects for Carlisle and Cumbria.

The City Council published its first Community Strategy in 2002 entitled "City Vision". Much has changed since then and as reported in last year's Annual Monitoring Report a newly formed Local Strategic Partnership (LSP) was progressing a new Community Strategy. May 2007 saw the production of A Community Plan for Carlisle "A good place to live, work and visit". This is Carlisle Partnership's 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.

There are four priorities within this Community Plan:

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

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

Safer, Stronger Communities (CDRP) – reducing crime, accidents and fear of crime fostering community involvement and pride

Economic Priority (Carlisle Renaissance) – Economic development, regeneration, business and employment opportunities

The Council's main planning policy document is the Carlisle District Local Plan, which is under review. The LDS implementation section of this report provides an update on that process. The adopted Local Plan (Sept 1997) contains 144 policies of which 111 have been "saved" by a Secretary of State Direction. The plan contains the following aims and objectives:

The main aims of the sustainable strategy are:

1. to develop Carlisle's sub-regional role for employment, shopping, leisure and services in accordance with Structure Plan Policy 6 without making excessive demands on resources, or being incompatible with the environment in which we live; and
2. to balance the need for economic growth with the need to protect and enhance the quality of the environment; and

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3. to meet local housing needs; and
4. to resolve conflict between pressure for an improved transport network, and the need to encourage a reduction in vehicular movements within and around the City; and
5. to encourage appropriate forms of tourism development and rural enterprise; and
6. to promote opportunities for the Rural Area, in particular the remoter rural areas of the District through policies to create job opportunities and maintain local facilities; and
7. to minimise the dangers of pollution without obstructing economic growth.

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

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

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

The objectives of ensuring economic growth and protection of a high quality environment can bring a dichotomy. Carlisle has a Regional Investment Site seeking inward investment and a historic City set in a landscape ranging from the Solway Coast to the North Pennines each protected as Areas of Outstanding Natural Beauty. The Challenge is to ensure that economic growth and the environment benefit each other. Small scale projects continue to build on the success of the Hadrian's Wall National Trail, which has increased visitors to the Carlisle Area. Further work through Carlisle Renaissance on the historic quarter will also build on strong linkages between the historic environment and Carlisle's economy.

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.*

CONTEXTUAL INDICATORS

Unemployment level

Since last year's monitoring report the percentage of population economically active has slightly increased from 79.3% to 79.5%, 79.5% are employed but the unemployed rate has risen from 2.4% in 2005 to 4.5%. There are 2400 people unemployed in the district. Source: Nomis 2006

Economic Activity Rates

Type	Carlisle (numbers)	Carlisle %	Cumbria %	North West %	England & Wales %
People aged 16-74: Economically active:					
Employees Part-time	8,336	15.08	13.61	11.87	11.78
Employees Full-time	21,929	39.66	36.89	38.77	40.55
Self-employed	3,290	5.95	9.87	7.1	8.28
Unemployed	2,136	3.86	3.43	3.63	3.35
Full-time Student	1,380	2.5	1.96	2.54	2.57
People aged 16-74: Economically Inactive					
Retired	8,546	15.46	16.66	14.28	13.61
Student	1,755	3.17	2.8	4.62	4.7
Looking after home/family	2,724	4.93	5.67	6.12	6.51
Permanently sick/disabled	3,766	6.81	6.38	7.75	5.52
Other	1,425	2.58	2.73	3.32	3.12
Unemployed People aged 16-74					
Aged 16-24	659	30.85	26.91	28.39	25.9
Aged 50 & over	341	15.96	18.71	17.28	18.6
Who have never worked	148	6.93	8.38	10.16	9.26
Who are long-term unemployed	618	28.93	32.2	31.66	30.32

Source: Census 2001

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Productivity

In 2004 the Gross Value Added (GVA) for Carlisle was below the North West average which was significantly below the England average rate.

Indicator	Carlisle	North West	England
GVA per capita (£) – 2004 (East Cumbria)	14,645	14,994	17,532
GVA per worker (£) – 2004 (East Cumbria)	29,935	33,953	39,204

Source: ONS

Town Centre Employment and Provision

Employment (persons)

Convenience Retail	810
Comparison Retail	2,810
Service Retail	320
Offices	2,020
Civic and Public Administration	1,500
Restaurants & Licensed Premises	1,060
Arts, Culture and Entertainment	220

Floorspace & Rateable Value

	(sq. m)	(£)
A1	119,800	13,402,930
A2	10,830	1,485,650
A3	5,580	439,880
Retail	150,570	15,831,200
Offices	90,460	4,229,650

These statistics were produced on behalf of Communities and Local Government by Geofutures following research undertaken by CASA, UCL

Retail Floorspace Rents

Top ten highest rented centres in the North West (as at May 2007)

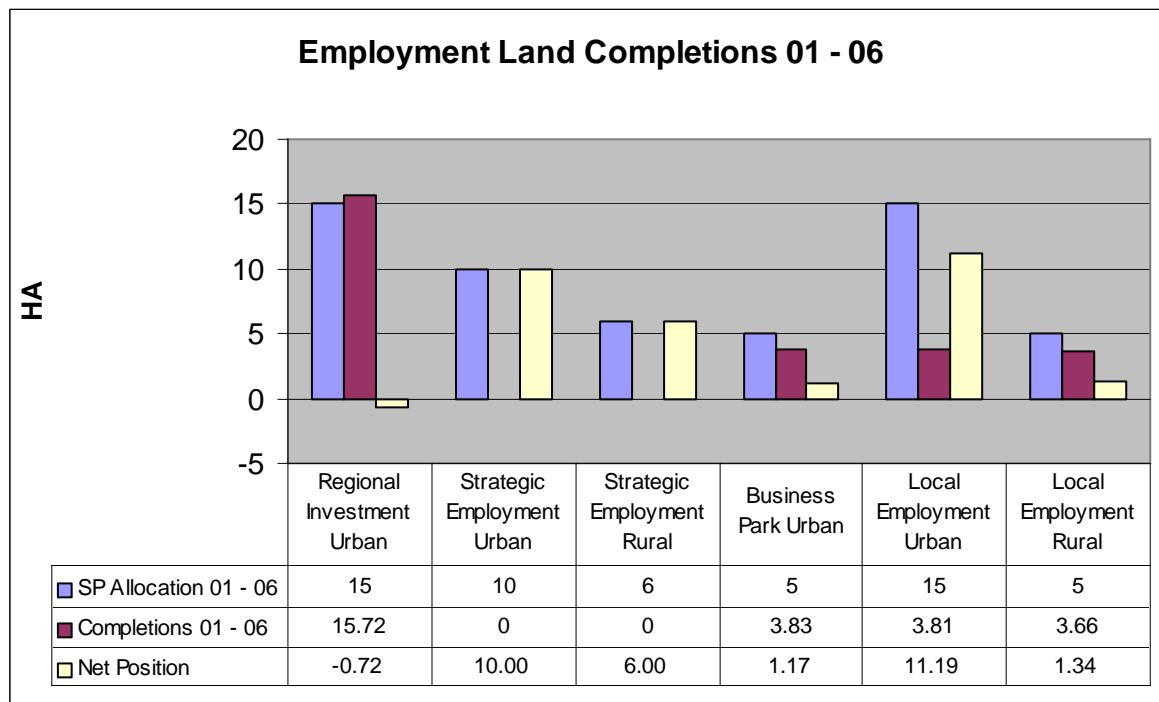
Centre	rent(£psf) 2006	rent(£psf) 2007	Increase/decrease since last year
1 Trafford Centre	350	375	-
2 Liverpool	320	320	-
3 Manchester	300	300	-
4 Chester	210	210	-
5 Stockport	190	190	-
6 Warrington	145	145	-
7= Bolton	140	140	-
7= Preston	140	140	-
7= Carlisle	135	140	Increase
10= Blackburn	135	135	-

Source: Colliers CRE

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Significantly in retail terms Carlisle appears to have gone against the trend for rental rates throughout the North West. Carlisle was the only centre which increased its rental rates from 2006 to 2007. This reflects a confidence in the Carlisle retail market; a strength that is envisaged will grow with current forecasts indicating a need to grow retail space around the City Centre.

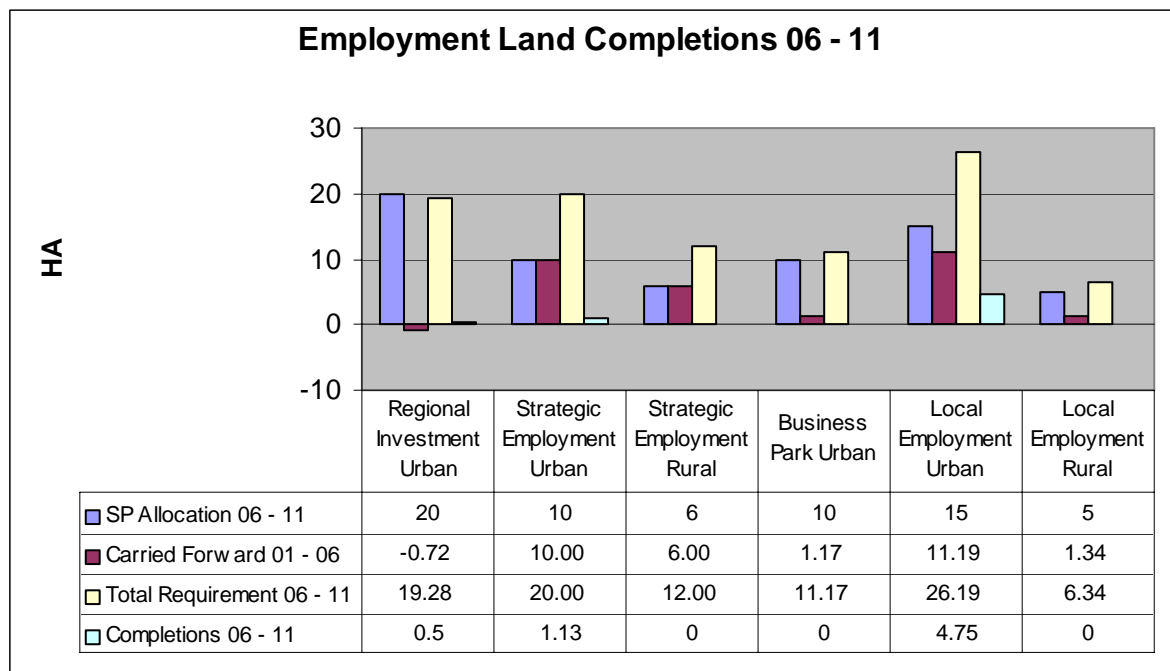
CORE-OUTPUT INDICATORS



Amount of land developed by employment type

The Joint County and Lake District Structure Plan sets four categories for employment land from Regional Investment Site down to Local Employment Sites. The allocations for the district are set in five-year periods starting in 2001. For this monitoring report the previous 5 years information has been used and a comparison against the Structure Plan targets period 1. Planning permissions granted on sites such as the Regional Investment Site have generic use classes of B1, B2 and B8. Additional work is required to categorise previous permissions by use class. The employment type for this report is taken to be the Structure Plan categories.

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As can be seen from the chart above the performance against targets for completions for employment uses has been varied.

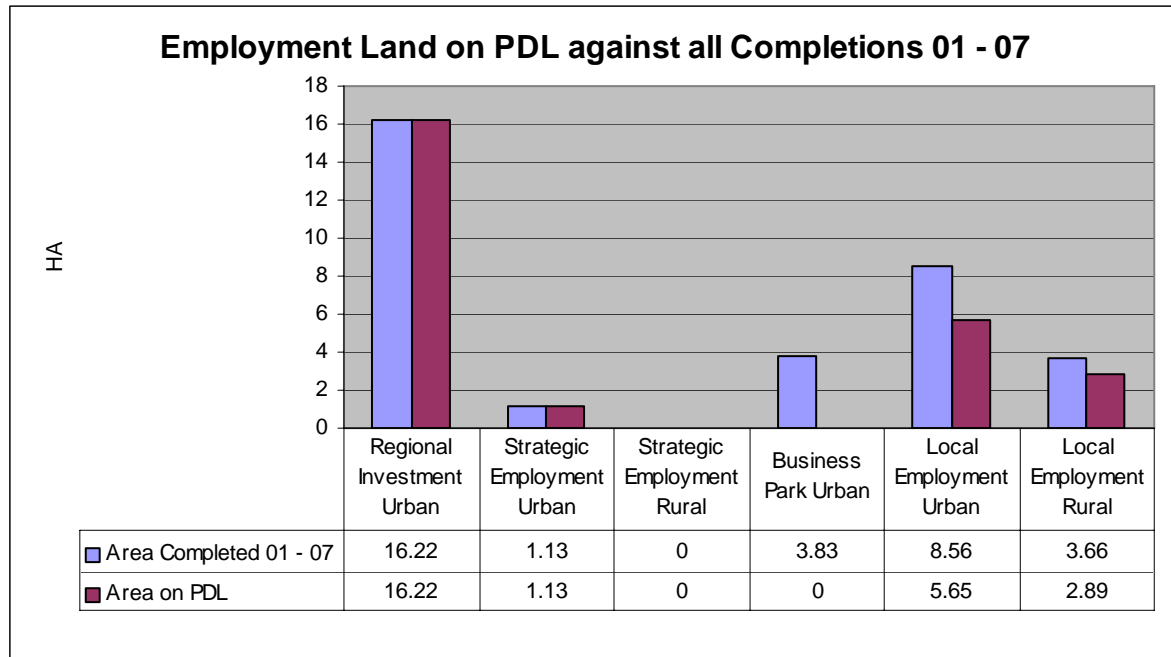
Development on the Regional Investment Site has been slow during 2006-7 but there has been increased interest in recent months with announcements on the hub development providing a centralised service area for users of the large industrial area. Planning applications are awaited for detailed development proposals.

As with last year's report Strategic Employment Sites have not been progressed. In the urban area this site relates to railway sidings and the 1.13ha relates to the only land release for additional storage for BSW Timber. In the rural area this relates to development connected to Carlisle Airport. During April 2006 the Airport changed ownership and was taken over by W A Developments. At the time of take over a future vision for the airport was made public and the first planning application has recently been submitted. The application is for Construction Of Replacement Runway With Associated Instrument Landing Equipment And Reconfigured Taxiways And Hard Standing; New Development To The South Of The Runway Including Warehousing And Distribution Facilities, New Passenger Terminal, Offices, Hangars, New Air Traffic Control Centre, Aircraft Apron And Car Parking, With New Road Junction And Access From The A689, And Other Associated Infrastructure And Facilities, Including Aviation Fuel Storage, Local Refuelling Facility For The Distribution Operations And Improved Drainage.

Development on Local Employment sites has been minimal and is still not keeping pace with Structure Plan targets. This was the only change during the monitoring period and comprised primarily small extensions to existing businesses and relocation of the Highways Depot site in

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Brampton. Whilst the allocated sites appear to be developed out some of the development includes sui generis uses. The Council has been working to improve its monitoring of these areas to provide greater detail on how employment land allocations are being profiled compared to the intended B1, B2 and B8 uses referred to in the Structure Plan.



The figures in the chart above relate to development over the first 6 years of the Structure Plan. For these completions the majority of land was previously developed with the overall trend at 77.5% of allocated and designated employment site completions. Monitoring of the employment land allocations and existing primary employment areas indicate that the supply of previously developed land is diminishing and it is anticipated that the level of previously developed land used for employment will reduce. This is combined with increasing pressure for residential development where older businesses have been located amongst residential areas and the buildings are no longer suitable for modern employers.

Employment land supply by type (As at 31st March 2006)

Carlisle City – Urban Area (figures in Hectares)

Structure Plan Category	Supply with planning permission	Supply allocated [†]	Total Supply	Structure Plan Target 2006-2011
Regional Investment Site	38.12 (B1,B2 & B8)	0	38.12	20.03
Strategic Employment Site	0	53.2	53.2	20
Business Park	5.795 (B1)	12	17.795	11.17
Local Employment Site	4.23 (B1,B2 & B8)	0	4.23	26.19

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** Allocated sites refers to those in the adopted Carlisle District Local Plan*
Within the urban area it appears that there is sufficient land allocated or with permission to meet the next Structure Plan period except in relation to Local Employment Sites.

The Regional Investment Site is likely to be released more quickly once the Carlisle Northern Development Route is constructed. This scheme will link the M6 junction 44 with the A595 bringing improved access to west Cumbria avoiding the need to come into the centre of Carlisle. The route passes through Kingmoor Park Regional Investment Site directly adjacent to new sites awaiting development. The initial link to the M6 junction is now under construction and commencement for the rest of the scheme is scheduled to start next year. Once complete the take up of land will increase and may trigger the need for additional land to be released. This provision has been addressed in the forthcoming Local Plan.

With regard to Strategic Employment Sites the land which is allocated has already failed to come forward through the adopted Local Plan. Whilst in supply terms it looks healthy it is still unlikely to be released. This allocation is therefore subject to review through the Local Plan process and alternative provision is being considered.

The release of additional land (already allocated) for Business Park development is subject to a planning allocation which is connected to housing and other development to the south west of Carlisle. This is subject to planning applications called-in under the Greenfield Direction due to the scale of residential development proposed. This is also being addressed in the review of the Local Plan.

It has been intended that local employment sites will come forward as part of existing employment and industrial areas where these are redeveloped or extensions to existing buildings. A more detailed assessment of the available sites and mix of uses have been considered revealing a mix of class "B" and sui generis uses on allocated sites. Further work is being undertaken on this to ensure adequate sites are brought forward through the Local Plan and Local Development Framework.

The rate at which these are currently coming forward and the supply indicate that a shortfall still exists. This shortfall will be considered in the review of the Local Plan. In addition sites will be progressed through regeneration schemes including those coming forward through Carlisle Renaissance.

Rural Area - (figures in Hectares)

Structure Plan Category	Supply with planning permission	Supply allocated*	Total Supply	Structure Plan Target 2005-2011
Strategic Employment Site	0	21.15	21.15	12
Local Employment Site	8.9 (B1,B2 & B8)		8.9	6.74

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** Allocated sites refers to those in the adopted Carlisle District Local Plan*

The supply of land for the Strategic Employment Site meets the immediate Structure Plan requirements however its release is dependent upon plans for the development of Carlisle Airport for airport related development. A Planning application for the Airport is under consideration by the Council at the time of preparing this report. The application includes provision for warehousing and distribution facilities.

Local Employment Sites meet the Structure Plan requirement for the rural area. This has been facilitated through an allocation of land at Brampton to extend the industrial estate within the current adopted plan, which was granted planning permission last year.

Losses of employment land

During the monitoring year a number of permissions were granted which were on sites previously used for employment purposes. The main use was for residential development. Sites below 5 residential units have not been included

Carlisle City – urban area

Cavaghan & Gray - 111 units

Former Stobarts Depot, Wakefield Rd – 88 units

Infirmery Street – Increased dwells allowed on appeal – 60

The first two sites in the urban area are contained in areas where industry was intermingled with housing. Over time these businesses can present problems for local residents and alternative uses may be appropriate. Taking account of the surrounding residential environment both these sites had been proposed for allocation for housing in the review of the Local Plan.

Rural area

Ivinsons Garage, Brampton – 4 Units

This site is linked to another small former garage site, which received planning permission at the start of the 2007/8 monitoring year together providing 10 units including affordable housing. The former use had relocated to the industrial estate and it was considered the site was more suitable as a location for housing due to the proximity of other uses and a central location in a Key Service Centre.

Other applications for loss of employment sites to residential use are being resisted and will be reported in subsequent monitoring reports.

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Amount of completed retail/office/leisure development

During 06/07 one units of commercial development was completed. There was one retail unit as follows: (Gross Figures)

<u>Retail (non-food)</u>	
Former Bendalls	11543 sq. m
<u>Office</u>	
None	
<u>Leisure</u>	
None	

This was the development of a new larger B&Q store, which fulfilled a recognised need in the Council's retail study identifying capacity for a large format retail warehouse. In addition other users have located including Pets at Home, Laura Ashley and Maplin Electronics two of which did not have a presence in Carlisle. The updated Retail Study (2006) has subsequently identified no further capacity for retail warehouse units as a consequence of this development. The development allowed for relocation of the former factory within Carlisle into more modern premises to cater for their company needs.

LOCAL INDICATORS

Shopping Floorspace in Town Centres

During 2006 the Council commissioned Donaldsons to update its 2000 Retail Capacity Study as a result of a number of planning applications for retail stores including comparison and convenience stores. The study revealed that in 2006 there were 5,570 square metres of convenience floorspace within the City Centre and a further 18,129 out-of-centre. In addition out-of-centre retail warehouses and superstores cater for 51,378 square metres of comparison goods floorspace.

LOCAL PLAN MONITORING

CARLISLE DISTRICT LOCAL PLAN – Adopted Plan (Sept 1997) Saved policies where used as refusal reasons

Policies and Proposals	Number of applications	% refused on policy basis
Policy EM2 Primary Employment Areas	56	5%
Policy EM11 Rural Diversification	30	6%
Policy EM15 Small Scale Tourism Development	18	1%

Observations and Actions

The majority of applications appear to be consistent with these policies. Since the adoption of the Local Plan PPS6 has been updated and policies need to ensure that they reflect the updated position. Some land allocations have progressed as noted in the core indicators but others have been reviewed through the update of the Local Plan.

The most noticeable change has been that the percentage of applications refused in primary employment areas has increased whilst the number of applications has reduced. Although not significant numbers it appears to give a negative economic message however this is not the case. The applications being refused reflect the desire to change use of these areas away from employment.

Issues for the Year Ahead

The shortages in some employment allocations for some of the Structure Plan sectors still needs to be addressed in a way which will address the economic ambitions of Carlisle. Work is ongoing following a draft of the Economic Strategy to finalise the necessary actions to drive this forward. The Council has embarked on an Employment Land Review and will feed the work on the Economic Strategy into this process. This will enable progress to be made on an Allocations DPD for new employment uses.

With regard to retail a significant decision has been made in recent months albeit after the monitoring year. Tesco had appealed against non-determination of an application for 6608m² foodstore at the Viaduct Estate Road in Carlisle. The Inspector recommended that the appeal be dismissed. The proposal was called-in by the Secretary of State. The Secretary of State concluded that there is capacity to accommodate additional retail floorspace, but not sufficient to allow for both development at the appeal site and the plan allocation at Morton. The Secretary of State agreed with the Inspector that the inevitable size of the building and significance of the surrounding area would mean that the development would result in serious harm to the character and appearance of the area. The harmful consequence of the development outweighed its benefits.

A Reserved Matters application for a smaller store was also appealed on grounds of non-determination. This was allowed on appeal subject to conditions.

These two appeal decisions have significant implications for the way in which retail foodstores will develop in the city. The Inspector's report into the Local Plan is now awaited to confirm the way forward to realise the Council's retail study.

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.*
- *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

Types of Tenure

30% of homes in Carlisle are owner occupied without an outstanding mortgage, 40% are owner occupied with a mortgage, 17% are rented from the housing association, 12% are rented from private landlords and 1% are classified as other.

There was a 13% reduction in number of homes available to rent in the social sector between 2000 and 2004

Unfit Homes

In 2003 2.1% of homes were unfit to live in.

2300 of properties in Carlisle which are occupied by vulnerable people that do not reach the Governments decent homes standard

60% of homes in the social rented sector are unfit

In 2003/04 1.6% of unfit private sector dwellings were made fit or demolished and 9% of private sector vacant dwellings were returned to occupation or demolished

12.3% of households in Carlisle are without central heating compared to the England and Wales average of 8.5% and 0.5% are without their own bath/shower and toilet which is the same as the England and Wales average

Source: Carlisle City Council The Housing Strategy for Carlisle

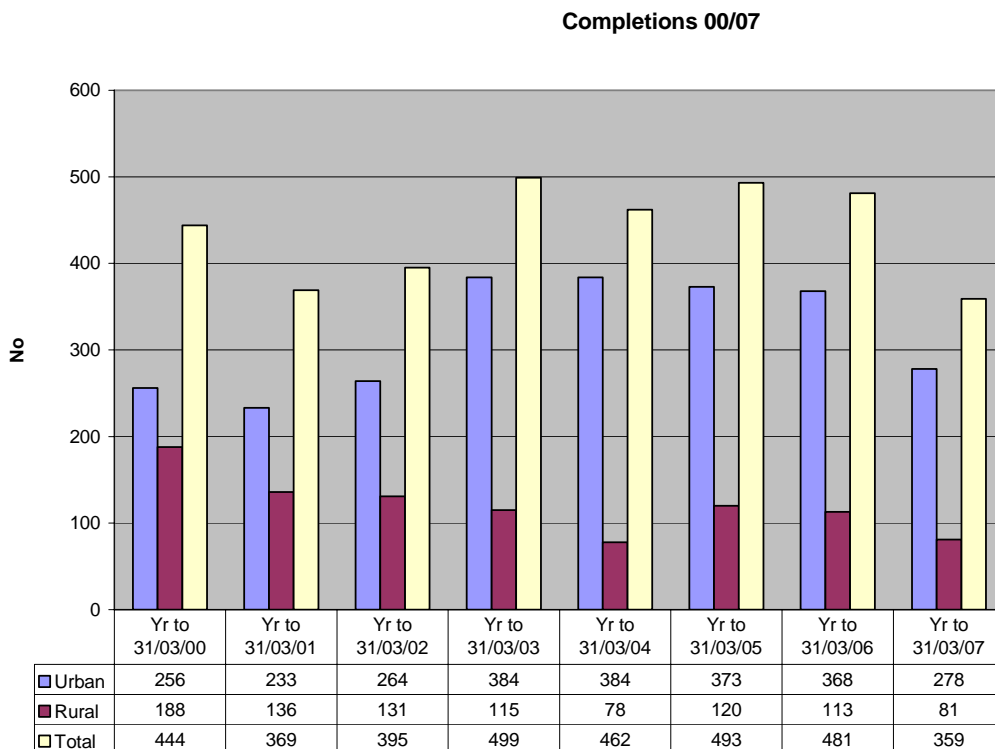
Fuel Poverty

23% of households in Carlisle live in fuel poverty compared to 22.6% in Cumbria as a whole and 21% nationally

Source: Carlisle City Council The Housing Strategy for Carlisle

CORE OUTPUT INDICATORS

Housing Completions

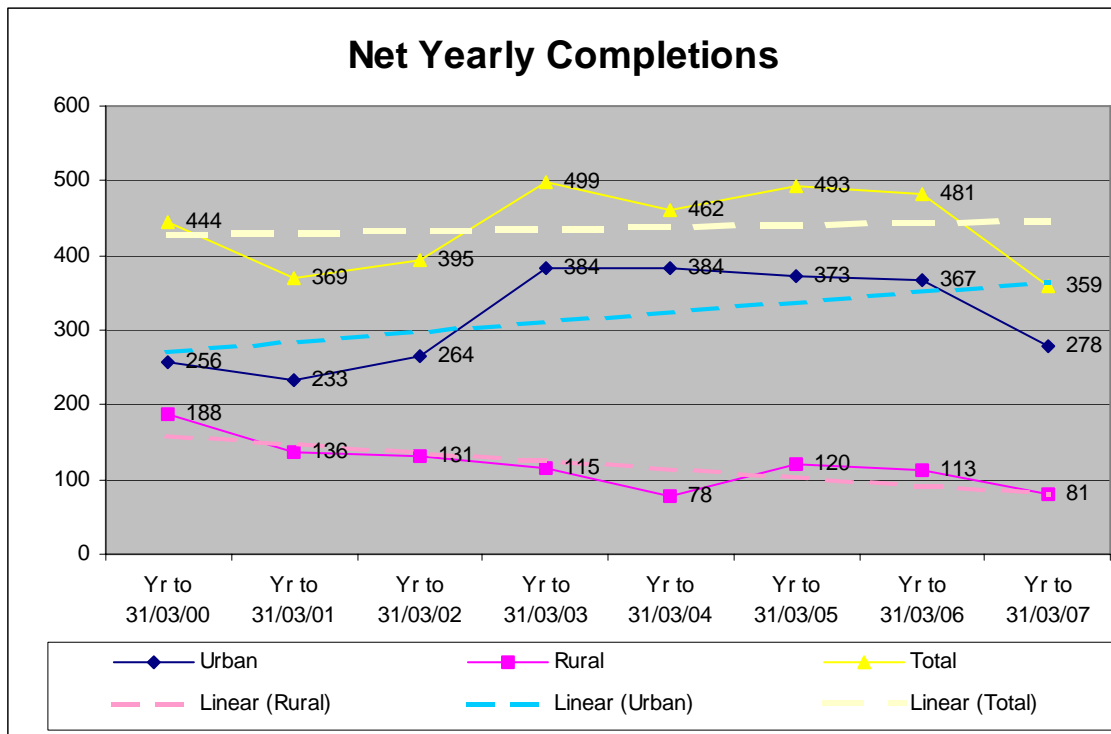


The figures in this housing section all relate to net additional dwellings

The chart above shows the number of completions for Carlisle District over the previous 8 years. The trend shows that since the year 2001-2 there has been a significant change in the location of new house building within the district. The increase in the number of completions in the urban area was exceeding 100 dwellings per annum greater than the 2001-2 level however this dropped in 2006-7 as some developments of apartments were not completed and new developments were in early stages. This is expected to return to the higher level for 2007/8. The rural area completions had reduced and continue to remain at a lower level. This continues to suggest that a more sustainable development pattern of housing is still emerging.

The district 5-year trend averages for completions are:

urban area average – **357** per annum
 rural area average – **102** per annum
 district average – **459** per annum



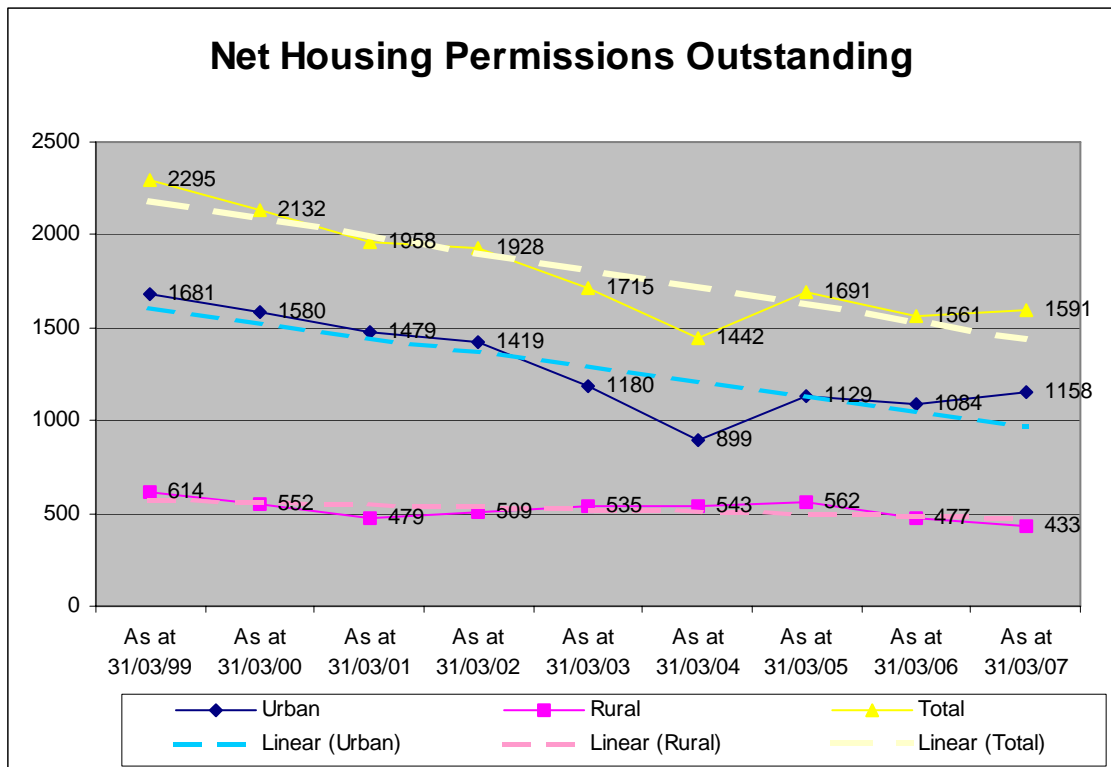
Urban Area Completions

In the urban area the completions trend has slightly increased to 357 units per annum over the last 5 year period. The urban area rate has reduced as the majority of greenfield sites have now been completed and the brownfield sites are taking longer to commence. In addition, a number of apartment developments are not yet completed. The average completions are beginning to level off and the incline of the yearly average has reduced resulting in a levelling of the district average rate at just over 450 units per year.

Rural Area Completions

The rural area completions continue to indicate a down ward trend. The overall completion rates remain at around 450 units per year showing that development rates have not dramatically changed. The number of permissions in the rural area remains at a reasonably high level although this is a reducing supply as a more sustainable development strategy is promoted. Older permissions are being built out and replaced by those in Key and Local Service Centres. The completion rate however still exceeds the number of permissions provided for by the Structure Plan.

Housing Permissions



The above graph shows the supply of planning permissions at the 1st April each year. The graph indicates a steady decline (albeit a slight increase on the previous year) and this is more clearly shown when separating the urban and rural areas. The Rural area has remained relatively constant with a high number of permissions until the last two years when the supply has started to reduce. In the urban area the decline has been halted although this is offset by a lower completion rate indicating overall a levelling of the housing supply. The applications for a large area of land for an urban extension remain the subject of call-in by the Secretary of State (under the Greenfield Direction) and has not been determined. The outcome of the Local Plan Inquiry will determine the way forward for this site.

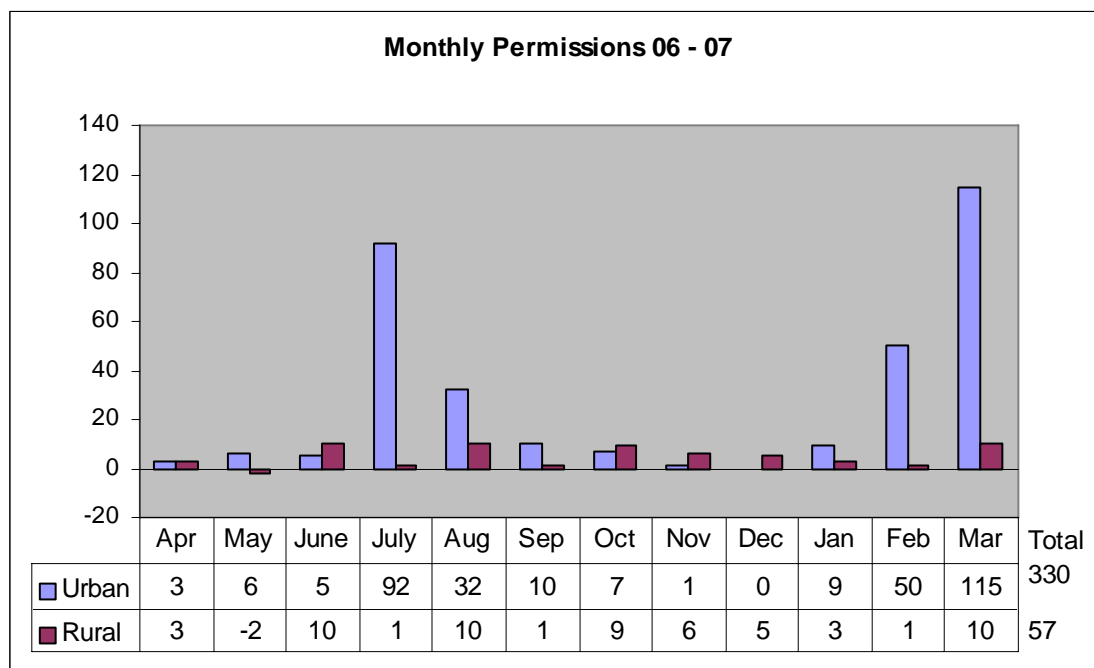
The Structure Plan indicates that the number of permissions to be granted per year stands at 250 for the urban area and 65 for the rural giving a district total of 315 permissions (net).

Based on these figures the above graph indicates a 5.05 years supply of permissions for the district. This translates as 4.6 in the urban area and a 6.66 supply in the rural area. The urban area has slightly increased over the previous year and the rural area has continued to decrease. The review of the Local Plan will seek to bring appropriate sites forward to ensure a five-year supply in both urban and rural areas of the district.

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In accordance with the Structure Plan policies the Council monitors its permissions on a monthly basis.

Monthly Permissions for residential development – net gain



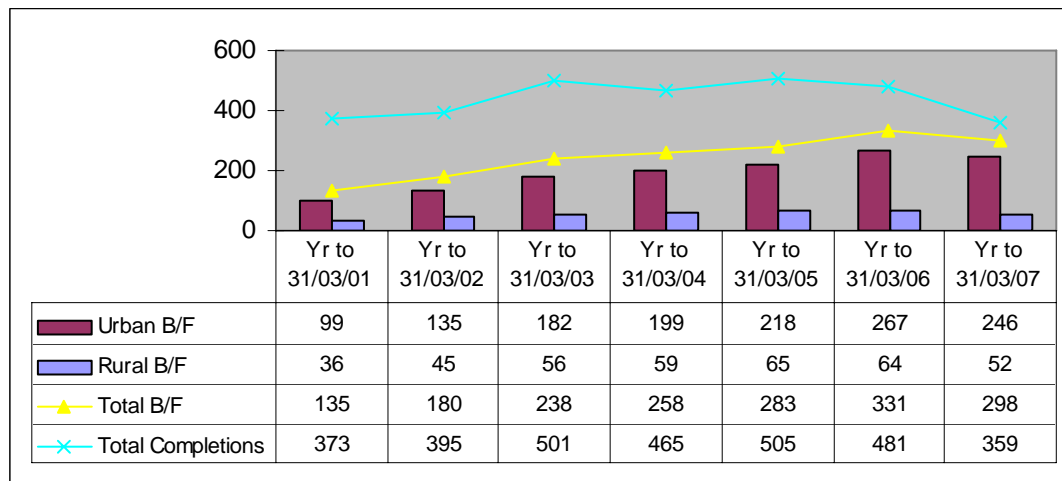
Urban

For the period to March 2007, 330 permissions were granted in the urban area. This is the net number of new dwellings. The figures show an excess of 80 units above the Structure Plan levels. Significantly this was in the last month of the year when 111 units were granted permission at the former Cavaghan and Gray site on London Road which was proposed through the Local Plan review process. The high proportion of permissions in July also includes 88 units at the Former Stobarts Depot at Wakefield Road, another site promoted through the Local Plan for development. These sites received no objections and given the lack of five-year supply in the urban area their release was required to sustain a supply of readily available land. Despite these permissions there still remains below 5-year supply within the urban area.

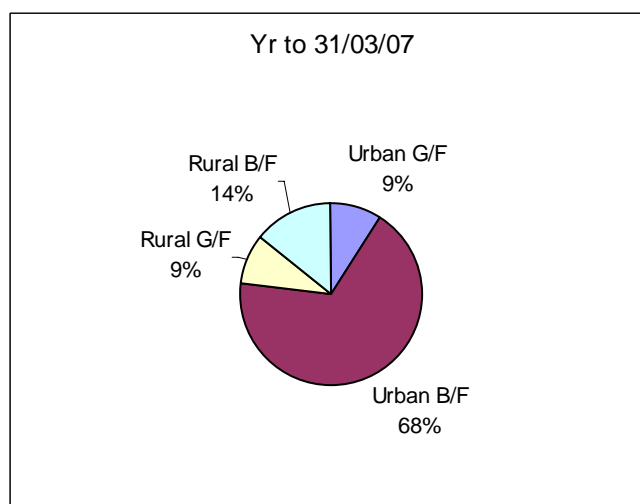
Rural

In the rural area the number of permissions continue at a lower rate which is within the rural area target in the Structure Plan. This is a significant reduction on previous years.

Previously developed land



The chart above indicates the growing trend of brownfield completions within the district. This has been increasing in both urban and rural areas although the completions appear to have levelled off for the last couple of years. In 2001 the number of completions on previously developed land was only 36% however by contrast the completions on previously developed land in 2006/7 was 83%. The shift in trend with increased interest in the urban area and the near completion of many of the greenfield sites is now being reflected in the completion figures.



The chart above shows that the percentage of brownfield completions within the whole district has increased to 83%. A significant rise on the 66% last year and exceeds the national target of 60%. In addition the Structure Plan sets a target of 65% for the urban area and 40% for the rural area. Looking at the previous graph for brownfield completions and total completions these targets have been met with 88% and 64% completions on brownfield sites respectively.

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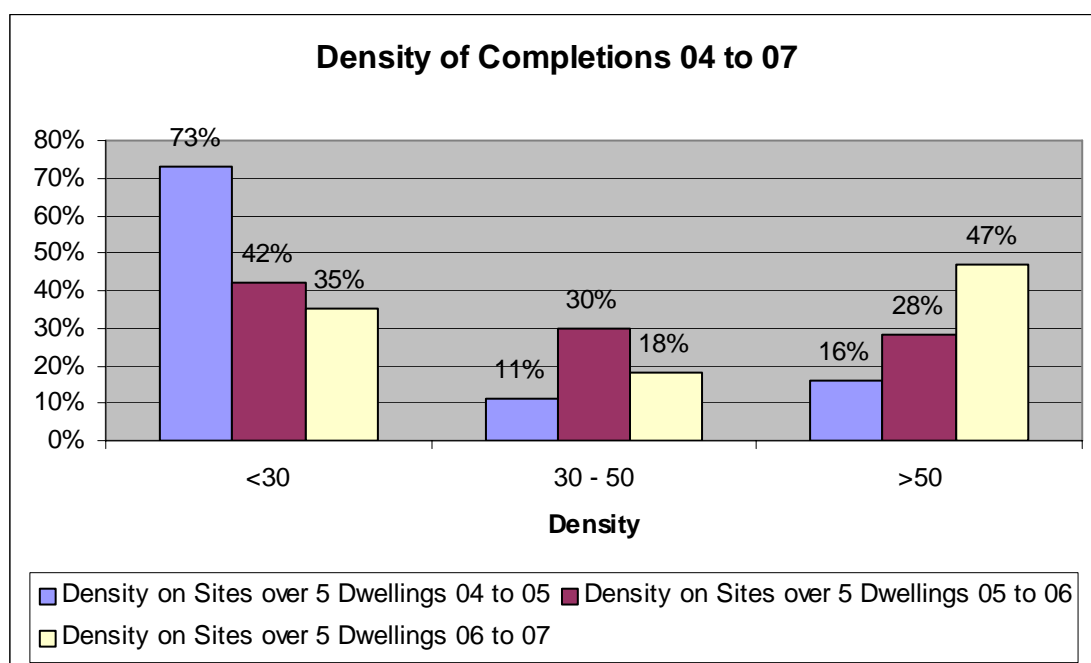
As was noted previously, the large permissions granted this year were both on previously developed land within the urban area.

Housing Density

Monitoring of monthly permissions also records density at permission and this is being reviewed when sites are completed in order to take into account how density changes as development sites progress.

Amendments to plots and minor changes to layout may gradually impact on the overall development on a site and occasionally impact on the density.

The density of dwellings on completed sites breaks down to the following proportions:



As can be seen from the chart the proportion of completions at less than 30 dwellings per hectare has continued to reduce from 04-05 and 05-06 level although it is still over 1/3 of completions. In addition, the density of completions in the 30-50 dwellings per hectare range has decreased. This has however been replaced by a significant increase in the proportion over 50 dwellings per hectare of 47% of all completions.

In order to see how this will continue we consider the density of new permissions.

The average density of new dwellings permitted in 06-07 is 36.195 dwellings per hectare, a slight decrease on last year's 36.6. The urban area has increased from 40 to 41.8 dwellings per hectare average density

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and it is the rural area remains at around 21 dwellings per hectare (21.42).

Affordable housing

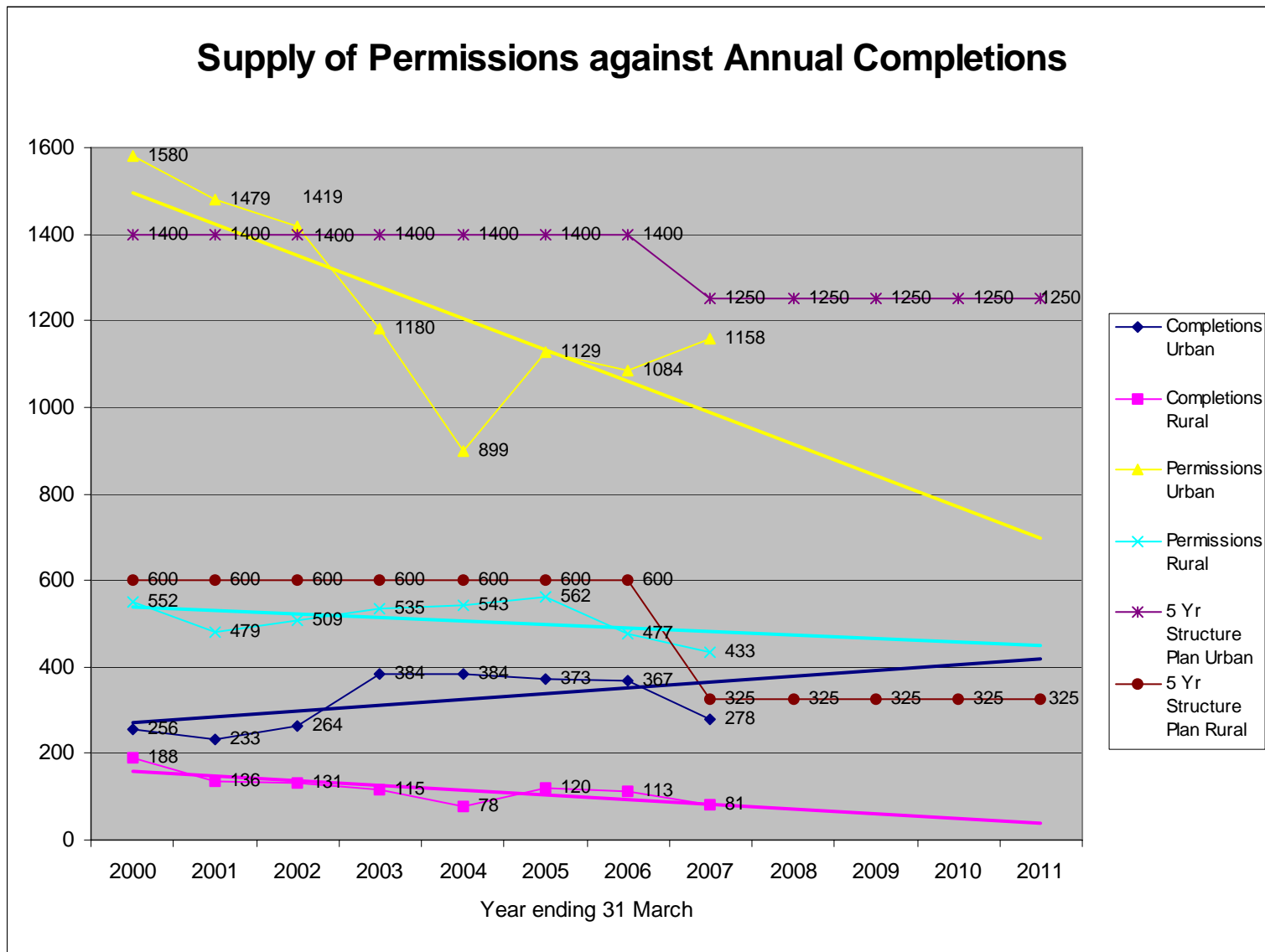
During the monitoring year the number of completions for affordable housing units has remained low with only 12 units completed. Eight of these were on a Rural Exception Site with the other 4 provided as discounted sales.

During the monitoring year 06/07, 64 units were granted permission which is a more significant increase in supply. This includes 8 units within the urban area specifically for special needs, and 8 units within the rural area on a rural exception site.

Housing Trajectory

This section on housing has considered not only the completions within the monitoring year but also the number of permissions that have been granted and the change in trend. There are some significant indicators of the trends that will occur in forthcoming years. Particularly noticeable is the increase in the re-use of previously developed land and greater emphasis on development in Carlisle.

Revisions through RPG 13 and the newly adopted Structure Plan have reduced the supply, which is now being exceeded in the district. Measures to reduce the supply in the rural area have been brought in and the number of permissions has reduced. Phasing of development has been introduced on some sites in the urban area but there is currently no indication that construction of new dwellings has reduced. The graph below shows the differences between permissions and completions.



This graph indicates very little change from last year.

The graph above shows the number of permissions available at the year end for each of the years. This represents the potential 5 year supply. This is shown in relation to the Structure Plan anticipated 5-yr supply based on permissions (i.e. 5 times the yearly average). These trends have been projected forwards along with the annual completion rates.

It can be seen that there are clear differences between what is occurring within the urban part of Carlisle district to housing development in the rural.

In the urban area the trends are more dramatic. The number of permissions is being reduced because of the higher completion rate and the trend indicates that this is narrowing over the forthcoming 5-year period. It suggests that demand is outstripping supply and there is supported by no indication that there is an excessive amount of houses on the market long-term.

Within the rural area although the number of permissions are slowly declining the completions are also slowly reducing and therefore there suggests a healthy balance being maintained between supply and house building rates. There continues to be underlying problems with affordability and an identified need in excess of available supply.

In order to address the potential difficulties with the urban supply either the overall supply needs to be increased or the permissions restricted to see whether this will lead to a reduction in completions. With a vision to strengthen the sub-regional role of Carlisle to increase economic growth and regeneration through Carlisle Renaissance there is potential to increase the number of housing completions. This could further complicate matters and further examination of the market may be required.

The Council has already sought to address the deficiency in supply by making representations against drafts of the Regional Spatial Strategy in order to ensure an increased supply particularly where ambitions for economic growth need to be realised. The draft RSS brings forward 450 units a year for Carlisle although given recent build rates it is now being questioned whether this rate is sufficiently great enough to support the envisaged economic growth. Further work on this is ongoing at the time of preparing this report.

LOCAL INDICATORS

Empty Properties

There are 1900 privately owned empty properties in Carlisle
Source: Carlisle City Council Housing Strategy

Affordability and Affordable Housing Provision

Affordable housing is covered earlier in this section. The provision within the monitoring period is considerably low and has followed a historic trend in Carlisle. House prices in Carlisle followed the national trend and have increased rapidly in recent years. Carlisle was able to offer a variety of houses at the lower end of the property ladder but these prices have now become unattainable for many. In order to provide a more comprehensive understanding of the extent of affordability difficulties a housing market assessment was undertaken. This was done on a combined basis with other districts to provide information across different housing markets.

The results were only calculated in autumn 2006 and will now have to be translated into delivery targets within the Council's Housing Strategy and the revision of Local Plan policies.

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The survey results revealed a total of 221 units per annum required over the next 5 years. This was divided into three housing markets Carlisle 72 dwellings/annum, rural east 106 dwellings/annum and rural west 43 dwellings/annum.

These numbers are more excessive than originally considered and identify a growing problem of affordability within the district. Measures must be taken to improve delivery of affordable housing.

The City Council is considering its own assets in assisting with delivery of affordable housing but will only be able to act in certain areas. Further work will be required in the year ahead to bring forward sites including increasing the level of delivery through the Local Plan policies. Identification of the levels of need through the Housing Market Assessment has triggered greater interest from RSLs on trying to meet this need.

LOCAL PLAN MONITORING

CARLISLE DISTRICT LOCAL PLAN – Adopted Plan (Sept 1997) Saved policies where used as refusal reasons

Policies and Proposals	Number of applications	% refused on policy basis
Policy H2 Primary Residential Areas	68	16%
Policy H5 Village Development	43	8%
Policy H6 Agricultural and Forestry Need	14	50%
Policy H9 Rural Exception Sites	5	20%
Policy H14 Extensions to Dwellings	Not available (too many applications to analyse)	
Policy H16 Design Considerations	107	6%
Policy H17 Residential Amenity	190	5%
Policy H19 Special Needs	3	33%

Observations and Actions

The table above shows an increase in refusals on policy grounds for some types of applications. In particular the number of applications refused where design is an issue has increased. This is despite the introduction of design and access statements with applications. The use of in-house urban design skills has raised the profile of design and quality of applications received.

Last year's monitoring did not refer to Agriculture and Forestry need however a significant number of these applications are refused. Inevitably this is where there is insufficient basis to fulfil the functional and financial tests required for this type of information.

Issues for the Year Ahead

The continuing supply of housing particularly in the urban area is finely balanced to ensure a five-year supply of housing is maintained. As with the previous year the supply is just below the five-year level as development rates continue at a higher level. Confirmation of Local Plan allocations through the Local Plan Inquiry Inspector's report early next year will assist in confirming the supply position and will feed into the Strategic Housing Land Availability Assessment to provide an up-to-date profile of supply for the district. With a changing context in RSS there will be a need to consider post 5-year supply and the need for additional allocations to be brought forward through an allocations DPD.

This will be combined with work on a Strategic Housing Market Assessment to consider supply across the whole housing market rather than focus on the affordability issue as previous work has done.

In addition, housing growth envisaged to be required to support the economic growth prospects for Carlisle will be considered in more detail to determine what level, over and above the RSS figures, will be required to support economic change.

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 219908 people aged 16 to 74 in employment. Of these 46858 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 216678 people aged 16 to 74 in employment in the area. Of these 49792 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)

CORE OUTPUT INDICATORS

Percentage of completed non-residential development complying with car parking standards set out in LDF

Development (UCO)	Floor space	Standard (Structure Plan)	Standard (RPG13)	Car Parking Spaces	Max Permitted (SP/RPG13)
Former Bendalls A1 (non Food)	11543 sqm	1 per 20	1 per 20 sqm	420 (inc 11 disabled) plus cycle stands	577
A3	340 sqm	1 per 5		43	68
Kingmoor Park Central B1 B2 B8	1152 sqm	1 per 45	1 per 45	24	25
Townfoot B1 B2 B8	1754 (new) 3016 (total)	1 per 45	1 per 45	54	67

The development plan car parking standards have been established within the newly adopted Structure Plan Policy T32, RPG 13 figures have also been used as the standard for comparison. It can be seen from the table above that all developments (100%) were within the policy guidelines for the number of parking spaces for each development. In all instances the number of spaces provided were below the maximum allowed thus indicating a potential to encourage users to alternative forms of transport than the car.

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

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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. 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	82%
GP	94%
Primary School	95%
Secondary School	84%
Retail Centre	93%
Employment	95%

For all these indicators apart from access to a retail centre, there has been a reduction in the % of housing units within 30 minutes by public transport. The most significant reduction is access to a secondary school. This is likely to be made worse by the envisaged closure of Lochinvar School in Longtown a Key Service Centre. In a review of secondary education in Carlisle District all options included the closure of this school due to the low number of pupils on role. Other reductions have only been in the order of 1 or 2 % apart from hospital, which has reduced by 4%. Given the total number of completed units the change from last year related to approximately 10 units on average.

Local Indicators

Local Transport Accessibility

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.

National Statistics Website, Census (2001)

LOCAL PLAN MONITORING

CARLISLE DISTRICT LOCAL PLAN. Adopted Plan (Sept 1997) Saved policies where used as refusal reasons

Policies and Proposals	Number of applications	% refused on policy grounds
Policy T1 Choice of Means of Travel	51	2%

Observations and Actions

Sustainable transport is at the heart of a sustainable development strategy. The County Council as Highway Authority has a major role in addressing this issue through the Local Transport Plan. However these policies will all influence the provision and location of development to ensure that transport measures are not compromised and alternatives to the car are encouraged.

The only significant policy where there has been an increase in the number of permissions refused on policy grounds relates to policy T1. This is a sustainable policy whereby the policy seeks to ensure alternative forms of transport are available. Whilst not significant numbers of applications nevertheless the policy has been used more significantly for refusal.

One important decision in relation to transport this year was the determination of application 04/1203 Kingswood Educational Study Centre, Greensyke, Cumdivock, Dalston. The Section 106 accompanying this application includes the provision to implement Green Travel Plan and conduct an annual review.

Green travel plans are being encouraged for a number of developments and will be part of conditions are legal agreements where necessary.

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

CONTEXTUAL INDICATORS

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

Indicators of quality of the built environment

Indicator	Status	Number of entries
Listed Buildings	Grade I	53)
	Grade II *	66)1550 bdgs approx
	Grade II	983)
Conservation Areas		19
Buildings at Risk	Listed Buildings	4
	Scheduled Ancient Monuments	5

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The Council takes an active role with conservation matters. During the monitoring year 2006/7 there have been no additional structures listed however a number of requests for listing remain outstanding with English Heritage.

The listing of the former Lonsdale Cinema building in Warwick Road was notified after the monitoring year. The building was the subject of a planning application for demolition and new build residential development. The implications of the listing for the building are still being considered.

Other requests for listing include the Magistrates Court, former police station, fire station and houses, Adriano's restaurant and Civic Centre in the Rickergate area of Carlisle.

Some conservation areas are under review and will be reported in next year's Annual Monitoring report.

CORE OUTPUT INDICATORS

Changes in areas of Biodiversity importance

Last year's annual monitoring report included information which related to December 2006 and is included for comparison in the tables below.

Compiled: 01 Dec 2006

County: Cumbria

% Area meeting PSA target	% Area favourable	% Area unfavourable recovering	% Area unfavourable no change	% Area unfavourable declining	% Area destroyed / part destroyed
77.27%	35.18%	42.09%	17.60%	5.12%	0.01%

Compiled: 02 Oct 2007

County: Cumbria

% Area meeting PSA target	% Area favourable	% Area unfavourable recovering	% Area unfavourable no change	% Area unfavourable declining	% Area destroyed / part destroyed
80.83%	35.16%	45.67%	15.04%	4.12%	0.01%

Since 2006 the condition of SSSIs has improved and the percentage of SSSI in Cumbria meeting the Public Sector Agreement target is 80.83% an increase of 3.56%. The area unfavourable recovering has also increased.

Source: Natural England

Since December 2004, assessments have taken place at 11 different SSSI locations within Carlisle district. In some cases only part of the SSSI was assessed depending on the main habitat.

FLOOD PROTECTION AND WATER QUALITY

Planning permissions contrary to EA Advice

Local planning authorities in England gave permission for 13 major developments to go ahead during 2006/07 against Environment Agency advice on flood risk. Seven of these in areas of the highest flood risk, another five developments were not located in high risk flood areas but the Environment Agency was concerned the risk of surface water run-off from the development could exacerbate flood risk elsewhere. The developments included bungalows, houses, a holiday caravan site and infrastructure, such as access roads.

During the monitoring period there were no consents given contrary to Environment Agency advice within Carlisle District or Cumbria.

The latest figures show that in cases where the Environment Agency objected on flood risk grounds and where local authorities had advised of the final outcome, 96% were in line with Environment Agency advice - up 1% since 2005/06.

Source: Environment Agency Press Release 09 November 2007

The City Council continues to work closely with the Environment Agency to ensure that flooding issues are addressed in any development proposals. Work is ahead of schedule on the defences on the River Pettril area following a planning application in the previous year. In addition defences for the Caldew and Lower Eden Rivers which affect parts of the City are programmed to commence in the near future.

Strategic Flood Risk Assessment

As part of the review of the Local Plan the Council completed a Strategic Flood Risk Assessment (SFRA). This identifies the likely areas of risk of flooding where development proposals should be resisted or adequate mitigation measures included ensuring that risk of flooding is minimised and not displaced elsewhere. This was undertaken in accordance with the then PPG25. This was updated to PPS25 and the Council will update its SFRA in 2008 to accord with the updated guidance and take into account issues of flooding from surface water drainage as well as river and alluvial flooding.

Renewable Energy Capacity

During the monitoring year 2006/07 there have been some additions to renewable energy supplies within the district as indicated in the table below.

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06/0074	GTD	08/05/2 Westwood Nurseries, 006 Orton Grange,	Erection of 5 No wind turbines (3 x 9M & 2 x 15M)	1 x 0.4KW, 1 x 1KW, 1 x 2KW, 2 x 15KW Total 35.4KW
06/0303	GTD	17/07/2 1 Stainton Road, 007 Carlisle	Erection of wind turbine in rear garden (6M)	2.5KW
06/0347	GTD	05/07/2 land at Field 0003 006 Stone Cross Rigg, Walton, Brampton	Erection of 9.6M Wind Turbine	6KW

During the year one application for renewable energy was refused.

06/1332	REF	25/01/2 Lakestone, 11 Tree 007 Gardens, Brampton	Installation of Wind Turbine	230V
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The reasons for refusal were based on the lack of any noise assessment and the potential nuisance that would be caused to neighbouring residential properties within a predominantly residential area. It was therefore not possible to fully assess the impact of the proposal.

LOCAL INDICATORS

See Strategic Environmental Assessment references in monitoring framework section of this report.

LOCAL PLAN MONITORING

CARLISLE DISTRICT LOCAL PLAN – Adopted Plan (Sept 1997) Saved policies where used as refusal reasons

Policies and Proposals	Number of applications	% refused on policy basis
Policy E2 Agricultural Buildings	79	3%
Policy E4 County Landscapes	32	6%
Policy E8 Remainder of the Rural Area	114	10%
Policy E9 Landscaping of New Development	45	2%
Policy E19 Landscaping of New Development	71	1%
Policy E20 Development in Floodplains	59	3%
Policy E25 Hadrian's Wall World Heritage Site	20	15%
Policy E26 Buffer Zone of Hadrian's Wall World Heritage Site	48	4%
Policy E28 Scheduled/ Nationally Important Ancient Monuments	12	12%
Policy E34 Alterations to Listed Buildings	142	4%
Policy E35 Proposals Affecting Listed Buildings	63	8%
Policy E40 Key Townscape Frontage Buildings	16	19%
Policy E43 Improvement and Enhancement of Conservation Areas	196	8%
Policy E47 Advertisements	75	13%

Observations and Actions

The environmental section of the Local Plan is the largest section. This covers many of the district's important natural and built environment assets. The emphasis on the high quality of the environment is apparent when the refusal of planning applications is considered. A number of policies are used when concerns about the impact on the environment are taken into account. The majority of these present a similar profile to last year's monitoring information. The main difference is the increase in the use of Key Townscape Frontages to refuse applications and Hadrian's Wall policies. These indicate a greater emphasis on the importance of the historic built environment although it is clearly dependent upon the location of development proposals.

There is inevitably a clash with economic development priorities but the Local Plan policies are structured to enable economic growth without jeopardising the environmental assets that attract that growth.

LEISURE, COMMUNITY AND CULTURE

TARGET

- *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

Crime Rates

Total Crimes per 1000 of population – 2005/06

Carlisle	120.8
Cumbria	86.6
North West	114.6
England & Wales	103.1

Source: Crimestatistics.org.uk. Data based on actual crime figures

Overall there has been a reduction in the number of crimes in Carlisle, similar to the national trend, but this remains higher than the regional and national average as well as high for Cumbria.

Deprivation

Index of Multiple Deprivation Score

District	Average Score	England rank out of 354	Cumbria Rank out of 6 districts
Carlisle	22.20	108	4

Health and Well Being

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

CORE OUTPUT INDICATORS

Eligible Open Space – Green Flag Open Space quality

In 2007 Bitts Park has again been awarded Green Flag status and received a £165K facelift which included an interactive water feature. Hammonds Pond is also eligible for Green Flag Status. For the first time Carlisle Cemetery and Crematorium Gardens and Abbey Street Gardens of Tullie House have been improved to the Green Flag status.

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On the 31st March 2006 the City Council took over control of Talkin Tarn from the County Council. This is a Country Park on the edge of the North Pennines AONB in the eastern part of the district, it is a 65 acre lake set in 120 acres of farmland and woodland. The park is a popular location for visitors from throughout the district along with visitors to the area. Investment at Talkin Tarn has improved the visitor facilities including the use of renewable energy and energy conservation measures as exemplars of integrating modern technologies in a traditional environment.

LOCAL INDICATORS

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	No Ha as some are included within parks & gardens
Outdoor Sports Facilities	127.56 HA 140 Pitches in total - (111 Natural, 29 Artificial)	Ha 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. The Section 106 agreement on land at Wakefield Road included commuted sums to improve existing provision rather than add another play area.

LOCAL PLAN MONITORING

CARLISLE DISTRICT LOCAL PLAN – Adopted Plan (Sept 1997) Saved policies where used as refusal reasons

Policies and Proposals	Number of applications	% refused on policy basis
Policy L4 Leisure Development	8	12%

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Observations and Actions

Some applications are being resisted in accordance with the policies especially those affecting primary leisure areas. This remains at a similar level to previous years.

LOCAL DEVELOPMENT SCHEME IMPLEMENTATION

An updated Local Development Scheme (LDS) was submitted to the Secretary of State in March 2007. There was a holding direction put in place for further details to be clarified and this has now been undertaken. The updated Local Development Scheme is referred to in this update. The main reason for the update was to take into account delays in the Local Plan process, re-profile the existing workload and take account of additional work of Carlisle Renaissance.

Carlisle District Local Plan (2001-16)

The main focus of the Council's work remained the review of the Carlisle District Local Plan.

The Strategic Environmental Assessment and Retail Capacity Study Update were completed in 2006. In addition the Council undertook a Strategic Flood Risk Assessment. Carlisle Renaissance produced plans for further consultation during September 2006. All these documents were merged into a further consultation on the Local Plan. The Local Plan consultation was the Revised Redeposit which just concentrated on potential changes required to satisfy the findings of the separate studies. Consultation took place from 25th September to 3rd November 2006.

Following all the consultation stages a Public Local Inquiry was held into the outstanding objections. The Inquiry commenced on the 3rd July 2007 and was closed on the 31st August 2007. The Inspector's report is envisaged in the first quarter of 2008 and the adoption is scheduled for April 2008.

Wind Energy Supplementary Planning Document (SPD)

Work has continued jointly at officer level on this SPD and some Cumbrian planning authorities has now adopted the document. It is intended that Carlisle City Council will adopt the SPD in line with its revised planning policies in the revised Local Plan.

Landscape SPD/Highways Design SPD

Initial stages have commenced on these joint SPDs but lessons have been learnt from the joint work on the Wind Energy SPD and the timetable for preparation of this SPD has been revised.

The Highways Design SPD is an update of the earlier guidance being used throughout the County.

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Caldewgate/Shaddongate/Willowholme Area SPD

This area was initially intended to be the subject of an Area Action Plan although the last monitoring report was not clear as progress was slow. Consequently the work has transpired into an SPD to bring guidance forward sooner rather than later. Work is being undertaken by consultants appointed on behalf of Carlisle renaissance and will follow work on the Urban Design and public realm SPD.

Dalston Parish Design Statement SPD

Following an initial consultation stage work on this SPD did not progress according to schedule and the document has currently been removed from the LDS and is unlikely to be progressed to adoption.

Kingmoor Park Masterplan SPD

The schedule for updating this Masterplan has been revised in the LDS to coincide with the revised policies for Kingmoor Park and Brunthill, which will be set out in the Inspector's report following the Local Plan Inquiry.

Statement of Community Involvement

Completion of the Statement of Community Involvement was put on hold as resources were redirected to the Local plan Inquiry. The document has been rescheduled in the LDS and will be revisited in 2008.

Urban Design and Public Realm Framework SPD

Initial consultation has been undertaken on this SPD with a series of initial questions publicised as well as a stakeholder event involving people at an early stage of production. Further consultation will be undertaken in 2008 as the document progresses.

Achieving well Designed Housing SPD/Planning Obligations SPD/Trees on Development Sites SPD/Designing out Crime SPD

All four of these SPDs have now progressed to an early issues consultation with a series of draft questions publicised for feedback into the drafting process. Further consultation will take place in 2008 as draft documents are produced.

Local Development Scheme - **Action**

The revisions to the Local Development Scheme have enabled a more realistic programme to be established. This has resulted in all consultations commencing according to schedule at early stages of document production.

The Core Strategy and Allocations DPDs are programmed to commence in April 2008 following adoption of the Local Plan. There are no indications that there will be any delays to this process.

MONITORING FRAMEWORK

TARGET

- *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 groups 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 particularly in relation to evolving policies in RSS and the Local Plan. 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

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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.

The Local Plans and Conservation Section of Planning Services at Carlisle City Council have compiled this Annual Monitoring Report.

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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 has been recorded for some time but with the introduction of Structure Plan permissions based monitoring, this is undertaken on a monthly basis.

Additional data has been derived from Regional Planning Guidance Monitoring in relation to Environment Agency information to enable comparisons with other districts and English Nature.

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

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

GLOSSARY

AAP Area Action Plan

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

AMR Annual Monitoring Report

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

DPD Development Plan Document

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

- Core strategy
- Site specific allocations of land
- Area action plans; and
- Proposals map (with insets)

LDF Local Development Framework

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

LDD Local Development Document

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

LDS Local Development Scheme

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

PPS Planning Policy Statement

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

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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.

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.