Planning Services

Annual Monitoring Report

December 2010

CARLISLE CITY COUNCIL

www.carlisle.gov.uk

EXECUTIVE SUMMARY

This Annual Monitoring Report covers the period 1 April 2009- 31 March 2010.

The monitoring period followed the trend of the previous year as the effects of the recession began to filter through to housing and employment schemes. Core Indicators for both these areas showed reduced activity across the sectors in both the urban and rural area. Positive signs have been received in the months following the monitoring year with planning permission granted for both the large scale Morton development of housing and employment, and the Brunthill employment land. There has also been renewed interest in food retail development as this sector remains strong seeking new development in Carlisle. Work continues on the evidence base as part of the Core Strategy and an Allocation Development Plan Document.

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

- Strategic and Local Employment Sites have still not delivered within the urban area of Carlisle. An application to bring forward land at Brunthill as part of the Strategic land allocation has now been granted. Proposals for development at Carlisle Airport which forms part of the Strategic allocation was quashed and is now the subject of a new planning application.

- The urban emphasis of housing completions continues albeit at a lower rate reflecting changes in the national economy and the number of permissions being granted has reduced although major applications for housing development have been granted or are still being considered.

- The amount of building on previously developed sites continues at a high rate.

- The amount of affordable housing completed remains low, whilst the number of permissions has significantly increased there is also a greater proportion of social rented developments in the pipeline.

- The Local Development Scheme is being updated taking account of legislative changes and further consideration of LDF documents to ensure work remains focussed on the Core Strategy.

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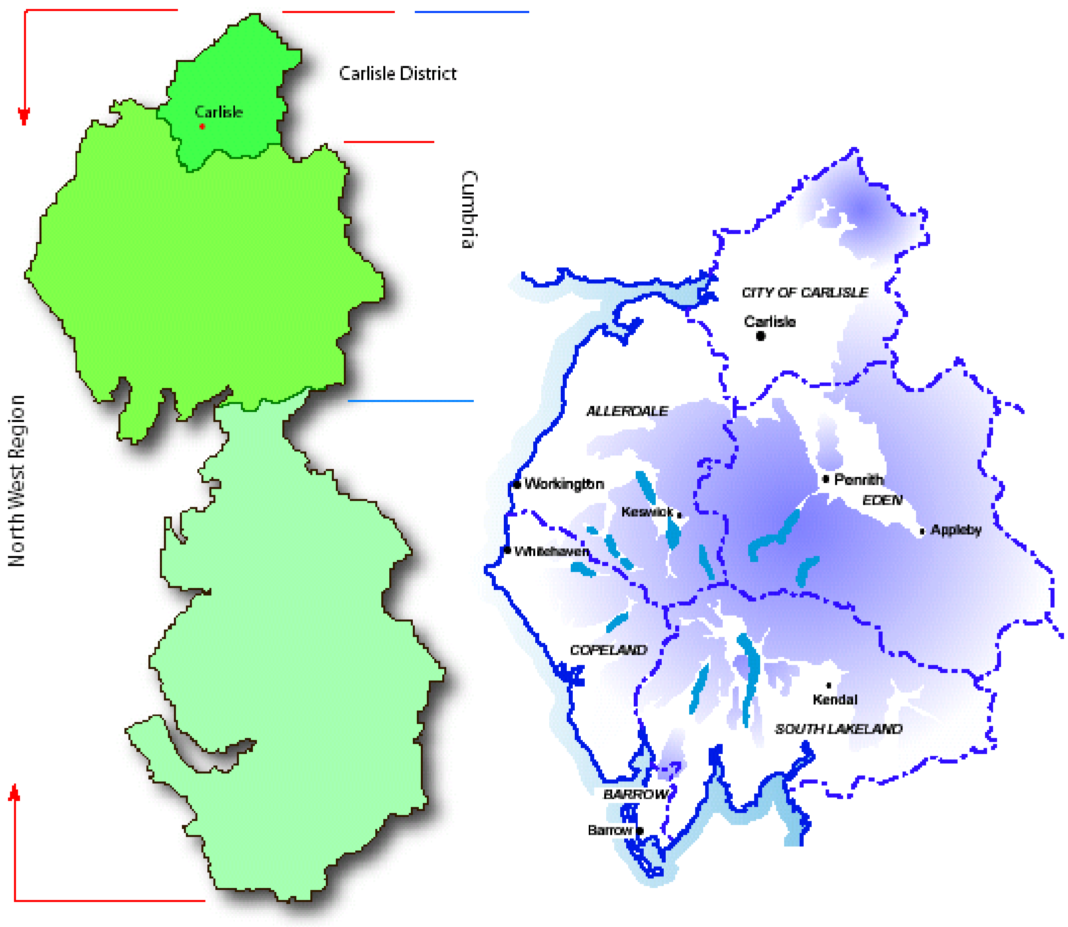
INTRODUCTION

This annual monitoring report for Carlisle City Council covers the period 1st April 2009 – 31st March 2010. It is the sixth 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. The North West of England Plan, Regional Spatial Strategy to 2021 (RSS) was issued in September 2008. RSS and the "Saved" Policies of the Cumbria and Lake District Joint Structure Plan set the regional and strategic planning context for Carlisle.



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 growth it will need to ensure infrastructure and housing is adequate for population growth. During 2006, the 2003 based household population projections were released (Source: ONS) which revealed an increase in household growth for the North West. In particular this indicates a greater growth than originally forecast for Cumbria. This would be supported through the strengthening of Carlisle's role in the North West. Population estimates currently indicate a population of 104,700 in 2009. (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. In order to deliver this growth the City Council achieved Growth Point Status during 2008.

During 2010, the Sustainable Community Strategy has been updated and the Carlisle Community Plan 2011-16 will be considered for adoption at full Council on 11 Jan 2011. 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 remain. These 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 now the Carlisle District Local Plan 2001-16. The LDS implementation section of this report provides an update on the move towards the transition to the LDF process. In addition the adopted Local Plan (Sept 1997) contains 111 "saved" policies.

The Local Plan contains the following aims and objectives:

The main aims of the sustainable strategy are:

1. to develop Carlisle's sub-regional role for employment, shopping, leisure and services without making excessive demands on resources, or being incompatible with the environment in which we live; and
2. to balance the need for economic growth with the need to protect and enhance the quality of the environment; and
3. to meet local housing needs; and
4. to resolve conflict between pressure for an improved transport network, and the need to encourage a reduction in vehicular movements within and around the City; and

5. to encourage appropriate forms of tourism development and rural enterprise; and
6. to promote opportunities for the rural area to create job opportunities and maintain local facilities; and
7. to minimise the dangers of pollution without obstructing economic growth; and
8. to avoid harm to the health of residents.

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

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

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

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

Carlisle seems to have gone against the National and Regional trend of having a greater percentage of people economically active this year than last (78.2% last year). However it is still a reduction from 07/08 when it was 85.4% which is reflective of the National and Regional Trend.

As expected Unemployment rates have increased however at a lower rate of 0.7% as against the Regional increase of 1.8% and nationally 1.7%.

Economic Activity Rates

Type	Carlisle (numbers)	Carlisle (%)	North West (%)	Great Britain (%)
All people				
Economically active†	54,400	81.6	74.4	76.5
In employment†	50,300	75.2	67.8	70.3
Employees†	43,100	65.4	59.6	60.9
Self employed†	6,900	9.4	7.8	9.0
Unemployed (model-based)§	3,300	6.1	8.7	7.9

Source: NOMIS 2009 - 2010

Residence Based Claimant Count Rates Sep 2010

Area	All Persons	
	Number	*Rate*
Great Britain	1,456,023	3.6
North West	179,673	4.0
Cumbria	7,803	2.5
Carlisle	1,921	2.8
Carlisle TTWA	2,264	3.3

Source: Cumbria Economic Intelligence Partnership

The above table indicates that the rate of claimants for benefits stands at 0.3% higher than the Cumbria average which is a further reduction of 0.7 percentage point on the previous year and remains clearly below the regional and national figure. The quantum of claimants has however increased in Carlisle and this could be a reflection of the changing economic circumstances affecting both the local and national situation. In order to consider any local fluctuations in more detail, the number of long term claimants below indicates that Cumbria remains below the national and regional average.

Long Terms JSA Claimants – Sep 2010

	Claiming for More Than 6 Months				Claiming for More 12 Months			
	Change				Change			
	No	**%**	**Monthly**	**Annual**	**No**	**%**	**Monthly**	**Annual**
Cumbria	2,280	29.3	0	-85	935	12	0	365
North West	64,460	36	-1,020	-1,630	31,250	17.5	-325	10,635
United Kingdom	539,775	37.2	-6,905	25,535	261,830	18	-410	103,610
Carlisle	535	27.9	-5	-85	220	11.6	-5	-55

Source: Cumbria Economic Intelligence Partnership

The following table indicates that the profile of claimants in Cumbria are seeking work in the same skill area as they were previously employed with only a few seeking a change in occupation.

JSA CLAIMANT USUAL AND SOUGHT OCCUPATION – Aug 2010

	Usual Occupation			Sought Occupation		
OCCUPATION	**Male**	**Female**	**Total**	**Male**	**Female**	**Total**
Occupation unknown	45	40	90	45	40	90
Managers and Senior Officials	170	65	130	165	65	130
Professional Occupations	190	90	275	190	90	280
Associate Professional & Technical Occupation	265	105	370	260	100	360
Administrative and Secretarial Occupations	305	370	675	315	375	690
Skilled Trades Occupations	1,025	20	1,045	1,020	20	1,040
Personal Service Occupations	95	335	430	105	340	445
Sales and Customer Service occupations	705	675	1,375	700	675	1,375
Process, Plant and Machine Operatives	810	60	870	810	60	875
Elementary Occupations	1,945	445	2,400	1,935	445	2,385

Rounded to the nearest 5 so do not always tally

Live Unfilled Vacancies by Industry – Sep 2010

Area	Agriculture & Fishing	Energy & Water	Manufacturing	Construction	Retail, Hotels & Restaurants	Transport & Comms	Banking, Finance etc	Public Administration	Other Services	Total
Cumbria	5	1	43	122	560	40	821	231	55	1,878
Allerdale	4	0	2	14	142	2	1026	43	11	344
Barrow in Furness	0	0	6	7	57	3	54	18	5	150
Carlisle	0	0	19	34	93	18	276	36	7	483
Carlisle 2009	1	10	6	2	111	7	113	43	6	299
Carlisle 2008	0	12	12	24	61	8	232	142	14	505
Copeland	0	0	2	13	46	9	83	56	3	212
Eden	1	1	1	9	60	6	117	18	0	213
South Lakeland	0	0	13	45	162	2	165	60	29	476

Source: Cumbria Economic Intelligence Partnership

When considering unfilled vacancies by industry there has been a slight increase on last year in the number of vacancies across Cumbria. There have been some significant reductions across the board in Carlisle except for a notable increase in the Banking, Finance, etc sector and the Construction sector which has increased.

Productivity

In 2004 the Gross Value Added (GVA) for Carlisle (in the East Cumbria figures) was below the North West average which was significantly below the England average rate. Whilst the GVA increased in 2005 and 2006, the differential between Carlisle and the England average also increased. In 2007 the differential between East Cumbria and England continues to increase.

Indicator	East Cumbria	North West	England
GVA per capita (£) – 2004 (East Cumbria)	14,645	14,994	17,532
GVA per capita (£) – 2005 (East Cumbria)	15,187	15,571	18,267
GVA per capita (£) – 2006 (East Cumbria	15,450	17,433	19,956
GVA per Capita (£) – 2007 (East Cumbria)	16,306	16,967	20,430

Source: ONS/ Cumbria observatory

VAT Registrations as % of Total Stock 2002 – 2007

Source: 4NW

Area	2002	2005	2007
North West	10.1	9.8	10.6
Carlisle	8.4	7.9	7.1
Allerdale	7.2	7.1	8.1
Barrow in Furness	7.4	8.2	17.0
Copeland	7.7	7.1	14.3
Eden	6.8	4.8	5.0
South Lakeland	8.0	6.4	6.9

VAT registrations relate to the number of new businesses, which are increasing their turnover. Comparing Cumbrian district with the North West region it appears that the rate in Carlisle, Eden and South Lakeland has diminished whilst the rate in Barrow and Copeland has significantly increased. This shows a significant east/west difference throughout Cumbria

Town Centre Employment and Provision

Retail Floorspace Rents

Top ten highest rented centres in the North West (May 2008)

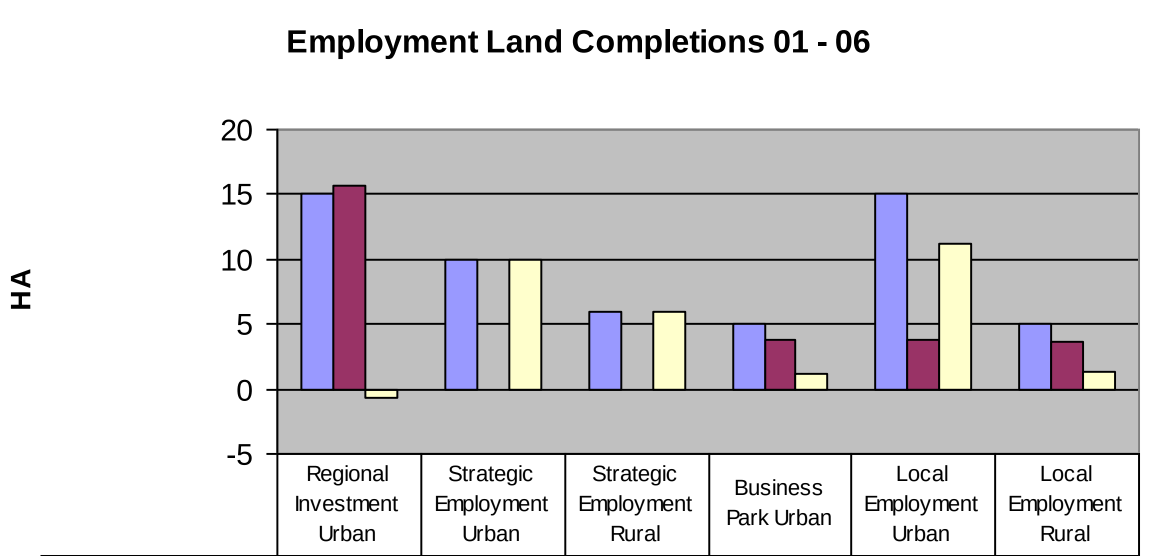
Centre	rent(£psf) 2007	rent(£psf) 2008	Increase/decrease since last year
1 Trafford Centre	375	400	Increase
2 Liverpool	320	320	-
3 Manchester	300	300	-
4 Chester	210	210	-
5 Stockport	190	190	-
6 =Warrington	145	145	-
6= Preston	140	145	Increase
8= Bolton	140	140	-
8= Carlisle	140	140	-
10= Blackburn	135	135	-

Source: Colliers CRE

Although Carlisle was the only centre which increased its rental rates from 2006 to 2007, it has remained static from 2007 to 2008. Its ranking has reduced to Joint 8th as Preston's rents have increased, updated data is currently not available.

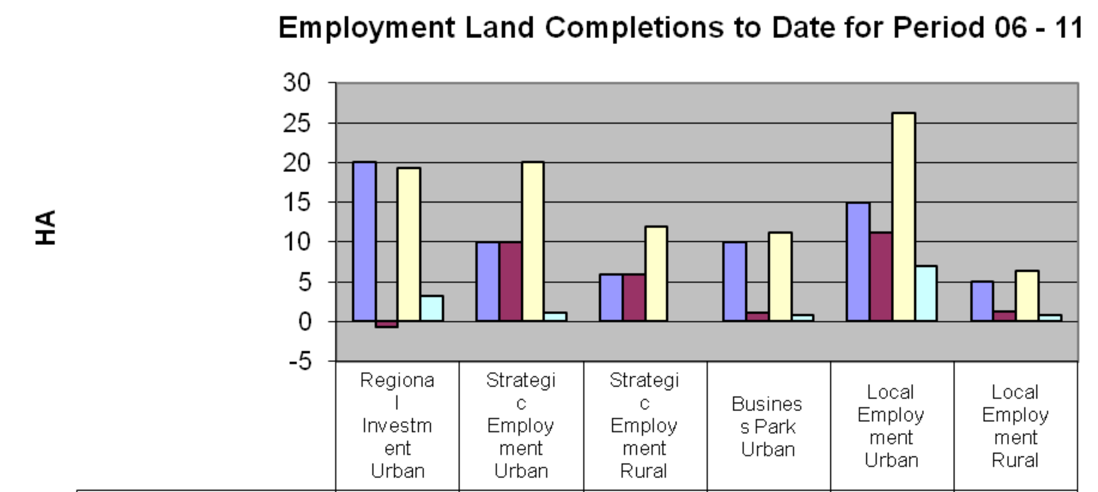
CORE-OUTPUT INDICATORS

Amount of land developed by employment type



	Regional Investment Urban	Strategic Employment Urban	Strategic Employment Rural	Business Park Urban	Local Employment Urban	Local Employment Rural
SP Allocation 01 - 06	15	10	6	5	15	5
Completions 01 - 06	15.72	0	0	3.83	3.81	3.66
Net Position	-0.72	10.00	6.00	1.17	11.19	1.34

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.

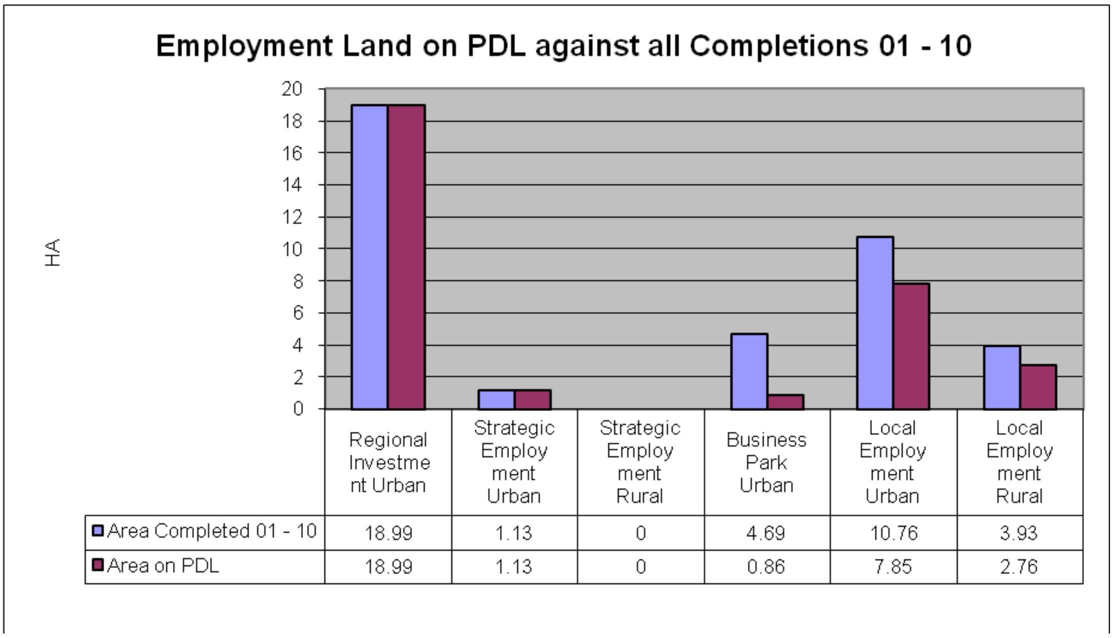


	Regional Investment Urban	Strategic Employment Urban	Strategic Employment Rural	Business Park Urban	Local Employment Urban	Local Employment Rural
SP Allocation 06 - 11	20	10	6	10	15	5
Carried Forward 01 - 06	-0.72	10.00	6.00	1.17	11.19	1.34
Total Requirement 06 - 11	19.28	20.00	12.00	11.17	26.19	6.34
Completions 06 - 11	3.27	1.13	0	0.86	6.95	0.87

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

Development on the Regional Investment Site whilst improved is still not at the levels required to meet Structure Plan targets. There are however 3 major developments for which Planning Permission has been granted. Two have been partly implemented. These applications allow for the development of 6.46 HA generating just under 20,000 Sq m of commercial floorspace. Of this 2.25 HA has been developed with a further 4.21HA with current full Planning Permission still to be developed. The third development referred to as 'The Hub' relates to 14.75 HA and whilst will generate 14,392 Sq M of B1 Office space the majority of the site incorporates a variety of services which will not contribute to B1, B2, B8 requirements. This development may be considered to some degree to be dependent on the construction of The Carlisle Northern Development Route which has recently commenced and will be complete in 2011. During 2010, an outline application was granted for the Brunthill land which extends the RIS and brings forward the Strategic Employment land allocation.

The Strategic Employment Site in the Rural Area is at Carlisle Airport. Consent was issued for the application for "Erection Of A Freight Storage And Distribution Facility Including Chilled Cross Dock Facility (Use Class B8) With Associated Offices (Use Class B1), Gatehouse/Office/ Canteen/Staff Welfare Facilities, Landscaping, New Vehicular Access, Car And Lorry Parking And Other Infrastructure Works". This was the subject of a Judicial Review and the permission was quashed. The original application remains undetermined and a new application has recently been submitted to the Council.



The figures in the chart above relate to development over the first 9 years of the Structure Plan. For these completions the majority of land was previously developed with the overall trend remaining reasonably high at 80% 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 will become more acute once the Brunthill application has been determined and the allocation begins to be developed. Very little was completed during the monitoring year.

Employment land supply by type (As at 31st March 2010)

Carlisle City – Urban Area (figures in Hectares)

Structure Plan Category	Supply with planning permission	Supply allocated[=]	Total Supply	Structure Plan Target remaining 2010-2016
Regional Investment Site	31.85 (B1,B2 & B8)	10	41.85	31
Strategic Employment Site	0	28.8	28.8	28.87
Business Park	2.9(B1)	12	14.9	22.97
Local Employment Site	6.52 (B1,B2 & B8)	0	6.52	34.24

[=] *Allocated sites refers to those in the adopted Carlisle District Local Plan 2001-16 (Sept 2008)*

There was little change in the provision of additional employment land during the monitoring year. Minor adjustments were made to site areas as a result of work on the Employment Land Review.

An outline planning application has been granted for the Regional Investment Site allocation at Brunthill which coincides with planned construction of the CNDR which will provide improved access for the site.

This is however outside the monitoring year and is therefore not reflected in the previous table.

It is still 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.

From the table above it suggests that there is a large supply not being met but additional consents have been issued since the 31st March 2010. When considering completions the average take up has been 3.95ha per year. The current supply with planning permissions caters for 10.4 years with an additional 12.8 years allocated. The remaining target in the Structure Plan if developed at the same rate would be sufficient to provide land for a further 29.6 years.

Further work is being undertaken on this to ensure adequate sites are brought forward through the Local Development Framework. An Employment Land Review has been undertaken and consultation on the report is being undertaken between Nov 2010 and Jan 2011 as part of the evidence preparation for the Local Development Framework.

<u>Rural Area - (figures in Hectares)</u>

Structure Plan Category	Supply with planning permission	Supply allocated	Total Supply	Structure Plan Target Remaining 2010-2016
Strategic Employment Site	0	19.2	19.2	18
Local Employment Site	4 (B1,B2 & B8)		4	10.491

The supply of land for the Strategic Employment Site meets the Structure Plan requirements however its release is dependent upon plans for the development of Carlisle Airport for airport related development. The application at Carlisle Airport for warehousing and distribution facilities was granted however following a judicial review the permission was quashed. A new application has been submitted to the City Council and awaits determination.

Local Employment Sites partially 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. Further land has been earmarked for the Longtown area should the need arise, and will be kept under review.

BUSINESS DEVELOPMENT – CORE OUTPUT INDICATORS

		B1a	B1b	B1c	B2	B8	Mixed Use	Total
BD1 Total amount of additional employment floorspace completed - by type (m2)	Gross	997.5	0	495	1249.51	1527	0	4269.01
	Net	784.42	0	355	-3781.83	1527	-414.7	-1530.11
BD2 Total amount of employment floorspace completed on previously developed land by type (m2)	Gross	997.5	0	495	1249.51	1527	0	4269.01
	% gross on PDL	100	N/A	100	100	100	N/A	100
BD3 Employment land available - by type (Ha)	hectares	14.9	inc in B1a	Inc in B1a	0	0	55.07	69.97

BD4: Total Amount of Floorspace for 'Towncentre Uses'

None

Amount of completed retail/office/leisure development

None

LOCAL INDICATORS

Shopping Floorspace in Town Centres

During 2009 the Council commissioned Donaldsons to update its 2006 Retail Capacity Study Update as a result of a number of planning applications for retail stores including comparison and convenience stores. The study reveals that at the baseline in 2009 there are 2,925 square metres of convenience floorspace within the City Centre and 68,470 square metres of comparison floorspace. A further 11,812 square metres of convenience floorspace and 44,567 square metres of comparison is located in non-central locations.

Vacant Shop Units in Carlisle

Year	Floorspace	Number of Units
2005	8368	52
2006	8538	51
2007	8898	49
2008	8457	52
2009	10,155	75
2010	7,623	69

As forecasted last year there has been a reduction in vacant floorspace as several of the larger unit had become occupied after the annual survey.

LOCAL PLAN MONITORING

CARLISLE DISTRICT LOCAL PLAN 2001-16 policies where used as refusal reasons

Policies and Proposals	Number of applications				% refused on policy basis			
	06/07	07/08	08/09	09/10	06/07	07/08	08/09	09/10
Policy EC01 Primary Employment Areas	56	64	39	32	5%	5%	5%	6%
Policy EC11 Rural Diversification	18	37	24	15	6%	7%	8%	7%
Policy EC16 Small Scale Tourism Development	30	41	24	9	1%	5%	0%	0%

Observations and Actions

The majority of applications appear continue to be consistent with these policies. The percentage of applications refused in primary employment areas has remained constant even though there has been a noticeable reduction in the number of applications. This is a continuing reflection of the demand to move away from employment uses in some of the Primary Employment Areas.

Increasing sustainable development issues have a significant impact on the rural area. Policies for Rural Diversification and Small Scale Tourism Development show percentage consistent low rate of refusal.

The application for a neighbourhood store on Scotland Road referred to in last year's AMR has been completed at the time of writing. However the foodstore area has been subsequently reduced from 464 sq m to 330 sq m with an additional unit of 136 sq m has been formed. The 93 sq m unit is operating as a betting shop and the foodstore is being shop fitted to be opened by end November 2010.

Last year's report referred to vacancy rates which are included below. The potential impact of the economic downturn is having a national impact on some companies that occupy premises in Carlisle.

Vacancy Rates Vacant Units a % of Total Units on Sites identified in the Local Plan suitable for employment use.
NB Does include some vacant A1; A3 units etc on Mixed Commercial Sites

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%

Whilst there is a slight increase in vacancies in the Urban Area the increase is not as severe as could have been expected in the current climate. The upgrading of Robert Street has not yet materialised in occupation of the site but again this is to be expected at the present time.

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 on an Employment Land Review continues and is currently out to consultation. This work will feed into the Core Strategy and an Allocations DPD for new employment uses. There is a clear need to tackle rural employment opportunities as well as those within Carlisle to ensure the benefits of any economic growth are felt throughout the district.

Since last year's report the opportunities for the University have refocused on their existing sites and the potential for a new campus at Viaduct Estate Road (Caldew Riverside) will not progress in the short term. Since the monitoring year Tesco have progressed with discharge of conditions on their Viaduct Estate Road site. In addition permission was granted for a new Sainsbury development at Caldewgate/Willowholme. The allocated site at Morton for a district centre has also been the subject of an outline planning application.

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

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

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

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

Unfit Homes

The City Council undertook a House Condition Survey in 2005 and this data has been partially updated from work on the Strategic Housing Market Area Assessment survey in 2009. This work considered need for new housing and took into account information provided such as the drive for energy efficiency improvements which have provided higher standards to housing stock in the district. A further survey will be undertaken in

2011 concentrating on some of the criteria within the decent homes standard to identify specific concerns in housing stock condition. The table below highlights the differences between the rural and urban area as well as that applying to private sector housing and social rented.

Decent Homes March 2008	Private Sector	Social Rented
Number of properties failing Decency Standards	Urban 8,796 (approx) (26.9%)	743 (11.8%)
	Rural 5676 (approx) (43.0%)	106 (9.8%)
Of which homes for vunerable people	Urban 2,440 (40.7%)	107 (1.7%)
	Rural 1,360 (48.5%)	59 (5.4%)

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

<u>Fuel Poverty</u>

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

CORE OUTPUT INDICATORS

H1 Plan period and Housing Targets

The plan position for housing targets has been confusing in recent years. The figures used in this section take the housing position from the 1st April 1999 and when considered against trajectories will take it to 31st March 2024. The transition from Local Plan and Structure Plan to Regional Spatial Strategy has evolved during the last 9 years and it is hoped that the way forward is now clearer.

01/04/99 – 31/03/02 400 pa Structure Plan[1]
01/04/02 – 31/03/03 315 pa RPG13 + Structure Plan[2] + Local Plan
01/04/03 – 31/03/010 450 pa RSS
01/04/10 – 31/03/24 est. 600 pa target to reflect Growth Point to be introduced through LDF for future monitoring years

Structure Plan[1] Development for the 1990s Cumbria and Lake District Joint Structure Plan (6000dwellings 1991-2006)

RPG13 Regional Planning Guidance for the North West RPG13 March 2003 (Cumbria and Lake District Annual Rate 1,170 dwellings)

Structure Plan[2] Planning Cumbria Cumbria and Lake District Joint Structure Plan 2001-2016 (Annual average dwellings to 2016)

	2002-2006	2006-2011	2011-2016
City of Carlisle	250	250	250
North Cumbria - Carlisle	65	65	65

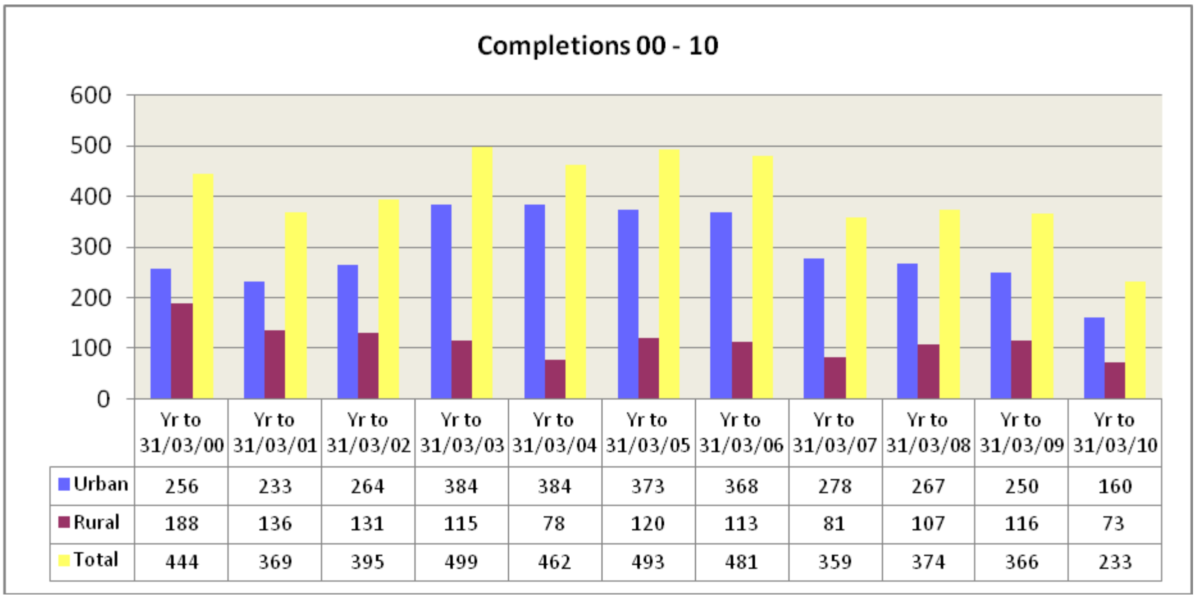
Local Plan Carlisle District Local Plan 2001-2016 (based on 315 dwellings per annum to 2016)

RSS The North West of England Plan Regional Spatial Strategy to 2021 (total housing provision 2003-2021 Carlisle 8,100)

Growth Point Bid made on the basis that housing delivery will be above RSS rate and will deliver 600 dwellings per annum until at least 2017

H2(a) Net Additional Dwellings – In previous years

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



	Yr to 31/03/00	Yr to 31/03/01	Yr to 31/03/02	Yr to 31/03/03	Yr to 31/03/04	Yr to 31/03/05	Yr to 31/03/06	Yr to 31/03/07	Yr to 31/03/08	Yr to 31/03/09	Yr to 31/03/10
Urban	256	233	264	384	384	373	368	278	267	250	160
Rural	188	136	131	115	78	120	113	81	107	116	73
Total	444	369	395	499	462	493	481	359	374	366	233

The chart above shows the number of completions for Carlisle District over 11 years. As reported in last year's monitoring report there has been a sudden decline in the number of new dwellings since 2006/07. It was envisaged that a slower rate of development would be undertaken in 2008/09 and this is reflected by the lower completion rates. As predicted the net completion levels for 2009/10 showed a significant fall at only 233.

One development in Longtown was originally going to take advantage of the KickStart programme, however the developer has since opted not to develop using that incentive as the timescales for development were too short.

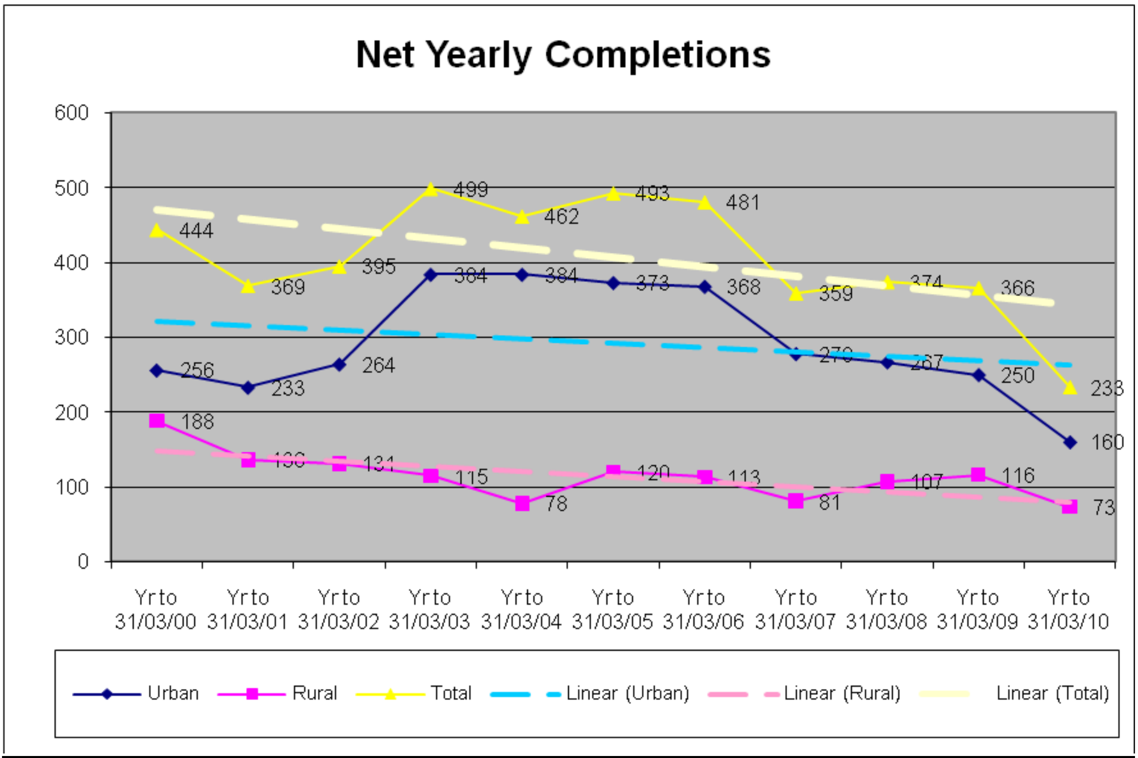
H2(b) Net additional dwellings for the reporting year

The figures for the year 2009/10 show a sharp decrease in net completions, so whilst holding fairly constant over the previous 3 years, the district is now feeling the effects of the downturn in the economy. Building is still taking place, just at a much reduced rate.

This year's figures reduce the average for the district 5-year trend most significantly in the Urban area with completions at:

urban area average – **245** per annum **from 307**
rural area average – **98** per annum from 107
district average – **343**per annum from 414

The graph below shows the long term average trend



The graph indicates that the long term trend is downward but not as pronounced as in the short term.

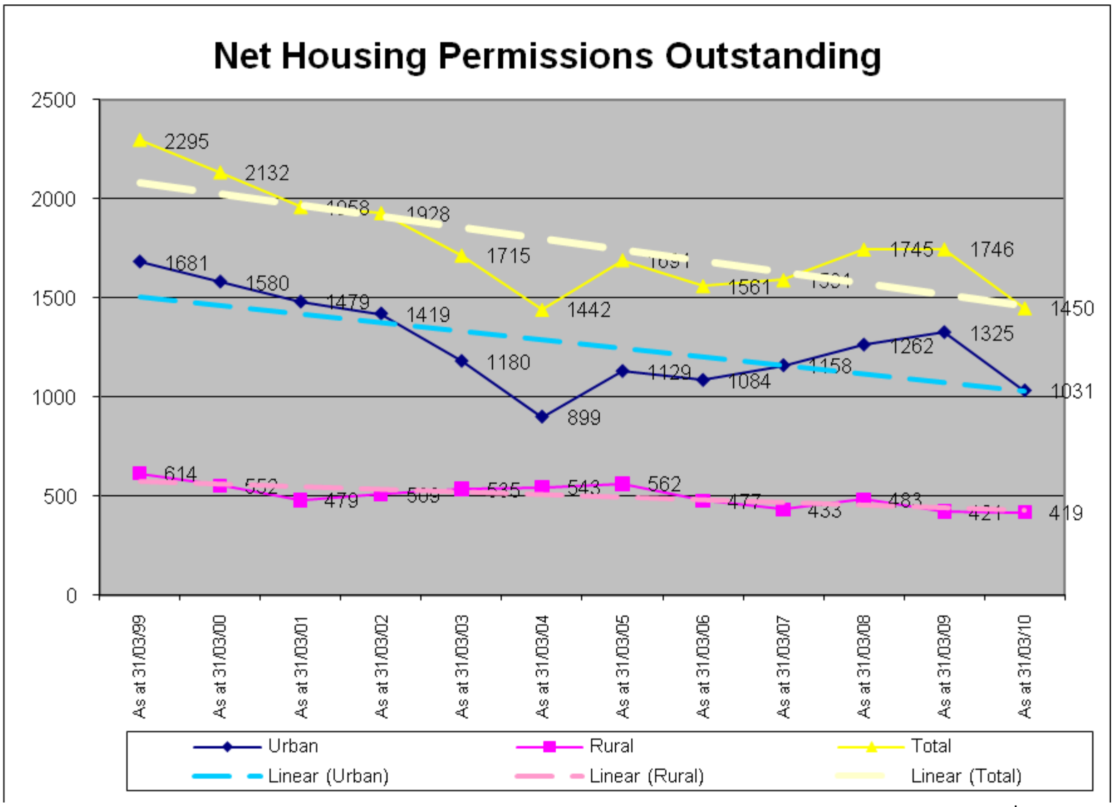
Urban Area Completions

In the urban area the completions trend has decreased significantly from 307 to 245 units per annum over the last 5 year period. This could be because of a variety of factors. Firstly the significant downturn in the economy and the lack of first time buyers in the market at mortgage rates remain high so deterring them from entering the market. During the years 2003/06 when completions were at their peak, developers were building a lot of apartments. The demand for this type of housing has now declined and in some cases developers are now redesigning their sites and property types to reflect this. Also the more attractive/quicker to develop Greenfield sites have now been built.

Rural Area Completions

The rural area completions continue to indicate a down ward trend. The average completion rates have decreased slightly from 107 to 98units 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.

Housing Permissions



The above graph shows the supply of planning permissions at the 1st April each year. The graph indicates a continued decline 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 few 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. Since the monitoring year a new application for a large area of land for the allocated urban extension at Morton has been submitted as has an application for a large housing development to the north of the city. At the time of writing this report the development north of the city remains undetermined whilst the S106 for the Morton development was signed November 2010.

Housing Land Supply Position at 31st March 2010

Current Unadjusted Position

	Urban	Rural	Total
Net O/S Planning Permissions	1403	419	1822
Allocated Sites	1648	6	1654
Total Unit Potential	**3051**	**425**	**3476**
RSS requirement	360 pa	90 pa	450 pa
Years Supply	**8.475yrs**	**4.72 yrs**	**7.724 yrs**

In the late 1990's (prior to the current RSS plan period) demolitions took place as part of a redevelopment programme on a Local Authority Housing Estate which were not counted within the housing figures. In order to redress this position the current development should be disregarded.

Current Adjusted Position (Excluding Raffles)

	Urban	Rural	Total
Net O/S Planning Permissions disregarding Raffles Permission	1155	419	1822
Allocated Sites	1648	6	1654
Total Unit Potential	**2803**	**425**	**3288**
RSS requirement	360 pa	90 pa	450 pa
Years Supply	**7.786 yrs**	**4.72 yrs**	**7.306 yrs**

Update as of 31 November 2010

Due to Outline Permission being granted on allocations at Morton below gives the up to date position with regard to outstanding permissions and allocations.

Current Unadjusted Position

	Urban	Rural	Total
Net O/S Planning Permissions	2122	419	2541
Allocated Sites Extra delivery due to receipt of PP on Land West of Wigton Rd	1462 56	6	1468 56
Total Unit Potential	**3640**	**425**	**4065**
RSS requirement	360 pa	90 pa	450 pa
Years Supply	**10.11 yrs**	**4.72 yrs**	**9.03 yrs**

Current Adjusted Position (Excluding Raffles)

	Urban	Rural	Total
Net O/S Planning Permissions disregarding Raffles Permission	1881	419	2300
Allocated Sites Extra delivery due to receipt of PP on Land West of Wigton Rd	1462 56	6	1468 56
Total Unit Potential	**3399**	**425**	**3824**
RSS requirement	360 pa	90 pa	450 pa
Years Supply	**9.44 yrs**	**4.72 yrs**	**8.49 yrs**

EVIDENCING A 5 YEAR SUPPLY

Whilst it can be evidenced that there is in excess of a 5 year supply when considering current outstanding permissions and allocations this does not reflect current delivery.

Appendix 1 is a site by site breakdown of expected build rates based on current economic climate up to 2016.

During the 5 years 2011 to 2016, 1,973 dwellings would be expected to be developed which equates to **4.38 years supply**.

However if we disregard the expected development at Raffles this reduces the expected delivery to 1,773 dwellings which equates **3.94 years supply**

This excludes any existing shortfall in delivery which is summarised below:

	Y1 2003/04	**Y2 2004/05**	**Y3 2005/06**	**Y4 2006/07**	**Y5 2007/08**	**Y6 2008/09**	**Y7 2009/10**
Actual dwellings completed (net)	462	493	481	359	374	366	233
Cumulative completions	462	955	1,436	1,795	2,169	2,535	2,768
Annual target	450	450	450	450	450	450	450
Cumulative target	450	900	1,350	1,800	2,250	2,700	3,150
Difference	12	55	86	-5	-81	-165	-382

If there is to be no shortfall by 2016 then the delivery equates to 3.485 or 3.105 years supply if the Raffles development is excluded.

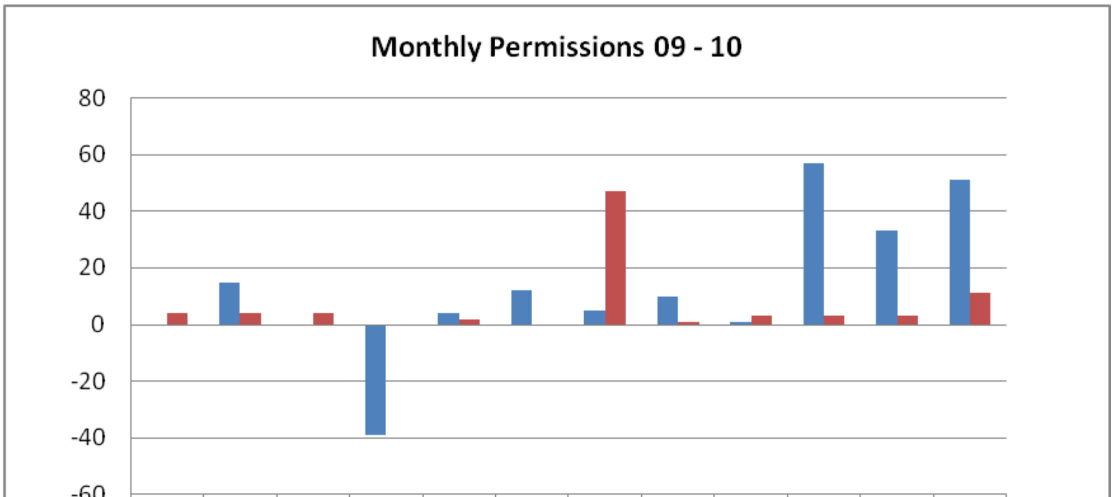
Growth Point

Appendix 2 is the Housing Trajectory submitted when we applied for Growth Point Status.

In view of the current economic climate and the slow recovery to the housing market it would be prudent to move the expected trajectory by two years ie we will expect in 2010/11 the same delivery as 2008/09.

Projected completions would be 2,805 = **6.23 RSS year supply** (excluding backlog) **5.18 RSS year supply** (including backlog).

Monthly Permissions for residential development – net gain

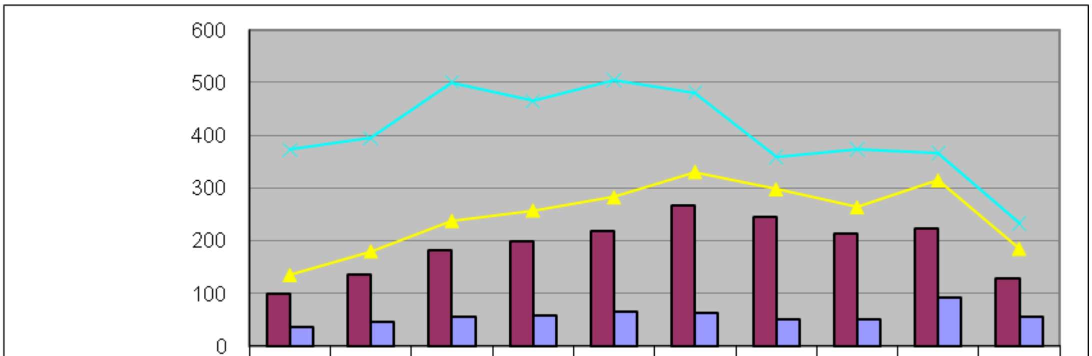


	Apr	May	June	July	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Total
Urban	0	15	0	-39	4	12	5	10	1	57	33	51	149
Rural	4	4	4	0	2	0	47	1	3	3	3	11	82

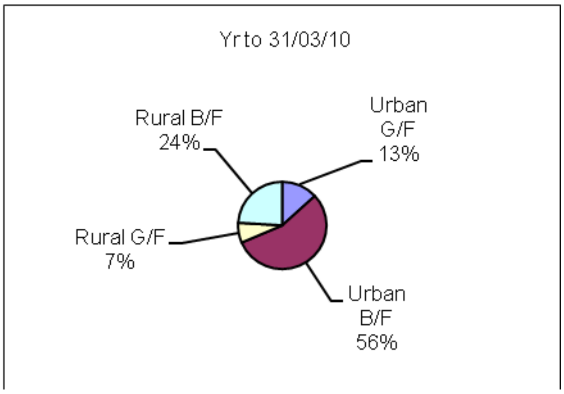
Urban
Net permissions have significantly decreased from previous years. The negative figure in July was due to permission for change of use of 40 apartments to C1 use. It is also reflected in the net permissions outstanding. Outline Permission for approx 825 dwellings on part of the allocation at Morton was awaiting completion of the S106 and this has now been signed. At the time of writing there is another application awaiting determination once a Great Crested Newt Survey is done in the spring. It is for 99 dwellings on a Brownfield site at south Western Terrace.

Rural
Rural Permissions have increased from 52 last year to 82 this. There is also Authority to Issue on two sites, one being at Brampton Playhouse for 5 dwellings and the other is for 17 dwellings for rent by Two Castles Housing Association.

H3: Previously developed land



	Yr to 31/03/01	Yr to 31/03/02	Yr to 31/03/03	Yr to 31/03/04	Yr to 31/03/05	Yr to 31/03/06	Yr to 31/03/07	Yr to 31/03/08	Yr to 31/03/09	Yr to 31/03/10
Urban B/F	99	135	182	199	218	267	246	213	224	129
Rural B/F	36	45	56	59	65	64	52	51	91	56
Total B/F	135	180	238	258	283	331	298	264	315	185
Total Completions	373	395	501	465	505	481	359	374	366	233



Whilst there has been a fall in Brownfield completions, this is reflective of the reduction on overall completions. However total Brownfield completions whilst reduced from 86% to 80% it is still well within the National Target of 60% and Regional Spatial Strategy of 50%.

The recent change in classification of garden land from Brownfield to Greenfield will have an effect on the overall figures. An example will be seen in Brampton where permission has been granted for 42 dwelling which historically would have all been on Brownfield land but because the site incorporates garden land 17 of the dwellings will now be classified as being built on a Greenfield site.

H4: Net Additional Pitches (Gypsy & Traveller)

Permissions	Permanent permission for new pitches	Temporary permission for new pitches	Overall planning permission for new pitches
Number of permanent pitches	12	0	12
Number of transit pitches			0
Total	**12**	**0**	**12**

Pitches	New pitches constructed	Pitches lost
Number of permanent pitches	15	
Number of transit pitches		
Total	**15**	**0**
Net additional pitches 2009/10	**15**	
Current pitch provision at 31 March 2010	**69**	

Travelling Showpeople

Permissions	Permanent permission for new plots	Temporary permission for new plots	Overall planning permission for new plots
Number of permanent plots			**0**

Plots	New plots constructed	Plots lost
Number of permanent plots		
Net additional plots 2009/10	**0**	
Current plot provision at 31 March 2010	**15**	

The district's largest site is at Houghton which has a licence for 70 pitches. Planning consent only exists for 54 of these pitches and in previous monitoring years access was removed to 24 of those pitches leaving only 30 available (20 permanent and 10 transit). In order to remedy this situation the Council granted permission for 15 pitches at Ghyll Bank which opened this year.

A further application for a further 12 pitches at Ghyll Bank House was granted but have not yet been contructed.

Land available for Travelling Showpeople consists of 15 pitches (12 permanent; 3 Transit). The Site is located at Willowholme, Carlisle, where flood defence works have been undertaken. During the works the Travelling Showpeople were relocated to a site nearby, but have now returned to their original site.

H5: Gross Affordable housing Completions

Historically the supply of Affordable Housing in the district has concentrated on open market discounted sales provided by the developer which is only one category of the intermediate affordable housing provision.

Year	RSL Rented	Intermediate – Discounted	Total	% of total 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%
Average 06/10	5.5 pa	16.5pa	21.75 pa	

(Annual rate in the Carlisle Strategic Housing Market Assessment is 221 dwellings)

No commuted sums have been received in lieu of affordable housing contribution.

Within the Cumbria Housing Market Strategy reference is made to the monitoring of Dwellings that have Occupancy Restrictions placed on them as whilst they are not adding to the "Affordable" supply of housing they do fulfil a need.

Within the year two Agricultural Workers Dwellings were completed.

The number of permissions remains around 60 units with a mixture of RSL units and those by contribution from S106 agreement..

Permissions

	RSL Rented	Intermediate Discounted	Total	Comment
Lister Court	12	0	12	Supported Housing for Cerebral Palsy by Impact Housing
East of Low Meadow	29	0	29	Application made by RSL
Former George Public House, Warwick Bridge	0	4	4	S106 signed
Barras House, Dalston	2	0	2	Application made by RSL

Barras Close, Carlisle	43	0	43	Application made by RSL
Regent Street, Carlisle	11	0	11	Application made by RSL
64 – 84 Welsh Road	10	0	10	Application made by RSL (demolition 12 dwellings)
Watts Yard, Carlisle	8	8	16	106 signed
Low Meadow Extra Care Scheme	26	18	44	S106 signed
Adj Rutherford House, Carlisle	8	0	8	Supported Housing for Cerebral Palsy by Impact Housing
Former Sawmill Site, Longtown	0	10	10	S106 signed
Total	149	40	189	
Urban	147	30	177	
Rural	2	10	12	

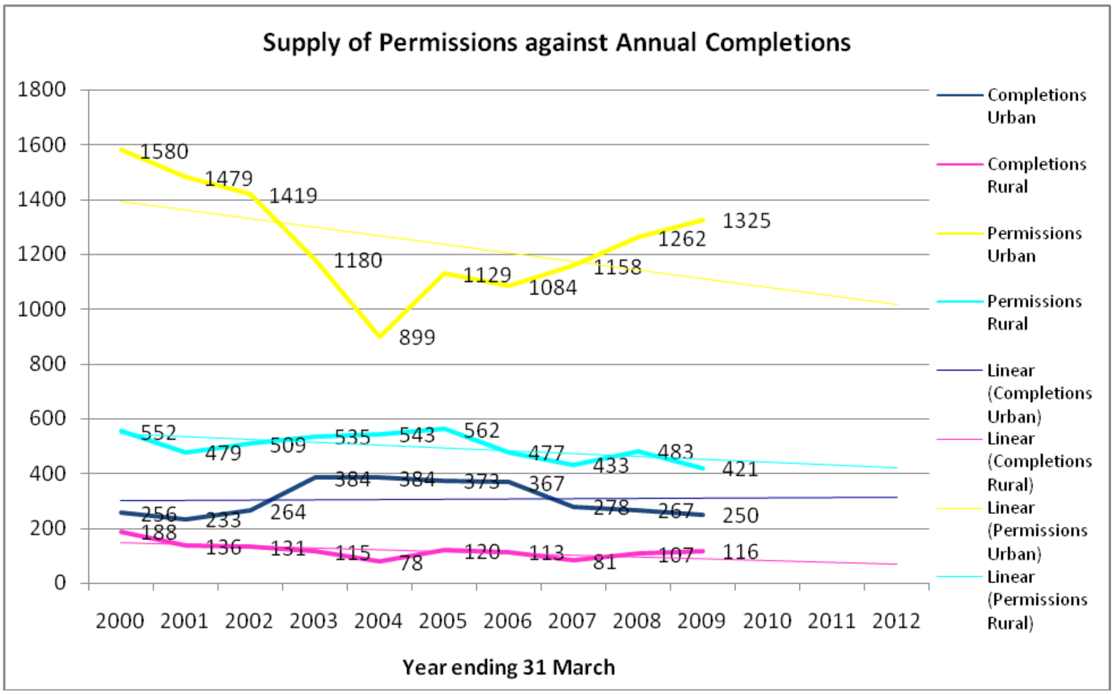
Permissions have increased significantly for Affordable Housing especially for Registered Social Landlords. The figures appear high compared to permissions granted, but in some cases permissions had been conditioned to enter into a S106 agreement and these have now come forward.

H2(C) Net Additional Dwellings in Future Years (15 years)
AND
H2 (D) Managed Delivery Target

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. Projecting the existing trends reveal an interesting future scenario as recent levels have declined.

The next graph shows the differences between permissions and completions and the trend should those rates continue.

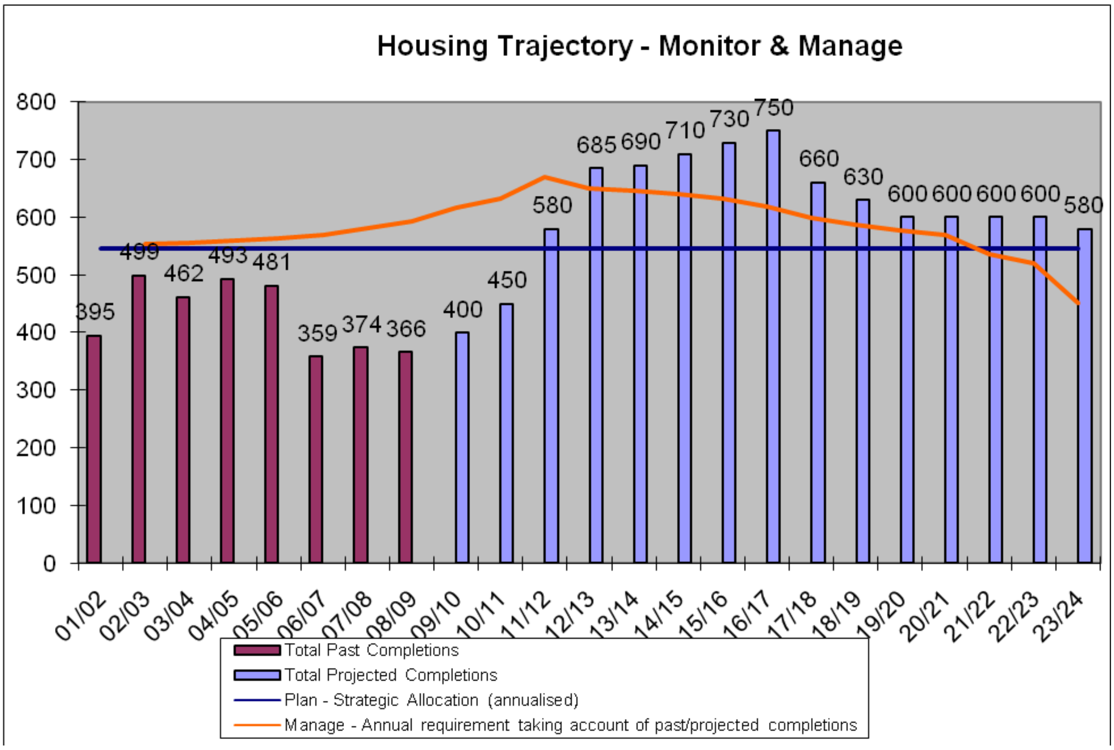


Whilst there have continued to be slight increases in the overall supply of permissions in the urban area the overall level remains low compared to those in 2000. As a consequence the overall trend still indicates a decline. The urban completions have continued to reduce causing the trend to level out.

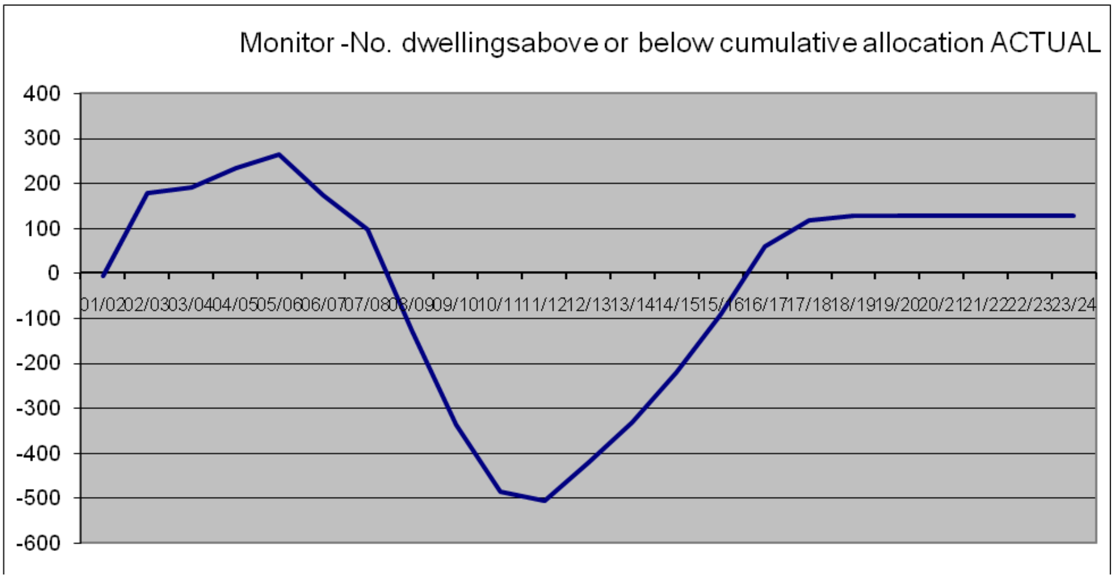
Within the rural area the number of permissions continue to decline along with completions. The lower level of housing reinforces the underlying problems with affordability and an identified need in excess of available supply.

The aspiration for Growth point to strengthen the sub-regional role of Carlisle and to increase economic potential remains and work on the LDF process with Core Strategy and Allocations Development Plan Document progresses although much needs to be done to realise the aspiration into completed dwellings. being prepared.

As part of the Growth Point a housing trajectory was prepared to indicate how the development would come forward. This was undertaken at a time prior to the current recession and it is considered that the current economic climate and lower levels of housing completions has had an impact on the trajectory. Current estimates consider this to be a two year delay reflecting the national economic situation. . Further details of the Growth Point trajectory is in the Appendix 2 to this report.



The bar chart above and the following graph take into account the current downturn in the local economy having a sudden impact on the number of housing completions. This also coincides with the period throughout which the allocations in the Local Plan will be reviewed as part of the LDF process. New allocations will be determined and will start to filter through the development process from 2012 onwards.



H6: Housing Quality Building for Life Assessments

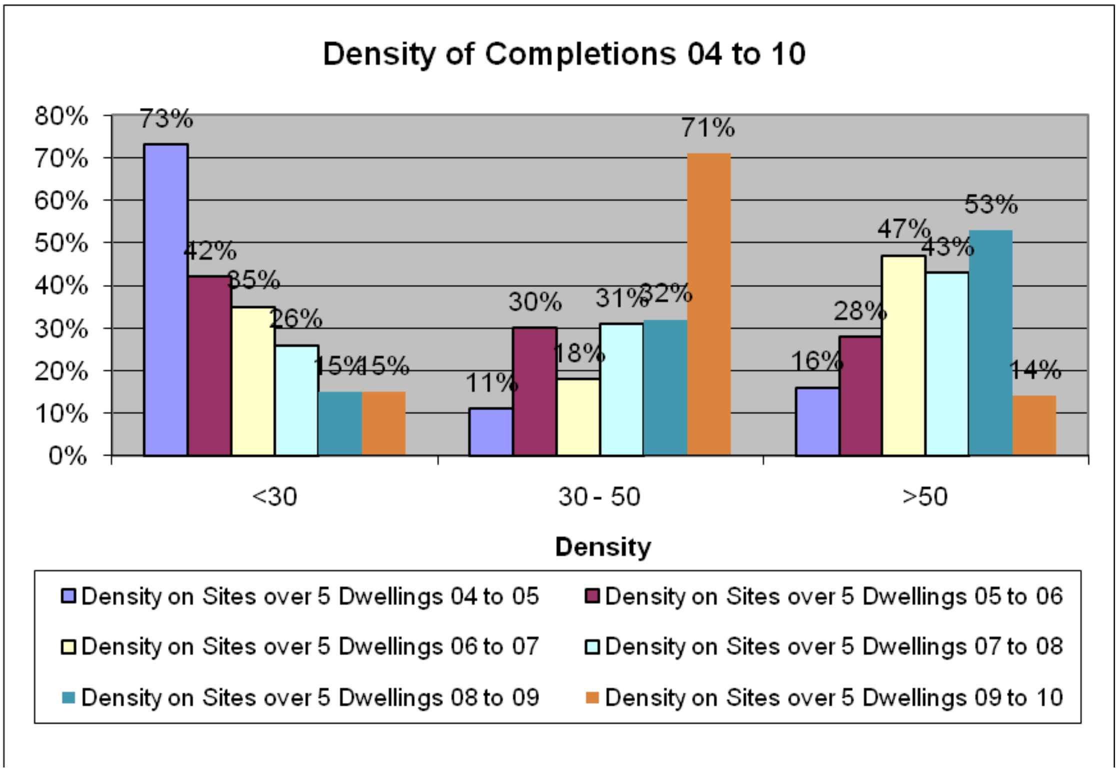
We are currently unable to report on this indicator as there was not qualified assessor to undertake the assessments during the monitoring period. A planning officer has recently qualified and further training on the assessments is being investigated.

LOCAL INDICATORS

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:



There has been a sharp decline in the percentage of dwellings built at a density of >50. This is probably reflective of the reduction in the number of flats/apartments built. The shift has been towards more family town houses which is reflected in the sharp increased percentage of completions built at a density of between 30 and 50. Since the monitoring year the Government has removed the density references in PPS3.

Empty Properties

There are 1493 privately owned empty properties in Carlisle which equates to 3.04% of stock. 845 of these have been empty for more than 6 months. There is no Local Authority or other Public Body owned empty properties.
Source: http://www.emptyhomes.com/usefulresources/stats/2009breakdown.htm

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 although this trend has recently reversed. Carlisle was able to offer a variety of houses at the lower end of the property ladder but these prices still remain 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 were incorporated into the threshold setting for the Local Plan policy. Further work on local affordable need is being undertaken to update this survey work.

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. Indications from Regional survey work reveal that this level of provision is still required.

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. Sites have still to come through the planning application process.

LOCAL PLAN MONITORING

CARLISLE DISTRICT LOCAL PLAN 2001-16 policies where used as refusal reasons

Policies and Proposals	Number of applications				% refused on policy basis			
	06/07	07/08	08/09	09/10	06/07	07/08	08/09	09/10
Policy CP5 Design Considerations (all developments)	107	163	451	352	6%	6%	3%	2%
Policy CP6 Residential Amenity	190	566	283	179	5%	4%	3%	1%
Policy H1 Village Development	43	107	86	89	8%	13%	6%	8%
Policy H2 Primary Residential Areas	68	78	47	54	16%	9%	6%	11%
Policy H5 Affordable Housing			23	14			0%	0%
Policy H6 Rural Exception Sites	5	10	3	4	20%	70%	33%	25%
Policy H7 Agricultural and Forestry Need	14	21	22	17	50%	52%	18%	18%
Policy H11 Extensions to Dwellings	N/a	481	113	14	N/a	4%	4%	0%
Policy H13 Special Needs	3	5	6	5	33%	0%	0%	0%

Observations and Actions

The table above shows an increase in refusals on policy grounds particularly in relation to H1 and H2 reflecting the sustainable development strategy. The most noticeable change on previous years is the low level of use of Policy H11 and the fall in the number of applications for extensions. This may be a reflection of the economic climate as people generally are cutting back on costly expenditure when the immediate future in a recession is uncertain.

Issues for the Year Ahead

Since the monitoring year ended there has been continual debate nationally about housing targets. This has created uncertainty when considering whether there is a five year supply of land for housing. The Government has reaffirmed its position on the abolition of RSS which will occur through legislative processes. The position for Carlisle will evolve through the LDF and continuing work on the Strategic Housing Land Availability Assessment.

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)

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

Development (UCO)	Floor space	Standard (RSS)	Car Parking Spaces	Max Permitted (RSS)
Thomas Street Yard B8	595	1 per 100	3	6
Port Road Industrial Estate B1	675	1 per 30sqm	14	23
Tynedale Farm Services B2 & B8	345 B2 620 B8	B2 1 per 45sqm B8 1 per 100sqm	24	14
Angus Business Park B1	127	1 per 30sqm	4	4

It can be seen from the table above that 75% of developments were within the policy guidelines for the number of parking spaces for each development. The Tynedale Farm application in a rural area has reduced alternative options for car use and the car parking provision for this application will also cater for any increased demand at the neighbouring agrishop.

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

These figures do not include Agricultural Workers Dwellings (AWD) and/or Live/Work, which by their nature are normally in more unsustainable locations but are permitted because of their specific employment needs. Two AWD's and two Live/Work Units were completed this year and taking the view that they are accessible to employment would increase this % figure by 1%.

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)

Sustainable transport not only includes the ability to access buses but also walking to services/work or cycling. The following table considers other alternatives to the car revealing that secondary school access is the most limited. Access by cycling is more significant option for 30 minute travel time.

It is interesting to note that accessibility to Primary Schools increases to 99% when using cycling as the mode of transport rather than public transport.

	Percentage 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

LOCAL PLAN MONITORING

CARLISLE DISTRICT LOCAL PLAN 2001-16 policies where used as refusal reasons

Policies and proposals	Number of applications				% refused on policy grounds			
	06/07	**07/08**	**08/09**	**09/10**	**06/07**	**07/08**	**08/09**	**09/10**
Policy CP16 Choice of Means of Travel	51	65	23	26	2%	3%	4%	0%

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.

Policy CP16 has previously been used for a small number of applications which have note provided alternative means of travel. The continued emphasis on more sustainable development appears to have been recognised as no applications were refused using this policy during the monitoring year.

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	985)
Conservation Areas		19 – of which Brampton, Dalston and the City Centre, have recently been reviewed Botchergate and Cumrew are currently under review.

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

The Council takes an active role with conservation matters with a number of enhancement projects currently under way in the historic quarter of Carlisle.

CORE OUTPUT INDICATORS

E2: Changes in areas of Biodiversity importance

County: 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

Source: Natural England

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

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.

FLOOD PROTECTION AND WATER QUALITY

E1: Number of Planning permissions contrary to EA Advice on Flooding and Water Quality Grounds

Address	Update on position	Appn No.	Decision	Appn Type	Initial reason for objection
Penton Mill, Penton	EA subsequently withdrew objection after the submission of Sequential and Exception Tests	08/0359	GTD 11/07/08	Recreational Schemes - Minor	Sequential Test not adequately demonstrated
Adj Westgarth Cottage, Hayton	Original objection made 28 July 08 and subsequently withdrawn 30 July 08.	08/0549	GTD 06/08/08	Residential – Minor	Loss/Restricted Access to Watercourse
Smalmestown Farm, Longtown	EA subsequently withdraws objection after the submission of an appropriate FRS. Recommends the incorporation of SUDS to mitigate the impact of the creation of impermeable areas	08/0733	GTD 21/07/08	Agriculture – Minor	Unsatisfactory FRA/FCA Submitted
St Augustine's church, Waverley Road, Carlisle	EA subsequently withdraws objection after receiving written confirmation on a number of points and subject to being conditioned in order that the river culvert is protected.	08/0733	GTD 09/09/08	Mixed Use – Minor	Loss/Restricted Access to Watercourse
Social Club and Field, St Augustine's Church, Waverley Road, Carlisle		08/1035	WDN 28/11/08	Residential – Minor	Loss of access to the development
Warwick Mill Business Village, Warwick on Eden		08/1063	WDN 07/01/09	Mixed Use – Minor	Unsatisfactory FRA/FCA Submitted
Brookside House, Thurstonfield	EA subsequently withdraws objection after the approval of a Land Drainage Consent.	08/1156	GTD 03/02/09	Mixed Use – Minor	Loss/Restricted Access to Watercourse
Former Horse & Farrier, Oakshaw Ford, Roadhead	EA subsequently withdraws objection after having reviewed submitted FRA	08/1228	GTD 11/03/09	Mixed Use – Minor	Unsatisfactory FRA/FCA Submitted

There were no objections from the Environment Agency on Water Quality Grounds.
Source: Environment Agency

The previous table is an extract from Appendix 4 of the Environment Agency's (EA) High Level target 5 report for 2008-09 (latest information available). This reports on the previous monitoring year, however is still a relevant indication of the impact on flood protection by decisions from Carlisle City Council as Local Planning Authority. The table records all applications objected to by the EA on flood risk grounds. There were 8 applications and columns 2 and 4 update the position indicating that 2 were withdrawn and the remaining 6 the EA subsequently withdrew their objections after the provision of further information and/or conditions.

During the monitoring period there were no consents for major applications given contrary to Environment Agency advice within Carlisle District.

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

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 is now updating its SFRA to accord with the updated guidance. This will also take into account issues of flooding from surface water drainage as well as river and alluvial flooding. The updated study should be completed by the end of March 2011.

E3: Renewable Energy Generation

During the monitoring year 2008/09 there have been some additions to renewable energy supplies within the district as indicated in the table below.

Renewable Energy Installations				
Planning Permission	Address	Detail	Comment	Output
08/0717 22/09/08	Mireside, Laversdale	Conversion of Barns to 1 Live/Work. Refers to Grey Water for toilet & washing plus Heat recovery System	Commenced 10/08/09 Completed 22/10/10	Not quantified. Unable to verify from Building Control that either were installed.
08/1030 17/12/08	Carlisle HGVTS, Kingstown Ind Estate	Alterations & extensions to provide enlarged pits and additional office accommodation together with the erection of a 15M high wind turbine.	Installed as of March 09 (site survey)	6KW 0.06 MW

Planning Permissions for Renewable Energy Installation, not yet installed				
Planning Permission	Address	Detail	Comment	Output
05/0169 30/09/05	Pirelli, Carlisle	Installation of a 120 meter Wind Turbine	Not installed	2/3 MW
07/0064 13/04/07	Unit P Kingmoor Park Rd, Kingmoor Pk Central	Installation of 8 no Building Mounted Wind Turbines (8 x 1.5kw	Site visit could not identify any installations	12 KW 0.12 MW
07/0980 12/10/07	Low Moor Head, Longtown	COU & conversion of outbuilding to form holiday accommodation (refers to biotreatment & investigating wind turbine, wood fuel boiler, Photovoltaic etc)	No commencement by BC. Will have to identify if any installation via BC when appropriate.	Not quantified
09/0050 13/03/09	Low Mill Barn, Dalston	Conversion of Barn to Live/work Unit – refers to solar panels for water heating and small wind turbine for extra electricity	Commenced 12/10/10	Not quantified
10/0325 24/05/10	Garage between Corner House & former Hare & Hounds	Conversion of garage to dwelling.	Drawings show use of Air Source Heat Exchange Pump; Solar Panels and Photovoltaic Panel	Not quantified
09/0769 03/11/09	Greenlands, Wreay	Erection of 1 25M Wind Turbine	No commencement	11 Kw

As can be seen from the table above there have been no significant installations of wind turbines and only a small number of applications granted. The indicator is “by installed capacities” however there are no Building Control records to confirm development.

Applications for 3 wind turbines and a temporary meteorological monitoring Mast (3 years) at Newland Farm, Cumwhinton, were refused. The decisions were appealed and the application for the wind turbines was dismissed by the Inspectorate. However the application for the 60m High Meteorological Monitoring Mast For A Three Year Period was allowed with conditions.

Other sources such as the web site www.restats.org.uk, which gives North West figures, concentrates only on the large commercial developments. To this end the City Council has received scoping reports and recently applications for monitoring masts for larger wind farms and an application for turbines at Beckburn in the north of the district.

LOCAL INDICATORS

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

LOCAL PLAN MONITORING

CARLISLE DISTRICT LOCAL PLAN 2001-16 policies where used as refusal reasons

Policies and Proposals	Number of applications				% refused on policy basis			
	06/07	07/08	08/09	09/10	06/07	07/08	08/09	09/10
Policy DP10 Landscapes of County Importance	32	27	14	10	6%	7%	0%	0%
Policy CP03 Trees and Hedges on Development Sites	45	85	54	90	2%	2%	2%	2%
Policy LE05 Hadrian's Wall World Heritage Site	20	19	20	7	15%	0%	5%	0%
Policy LE07 Buffer Zone of Hadrian's Wall World Heritage Site	48	64	43	35	4%	2%	0%	0%
Policy LE12 Proposals Affecting Listed Buildings	63	62	36	23	8%	8%	6%	0%
Policy LE13 Alterations to Listed Buildings	142	67	35	19	4%	4%	3%	0%
Policy LE16 Historic Structures and Local Listings	12	18	10	4	12%	11%	0%	0%
Policy LE19 Conservation Areas	196	166	80	69	8%	9%	4%	1%
Policy LE21 Townscape Frontage Buildings	16	9	4	3	19%	11%	0%	0%
Policy LE25 Agricultural Buildings	79	39	51	61	3%	0%	0%	0%
Policy LE 27 Development in Floodplains	59	83	37	42	3%	0%	0%	0%

Observations and Actions

The Local Environment section of the Local Plan 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.

Overall the number of refusals has reduced as the message about the importance of the environment is now taking affect although there has also been a further reduction in the number of applications. There continues to be refusal of applications on tree and hedgerow matters.

LEISURE, COMMUNITY AND CULTURE

TARGET

- *Promotion of environmental protection and enhancement, including measures to protect, replace, if lost of 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 –

Area	05/06	07/08	08/09	09/10
Carlisle	**120.8**	**97**	**84**	**75**
Cumbria	**86.6**	**71**	**62**	**n/a**
North West	**114.6**	**97**	**91**	**84**
England & Wales	**103.1**	**91**	**86**	**82**

Source: homeoffice.gov.uk

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.

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

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

Source: ONS Local Profiles

The previous table shows that Carlisle has lower than average life expectancy than the national average. Although it has increased over the previous 5 years females had a longer life expectancy that the national average in 2002 but have now fallen behind and the gap between males in Carlisle and nationally has begun to reduce. The rate for Carlisle remains higher than the average for the north west.

CORE OUTPUT INDICATORS

Eligible Open Space – Green Flag Open Space quality

For the first year Carlisle has now attained seven Green Flag awards. The 'Magnificent Seven' are: Bitts Park, Carlisle Cemetery grounds, Hammond's Pond, Kingmoor Nature Reserve, Talkin Tarn Country Park, Tullie House Gardens and Stanwix Churchyard. Covering more than 18 acres, it is the eighth time Bitts Park has been awarded a Green Flag. Hammond's Pond has also been granted the distinction for the sixth time, it is the fifth time that Kingmoor Nature Reserve has received the award and Carlisle Cemetery and Tullie House are four time winners. Stanwix Churchyard has retained their award for the second time. Talkin Tarn is a winner, after entering the competition for the first time.

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 hectarage as some are 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.

LOCAL PLAN MONITORING

CARLISLE DISTRICT LOCAL PLAN 2001-16 policies where used as refusal reasons

Policies and Proposals	Number of applications				% refused on policy basis			
	06/07	07/08	08/09	09/10	06/07	07/08	08/09	09/10
Policy LC1 Leisure Development	8	21	9	5	12%	0%	0%	0%

Observations and Actions

Policy LC1 is the most commonly used policy in this section and as can be seen, the applications received were consistent with the policy during the monitoring year.

LOCAL DEVELOPMENT SCHEME IMPLEMENTATION

An updated Local Development Scheme (LDS) is due to be presented to the City Council's Executive in January 2011 and submitted to the Secretary of State thereafter. This update provides information on those documents referred to in last year's monitoring report and the new LDS will be reported in next year's update.

Core Strategy/Allocations Development Plan Document (DPD)

Work continues on the Strategic Housing Land Availability Assessment and an Employment Land Review. Both of these reports are currently out to consultation and will feed into the initial consultation on the Core Strategy and Allocations DPD.

Caldewgate/Shaddongate/Willowholme Area SPD

Following consultation on a draft SPD additional work is being undertaken in conjunction with updating the Council's Strategic Flood risk Assessment. This work is scheduled to be completed in March 2011. The SPD will be updated to take account of that work.

Dalston Parish Design Statement SPD

The production of this document currently remains on hold.

North Pennines AONB SPDs

The two documents for the North Pennines AONB are nearing completion and will be reported to full Council in January 2011 to consider their adoption.

Statement of Community Involvement

This updated document was adopted in July 2010.

Achieving well Designed Housing SPD/ Energy Efficiency SPD

A draft of these SPD is currently under preparation following consultation and will be reported back to Members early in 2011.

Rickergate Development Brief SPD

In light of work on the Core Strategy the best way of progressing any guidance for this area will be considered as the overall policies are developed.

Planning Obligations SPD

Any revisions to this document following consultation have been delayed awaiting Government announcements on changes to planning obligations and the Community Infrastructure Levy. Work on taking this forward is now to be scheduled.

Local Development Scheme - **Action**

A revised LDS is now under preparation including all the evidence work required for the preparation of key documents in the LDF.

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

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.

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 Spatial Strategy Monitoring, Environment Agency 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

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.

	Total/Potential	o/s at 01/04/10	u/c at 01/04/10	10/11	11/12	12/13	13/14	14/15	15/16	16/21	
Allocated Sites with Planning Permission											
Raffles	343 gross -124 net	248 gross	15	25	40	40	40	40	40	23	Potential for further development
Creighton Rugby Field	129	10	8	10						0	SITE COMPLETE
Burgh Rd (2 sites)	32	2	2	2						0	SITE COMPLETE
Murrell Hill (caldewgate)	41	3	3	3						0	
Racecourse	42 gross 41 net	41	0		10	15	16			0	Enabling Development
Nelson St	104 (out)	104	0	0	0	0	14	25	25	40	
Rome St 1	98	98	0	0	0	0	0	0	0	98	Expired June 10 - Contamination Issues
Rome St 2	49	49	0	0	0	0	9	20	20	0	S106 signed 16/03/10
Cavaghan & Gray	110	76	26	26	30	20				0	NHBC managed - update yearly only
Watts Yard	99	94	5	20	35	35	4			0	
Sawmill Longtown	90	90	0	0	15	30	30	15		0	was subject to kick start funding which has now not been taken up
Highways Depot, Brampton	23	23	0	0	0	0	0	5	10	8	new PP in for 42 units - now started
Potential Delivery on Allocated Sites With Permission				**86**	**130**	**140**	**113**	**105**	**95**	169	
Allocated Sites without Planning Permission										0	
Morton	800				36	75	75	75	77	274	Authority to Issue Out PP for 825 potential for additional 488 units. Delivery as per phasing
HK Campbell	33								10	23	Renewed Interest
Key Safety System	100			0	0	0	0	0	20	80	demolition has already taken place, no current PP
Laings	90			0	0	0	10	15	25	40	application rec'd to demolish - PP due
Penguin	64			0	0	0	14	25	25	0	Authority to Issue. S106 now signed
Hilltop	80									0	
Harraby Green Road	45							15	15	15	
St Nicholas	50									50	
Deer Park	60							20	20	20	
Carleton Clinic	100/155			0	0	0	0	0	25	75	4.19 HA allocated in LP with indicative figure of 100. Housing area in the Development Brief is 5.21HA and indicative figure of 155 dwellings.
Ladyseat, Longtown	6			0	0	0	6			0	Site to be developed by RSL
Brisco	83									0	PP has lapsed - Contamination Issues
Potential Delivery on Allocated Sites				**86**	**166**	**215**	**218**	**255**	**312**	746	
										0	
										0	
										0	
Unallocated Sites with Planning Permission (over 10)										0	
Low Meadow (2 sites)	89	89	68	40	49					0	
Ambulance Station	60	60	1	0	0	30	30	0	0	0	PP Renewed Jul 10
Hassell Street	21	21	21	21	0					0	
Lister Court	12	12	6	6	6					0	
Leabourne Road	16	16	0					6	10	0	Bc commencement
Regent St	11	11	0	0	11					0	
Prince of Wales	17	17	0	0	0	17				0	revised PP under consideration
Atlas Works	12	12	0	0	0	6	6			0	
Highgrove Dairy	97	88	6	10	15	20	20	23		0	
Barras Close	43	43	2	10	30	3				0	RSL rented properties
Jesmond St Garage	30	30	0	0	0	0	15	15	0	0	
South Henry Street	23	23	0							0	Permission renewed June 10
Suttle House	41	41	21	0	0	0	10	11	10	10	Development has stalled
Thurnams	10	10	10	10						0	
California Road	11	8	8	3	5					0	
St Anns House	12	4	4	4						0	demolitions already counted
West Mill House, Brampton	14 gross 13 net	13	0	13						0	Started April
Scalescough Hall	10	10	0						10	0	enabling development for Cerebral Palsy
George Inn, Warwick on Eden	24	24	0				12	12		0	
Royal Hotel, Lowther St	13	13	1				3	5	5	0	changed ownership, renewed interest
22 -24 Fisher St	12	12	0							0	
St Elizabeth's Parish, Mayfield Ave, Harraby	11	11							11	0	OUT permission
Westrigg/wigton Rd	48	30	0							0	Dormant Site after partial development
Jesmond St Garage	37	37	0							0	
Potential Delivery on current large unallocated sites				**117**	**116**	**76**	**96**	**72**	**46**	10	
Unallocated Sites without Planning Permission										0	
Constable Street	19			0	9	10				0	PP GTD 30/06/10 Affordable Housing
SW Terrace	99			0	0	9	15	20	25	30	Can't be dertermined until New yr Newt Survey
Station Rd, Etterby	30				15	15				0	Affordable Housing
Gelt Rise, Brampton	17				7	10				0	AUTI - S106 Affordable Housing
St Augustines	16						6	10		0	Pending Legal Agreement (OUTLINE)
Collingwood Street	22									0	AUTI Student Flats
Total Potential Delivery on unallocated sites over 10 units				117	147	120	117	102	71	40	
Total Potential				203	313	335	335	357	383	786	

APPENDIX 1

APPENDIX 2 - Basic Housing Trajectory

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	Total
Past Completions - Allocated Site	151	232	240	281	235	158	232	76									1605
Past Completions- Unallocated Sites	244	267	222	212	246	201	142	41									1575
Projections - Allocated Sites								99	98	176	307	485	515	560	580	600	3420
Projections - Unallocated Sites								159	302	274	273	200	175	150	150	150	1833
Total Past Completions	395	499	462	493	481	359	374	117									3180
Total Projected Completions								375	400	450	580	685	690	710	730	750	5370
Cumulative Completion	395	894	1356	1849	2330	2689	3063	3438	3838	4288	4868	5553	6243	6953	7683	8433	8433
Plan - Strategic Allocation (ACTUAL)	400	315	450	450	450	450	450	600	600	600	600	600	600	600	600	600	8365
Plan - Strategic Allocation (annualised)	523	523	523	523	523	523	523	523	523	523	523	523	523	523	523	523	8368