

# Allerdale

Local Development Framework



Annual Monitoring  
Report 09/10

December 2010





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## 1. Executive Summary

Since the last Annual Monitoring Report, the policy team has made considerable progress on the development of the Core Strategy.

Over the reporting year, the team has published its first *Strategic Housing Land Availability Assessment* (ABC 2010a), updated our *5 Year Land Supply Document* (ABC 2010). Draft versions of the Green Infrastructure Plan and Allerdale Infrastructure Study have also been prepared as part of Allerdale's infrastructure planning process.

Despite a challenging economic environment, Allerdale has delivered a net total of 222 dwellings properties over the reporting year, much higher than completion rates achieved in recent years. Majority of the development took place on previously developed land and achieved a high level of accessibility to key services by public transport. Based on our "option 1" target of 267 per annum, Allerdale currently has the equivalent of 3 years worth of housing land supply. Although it is likely that in the long term supply will not be a constraint to housing deliver as demonstrated by our *Strategic Housing Land Availability Assessment*.

On the economy front, unemployment level in Allerdale has reached 5.9%, a significant rise since 2008, although this is still lower than the regional and national rate. Over the reporting year, a gross total of 6,853 sqm has been delivered in Allerdale, of which 70% were on previously developed land. Around 91.46 ha of employment land are available at the time of reporting.

According to a recent study (WYG 2009), Allerdale has a immediate floorspace requirement of between 4,500 sqm and 9,010, however, only 1,187 sqm of retail floorspace has been created over the reporting year. Business vacancies re-

mains high, in particular the areas of Cockermouth and Workington which are severely affected by the 2009 floods. It is expected vacancy rates for these localities will be much lower next year, due to the recovery work currently undertaken by the council.

On the environment front, Allerdale continued to be a popular location for renewable energy generation schemes and development, with a high number of planning applications, however, available data suggests the number of actual delivery is quite low.

The delivery of the Core strategy will be the teams priority over the next few month, with the release and consultation of our "preferred option" scheduled for May 2011.

With the abolition of Government Office North West by 2011, it is unclear whether existing monitoring arrangements will continue to exist in its current form. However, it is likely the monitoring process will continue to form part of the development plan process as indicated by the recently released of the Localism Bill.

## 2. Introduction

Monitoring is an essential part of the continuous planning process. This includes the statutory requirement for local planning authorities to submit an Annual Monitoring Report (AMR) to the regional government office.

This is the sixth Annual Monitoring Report (AMR) prepared by Allerdale Borough Council. This AMR covers the period 1st April 2009 to 31st March 2010.

Development plan making in Allerdale is in transition from the Local Plan to the Local Development Framework (LDF). Therefore, this AMR includes monitoring of both the adopted Local Plan and the emerging Local Development Framework.

### 2.1 Indicators

As with previous AMRs, four different types of indicators are employed, these are contextual indicators, core output indicators, local indicators and significant effects indicators.

Contextual indicators describe the wider social, environmental and economic background against which policy operates. They aim to enhance understanding of the wider context for the development of spatial policies. These are limited to the key characteristics and issues of the locality.

Core output indicators measure activities that are directly related to or consequence of the implementation of planning policies. Core output indicators were designed as part of the monitoring framework to achieve a consistent approach to data collection across the local levels covering a number of national planning policy and sustainable development objectives. The core output indicators are set out in **Table 2-1**.

Significant effects indicators assess the significant social, environmental and economic effects of policies. Significant effects indicators are closely related to the objectives of the Sustainability Appraisal. Whereas output indicators are intended to measure the direct effect of a policy in terms of the extent to which it has achieved its objective, significant effects indicators provide a more holistic view of the impact of a policy by allowing the examination of any unintended positive and negative effects of the policy.

Local indicators are a range of additional local output indicators to help monitor LDF policies not covered by regional or core output indicators. Local indicators look closely at issues that are related and relevant to the Allerdale district.

**Table 2-1 Core Output Indicators**

Theme	Core Output Indicator	Access to Information		
		Readily Available	Medium Term Availability	Long Term Availability
Business Development	BD1: Total amount of additional employment floor-space – by type.	✓	.	.
	BD2: Total amount of employment floorspace on previously developed land – by type.	✓	.	.
	BD3: Employment land available – by type.	✓	.	.
	BD4: Total amount of floorspace for “town centre uses”.	✓	.	.
Housing	H1: Plan period and housing targets	✓	.	.
	H2a: Net additional dwellings – in previous years.	✓	.	.
	H2b: Net additional dwellings – for the reporting years.	✓	.	.
	H2c: Net additional dwellings – in future years.	✓	.	.
	H2d: Managed delivery target.	✓	.	.
	H3: New and converted dwellings – on previously developed land.	✓	.	.
	H4: Net additional pitches (Gypsy and Traveller).	✓	.	.
	H5: Gross affordable housing completions.	✓	.	.
	H6: Housing quality - Building for Life assessment.	.	✓	.
Environmental Quality	E1: Number of planning permissions granted contrary to Environment Agency advice on flooding and water quality grounds.	✓	.	.
	E2: Change in areas of biodiversity importance.	.	✓	.
	E3: Renewable energy generation	✓	.	.

Source: DCLG 2008.

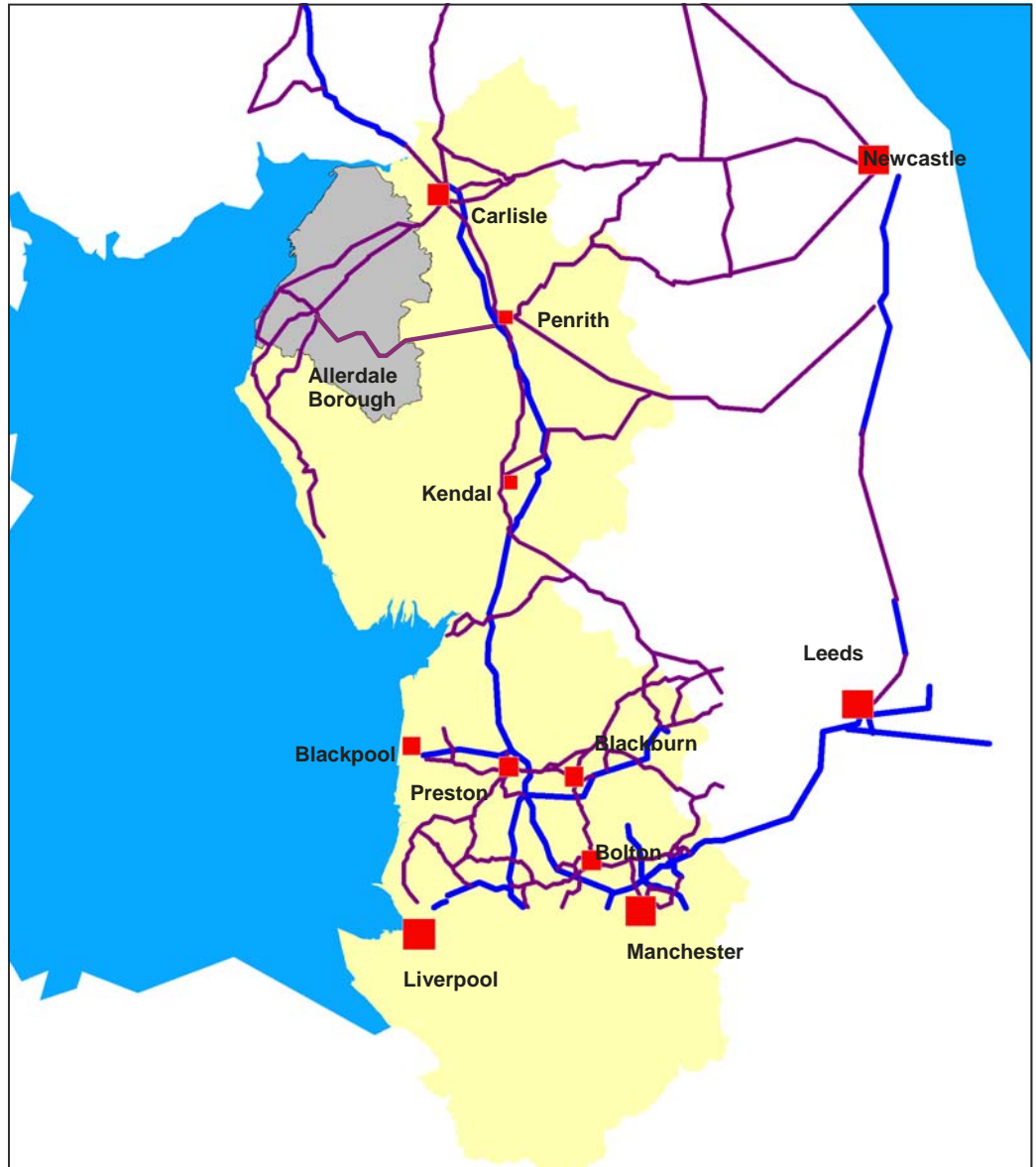
### 3. A Portrait of Allerdale


The Allerdale borough covers an area of 1,258 square kilometres and is located in the north west of Cumbria. It forms part of the north west region of England. It has six main settlements: Workington, Maryport, Cockermouth, Wigton, Silloth and Aspatria.

The district is one of contrasts. The major centres of population are located in the south of the borough, with the settlement patterns more concentrated than elsewhere in the district.

By contrast the rural hinterland, close to the boundary of the Lake District National Park (LDNP), is characterised by a number large rural villages which are subject to development pressure. The north of the district is predominately rural with only a handful of substantial settlements. Agriculture and tourism plays a key role in this area, with the Solway Coast and LDNP being important tourist destinations.

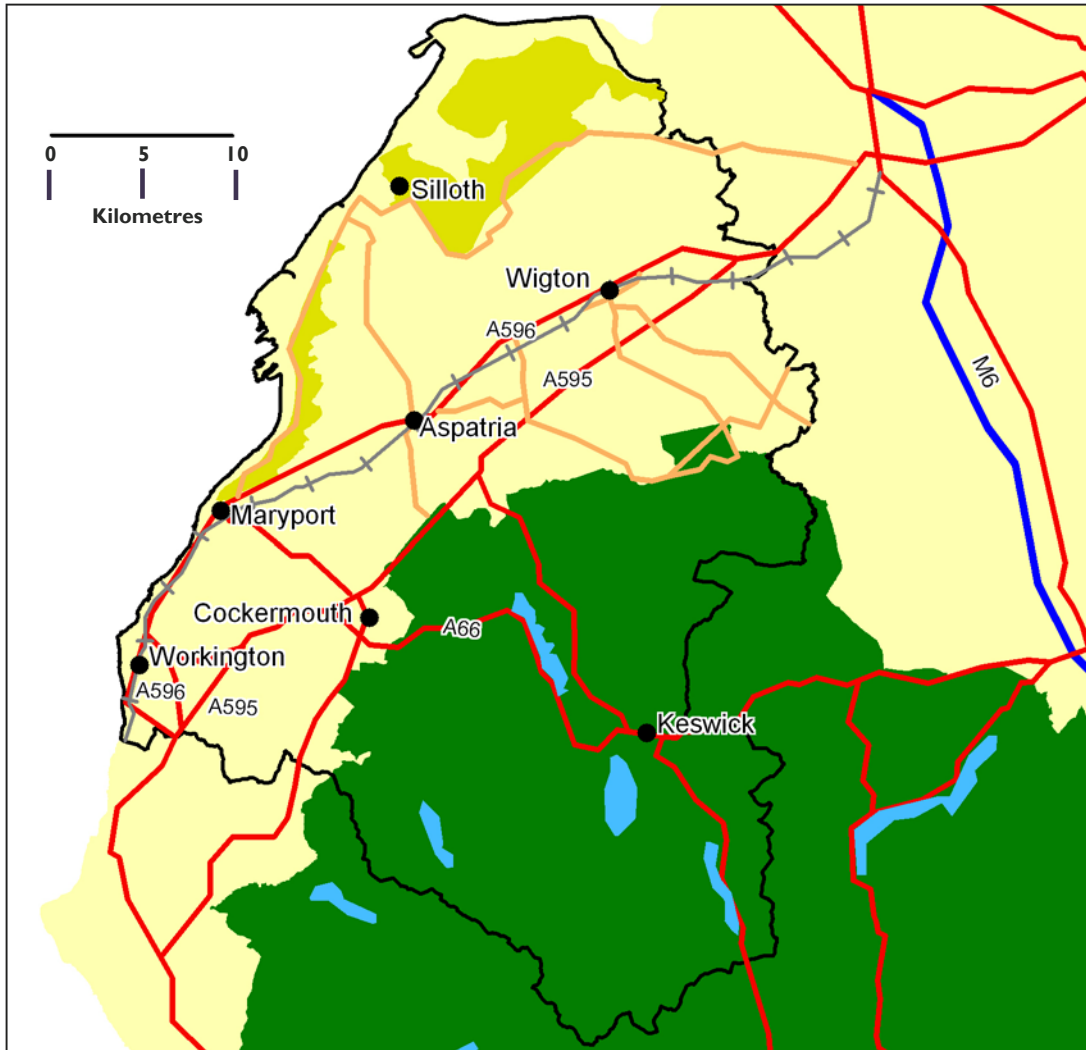
**Figure 3-1: Allerdale Borough in the Regional Context**



	<p>This produce includes mapping data licensed from Ordnance Survey. (c) Crown Copyright 2005. Licence Number 100018832.</p>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: grey; margin-right: 5px;"></span> Allerdale Borough</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: yellow; margin-right: 5px;"></span> North West Region</li> <li><span style="display: inline-block; width: 15px; border-bottom: 1px solid black; margin-right: 5px;"></span> Main Roads</li> <li><span style="display: inline-block; width: 15px; border-bottom: 1px solid blue; margin-right: 5px;"></span> Motorways</li> </ul>
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**Figure 3-2: Map of Allerdale Borough**



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- Allerdale Borough Boundary
- Lake District National Park
- Area of Outstanding Natural Beauty
- Main Roads
- Minor Roads
- Motorways
- Railways
- Towns

## 4. Allerdale Local Plan

The original adopted Allerdale Local Plan split the borough outside the National Park into two areas, southern Allerdale and northern Allerdale.

### 4.1 Southern Allerdale

South Allerdale comprises the major population centres of the borough. The triangle of Workington, Maryport and Cockermouth together with their hinterlands accommodates two thirds of the population of the borough. The strategy for southern Allerdale was:

- To maintain the position of Workington as the pre-eminent residential and commercial centre of Allerdale.
- To maintain and enhance the position of Maryport as a commercial, residential and tourist centre, based upon its historic core.
- To maintain the position of Cockermouth as a residential and commercial centre in a way which does not damage its attractive historic environment.
- To concentrate future development in the towns of Workington, Maryport and Cockermouth in order to create a more sustainable pattern of settlement.
- In rural areas, to concentrate development in the larger villages with a good range of facilities in order to create a more sustainable pattern of settlement.
- To promote appropriate rural business and farm diversification, sustaining rural communities.
- To protect distinctive landscapes and areas of nature conservation importance from inappropriate development and uses.
- To encourage new retail development in the town centres of Workington, Maryport and Cockermouth.
- To promote the enhancement of urban

areas, including the reclamation of derelict land and the renewal of older housing areas.

- To seek a high standard of design in all development, particularly in areas of architectural or historic importance.
- To protect areas and buildings of historic and architectural importance from inappropriate development.
- To protect the conservation areas of Workington, Maryport, Cockermouth, Grey-southern and Papcastle and to seek to make new designations where appropriate.

### 4.2 Northern Allerdale

In contrast to south Allerdale, north Allerdale is a rural area with only a handful of substantial settlements, the most important being Wigton. The strategy for northern Allerdale was:

- To maintain the position of Wigton as the main residential and commercial centre of northern Allerdale.
  - To maintain and enhance the position of Silloth and Aspatria as important local residential and commercial centres.
  - To concentrate future developments in the towns of Wigton, Silloth and Aspatria in order to create a more sustainable pattern of settlement.
  - In rural areas to concentrate development in the larger villages with a good range of facilities in order to create a more sustainable pattern of settlement.
  - In remote rural areas where there are no villages, to allow for appropriate small scale development in smaller settlements.
  - To promote appropriate rural businesses and farm diversification in order to sustain rural communities.
- To protect the Solway Coast AONB, other distinctive landscapes and areas of nature

conservation importance from inappropriate development and uses.

- To promote the enhancement of the urban areas of Wigton, Silloth and Aspatria.
- To seek a high standard of design in all development, particularly in areas of architectural or historic importance.
- To protect Hadrian's Wall World Heritage Site from inappropriate development.
- To protect areas and buildings of historic and architectural importance from inappropriate development.
- To protect the conservation areas of Wigton, Silloth, Allonby, Blennerhasset, Bowness on Solway, Gamelsby, Hayton, Kirkbampton, Mawbray, Port Carlisle, Torpenhow, West Curthwaite and Westnewton from inappropriate development to seek to make new designations where appropriate.

Allerdale has been enhanced but the vitality of the town centre needs further support.

- Most development in the rural areas has been focussed on the largest villages with the best facilities.
- Small scale development has taken place in smaller villages to sustain local communities.
- The Solway Coast and other distinctive landscapes have been protected. However, threats remain principally from potential renewable energy schemes.
- Important natural habitats have been protected.
- Importance heritage assets have been protected although enforcement remains a challenge.
- The rural economy is in a state of change/restructuring and needs further support.

### 4.3 Targets

Monitoring of old style Local Plans was rudimentary. There was monitoring but of a very limited range of targets principally concerning population and housing. It is not proposed to make a detailed assessment of the above objectives because of this lack of detailed data. However, the following main points of assessment are made:

- The position of Workington as the main commercial and residential centre of Allerdale has been maintained and enhanced.
- The positions of Maryport and Cockermouth as commercial and residential centres have been maintained. However, residential development in Cockermouth has been higher than anticipated and the commercial position of Maryport needs further support.
- The position of Wigton as the main commercial and residential centre of northern

The main target of the Local Plan was to build a maximum of 5,000 dwellings in Allerdale 1991-2006 (including LDNP). Monitoring of completions shows that this target has been substantially met.

Over 2006-2009, a additional 580 dwellings have been delivered, this is equivalent to 193 net completions per year.

**Table 4-1 Housing Completion Target**

Year	Number of Completed Dwellings	Average Completions Per Annum
1991-96	1562	312
1996-01	1282	256
2001-06	1200	240
2006-09	580	193
<b>Total</b>	4624	

## 4.4 Allerdale Local Plan: First Alteration

In 2002, the council began preparation of an alteration to the adopted Local Plan. The alteration concerned a limited range of issues, but particularly the important issues of a brownfield/greenfield sequential approach and of retailing in Workington. Other issues addressed included affordable housing, flood risk, rural employment and tourism policies. The alteration was adopted in June 2006 and therefore, under the provisions of the 2004 Act, these new policies are “saved” until June 2009 or until they are superseded by the relevant Local Development Documents.

The principle objectives of the Alteration are:

- To increase the percentage of new housing built on previously development land up to the target set in the Regional Spatial Strategy (65% at the time. New target in adopted RSS is 50%).
- To enable a substantial increase in convenience retail floorspace on the edge of Workington town centre.

These principal objectives have been substantially met.

**Table 4-2 Local Plan Objectives**

Objective	Target	09/10 Actual	Assessment
To increase % of new dwellings built on PDL	50%	68%	Potential for improvement is mixed. Substantial Brownfield sites in Workington likely to come forward over next five years. Elsewhere, PDL availability is low.
To enable substantial increases in convenience retailing on edge of Workington Town Centre	N/A	N/A	Over the reporting year, a large format convenience store, approx 13,835 sqm have been in construction at Dunmail Park (opened in October 2010).

## 4.5 Allerdale Local Plan: Saved Policies

The Allerdale Local Plan was adopted in November 1999. Though it has a plan period only to March 2006 it is still the Adopted Local Plan for Allerdale. The majority of the original plan policies were “saved” for a period of three years from the date of the enactment of the Planning and Compulsory Purchase Act in September 2004, i.e. until September 2007.

In March 2007 we submitted our list of Local Plan Policies we wished to see “saved” to the Secretary of State. In all, this included about 2/3 of all the policies in the original adopted Local Plan. Our submission did not propose to “save” certain Greenfield housing allocations. However, the Secretary of State directed that all the outstanding housing allocations in the Local Plan by “saved” even if Greenfield. However, this does not mean that these sites may be developed in the short term. Policy HS7 of the Local Plan alteration imposes a strict Brownfield sequential approach to housing development, this policy is saved as part of the alteration, until June 2009. The full list of “Saved” Local Plan Policies is attached at Appendix I.

## 5. Local Development Framework

Introduced under the Planning and Compulsory Purchase Act 2004, the Local Development Framework (LDF) is a portfolio of development documents prepared by district councils or national park authorities that outline the spatial planning strategy for their local area. A LDF consist of the following components:

- Statement of Community Involvement shows how and when planning authorities intend to consult local communities and other stakeholders in the planning process, both in the preparation of planning policy documents and in the development management process.
- Local Development Scheme is a public “project plan” identifying the documents that will make up the LDF and sets out a programme of work for their preparation.
- Annual Monitoring Report is produced annually to assess the progress on the production and implementation of the LDF. At later stages it will be used to assess the impact that policies are having in terms of meeting relevant local, regional , national policy targets. It will also provide an opportunity to assess whether or not policies and local allocations need adjusting or replacing due to a lack of performance or changes within national or regional policy.
- Development Plan Documents (DPDs) sets out the policy framework and allocations that will be used when determining planning applications.. The production of these documents will involve extensive consultation and will be the subject of independent examination. Allerdale’s DPDs include:
  - 1) Core Strategy DPD, this DPD sets out the overarching vision for future development and offers guiding policies for how development can be implemented. All other documents will have to confirm to the policies laid out within it;
  - 2) Site Allocations DPD, this DPD will identify sites for specific land uses as well as providing policies relating to the delivery of such sites;
  - 3) Generic Development Management Policies DPD, will detail a number of policies that set out the general criteria against which planning applications will be considered;
  - 4) Proposals Map, this document will provide a visual and geographical reference to the policies detail within other documents in the local development framework.
  - 5) In addition, the council may produce Area Action Plans providing detail policies related to specific areas where change or redevelopment is likely.
- Supplementary Planning Documents (SPDs) provides more detailed guidance than is appropriate in DPDs, such as detailed design guidance and can be prepared to cover a particular issue or geographic area.

All DPDs prepared under the new LDF system are subjected to a sustainability appraisal. The appraisals themselves will be subject to consultation alongside the relevant DPD.

### 5.1 Progress to Date

Since the last AMR, the policy team has made considerable progress on the development of the Core Strategy.

In March 2010, the team published its first *Strategic Housing Land Availability Assessment* (ABC 2010). The document is a key part of the Core Strategy evidence base and highlights the

potential capacity of each settlement within the borough to deliver new housing development over the plan period of the Core Strategy. The SHLAA will be a “rolling document”, with the document periodically reviewed.

In October 2010, the team has produced an updated *5 Year Land Supply* document (ABC 2010). Similar to the SHLAA, the document aims to ensure the level of development proposed in the development plan is not constrained by the lack of deliverable land.

As of November 2010, draft versions of the Green Infrastructure Plan (baseline report) and Infrastructure Delivery Plan (baseline study) have been completed. These documents are part of Allerdale’s infrastructure planning process and aims to ensure the delivery of any development identified in Allerdale’s Core Strategy is not compromised by unrealistic expectations about the availability of infrastructure. These documents are currently being consulted by various partners and stakeholders and will be published by 2011.

Work is currently underway to produce a number of “topic papers” to support the various policy options within the Core Strategy. This work is expected to carry on till late 2010, where a “Preferred Option” for each policy area will be produced and consulted on by May 2011.

Work is also undertaking to review a selection of the Core Strategy’s evidence base, including the *Allerdale Strategic Flood Risk Assessment* (ABC 2007), *Open Space, Sport and Recreation Study* (ABC 2008), *West Cumbria Employment Land & Premises Study* (ABC 2008) and *West Cumbria Retail Review* (ABC 2009).

## 6. Population and Housing

### 6.1 Contextual Indicators

**PH1 Population:** According to the Office of National Statistic (ONS 2010), in 2009, Allerdale has a population of 94,300 people (or 87,400 people for areas outside the national park, ONS 2009). This is a decline of around 1,000 people or 1% since the 2001 Census.

In 2008, approximately 22,700 or 24% of the population in Allerdale is of retirement age (65M/60F and over), this is slightly above the county average of 23.8%, and significantly higher than the regional average of 19.7% and national average of 19.4%.

Allerdale's population is projected to grow to 97,800 people by 2027 and 98,700 people by 2033 (ONS 2010a).

**PH2 Households:** In 2009/10, Allerdale has 44,201 dwelling properties, 836 or 1.9% are empty properties and 1,076 or 2.4% are second homes (ABC 2009). "Households" have been identified as dwelling properties minus empty properties and second homes. Therefore, in 2009, Allerdale has 42,289 households.

**PH3 Housing Waiting Lists:** For the report year, around 6% or 2,479 of households in Allerdale are on the housing waiting list (DCLG 2009). This is an increase of 98 households since 2008/09 and a huge increase of 1,483 households since 2001/02.

**PH4 Housing Density:** For the reporting year, around 51% of dwelling development has a housing density of less than 30 dwelling per hectare, 25% of development has a housing density between 30-50 dwelling per hectare and a further 24% of development has a housing density above 50 dwelling per hectare.

**Table 6-1 Housing Density**

	Number	Percentage
Less than 30 dph	133	51%
30-50 dph	66	25%
Above 50 dph	62	24%
Total	261	100%
N/A	3	1%

### 6.2 Core Output Indicators

**PH4 Plan Period and Housing Targets (H1):** It was felt that the residual requirement from the RSS since 2003 presents an unrealistic and unsustainable delivery target, in light of actual completions over the last five years.

In line with recent proposal by the Secretary of State, the "option 1" target of 267 dwellings per annual have been adopted for Allerdale over the plan period of the Core Strategy (2010 to 2026).

**PH5 Net Additional Dwellings (H2a & b):** Net additional dwellings delivered since the start of the RSS has been highlighted in **Table 6-2** below. Net additional dwellings for the reporting year is 222.

**Table 6-2 Net Addition Dwellings (H2a & b)**

	H2a + H2b Actual dwellings completed (net)
2003/04	187
2004/05	111
2005/06	194
2006/07	205
2007/08	210
2008/09	148
2009/10	222

**PH6 Housing Trajectory (H2c & d):** **Table 6-3** illustrate the net additional housing expected to come forward over the plan period of the Core Strategy (2010 to 2027). According to Aller-

**Table 6-3: Housing Trajectory (H2c & b)**

Housing provision target for the period 2010-2026	4,539																
	Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10	Y11	Y12	Y13	Y14	Y15	Y16	Y17
	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27
<b>H2c a)</b> Projected completions (net)	267	267	267	267	267	267	267	267	267	267	267	267	267	267	267	267	267
<b>H2c b)</b> Hectares		5.2	5.2	5.2	5.2	5.2											
<b>H2c c)</b> 5 year supply target (annualised plan target)		267	267	267	267	267											
Cumulative completions	267	534	801	1068	1335	1602	1869	2136	2403	2670	2937	3204	3471	3738	4005	4272	4539
<b>H2 d)</b> Managed Delivery Target - What remains to be completed to achieve the overall RSS target annually for <b>each</b> of the remaining years of the plan period	267	267	267	267	267	267	267	267	267	267	267	267	267	267	267	267	#DIV /0!

dale's *Five Year Land Supply* document (ABC 2010), Allerdale currently has a supply of deliverable housing land to provide 810 new units (around 26.06 ha), equating to a 3 year housing land supply.

**PH7 New and Converted Dwelling, on Previously Developed Land (H3):** for the report year, a gross total of 264 dwellings were delivered in Allerdale, 180 (or 68.2%) of dwellings were completed on previous delivery land. It should be noted the figures doesn't take into account any demolition.

**PH8 Net Additional Gypsy and Traveller Pitches (H4):** for the report year, no additional gypsy and traveller pitches were delivered.

**PH9 Gross Affordable Housing Completions (H5):** For the reporting year, a gross total of 91 affordable dwellings were delivered in Allerdale. It should be noted the figures doesn't take into account any demolition.

**PH10 Housing Quality, Building for Life Assessments (H6):** No information can be provided at the time of this document.

**PH11 Accessibility to Service (H7):** For housing sites completed over the reporting year, accessibility to key services by public transport is generally high, with at least 80% of the sites reaching key services within 30 minutes of travel. Accessibility to key services by cycling and walking is much lower, however this is unavoidable given the extreme rural geography in parts of Allerdale. The results are summarised in **Table 6-4** and **Figure 6-1**.

### 6.3 Local Indicators

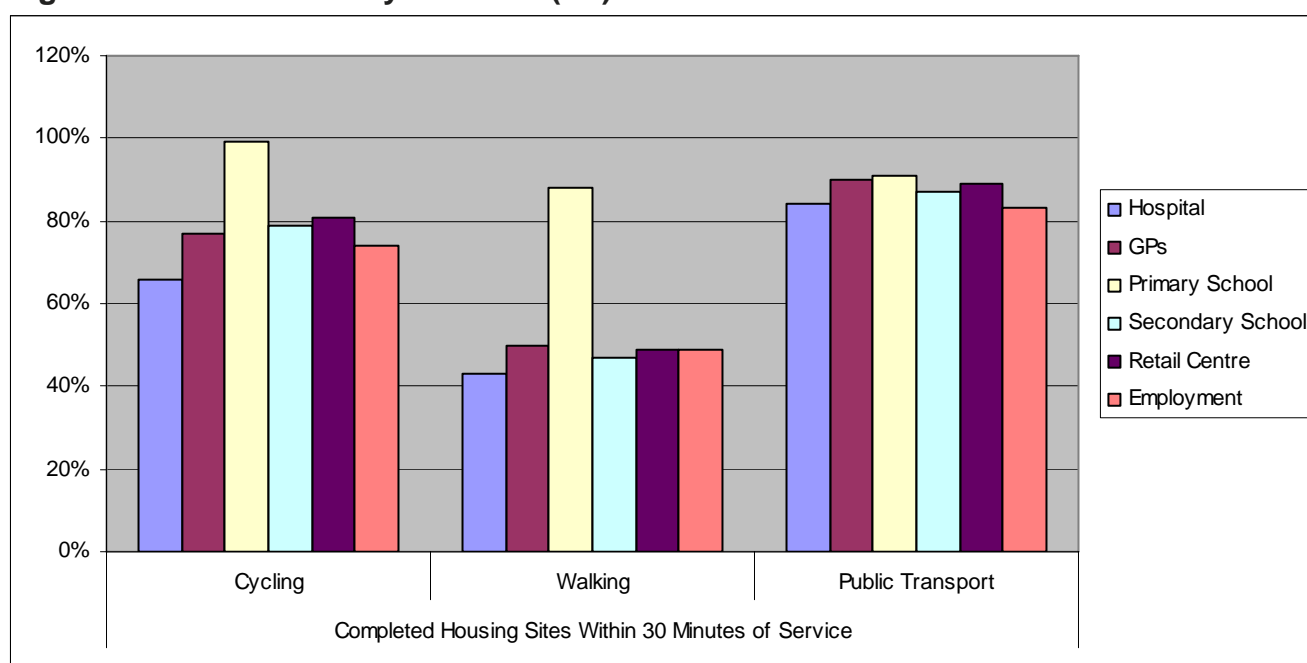
**PH12 Affordable Homes Delivered 2007-2010:** The Council have a commitment to deliver 250 affordable homes (gross) over 2007/08 to 2010/11. In this reporting year, 87 affordable dwellings were delivery.



**Table 6-4: Access to Key Services (H7)**

	Completed Housing Sites Within 30 Minutes of Service		
	Cycling	Walking	Public Transport
Hospital	66%	43%	84%
GPs	77%	50%	90%
Primary School	99%	88%	91%
Secondary School	79%	47%	87%
Retail Centre	81%	49%	89%
Employment	74%	49%	83%

**Figure 6-1: Access to Key Services (H7)**



This equates to a total of 193 affordable dwellings delivered over 2007/08 to 2009/10 and leaves a target of 57 affordable dwellings for the monitoring year.

**PH13 Private Sector Vacant Properties Returned to Occupation or Demolished:** A total of 8 no. of private sector vacant properties (including commercial) that were returned into occupation or demolished over reporting year.

**PH14 Households in Temporary Accommodation for More Than Six Weeks:** This indicator measure the proportion of homeless households who were housed after a six week target date. Over the reporting year, the proportion is 30.63% against a target of 9%.

**PH15 Number of People Living in Temporary Accommodation:** Over the reporting year, a total of 25 households were living in temporary accommodation.

## **PH16 Number of People Sleeping Rough:**

Over the reporting year, a total of 2 people were reported to be sleeping rough in Allerdale.

## **PH17 The Five Year Housing Land Supply:**

*Planning Policy Statement 3: Housing* (DCLG 2010) requires local planning authorities to demonstrate five years supply of housing land for development.

As mentioned earlier, in light of recent development trends, a delivery target of 267 per annual has been adopted for Allerdale over the plan period of the Core Strategy. This means a total target of 1,335 houses over the next five years.

The document *Meeting the Five Year Housing Land Supply 2009/10 to 2014/15* (ABC 2010) demonstrated that Allerdale currently has a supply of deliverable housing land to provide 796 new units, equating to a 3 year housing land supply or a shortfall of 539 new homes.

## **PH18 Housing Completions outside Key Settlements:**

Key settlements are Workington, Maryport, Cockermouth, Wigton, Aspatria and Silloth. Over the reporting year around 24% of gross housing completion occur outside Allerdale's key settlements.

## **PH20 The Strategic Housing Land Availability Assessment:**

In addition to demonstrating a five year supply of housing land, authorities must now also be able to identify specific sites, or at least broad locations, that can meet housing needs for up to 15 years after the proposed adoption date of the Local Development Framework. In the case of Allerdale, this means that land must be identified which can meet our housing target of 267 dwellings per year for the period of 2012-2027.

The document *Strategic Housing Land Availability Assessment* (ABC 2010a), demonstrated that over the plan period, Allerdale has a supply of deliverable housing land to provide 9,304 new units.

## 7. Regeneration and Economy

### 7.1 Contextual Indicators

**RE1 Unemployment Level:** According to latest available statistics (Nomis 2010), between Apr 2009 and March 2010, around 5.9% (2,700) people in Allerdale are unemployed. This is lower than the regional rate of 8.7% and national rate of 7.9%.

**RE2 Local Employment:** The low unemployment rates for the borough mask higher unemployment at ward level. **Table 7-1** and **Figure 7-1** highlights the claimant counts rates at ward level across Allerdale at January 2010. The ward with the highest number of claimants in Allerdale is Moss Bay with 208 (8.0%), followed by St Michael's with 188 (5.8%) and Moorclose with 143 (5.1%).

**RE3 Economic Activity Rates:** Around 24.9% of the population of working age are economically inactive, compared to 25.6% across the region (Nomis 2010).

**RE4 Productivity:** This is significant disparity in total GVA between East Cumbria (Carlisle, Eden, South Lakeland) and West Cumbria (Allerdale, Copeland, Barrow). Total GVA in 2007 in East Cumbria was £4,261m and in West Cumbria it was £3,117m.

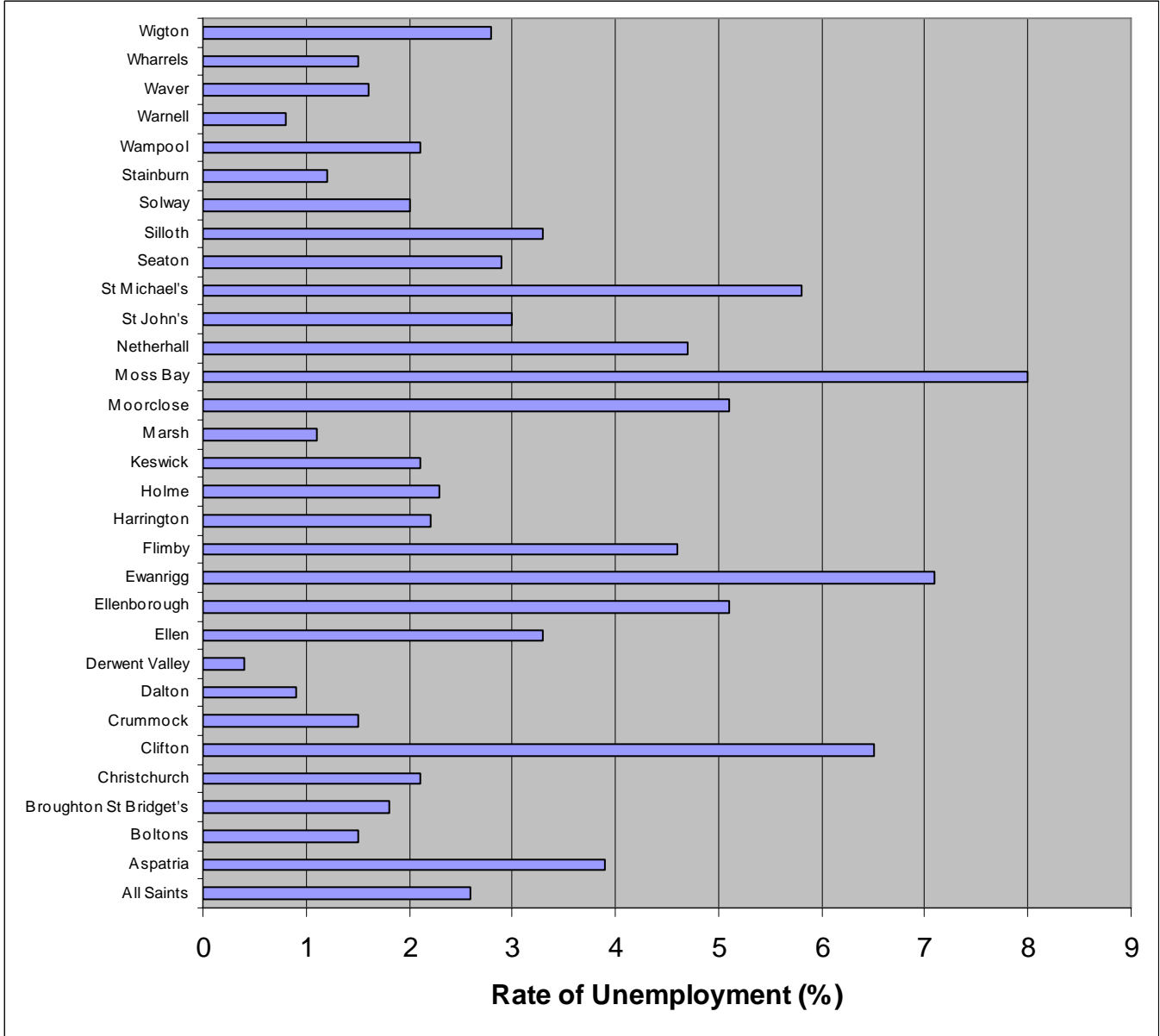
Over the long term (1995-2007) total GVA in East Cumbria has grown by 63.8% compared with 37.2% in West Cumbria. East Cumbria's growth rate since 1995 puts it 98th out of 133 sub county areas whilst West Cumbria's is the third slowest at 131st out of 133 sub-county areas. In the medium term (2002-2007) the growth rate for East Cumbria is 34.6% compared with 24.5% in West Cumbria making them 30th and 96th respectively (out of 133).

**Table 7-1 Ward Level Claimant Counts and Rates Jan 2010**

	Counts	Rates
All Saints	71	2.6
Aspatria	78	3.9
Boltons	16	1.5
Broughton St Bridget's	48	1.8
Christchurch	39	2.1
Clifton	59	6.5
Crummock	14	1.5
Dalton	9	0.9
Derwent Valley	4	0.4
Ellen	63	3.3
Ellenborough	118	5.1
Ewanrigg	141	7.1
Flimby	46	4.6
Harrington	41	2.2
Holme	22	2.3
Keswick	66	2.1
Marsh	11	1.1
Moorclose	143	5.1
Moss Bay	208	8
Netherhall	91	4.7
St John's	94	3
St Michael's	188	5.8
Seaton	87	2.9
Silloth	60	3.3
Solway	20	2
Stainburn	13	1.2
Wampool	21	2.1
Warnell	8	0.8
Waver	17	1.6
Wharrels	14	1.5
Wigton	93	2.8

This ranks them as 63rd and 68th respectively out of 133 in the UK (5.5%) and puts both areas ahead of the NW (4.6%). GVA per head of population in West Cumbria stands at £13,171 (66% of the UK average).

**Figure 7-1: Ward Level Claimant Counts and Rates Jan 2010**



Over the 2006-2007, the gap in growth rates has narrowed almost completely and East Cumbria's growth rate stands at 5.2 while West Cumbria's is 5.1%

was wholesale/retail with 6,602 employees (18.8% of total), closely followed by manufacturing with 6,482 employees (18.5%). **Table 7-2** summarise employment in Allerdale by sector.

**RE5 Employment Structure:** According to latest available statistics (CIO 2009), in 2007, the largest sector in terms of employees in Allerdale

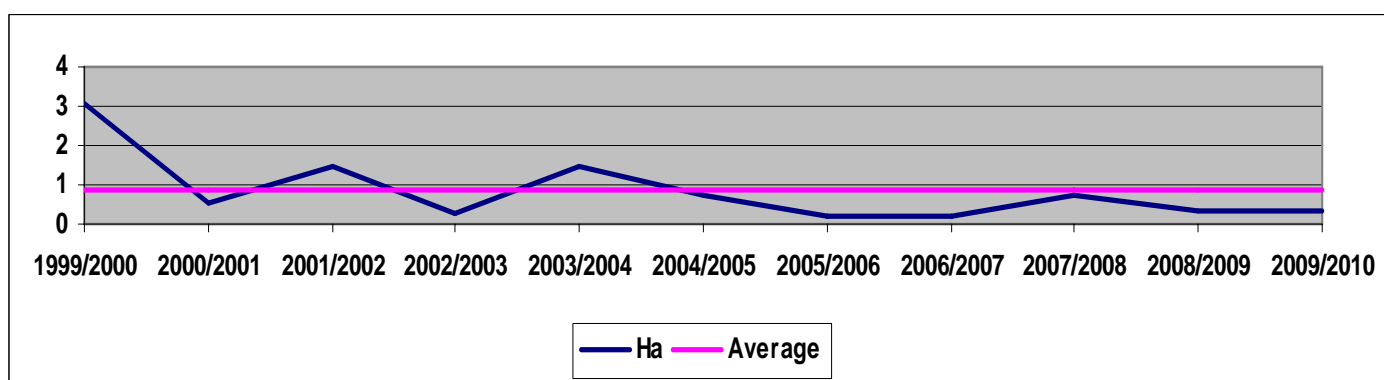
**RE6 Losses of Employment Land:** Over the reporting year, none of Allerdale's employment land was converted to housing or other uses.

**Table 7-2 Employees in Employment by Sector 2007**

	Allerdale		Cumbria North		Great	
	Number	%	%	%	%	%
Agriculture	674	1.9	1.6	0.5	0.9	
Fishing	7	0	0	0	0	
Mining, Quarrying	91	0.3	0.5	0.1	0.2	
Manufacturing	6,482	18.5	17.3	12.4	10.6	
Gas, Water, Electricity	311	0.9	0.6	0.3	0.4	
Construction	2,345	6.7	5.4	5.1	4.9	
Wholesale, retail	6,602	18.8	17.9	17	16.6	
Hotels, Restaurants	3,933	11.2	10.8	6.8	6.7	
Transport, Communication	1,265	3.6	5	5.6	5.9	
Financial Intermediation	299	0.9	1.2	3.4	4	
Business Activities	3,425	9.8	10.8	16	17.7	
Public Sector	1,935	5.5	4.4	5.9	5.6	
Education	2,750	7.8	8.1	9.5	9.2	
Health and Social Work	3,405	9.7	12.1	12.8	12.1	
Other Services	1,588	4.5	4.4	4.6	5.2	
<b>Total</b>	<b>35,110</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>

**RE7 Average Annual Development Rate:** Table 7-2 shown since 1999 the rate of development of new employment land throughout Allerdale has averaged 0.89 hectares p.a.. Over the last five years actual delivery has been much lower, averaging at 0.36 hectares p.a.

**Table 7-2 Employees in Employment by Sector 2007**



## 7.2 Core Indicators

**RE8 Total amount of additional employment floorspace completed, by type (BD1, 2 & 3):** Employment land and uses are defined as Use Class Order B1 (a), B1 (b), B1 (c), B2 and B8. In the report year, Allerdale has developed a gross total of 6,853 sq m, around 70% of which were of previously developed land.

Most of the employment land available could be used for any employment purpose, so of the 91.46 ha available, almost all is of mixed use. The results are summarised in **Table 7-3**.

**Table 7-3 Completed Employment Floorspace (BD 1, 2 & 3)**

	B1a	B1b	B1c	B2	B8	Mixed	Total
Gross	1846	0	1227	3161	619	-	6853
Net	1644	0	-749	3115	305	-	4315
Gross	1157	0	1227	1766	619	-	4769
% Gross on PDL	63%	0%	100%	56%	100%	-	70%
Hectares	0.04	0	0	0	0	91.42	91.46

## 7.3 Local Indicators

**RE11 Available Employment Land:** Of the 91.46 ha of employment land available, majority of which (90.32 ha) was allocated in Allerdale's Local Plan, a further 0.78 ha is under construction and 0.36 ha with planning permission.

Around 33.59 ha of the allocated land available are on Brownfield sites.

## 8. Town Centres and Retail

### 8.1 Contextual Indicators

**TC1 Retail Floor Space Rents:** Colliers CRE in-town retail rents 2007 has shown that prime retail rents (Zone A) in Workington are typically around £60 per square foot, however, more recently there has been a major new town centre redevelopment and prime rents (Zone A) have risen to around £70-75 per square foot. For the 5 other key service centres in the borough retail rents are significantly lower.

**TC2 Retail Floor Space Need:** According to WYG (2009), there appears to be an undersupply of convenience goods floorspace within the borough. Based on the identified undersupply of convenience goods floorspace in the borough, the study identifies capacity for additional convenience goods floorspace within the borough of £45.04m in 2009 or equates to an immediate floorspace requirements within the borough (not including outstanding commitments) of between 4,500sqm (net) and 9,010 sqm (net). In the longer term (i.e. 2023) the capacity for additional convenience goods floorspace is identified to equate to a potential floorspace recruitment of between 7,690 sqm (net) and 15,385 sqm (net). It is important to note that this floorspace requirement is not available to support a single retail destination and is capacity for the borough as a whole and is based on the population forecasts identified under “scenario one”.

### 8.2 Core Indicators

**TC3 Total Amount of Floorspace for “town centre uses” (BD4):** Table 8-1 show the amount of completed floorspace (gross and net) for town centre uses in Allerdale.

**Table 8-1 Total Amount of Floorspace for “Town Centre Uses” (BD4)**

	A1	A2	B1a	D2	Total
<b>Gross</b>	1,380	0	59	0	1,439
<b>Net</b>	1,187	-169	59	-88	989

For the reporting year, a net total of 989 sqm of floorspace have been created for town centre uses, none of these are within Allerdale’s town centre areas.

### 8.3 Local Indicators

**TC4 Business Vacancies within Key Service Centres:** For this indicator, Key Service Centres are defined as the parishes of Workington, Maryport, Cockermouth, Aspatria, Wigton, Silloth. By the end of the reporting year, out of the 2,323 business properties examined, 413 (or 17.8%) or which are empty.

Business Vacancies rates are highest within the parish of Cockermouth at 21.9% (severely affected by the 2009 floods), followed by Workington at 19.5%. It should be noted the figures are taken at the end of the reporting period (31st March 2010).

**TC5 Proportion of Retail Floorspace within Town Centres:** Based on latest available information (WYG 2009), around 60% of all retail floorspace in Allerdale are located within the town centres.

## 9. Environmental Quality

### 9.1 Contextual Indicators

**EN1 Wind Energy Supply:** no new wind energy scheme has come forward in Allerdale over the reporting period.

**EN2 Wind Energy Constraints:** Given the local terrain, the construction of large wind turbines in Allerdale has the potential to cause false Primary Surveillance Radar plots to be generated on NATS radar at Lowther Hill. Whilst a limited number of three false plots may be acceptable, NATS has concerns about the proliferation and impact of a large number of wind farms.

Central government policy is putting pressure on planners to approve schemes in potentially sensitive locations. A wind farm has recently been given approval on appeal in a location known to be in the flight path of Pink Footed Geese near to the SSSI sites in the north of the borough.. There are a number of further proposals in the pipeline

**EN3 Rural Population:** According to latest available statistics (ONS 2010b), in 2009 round 29 percent of Allerdale's population live in rural areas as defined by the Office for National Statistics (2005).

**EN4 Open Space:** According to the Open Space Audit (ABC 2008), in 2008, Allerdale has 301 open space sites, offering 401,26 ha of open spaces, including 70.61 ha of parks & gardens, 130.60 of natural & semi natural spaces, 63.25 of amenity green spaces, 6.10 ha of provision for children, 0.13 ha of provision for young people, 108.65 ha of outdoor sports spaces and 22.01 ha of allotment spaces.

Overall, Workington is the only locality where the current level of provision is greater than the

requirement as set by the local provision standards. All other localities have demonstrated a deficit in the overall provision of open spaces. Across all typologies, the largest shortfall is in the "provision for young people".

**EN5 Key Species:** The main key species listed in the Cumbria Biological Evidence base are:

- Barn Owls
- Bats
- Great Crested Newt
- Hen Harrier
- Natterjack Toad
- Otter
- Red Squirrel
- Reptiles
- Small Blue Butterflies
- Water Vole
- Wintering Geese and Swans

All of these species with the exception of Water Voles are present in Allerdale. Water voles are predated on by mink which is an invasive species introduced from mainland Europe. Water voles are now restricted to upland river courses in the Alston area which is unfavourable habitat for mink.

Natterjack toads and small blue butterflies are particularly rare species in the region and there are important population of present in Allerdale. Historically, both species have suffered from habitat loss to which they are particularly sensitive. Wintering geese and swans are mainly focused upon the Solway Flats in the north on the borough which is a SSSI, SAC, Ramsar and SPA. As noted in EN2, there is risk from wind energy developments upon these populations. Red squirrels are very common in Allerdale and can be seen in many woodland areas. Barn



**Table 9-1 Habitat Fragmentation**

	District Area (Ha)	Number of Sites in Districts, Including National Parks)	Total Area (Ha)	Average Area (Ha)	Number of Sites in Districts, Outside the National Parks)	Total Area (Ha)	Average Area (Ha)
Allerdale	125,600	297	2,498	8.4	116	855	7.4
Barrow	7,694	20	382	19.1	20	382	19.1
Carlisle	103,600	59	1,343	22.8	59	1,343	22.8
Copeland	74,350	238	2,992	12.6	65	635	10
Eden	214,900	272	11,293	41.5	187	10,206	55
South Lakeland	154,200	749	11,111	14.8	154	2,019	13
Total	680,344	1,635	29,619	18.1	601	15,440	26

owls and otters have seen increases in population over a number of years due to habitat related legislation on water courses and barn conversions. The main risk to barn owls remains habitat loss, poisoning and road kill.

The complete list includes 210 species, an increase of 68 species from the previous AMR. This is due to the work of the Cumbria Biodiversity Evidence Base which was a partnership project designed to bring and validate data from a wide range of ecological resources.

**EN7 Habitat Fragmentation: Table 9-1** overleaf shows wildlife sites compiled by Cumbria Wildlife Trust. It shows that compared to the rest of Cumbria, high quality wildlife sites are small in area. This is even more acute outside of the national park. This suggests a need to consider the links (wildlife corridors) between sites. It also suggests that the pressures upon wildlife sites are more acute in Allerdale than elsewhere, more so even than in Carlisle which is predominantly an urban area.

## 9.2 Core Indicators

**EN8 Number of planning permissions granted contrary to Environmental Agency advice on flooding and water quality grounds (E1):** Over 31st March 2009 to 1st April 2010, no buildings were constructed or given planning permission contrary to DEFRA advice on flood risk areas.

**EN8 Change in Areas of Biodiversity Importance (E2):** In relation to the temporary development of a food store at land west of Siddick Road, Workington, habitat of the “small blue butterfly” were lost in the vicinity of the development.

The sum of £10,000 have been proposed to be paid to the council for the conservation, safeguarding and enhancement of the site.

**EN9 Renewable Energy Generation (E3):** No new energy scheme has come forward over the plan period.

## 9.3 Local Indicators

EN11 Conservation Area Appraisals, in total Allerdale has twenty conservation areas.

There are now three completed Conservation Area Appraisals in Allerdale, these are:

- Cockermouth Conservation Area Appraisal
- Maryport Conservation Area Appraisal
- West Newton Conservation Area Appraisal

Progress is being made on three further Conservation Area Appraisals.

## 10. Conclusion and Further Action

This, the sixth Allerdale AMR, is a more comprehensive document than previous versions. However, there are still some gaps in data which cannot be yet filled. For this reporting year, the completion of the following indicators was not possible:

- PH10 Housing Quality, Building for Life Assessment (H6).
- TC5 Proportion of Retail Floorspace within Town Centre.
- EN8 Change in Areas of Biodiversity Importance (E2).

Of the three indicators, two of which are Core Indicators. Arrangements are currently in place to capture the data require to complete these indicators for next year.

The continuing and timely delivery of Local Development Documents will be the priority in Allerdale over the next few months and current staff and financial resources will be attuned to that aim. If staff and/or financial resources cannot be maintained delivery of the Local Delivery Framework will be affected. Resources will be committed to future monitoring sufficient to meet statutory requirements and to ensure efficient implementation of policy. In a nutshell, this AMR has shown steady progress in meeting the milestones for preparation of Local Development Documents. Also, performance against targets has also been generally positive.

With the abolition of Government Office North West by April 2011, it is unclear at the time of this document whether or not existing monitoring arrangements in its current form will continue. It is envisioned that Allerdale will continue to make appropriate arrangements to ensure its policies are continued to be monitored and checked to ensure their delivery.

It is likely the monitoring process will continue to form part of the development plan process as indicated by the recent release of the Localism Bill.

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## Glossary

This glossary provides definitions of the uncommon words, terms and abbreviations used in this report.

**Accessibility** . An aggregate measure of how reachable locations are from a given location. In the context of the Annual Monitoring Report, this relates to the ability of residents to reach certain key services by public transport.

**Affordable Housing**. Housing provided, with subsidy, for people who are unable to resolve their housing needs in the local private sector market because of the relationship between housing costs and income.

**Annual Monitoring Report (AMR)**. Statutory document produced annually to monitor if the council is meeting its Local Development Scheme timetable and the success or otherwise of its policies.

**Ancient Woodlands**. Woodland that have existed for at least 400 years.

**Appropriate Assessment of Development Plans**. An assessment undertaken under the Habitats Directive to assess the impacts of a land use plan against the conservation objectives of relevant European sites.

**Area Action Plan**. An optional Development Plan Document that can be included in the Local Development Framework to provide specific policies and allocation for an area of high strategic value.

**Area of Outstanding Natural Beauty (AONB)**. A national landscape designation protecting high quality landscapes for their scenic and intrinsic value, and where conservation and enhancement of natural beauty is a priority.

**Biodiversity**. The variety, of plants, animals and other living things in a particular area or region. It encompasses habitat diversity, species diversity and genetic diversity.

**Brownfield**. Previously developed land that is now available for redevelopment (or new development).

**Buildings at Risk**. A register, published annually, which brings together information on all Grade I and II\* listed buildings and scheduled monuments (structures rather than earthworks), known to English Heritage to be “at risk” through neglect or decay, or vulnerable to becoming so.

**Conservation Area**. An area of special architectural or historic interest, the character and appearance of which should be protected.

**Conservation Area Character Appraisal**. A document which defines the special qualities and architectural and historic interest which warranted the conservation area designation.

**Contextual Indicators.** Baseline social, economic and environmental “spatial” information.

**Core Indicators.** Local Development Framework Monitoring indicators prescribed by the DCLG (see Core Output Indicators, Update 2/2008).

**Core Strategy.** The lead document in a Local Development Framework which provides an overall strategy for the area for the next 15 years. All other local development documents must conform to it.

**Corporate Improvement Plan.** A document which sets out the council's commitment and overall approach to secure on-going improvements across a wide range of services that are provided to local residents, businesses as well as visitors to the town.

**County Wildlife Sites.** Areas designated by Cumbria Wildlife Trust for their value to the sub-region in terms of animal and plant life.

**Department of Communities and Local Government (DCLG).** The Government department responsible for UK policy on local government, housing, urban regeneration, planning and fire and rescue.

**Deprivation.** A measure of material poverty based on a number of criteria such as income, economic circumstances, environment, health and education.

**Derelict Land.** Land so damaged by industrial or other development that it is incapable of beneficial use without treatment.

**Development.** Defined in section 5 of the Town and Country Planning Act 1990 as “the carrying out of building, engineering, mining and other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land”.

**Development Plan Documents.** Statutory planning documents comprising of the Core Strategy, General Development Control Policies, Site Specific Allocations, and Area Action Plans.

**Development Plan.** Sets out the development and use of land and buildings. Planning applications must be considered in accordance with the development plan unless material considerations must be indicate otherwise.

**Dwelling/Housing Density.** The number of dwellings per hectare on a site (including roads, pavements, incidental open space, and other such features usual in housing development).

**Dwelling.** House, flat, bungalow or other permanent structure used as a residence.

**Economically Active/Inactive.** The workforce of an area comprising of both employed and unemployed male and female persons.

**Employment land.** Land identified in a local plan for business, general industrial, storage and distribution development as defined by Classes B1, B2 and B8 of the Town and County Planning (Use Classes) Order.

**Employment Use Classes.** B1: offices not in class A2, research and development, studios, laboratories, “high-tech” uses, and light industry. B2: any industrial use not falling within the B1 uses. B8: wholesale warehouses, cash “n” carry and open storage.

**English Heritage.** Government body with responsibility for all aspects of protecting and promoting the historic environment.

**Environment Agency.** Government-funded agency responsible for pollution control, waste regulation, water resources, flood defence and inland fisheries, recreation, conservation and navigation of inland waterways.

**Floorspace.** All the area enclosed by the exterior walls of a building.

**Government Office North West (GONW).** Represents Central Government in the North West Region and aims to work with regional partners and local people to increase the prosperity of the region.

**Green Spaces Strategy.** A comprehensive spatial strategy for the protection and enhancement of green space resource throughout the district.

**Greenfield.** A previously undeveloped area of land. Such land is normally outside the built up area of an existing settlement and in agricultural use.

**Household.** One person living alone or a group of persons (who may or may not be related) living, or staying temporarily, at the same address with common house keeping (Census).

**Household Size.** A measure derived by dividing total population by the total dwelling stock within an area.

**Housing and Planning Delivery Grant.** A grant payable to local authorities who deliver improved housing delivery schemes, including more effective planning, to better address local needs.

**Housing Land.** Land identified in the Local Plan for dwellings and includes both market and affordable housing irrespective of tenure and ownership.

**Housing Trajectory.** Means of showing past and future housing performance by identifying the predicted provision of housing over a period of time.

**Index of Multiple Deprivation (IMD).** Combination of indicators across seven domains into a single deprivation score and rank.

**Joint Structure Plan (JSP).** Plan prepared by county council and LDNPA which sets out a broad framework for the development or other use of land across the county to set the scene for Local Plans.

**Lake District National Park Authority (LDNPA).** Local government body established to conserve and enhance the natural beauty, wildlife and cultural heritage of the Lake District National Park.

**Local Indicators.** Indicators derived to monitor aspects of the Local Plan not covered by the Core, RSS and LTP indicators.

**Listed Building.** A building included in a list compiled by the Secretary of State for Culture, Media and Sport as being of special architectural or historic interest as defined in Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

**Local Development Document (LDD).** Documents that make up a Local Development Framework.

**Local Development Framework (LDF).** A portfolio of Local Development Documents which include the Local Development Scheme, Development Plan Documents, Supplementary Planning Documents, the Statement of Community Involvement and the Annual Monitoring Report. Together with Regional Spatial Strategy, these provide the framework for planning in the borough.

**Local Development Scheme (LDS).** A public statement of the council's programme for the production of Local Development Documents.

**Local Plan.** Local Plans identify particular area as suitable for housing, employment, retail or other uses, and set out the policies that an authority proposes to apply in deciding whether or not development will be permitted. The Local Plan system is being replaced by the Local Development Framework.

**Local Transport Plan (LTP).** A statutory planning document that sets out a county council's vision, strategy and policies for transport.

**Low Cost Housing.** Market housing which is priced at the lower end of the housing market to meet the needs of first time buyers and smaller households.

**Monitoring.** The regular and systematic collection and analysis of information to measure the effectiveness of planning policy.

**Natural England.** An organisation formed by bringing together English Nature, the landscape, access and recreation elements of the Countryside Agency and the environmental land management functions of the Rural Development Service to ensure that the natural environment is conserved, enhanced and managed for the benefit of present and future generations, thereby contributing to sustainable development.



**National Nature Reserves.** Sites established to protect the most important areas of wildlife habitat and geological formations in Britain.

**Net Dwellings.** Total number of dwelling completions minus losses through changes of use, conversion and demolition.

**Nomis.** Official labour market statistics (part of the office of National Statistics)

**NUTS.** Nomenclature of Unites of Territorial Statistics, a single hierarchical classification of spatial units used for statistical production across the European Union.

**NVQ.** National Vocational Qualifications.

**Office for National Statistics (ONS).** Government department responsible for collecting and publishing official statistics about the UK's society and economy.

**Open Countryside.** Rural area outside of the towns and villages.

**Open Space Audit.** An audit of open space, sport and recreational faculties inline with Planning Policy Guidance (PPG 17).

**Planning Inspectorate (PINS).** The organisation responsible for the processing of planning and enforcement appeals and holding inquiries into local development plans.

**Previously Development Land (PDL).** An urban or rural site which is or has been occupied by a permanent (non-agricultural) structure and associated infrastructure.

**Preferred Options.** The stage when the local planning authority will identify the preferred approach and will show any likely development proposals as well as any proposals that have been rejected.

**Ramsar Site.** Designated by the UK Government under the Ramsar Convention to protect wetlands that are of international importance. All Ramsar sites are also SSSIs.

**Regeneration.** Bringing about development and other physical changes within existing urban areas whilst respecting the existing built heritage and other valued environment assets, in order to create economic and social opportunities and improve the quality of life.

**Regional Planning Guidance (RPG).** A statement of the government's planning aims for the region to set the context within which local planning authorities prepare development plans. These are to be replaced by Regional Spatial Strategies.

**Regionally Important Geological Sites (RIGS).** Geological sites, other than SSSIs, which are considered worthy of protection.

**Renewable Energy.** Energy flows that occur naturally and repeatedly in the environment, i.e. energy from the sun, wind and water.

**Regional Spatial Strategy (RSS).** A document prepared by regional planning bodies which sets a spatial development framework for the region in terms of development and use of land. The RSS is prepared for the north west by the North West Regional Assembly.

**Retail Use Classes.** A1 Shops: shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleansers and funeral directors.

**Scheduled Ancient Monument (SAM):** Archaeological sites, monuments or buried remains of national importance designated by the Secretary of State for Culture, Media and Sport on the advice of English Heritage.

**Site of Special Scientific Interest (SSSI):** Sites of national importance designated by Natural England and given statutory protection as areas of special interest by reason of flora, fauna, geological or physiological features.

**Special Area of Conservation (SAC).** Protected sites of nature conservation designated under the EC Habitats Directive.

**Special Protection Area (SPA).** Protected areas of vital importance to birds both in terms of migration corridors and habitat.

**Species.** A single, distinct class of living creature with features that distinguish it from others. Nationally rare species are those named in Schedules of the 1981 Wildlife and Countryside Act, the EC Bird Directive and Habitats Directive and those covered by the Bern, Bonn and Ramsar Conventions.

**Statutory.** Required by law, usually through an Act of Parliament.

**Strategic Housing Land Availability Assessment (SHLAA).** Document to identify sites with potential for housing; assess their housing potential and assess when they are likely to be developed.

**Structure Plan.** Plan prepared by the county council which sets out a broad framework for the development or other use of land across the county to set the scene for local plans. Structure plans will be replaced by the Regional Spatial Strategy.

**Supplementary Planning Document (SPD).** Guidance notes produced by the borough council which give advice and explain the councils approach to particular aspects of development. They are intended to be a guide to developers and indicate the requirements and standards of the council in the granting or planning permissions.

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**Sustainable Development.** Development which meets present needs without compromising the ability of future generations to achieve their needs and aspirations (world commission on environment and development).

**Sustainability Appraisal.** An appraisal of the social, environmental and economic effects of development plan strategies and policies.

## APPENDIX 1

### ALLERDALE LOCAL PLAN SAVED POLICIES

<b>Policy</b>	<b>Policy Objective</b>
<b>Global Sustainability</b>	
EN1 - 4	To support/enable environmentally sustainable development
<b>Natural Resources</b>	
EN5 - 8	To control pollution and encourage recycling
EN9 + 10	Encourage the development/restoration of derelict/contaminated land
EN11, EN12, EN14 + EN15	Control development affecting water resources and on land subject to flood risk
EN17	Protects the best and most versatile agricultural land from development
EN18	Controls light pollution
<b>Local Environmental Quality</b>	
EN19 - 22, EN24 + EN25	Protect landscape character and landscape designations from damaging development
EN26 - 36	Promote nature conservation and protection of designated wildlife and RIG sites
EN37 + EN38	To protect and enhance urban greenspace and green wedges/corridors
EN39	Requires relevant development to be accessible in disabled people
EN40 - 43	To protect and enhance the urban fringe and A596 corridor
<b>Workington Environment</b>	
WKEN1, WKEN2 + WKEN4	Seek the protection/enhancement of Lower Derwent Valley Harrington Marina and Curwen Park
<b>Maryport Environment</b>	
MEN1 - 3	Seek to protect/enhance Sea Brows and Netherhall Park

<b>Cockermouth Environment</b>	
CEN1	Protection of Rivers Cocker and Derwent Valley corridors
<b>Wigton Environment</b>	
WEN1 + 2	Protection of Park Road Buffer Zone and Longthwaite Tip
<b>Silloth Environment</b>	
SEN1 - 3	Seek to protect Solway Coast AONB, "The Green", etc
<b>Rural Environment</b>	
REN1	Seeks to protect open space/undeveloped sites within villages
<b>Housing and Settlement</b>	
HS2 + 3	Carries forward existing permissions/allocations for housing development
HS5	Control conversions to residential use and extensions to dwellings
HS10 - 13	Control conversions to residential use and extensions to dwellings
HS14	Enables the LPA to seek a "quota" of affordable dwellings on housing developments
HS17	Seeks energy efficient design in residential development
HS18	Controls proposals for travellers sites
<b>Workington Housing</b>	
WKHS1	Housing allocation at Ashfield Road South, Moorclose
WKHS4	Housing allocation at Crofffield Road, Seaton
WKHS8	Controls changes of use to retail in residential areas adjacent to town centre
WKSR1 - 3	Policies to control/enhance environment in Station Road area
WKSR5 - 8	Seek to control development and enhance environment in Station Road Area

<b>Maryport Housing</b>	
MHS3 + 4	Seek the improvement of the residential environment of Grasslot and Netherton
MHS5	Controls changes of use to dwellings in Maryport town centre
<b>Cockermouth Housing</b>	
CHS3	Seeks to enhance the environment of the Derwent Street area
CHS4	Concerns changes of use to residential in Cockermouth town centre
<b>Wigton Housing</b>	
WHS1 + WHS2	Housing allocation at Howrigg bank and Kirkland Road
WHS5 + 6	Encourages housing for the elderly and conversions to residential within/close to the town centre
<b>Silloth Housing</b>	
SHS2	Residential allocation at Fell View
SHS3	Controls changes of use to dwellings in town centre
<b>Rural Housing</b>	
RHS3	Housing allocation at Silloth Road, Abbeytown
RHS4	Housing allocation at Browside Road, Dearham
RHS5	Housing allocation at Moor Road, Great Clifton (Abbots Wood)
RHS7 + 8	Seek the enhancement of the residential environment in Flimby and Bowflatts, Great Clifton
<b>Regeneration and Employment</b>	
EM1+ EM2	Carry forward existing planning permissions and previous allocations into the Local Plan
EM3 - 8	Policies for the control of industrial development
EM9 - 13	Control noisy, bad neighbour, and hazardous uses
EM14	Policy encourages proposals for research and development, IT and education/training
EM15 + 16	Control telecommunication development and satellite dishes
EM17	Policy in relation to the replacement or installation of overhead power lines.

<b>Workington Employment</b>	
WKEM2 - 6	Allocations of employment land at Lillyhall Industrial Estate
WKEM7 + 8	Employment allocations in Workington
<b>Maryport Employment</b>	
MEM1- 3	Employment allocations at Glasson and Maryport Harbour
<b>Cockermouth Employment</b>	
CEM1, 3 + 4	Employment allocations at Low Road, Strawberry How and Marvejols Park, (Europe Way)
<b>Silloth Employment</b>	
SEM1	Concerns development at Silloth Docks
<b>Rural Employment</b>	
REM1, 3 + 4	Employment allocations in Abbeytown, Kirkbride and Prospect
REM6 - 8	Policies for the control of agricultural development and farm diversification
REM9 + 10	Policies to control development at Kirkbride and Silloth Airfields and at Dovenby Hall
<b>Transport</b>	
TR2	Protects the route of the A595(T) Parton to Lillyhall road improvements
TR3, 4 + 5	Policies concern the design and layout of highways and traffic management
TR6	Policy controls car parking as part of development
TR7 - 14	Policies on traffic calming disability access, public transport, cycling, footpaths and HGV traffic
TR15	Protects disused railway lines which have potential to become transport links
<b>Workington Transport</b>	
WKTR1	Encourages transport integration at Workington Station
WKTR2	Protects the line of the proposed Workington Southern Link road

<b>Maryport Transport</b>	
MTR2	Allocates land for a new access to Maryport Harbour
<b>Cockermouth Transport</b>	
CTR3	Allocates land for new access to Low Road
CTR4	Requires new footpaths along banks of Rivers Derwent and Cocker
CTR5 + 6	Concern proposed and existing off street car parks
<b>Wigton Transport</b>	
WTR1 - 4	Policies to promote traffic management, public transport and car park improvements
<b>Aspatia Transport</b>	
ATR1	Policy promotes public transport and use of rail
<b>Rural Transport</b>	
RTR1, 2 + 3	Policies control roadside services, and promote rights of way
<b>Workington Renewable Energy</b>	
WKRE1	Encourages renewable energy proposals at Oldside
<b>Conservation</b>	
CO1- 24, WKCO1, MCO1 - 3, CCO1 + 2, RCO1	Policies for the control of development in Conservation Areas, affecting Listed Buildings and Archaeological Sites
<b>Leisure</b>	
L1 - 4	Policies requiring provision of childrens play areas, and sports pitches, or affecting community facilities
L5 + L6	Policies encouraging the provision of public art
<b>Workington Leisure</b>	
WKL2 + 3	Allocate land for leisure/recreational uses
<b>Maryport Leisure</b>	
ML2 + 3	Allocate land for leisure/recreational use at Hall Close Wood and Risehow
<b>Cockermouth Leisure</b>	
CL2	Allocates land at Brigham Road for P.O.S.



<b>Wigton Leisure</b>	
WL2	Allocates land at West Road for recreational use
<b>Rural Leisure</b>	
RL2	Policy controls proposals for new/extended recreational, sporting facilities in open countryside
RL3 + 4	Seeks provision of new footpaths and rights of way, and access for disabled
RL5 + 6	Allocations of land for cemetery purposes in Gt. Broughton and Flimby
<b>Tourism</b>	
TM3 - 5	Policies control proposals on existing caravan sites
TM6	Controls the improvement/extension of existing tourist attractions
TM7	Controls conversions of farm buildings to camping barns
TM8	Controls proposals for tourism signs in open countryside
<b>Workington Tourism</b>	
WKTM1	Encourages tourism proposals at Harrington Harbour
<b>Maryport Tourism</b>	
MTM1 + 2	Policies encourage tourism facilities in town
MTM3 + 4	Allocates land for tourism / leisure use
MTM5	Allocates Mote Hill as a Heritage Park
<b>Rural Tourism</b>	
RTM1	Guides/controls proposals at Crofton Hall
<b>Town Centres and Retailing</b>	
RG1 - 3	Policies guide/control proposals for retailing development
RG4 - 6	Policies control proposals for amusement centres, betting offices and hot food shops
RG7 - 10	Policies to control non-retail uses in town centres
RG11	Concerns small scale retail proposals outside town centres
RG12	Controls proposals for roller shutter doors and other security measures

<b>Workington Town Centre and Retailing</b>	
WKTR3 - 10	Policies concerning traffic control, public transport, pedestrian/cyclist needs, off-street parking
WKR5 - 8	Policies seek to enhance building design and public realm in town centre
WKR9 + 10	Policies control changes of use in areas adjacent to town centre
<b>Maryport Town Centre and Retailing</b>	
MRG2	Policy to maintain and enhance market
<b>Cockermouth Town Centre and Retailing</b>	
CRG2	Controls changes of use in Market Place
<b>Silloth Town Centre and Retailing</b>	
SRG1	Street Market policy for the town centre
<b>Aspatria Town Centre and Retailing</b>	
ARG1	Allocates a small site at Queen Street for retail use
<b>Rural Areas Retailing</b>	
RRG1	Encourages provision of new village facilities, eg shops, pubs, schools
RG2	Controls changes of use from village shops and pubs
<b>Coastal Zone</b>	
CZ1 - 5	Policies control/guide development within and affecting the Coastal Zone

## ALLERDALE LOCAL PLAN FIRST ALTERATION; SAVED POLICIES

Environment	
EN13	Controls development of land liable to flood
EN16	Controls proposals for flood defences
WKEN1	Policy area boundary amended
REN2	Controls development at Derwent Forest
Housing	
HS4	Controls housing proposals in open countryside
HS6	Controls conversion to residential outside of settlements
HS7	Brownfield preference sequential policy
HS8	Controls housing design
HS9	Infrastructure requirements for housing
HS15	Affordable housing outside of settlements
HS16	Controls proposals for single affordable dwellings
RHS9	Controls replacement dwellings in open countryside
RHS10	Controls the removal of occupancy restrictions
RHS11	The removal of local occupancy restrictions
Employment	
REM5	Controls employment proposals in open countryside
Leisure	
WKL1(a)	Allocates a site for sport and recreation uses
Tourism	
TM2	Controls caravan sites in Solway Coast AONB
TM7(a)	Controls holiday accommodation in open countryside
Retailing	
WKR3	Allocate Laundry Field in Workington for retailing
Proposals Map	
	Maryport town centre boundary
	Glasson village limit

Appendix 2  
Core Strategy Sustainability Appraisal Framework

SA Objective	Headline Indicator	Sub-objective	Baseline Indicators
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Social Progress Which Recognises The Needs Of Everyone			
<b>SP1</b> <b>To increase the level of participation in the democratic process</b>	Community involvement and community groups	Will it encourage participation in the democratic process?	% of community groups responding to Allerdale Borough Council SPD Consultation
			Number of hits on council web site
<b>SP2</b> <b>To improve access to services and facilities</b>	Accessibility to services	Will it improve accessibility to key services?	Percentage of rural households within set distances (either 4km or 2km) of key services
			% of development located in KSC and LSC
			Number of households within 30 minutes of key service centres by public transport
	Leisure facilities and play areas	Will it improve access to facilities?	Number of planning applications refused on access grounds
			Disabled access to public buildings
			The % of the population within 20 minutes travel time (urban – walking, rural by car) of different sports facility types

<p><b>SP3</b> To provide everyone with a decent home</p>	<p>Community cohesion and social inclusion</p>	<p>Will it improve the quality and location of housing?</p>	% of households rated unfit
			Number of unfit dwellings demolished
			% of housing development incorporating community green space/ childrens play areas
		<p>Will it increase the range and affordability of housing for all social groups?</p>	Number of people on housing waiting list
			Number of affordable homes completed (both by registered social landlords and planning obligation)
			No of people on housing waiting list
% of housing development incorporating community green space/ childrens play areas			
<p><b>SP4</b> To improve the level of skills, education and training</p>	<p>Qualifications and skills of all people</p>	<p>Will it improve qualifications of children?</p>	<p>The percentage of 15 year old pupils in schools maintained by the local authority achieving five or more GCSE's at grades A* - C or equivalent</p>
		<p>Will it improve qualifications and skills of adults?</p>	% of the population whose highest qualification is a first degree (or equivalent)
			Number of S106 agreements requiring skills training
			% of the population with no or low qualifications

<p><b>SP5</b> To improve the health and sense of wellbeing of people</p>	<p>Health equality and community wellbeing</p>	<p>Will it increase the access to, and availability of health services?</p>	<p>Doctor/Patient ratio</p>
		<p>Will it positively affect the wellbeing of people?</p>	<p>Length of cycleway created</p>
			<p>% Adults taking part in sport</p>
			<p>Number of developments with restriction of opening hours/ noise reduction measures</p>
			<p>Number of visits to leisure centres</p>
		<p>Design Out Crime layouts included in applications</p>	
<p>Will it reduce the need for health benefits?</p>	<p>% Households with 1 or more person with a limiting long term illness</p>		
<p><b>SP6</b> To create vibrant, active, inclusive and open-minded communities with a strong sense of local history</p>	<p>Social inclusion, cultural awareness and community safety</p>	<p>Will it enhance the inclusiveness of communities?</p>	<p>% of residents who think that over the past three years, that activities for teenagers have got better or stayed the same.</p>
			<p>% of residents who think that over the past three years, that community activities have got better or stayed the same.</p>
			<p>% of residents who think that over the past three years, that sports and leisure facilities have got better or stayed the same.</p>
			<p>% of residents who think that over the past three years, that facilities for young children have got better or stayed the same.</p>
			<p>% of residents who think that over the past three years, that cultural facilities (e.g. cinemas, museums) have got better or stayed the same.</p>

Effective Protection Of The Environment			
<b>EN1</b> <b>To protect and enhance biodiversity</b>	Endangered species and habitat conservation	Will it protect and enhance biodiversity?	Number of developments including landscaping schemes to benefit biodiversity
			Change in Habitats and species rated priority BAP
		Will it maintain and enhance sites designated for their nature conservation interests?	Number of developments including schemes to protect existing biodiversity.
			Loss of designated areas to development
<b>EN2</b> <b>To preserve and enhance landscape quality and character</b>	Countryside quality and conservation	Will it improve the landscape and ecological character of the environment?	Hedges removed (number of hedge removal notices refused)
			Number of environmental stewardship schemes
			Development within area of landscape designation
			Number of Tree Preservation Orders made
			Number of developments with landscaping schemes
			Number of refusals due to impact on landscape character/ designation

<p><b>EN3</b> To improve the quality of the built environment</p>		<p>Will it protect and enhance sites, features and areas of historical, archaeological and cultural value?</p>	% of Grade 1 and 2* listed buildings at risk
			Number of parks with green flag status
			Number of derelict properties
			% new development on brownfield sites
			% of development on protected open space
	<p>Historic buildings accessibility and design</p>	<p>Will it incorporate protection against flooding and inappropriate design?</p>	Number of approvals contrary to environment agency advice on flooding
			Number of approvals incorporating EA advice on flood mitigation guidelines
			Number of planning permissions refused on the basis of design
			% of development meeting BREEM standards
			Number of up to date Conservation Appraisals
<b>Sustainable Use And Management Of Natural Resources</b>			
<p><b>NR1</b> To improve local air quality and reduce greenhouse gas emissions</p>	<p>Climate Change</p>	<p>Will it reduce emissions of greenhouse gases by reducing energy consumption?</p>	Use of renewable energy in new development
			Amount of Energy produced by renewable energy developments
			% of development outside KSC & LSC
		<p>Will it lead to an improvement in air quality?</p>	Estimated traffic flows for all vehicle types (million vehicle kilometers)
	CO2 Emissions		



<b>NR2</b> <b>To improve water quality and water resources</b>	Water use	Will it improve water quality and reduce consumption?	% of main river water quality classified as good or fair (chemical & biological under the general quality assessment)
			Daily Domestic Water Use (per capita consumption)
			Number of beaches with a blue flag status
			No. of applications including Sustainable Drainage Systems
<b>NR3</b> <b>To restore and protect land and soil</b>	Land use and conservation	Will it minimise the loss of soils to development?	(Ha) Contaminated land reclaimed as a) Open Space/Natural Green Space b) Development
			% Dwellings built on brownfield land
			% Land Stock that is on Contaminated Land
<b>NR4</b> <b>To manage mineral resources sustainably and minimise waste</b>	Recycling	Will it reduce household waste	Volume of Household waste collected per person per year (kg per head)
		Will it increase waste recovery and recycling	Number of new developments including recycling facilities
			% Household waste collected which is recycled/composted

Building A Sustainable Economy In Which All Can Prosper			
<p><b>EC1</b>  <b>To retain existing jobs and create new employment opportunities</b></p>	<p>Opportunities and unemployment</p>	<p>Will it retain existing jobs?</p>	<p>Job Type</p>
			<p>Amount of employment land Use Classes B1, B2 &amp; B8 (Town &amp; Country Planning Use Classes Order 1987) hectares lost to residential development per financial year (12 months ending 31st March)</p>
		<p>Will new employment opportunities be created with good access?</p>	<p>Amount of Land (hectares) Supply Available for Employment Use Classes B1, B2 &amp; B8 of the Town &amp; Country Planning Use (Classes Order 1987),</p>
			<p>Gross floor space retail/leisure</p>
		<p>Gross floor space completed B1, B2, B8</p>	

<b>EC2</b> To improve access to jobs	Transport and Infrastructure	Will it reduce need to travel?	Proximity of jobs from residences
		Will it reduce the effect on congestion?	Households without access to a car
		Will it reduce journey times between key employment centres?	Methods for travelling to work

<b>EC3</b> To diversify and strengthen the local economy	Inward investment and economic growth	Will it encourage inward investment?	% Change in No. VAT Registered Businesses
			Visitor Numbers
			Visitor expenditure
			GVA £ per capita
		Will it make efficient use of economic land and property?	Economic Activity rate % (male and female) based on working age population 16 to 59/64yrs, expressed as a % of all working age people
	Unemployment rate % (male and female)		