



ALLERDALE LOCAL DEVELOPMENT FRAMEWORK

ANNUAL MONITORING REPORT

2004/05

FOREWORD

This Annual Monitoring Report (AMR) has been prepared by Allerdale Borough Council in accordance with regulations which govern the preparation of Local Development Frameworks (LDF). The regulations stem from the Planning and Compulsory Purchase Act 2004 which came onto the statute book at the end of September 2004. Therefore, statutorily, this AMR needs only to cover the period from October 2004 to March 2005. However, Local Authorities have been encouraged by the Government to assess the whole year 2004/05, and this AMR will do so.

In addition, this report also assesses the progress, up to date, made on the preparation of the Local Development Framework in comparison with the programme in the Local Development Scheme (LDS).

The AMR is a crucial element in the management of the LDF process in that it sets out to:

- Assess the performance of Allerdale in meeting the timetable for the preparation of Local Development Documents in the Local Development Scheme.
- Broadly assess the success of the Authority in implementing policies in Local Development Documents.
- Explore, if policies are not being implemented, why is this so, and what steps may be appropriate to remedy the situation. For example, whether it is appropriate to ensure that the policy is implemented or changed.
- Assess the broad effects of planning policy locally and whether these are as intended.
- Summarise the monitoring framework for the LDF and the principles to be followed.
- Review the contents of the LDS and assess whether it is appropriate to revise it.

This is the first Annual Monitoring Report to be prepared by Local Planning Authorities. The requirements of the new Act and Regulations for monitoring of LDF's are ambitious and detailed. These requirements need significant resources and effort to fulfil, unfortunately, Allerdale Borough Council has not until recently had such resources available. Therefore, this first Allerdale AMR is based upon a limited range of indicators and cannot yet cover the whole range of detailed evidence gathering that is now required by the Government. Nevertheless, the information available is sufficient to enable a broad assessment of the implementation of local planning policy to be made.

The Council is now working to remedy the gaps and deficiencies in monitoring and intend to submit a fully compliant AMR in 2006 for the year 2005/06.

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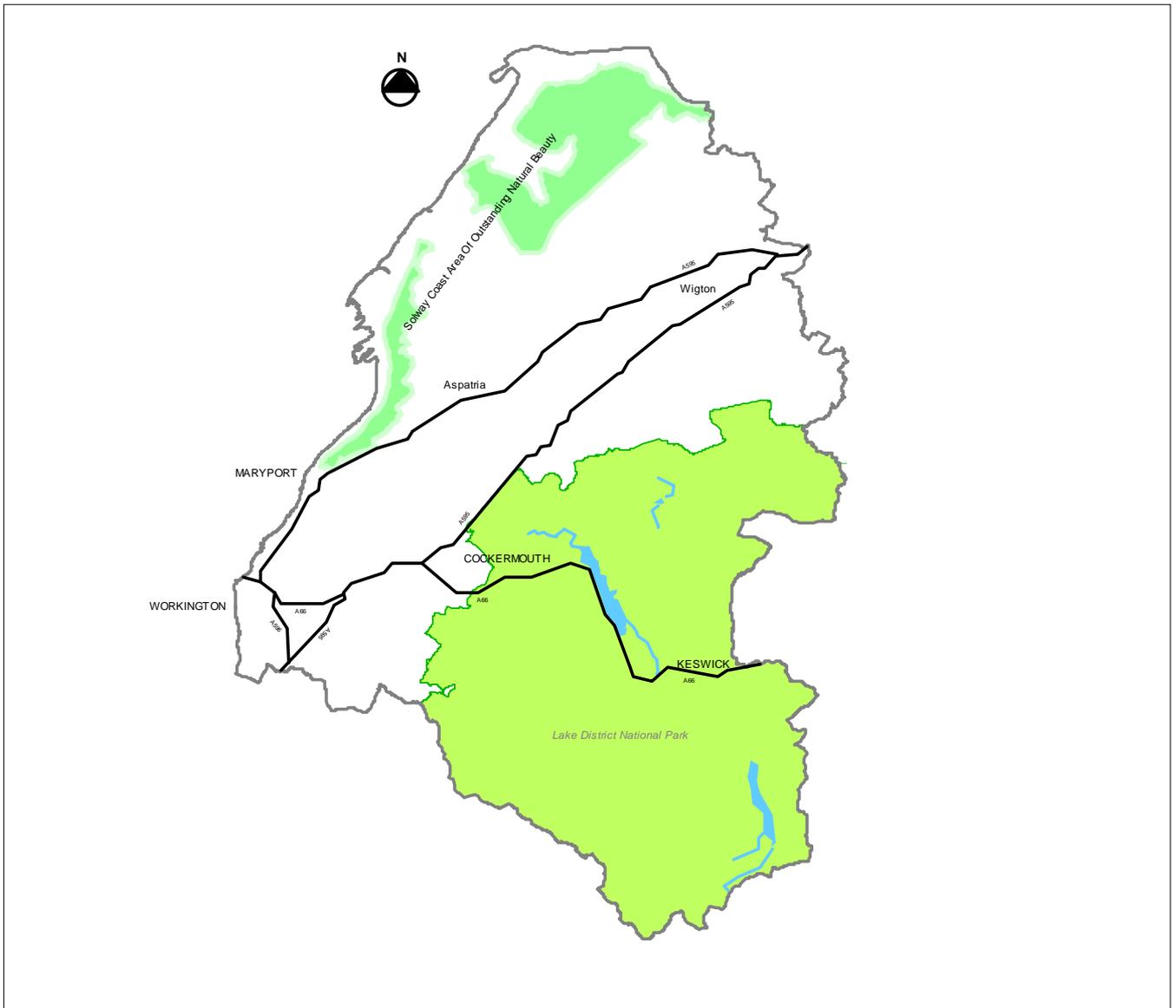
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1. **EXECUTIVE SUMMARY**

- 1.1 This is the first Annual Monitoring Report (AMR) into the preparation/ implementation of the Allerdale Local Development Framework. It is in accordance with the new Regulations attached to the Planning and Compulsory Purchase Act 2004 which came into effect in September 2004. Statutorily it need only cover the period October 2004 to March 2005, however, Allerdale has chosen to cover the whole of the year April 2004 – March 2005 in the Report.
- 1.2 The Report summarises the policy context for Allerdale at national regional and subregional levels. It goes on to summarise the characteristics of Allerdale Borough under the headings of:
- Physical Characteristics
 - Population
 - Environmental Quality
 - Economy and Employment
 - Housing
 - Accessibility
- 1.3 Section 3 of the AMR reviews Allerdale's progress in following the work programme for preparation of the LDF as shown in the Local Development Scheme. This shows that, in summary, whilst progress has been made on some documents, notably the Local Plan Alteration and Interim Housing Policy, progress on other documents has been slower than anticipated. This has been partly as a result of staff vacancies and partly because of a general lack of appreciation of the complexity of the new LDF processes, particularly the new requirements concerning Sustainability Appraisal at the beginning of the process, which are very time consuming. This latter problem has not been confined to Allerdale but has been general throughout local and central government. Allerdale's LDS will be amended in line with the chart in Appendix 3.
- 1.4 The Report goes on to describe a Monitoring Framework for the implementation of the LDF. It lists a short-list of Headline Indicators and then in Appendix 1 a list of Core Output Indicators which are broadly in line with the monitoring requirements for the Regional Spatial Strategy.
- 1.5 Monitoring of Key Elements of the LDF shows that many objectives are being met. However, planning approvals for new housing are well above target whilst the proportion of residential development on brownfield land is below target. Both these result largely from the legacy of consents prior to the implementation of the Council's Interim Housing Policy. As the results of the IHP come through the system, both these indicators should be more on target. However, the housing numbers monitoring does emphasise how low the housing requirements of the Regional Spatial Strategy are in relation to past trend and current demand.

2. INTRODUCTION

2.1 Map of Allerdale Borough



National Context

2.2 As with all other Local Planning Authorities the national planning policy context in Allerdale is provided by:

- “Planning Policy Statements” (PPS’s)
- “Planning Policy Guidance Notes” (PPG’s) (Under Review)
- Occasional Ministerial Statements.

Whilst these are not formal parts of Allerdale’s Development Plan, all planning policy documents must conform with the guidance they contain.

Regional Context

- 2.3 The Planning and Compulsory Purchase Act 2004 has enhanced the role of the Regional Assembly in the planning system. The North West Regional Assembly has prepared the North West Regional Planning Guidance (RPG 13) which is now the adopted Regional Spatial Strategy for the North West (RSS), this forms part of Allerdale's Development Plan.
- 2.4 The RSS is currently being reviewed and is due to be published in early 2006.
- 2.5 The Allerdale LDF will also be expected to complement the Regional Economic Strategy (RES) prepared by the North West Development Agency and the Regional Housing Strategy of the Regional Assembly.

Sub-Regional

- 2.6 The main sub-regional policy is in the Cumbria and Lake District Joint Structure Plan (JSP) 1991 – 2006 which was, part of the Development Plan. In the transitional period to the new LDF/RSS system the JSP remains a part of the Development Plan until the new RSS is adopted.
- 2.7 The JSP is being reviewed to carry it forward and cover the 'gap' between the 2004 Act and the full implementation of the LDF/RSS system.
- 2.8 In addition, the Cumbria Strategic Partnership has prepared the Cumbria Sub-Regional Spatial Strategy which sets out a sustainable approach to securing economic growth, social progress and environmental protection/enhancement in Cumbria over the next 20 years. This has been submitted into the RSS review process. It is also proposed under the auspices of the West Cumbria Strategic Forum to prepare a West Cumbria Masterplan to address the future economic development of the sub-region.

Local

- 2.9 The West Cumbria Strategic Partnership (LSP) has prepared a Community Strategy for West Cumbria (Allerdale and Copeland), which has the following vision:
- “A community which is innovative and sustainable, and offers all its people, as individuals and in communities, a quality of life which enables them to play a full part in our society, through their work, their leisure, and their social networks.”
- 2.10 At the very local context several Parish Councils have prepared Parish Plans but none of these has attained Supplementary Policy status.

Physical Characteristics

- 2.11 Allerdale Borough is located in the far north-west of England. The Borough includes the mountains and lakes of the north-western Lake District and the hills and plains between the mountains and the Solway Firth to the west and north. Approximately a third of the Borough (total area 125,780 hectares) is in the Lake District National Park where the Borough Council is not the Local Planning Authority.

- 2.12 Whilst the bulk of the Borough is rural in character with small market towns and scattered villages, there is a significant urban population in the south west of the Borough in the triangle of towns, Workington, Maryport and Cockermouth.
- 2.13 To the north of Maryport the bulk of the Solway Coast is a designated Area of Outstanding Natural Beauty (AONB), important for its landscape character and wildlife.

Population

- 2.14 The population of Allerdale Borough at the 2001 Census was 93,492 a decline of 2600 since the 1991 Census. This decline has been reversed and the most recent mid year estimate (2003) is 94,500. The population of Allerdale's main towns is as follows:

Workington	:	24,125	(With Seaton 29,156)
Maryport	:	11,269	
Cockermouth	:	8,270	
Wigton	:	5,506	
Silloth	:	3,306	
Aspatria	:	2,701	
Keswick	:	4,958	

The area showing the greatest growth is Cockermouth and its surrounding rural villages. Whereas the areas showing the greatest decline since 1991 are Workington and Maryport. The number of households continues to grow everywhere.

Environment

- 2.15 The quality of the natural environment of Allerdale is generally exceptionally high. In the National Park, its environs and the rural North Allerdale there are few instances of degraded or polluted environments. Air quality is very high everywhere. However, in the old former West Cumbrian Coalfield there is still some legacy of past industrial activity in contaminated and derelict land.
- 2.16 There are 17 sites of Special Scientific Interest (SSSI's) in Allerdale outside the Lake District National Park. Some of these, along the Solway Coast are of international importance for their birdlife populations.
- 2.17 The built environment is also generally of high quality and occasionally of exceptional quality. Although, again, in the West Cumbrian industrial towns there remains some legacy of industrial decline in the poor quality of certain urban areas both industrial and residential. However, it is true to say that this legacy is not so apparent or widespread as it once was. There are currently 21 Conservation Areas in Allerdale and over 1000 Listed Buildings.

Economy and Employment

- 2.18 The Allerdale economy is a mixed urban/rural economy. In the rural areas agriculture is the main activity with tourism also having a significant role in the Lake District National park. In the urban areas of West Cumbria, there is a greater dependency upon basic manufacturing employment than either in the North West or Great Britain.

There has been a significant reduction in manufacturing jobs in the last 20 years and this is likely to continue.

- 2.19 Conversely the managerial, professional and service sector is smaller than elsewhere. Yet it is also true that the economic activity rate in the working age population is very high, and unemployment has fallen significantly to be lower than the regional average. There are 45,000 people in employment, (Source : Labour Force Survey 2004) which is 80.8% of the working age population, which compares well with the North West at 72.8% and Great Britain at 74.3%.
- 2.20 However, there remain pockets of high unemployment in certain Wards in Maryport and Workington, with several wards scoring high in the Indices of Multiple Deprivation. There also remain significant threats to the local economy. In Workington the Corus rail making plant is due to close in 2006 with the loss of 200 jobs. More significantly, the whole of West Cumbria could be severely affected by the potential significant reduction of jobs at Sellafield.

Housing

- 2.21 There are 44,281 dwellings in Allerdale, of these 1261 are vacant, a rate of 2.85%, which is not high. There are also 1123 second homes, mainly in the Lake District National park but not exclusively so.
- 2.22 The housing markets of Allerdale show great contrasts. In the Lake District National Park demand is high and supply is low, such that the prices of dwellings are comparable to those in the south-east of England. There is a severe affordability problem within the Park and nearby. In contrast, in the towns of Workington and Maryport, and some nearby villages there is no shortage of affordable dwellings. These towns are characterised by a surfeit of pre-1919 terraced dwellings or social housing, demand for which is fragile. Whilst, as yet, there is no severe problem of abandonment, changing aspirations mean that demand for such dwellings is likely to diminish. The transition from such a housing stock to a more modern aspirational and flexible housing stock will need careful management.
- 2.23 The long term average for new house completions in Allerdale is just under 300 dwellings per year. However, the current housing target in the Regional Spatial Strategy (RPG 13) and in the Cumbria and Lake District Joint Structure Plan, is low. This has necessitated the introduction of an Interim Housing Policy which has placed severe restrictions on new housing in areas outside the above West Cumbrian towns. This is having a distorting effect on local housing markets and could exacerbate affordability problems in some areas. One benefit of the severe restrictions though, has been a willingness of housing developers to consider the development of “more difficult” brownfield sites in the West Cumbrian towns and villages.

Transport and Accessibility

- 2.24 Allerdale and West Cumbria as a whole remain remote from regional and national markets and services. It is an aspiration of both the Local Transport Plan and the Regional Transport Strategy to address this. However, thus far, such aspirations have not been translated into reality on the ground.

- 2.25 Accessibility to services in rural areas is patchy, being quite good in some cases but very poor in the more remote rural areas. It is difficult to provide an effective public transport system in areas of small scattered settlements and so dependence on the car is high and this is reflected in car ownership figures.
- 2.26 Main services such as shops, secondary education, social and health, are concentrated in the six towns of Workington, Maryport, Cockermouth, Wigton, Silloth and Aspatria. Some villages provide some local services, notably primary schools but most villages do not have schools, shop or pub. The adopted Local Plan seeks to concentrate development into those settlements with the best facilities.

3. **LOCAL DEVELOPMENT SCHEME**

Status of Existing Policy Documents

3.1 The current status of existing Policy Documents is as follows:

(i) **Allerdale Local Plan**

The Local Plan was adopted in 1999. The Planning and Compulsory Purchase Act 2004 makes provision, in the transitional arrangements for Local Plans to be “Saved” for 3 years, at least until September 2007, (see below).

(ii) **Allerdale Local Plan First Alteration**

The First Alteration has reached Post-Inquiry Stage and final modifications will be published in the New Year 2006. It is intended then, to adopt the Alteration, before 21st July 2006. The 2004 Act allows policy adopted before that date to be “Saved” for 3 years from the date of adoption. If the Alteration is so adopted, then the whole Local Plan will be saved until that date. Therefore, it is anticipated that Allerdale Local Plan, or parts thereof, will remain a part of the LDF until well into 2009. It is anticipated that as new Development Plan Documents are adopted, the relevant parts of the Local Plan will be superseded.

(iii) **Interim Housing Policy**

In para 2.23 above we have already seen that the Council has introduced an Interim Housing Policy in response to severely restrictive housing figures in the Regional Spatial Strategy and Joint Structure Plan. This IHP was adopted as a Supplementary Planning Document in July 2005 and will retain such status for the time being. The period covered by the relevant housing figures is to March 2006 and so, depending on evolving housing figures at local and regional level, will need to be reviewed next year.

Local Development Scheme Implementation

3.2 The Council submitted its Local Development Scheme to the Secretary of State in March 2005. The Local Development Scheme outlined the Local Development Documents which the Council intended to produce and included a timetable for their production. The Local Development Scheme timetable is set out in Appendix 3.

3.3 Progress on the Local Development Framework has been slow for a number of reasons. Firstly, the Council has experienced the loss of key members of staff which has resulted in resources being diverted away from the preparation of Local Development Documents. Secondly, the amount of time and resources required at the pre-production stage, particularly with regard to establishing sound evidence base, was under-estimated. As a result of this modifications are proposed to the Local Development Scheme and these are outlined in Appendix 3. However, the Council has made progress on the following documents.

3.4 **Allerdale Local Plan First Alteration**

3.4.1 A Public Inquiry was held in April 2005 in relation to the First Alteration to the Allerdale Local Plan. The Council received the Inspector's report in August 2005 and the proposed modifications were approved by the Council in October 2005. It is proposed to publish the modifications in January 2006. Under the provisions of the Planning and Compulsory Purchase Act 2004 the policies of the Allerdale Local Plan will be saved for three years and will form part of the Local Development Framework.

3.5 **Interim Housing Policy**

3.5.1 In response to the Regional Spatial Strategy and the emerging Cumbria and Lake District Structure Plan 2001 – 2016 the Council prepared an Interim Housing Policy to be adopted as Supplementary Planning Guidance. A six week consultation period was carried out in December 2004. As a result of representations received the Interim Housing Policy was modified and adopted by the Council in July 2005, as a Supplementary Planning Document under the new legislation.

3.6 **Statement of Community Involvement**

3.6.1 Work on the pre-production stage was commenced in July 2005. It initially focused on the research and preparation of a data base composed of statutory consultees and relevant community groups. A questionnaire was also sent out to approximately 200 organisations in September this year, for a six week consultation period. The questionnaire sought comments on a range of consultation methods and tried to establish which organisations wished to be involved in the preparation of the Local Development Framework.

3.6.2 A draft Statement of Community Involvement is due to be considered by the Council in January 2006, and if approved, it is intended to go out to public consultation in January 2006.

3.7 **Core Strategy and Housing**

3.7.1 This document is currently at pre-production stage. The main area of work, at present, is the establishment of a data base and scoping report, before the preparation of an issues paper. The revised timetable for the Core Strategy reflects the need to establish a sound evidence base. It is anticipated that an issues and options paper would be published in April/May 2006.

3.8 **Development Control Policies and Site Allocations**

3.8.1 Work was due to commence on this document in early 2006. It is proposed to set this back a few months to allow staff resources to be concentrated on the Core Strategy. The preparation of the Core Strategy and in particular the housing allocation Development Plan Document, which will replace the Interim Housing Policy, is seen as a priority for the Local Development Framework. It is considered that the saved policies, contained in the Allerdale Local Plan (as altered), provide a sound basis for determining planning applications in the interim.

3.9 **Supplementary Planning Documents**

3.9.1 The Supplementary Planning Documents contained in the Local Development Scheme involve joint working with external partners such as the County Council and local regeneration agencies. There are proposed changes to the production timetable for most of these documents to reflect the additional time required to establish a sound evidence base prior to the production of the document itself.

3.10 **Proposals Map**

3.10.1 The preparation of the Proposals Map will mirror the timetable of the Core Strategy and the Development Control policies/site allocations, as appropriate.

4. **MONITORING KEY ELEMENTS OF THE LDF**

Monitoring Framework

4.1 Until very recently Allerdale Borough has not had the resources to meet all the new monitoring requirements of the new Regional Spatial Strategy/Local Development Framework System. This has now been remedied and we are working to fill the gaps in monitoring not covered so far. However, sufficient monitoring has been carried out to give a broad assessment of the main strands of local planning policy implementation.

4.2 This first AMR has been prepared on the basis of a limited range of headline indicators concerning population, population change, housing stock, households, vacant dwellings, new housing approvals (greenfield/brownfield) new housing completions (location, greenfield/brownfield), employment, unemployment, retail/commercial floorspace completion.

4.3 In future AMR's will be prepared on the basis of a full range of indicators as follows:

(i) **Broad Headline Indicators**

Population	:	Change Forecasts Local Change
Housing	:	Households Stock New housing (Brownfield/Greenfield)
Economy & Employment	:	Total employment

% Working age population in work
Unemployment
Ward unemployment

Environment : % Conservation Areas with Management Plans
“Change” on wildlife sites designated as of
International or National significance.

(ii) Core Output Indicators

It is intended to use some of the comprehensive indicators used by the North West Regional Assembly as a more detailed test of policy implementation. These are listed in Appendix 1, with those figures available for 2004/05 included.

(iii) Sustainable Development Framework for Cumbria

This Framework, which has been accepted by all Cumbrian Districts includes 16 objectives under the 4 broad headings:

- Social Progress which recognises the needs of everyone;
- Effective protection of the Environment;
- Sustainable use and Management of National Resources;
- Building a Sustainable Economy in which all can prosper.

These are listed in Appendix 2. Indicators for these will be identified as part of the Scoping Exercise for Allerdale’s Broad Sustainability Assessment Framework.

(iv) Best Value Performance Indicators

These local indicators, chosen for the purpose of Best Value Monitoring are:

- % New Homes on Previously Developed Land
- Has the Authority an up to date LDS?
- Has the Authority submitted timely AMRs?
- % of Conservation Areas with up to date Character Appraisal.
- % of Conservation Areas with published management plans.

Housing

4.4 Currently the main issues/objectives for Housing, in the Allerdale Local Plan (as Altered) and the Interim Housing Policy SPD, are as follows:

- (i) To bring the number of housing permissions more into line with the Housing Requirements in the RSS and Joint Structure Plan. The Requirement for the period 2002 – 2006 is 160 dwellings in North Allerdale and 840 in West Allerdale.
- (ii) To increase the percentage of housing approvals and completions on brownfield land. Currently the target is 40% in North Allerdale and 70% in the West.

- (iii) To bring brownfield sites in Workington forward for development before Greenfield sites elsewhere.
- (iv) To reverse the recent trend in housing approvals whereby most approvals were in Cockermouth rather than Workington.
- (v) To meet the need for affordable dwellings.

Assessment

4.5 Monitoring of the above issues reveals the following:

- (i) The figures of new approvals in Northern Allerdale (JSP Target 160 units 2002-06) are:

<u>2002-04</u>	<u>2004-05</u>	<u>2005-to date</u>	<u>TOTAL</u>
125	70	55	250 Dwellings

Whilst the total is now substantially above the JSP target the figure for 2005 to date shows a significant reduction in numbers largely due to the introduction of the Interim Housing Policy from September 04. The figure for '04-'05 was high, and is the result of a significant number of applications for housing being submitted prior to the September deadline for the implementation of the I.H.P.

The figures of new approvals in Western Allerdale (JSP target 840 units 2002-2006) are:

<u>2002-04</u>	<u>2004-05</u>	<u>2005-to date</u>	<u>TOTAL</u>
410	433	122	965

The JSP target has also been exceeded in the West and this has been caused by the surge of approvals in 2004/05. Certain aspects of this are welcome, in particular the location of approvals shows developer interest in Aspatria, Silloth and other places which have hitherto not attracted much recent attention from house builders. This is, probably, partly the result of the I.H.P. which is very restrictive in the areas outside the towns of Workington, Maryport, Silloth and Aspatria. However, the issue of numbers is important and the excess over the target will be closely monitored and cannot be allowed to grow significantly. Any "surplus" of approvals over target will have to be carried forward into the next phase of housing figures and so the I.H.P. may have to remain in place beyond March 2006 but this will be subject to review in the light of the emerging RSS.

- (ii) The latest figures (2004-2005) for the percentage of house completions on previously developed land are:

<u>Brownfield</u>	<u>Greenfield</u>	<u>Target</u>
40%	60%	65%

The above brownfield figure is in line with past trends. As the Local Plan Alteration and Interim Housing Policy begin to have greater impact this figure should improve. However, other than one large rural site, there is not a

significant amount of Previously Developed Land in Allerdale and a target over 50% may be difficult to sustain in the long term.

- (iii) There are 2 significant brownfield sites in Workington which the Council are intending to release prior to any further greenfield approvals in Workington and Great Clifton, in line with the adopted I.H.P. A planning application on one site (Workington Infirmary) has very recently been submitted and the Council is actively working towards marketing the other (Workington Quayside) which is Council-owned.
- (iv) The number of new housing approvals in Cockermouth and Workington is as follows:

	<u>2002/04</u>	<u>2004-to date</u>
Workington	91	122
Cockermouth	97	87

These figures show that the trend is now back in the right direction, though the rush of applications in 2004 (to beat the Interim Housing Policy deadline in September), means that overall numbers of approvals remain high. The figures in Cockermouth will be much reduced for 2005/06. However, there remains one large housing site in Cockermouth, which is brownfield, and where a proposed quota of affordable dwellings could justify the approval of further open-market dwellings.

- (v) In the year 2004/05, 9 (nine) affordable dwellings were completed in Allerdale. Whilst this may be a practicable annual figure, it does not meet the current level of need. Allerdale is working with partners to improve data on need and to put in place, proposals and mechanisms for meeting that need.

Economy and Employment

4.6 Currently Allerdale's main objectives (for the purposes of this AMR) for the Economy and Employment are:

- (i) To increase employment activity rates.
- (ii) To bring Borough-wide unemployment figures below the Regional and Great Britain averages.
- (iii) To ensure that all parts of Allerdale share in prosperity by bringing all Ward unemployment figures below the Regional and Great Britain averages.

Assessment

- (i) We have already seen at para. 2.19 above that activity rates in Allerdale are high and higher than the national and regional average.
- (ii) In September 2005, unemployment figures for Allerdale Borough Council were 1200 persons or 2.1% (Residence Based Claimant Count Rates) compared with 2.5% in the North West and 2.3% in Great Britain.
- (iii) In September 2005 the following Allerdale Wards had unemployment rates above the regional average (2.5%) or Great Britain average (2.3%).

<u>Ward</u>	<u>% Rate</u>
Aspatria	2.6%
Clifton	2.5%
Ellenborough	4.1%
Ewanrigg	5.0%
Flimby	3.2%
Moorclose	3.6%
MossBay	5.6%
Netherhall	3.6%
St Michael's	4.4%

Therefore, whilst the majority of Allerdale's Wards meet our objective, much remains to be done in the above Wards.

Environment

4.6 Current objectives for the environment, for the purposes of this AMR are:

- (i) To protect and enhance biodiversity.
- (ii) To improve the quality of the built environment.

Whilst the Council has adopted a wider range of objectives as part of the Sustainable Development Framework for Cumbria (See Appendix 2), the above two objectives are considered as particularly useful and measurable headline indicators.

Assessment

- (i) The indicator chosen for this is an assessment of "change" in Sites of Special Scientific Interest. The Council will liaise with English Nature and Cumbria Wildlife Trust on this, but unfortunately, there are no figures available for 2004/05 for the state of Allerdale's SSSI's and so this omission will be addressed in later AMR's.
- (ii) The Council had adopted as one of its Best Value Performance Indicators, (see para 4.3(iv)) the percentage of Conservation Areas with a published Management Plan. The target is 4 per year (there are 21 CA's) ie 20% of the CA's. At present only 1 Conservation Area has a published Management Plan, (Maryport) ie. 5%, but we are actively pursuing 3 others. Staff resources have been a constraint here but the relevant vacancy will soon be filled.

5. CONCLUSION

5.1 This, the first Annual Monitoring report under the new LDF system, has not been able to cover all aspects of monitoring. However, sufficient information is available to give a good picture of progress towards the new LDF system and towards the Council's broad planning objectives.

5.2 Regarding the programme of preparation of Local Development Documents in the Local Development Scheme (LDS); whilst some progress has been made with some (e.g. Local Plan Alteration and Interim Housing Policy) there has been general slippage in the timetable caused by two issues:

- Staff Vacancies : these are being addressed.
- A lack of appreciation, until recently, of the significant implications of the new planning system's requirements for the sustainability appraisal of each LDD and in particular, the need to prepare and consult on a Scoping Report for the Sustainability Appraisal of every LDD. A Sustainability Framework must be prepared for every LDD. This has proven to need substantial staff resources and time. This lack of appreciation has not been confined to Allerdale, but has been general among Local Authorities and others.

5.3 Regarding Allerdale's planning policy objectives, the relevant indicators show that they are either being met or the trend is in the right direction. There are 2 areas where caution is necessary:

- (i) The number of planning approvals for dwellings is now well above the requirement in the Joint Structure Plan/RSS. The "excess" will have to be carried forward into the next phase of the JSP and so the Interim Housing Policy will have to remain in place beyond March 2006 at least until it is superseded by the new LDF later that year.
- (ii) The percentage of dwelling completions on brownfield land at 40% is below the overall target of 65%. The Interim Housing Policy and Allerdale Local Plan now have strict policies to bring forward brownfield land in preference to Greenfield. However, the brownfield percentage currently still reflects the balance of past approvals. The Council is actively resisting new Greenfield approvals and the release of 3 substantial brownfield sites in the near future will significantly improve the brownfield proportion. However, in the longer term the availability of brownfield land in the future is uncertain. The Council is updating its Urban Capacity Study to gain an up to date picture of brownfield availability and this will inform the proposals in the forthcoming LDF.

APPENDIX 1

CORE OUTPUT INDICATORS

Proposed Core Output Indicators

1. **Industrial/Commercial Development**

	2004/05
a. The total <u>gross</u> floorspace completed for industrial and commercial use (use classes B1, B2 and B8)	2800 sq m.
b. The total gross floorspace in the developments outlined in question a (above) that is on Previously Developed Land (PDL as defined in the glossary to RSS/RPG13, p151)	2800 sq m
c. The total gross floorspace in the developments outlined in question a (above) that is in regeneration priority areas as defined in RPG13/RSS	2800 sq m
d. The total amount of employment land available for industrial and commercial use (UCO B1, B2 and B8) by site area as at 31 st March 2005	132.37 est Ha
e. The total amount of industrial/commercial floorspace (UCO B1, B2 and B8) lost to other uses (i.e. all other use classes) between 1 st April 2004 and 31 st March 2005	N/A sq m
f. Total gross floorspace approved for retail and leisure use (UCO A1, A2, A3, A4 and D2)	3259 sq m
g. Total gross floorspace in the developments in (f) above that is within designated town centres	2984 sq m

2. **Housing**

	Number of Dwellings 2004/05
a. The total number of dwellings with outstanding planning permissions at year end	1105
b. The total (gross) number of dwellings granted planning permissions	566
c. The total number of dwellings on allocated sites <u>without planning permission</u> in the Local Planning Authority's most up to date plan at 31 st March 2005 (sites that are likely to be developed)	645
d. The total number of dwellings completed	111
e. Percentage of those dwellings in d. above completed on Previously Developed Land	40%
f. Gross completions on sites of 5 or more dwellings at density of less than 30 dwellings per hectare (net site area of the development)	0
g. Gross completions on sites of 5 or more dwellings at density of 30-50 dwellings per hectare (net site area of the development)	102
h. Gross completions on sites of 5 or more dwellings at density above 50 dwellings per hectare (net site area of the development)	0
i. Completions of Affordable Housing	9

3. **Environment**

a. Percentage of Conservation Areas with an approved Management Plan	5%
b. “Change” in areas/sites designated as International or National significance for Wildlife	N/Av

The Borough Council’s Annual Review of Air Quality will also be used for monitoring purposes.

4. **Accessibility**

	2004/05
a. Amount of completed non-residential development within UCOs A, B and D complying with car-parking standards set out in the local development framework.	N/Av
b. Percentage of new residential development within 30 minutes public transport time of a GP, hospital, primary and secondary school, employment and a major health centre.	N/Av

APPENDIX 2

SUSTAINABLE DEVELOPMENT FRAMEWORK FOR CUMBRIA

Sustainable Development Framework for Cumbria

Reference	Sustainability Objectives	Sustainability Framework: <i>guidance on making progress towards each objective</i>
Social progress which recognises the needs of everyone		
SP1	To increase the level of participation in democratic processes	Does the plan encourage and empower local people to become involved? Are all members of society able to participate fully in decision making processes based on an understanding of these processes and how decisions impact on them? <i>Does the plan identify and set out how hard to reach groups will be involved?</i> Do plan policies respect the needs of all communities and future generations?
SP2	To improve access to services, facilities, <i>the countryside and open spaces</i>	Does the plan improve access and affordability for all to services, essential goods, facilities, and education and employment opportunities (where possible within local communities using sustainable transport choices)? Does it help retain essential local facilities and ensure that physical access to transport, facilities, buildings and public spaces are suitable for those with a disability? <i>Does the plan promote and facilitate access to, and opportunities to enjoy, the countryside and green space?</i>
SP3	To provide everyone with a decent home	Will the plan help meet local housing need by ensuring that good quality, resource efficient, affordable housing with reduced environmental impact is available to all?
SP4	To improve the level of skills, education and training	Will the plan deliver education and training which helps everyone develop the values, knowledge and skills necessary to enable them to live, act and work in society? Does the plan recognise the need for people to adapt to economic change and retrain where necessary? Does the plan enable people to live sustainable lifestyles?
SP5	To improve the health and sense of well-being of people	Do plan policies ensure all members of society have access to the health care that they require? Do they reduce health inequalities within society associated with income, lifestyle and diet? Does the plan help create a healthy and safe working and living environment with low rates of crime and disorder? Does the plan help improve quality of life for all?
SP6	To create vibrant, active, inclusive and open-minded communities with a strong sense local history	Does the plan promote a sense of community identity? Does it encourage social cohesion and help continue valued local traditions? Is recreational and cultural activity embracing the arts, heritage, <i>the environment</i> , dialect and sport promoted along with multicultural understanding, respect for all and equality of opportunity?
Effective protection of the environment		
EN1	To protect and enhance biodiversity	<i>Does the plan protect and conserve habitats and species especially where these may be rare, declining, threatened or indigenous. Will the plan ensure biodiversity sustainability by enhancing conditions wherever necessary to retain viability of the resource?</i> Do policies minimise adverse impacts on species and habitats through human activities and development? Do policies ensure <i>continuity of ecological frameworks such as river corridors, coastal habitats, uplands, woodlands and scrub to enable free passage of specific habitat dependent species?</i>
EN2	To preserve, enhance and manage landscape quality and character for future generations	Is local landscape quality, <i>distinctiveness</i> and character protected from unsympathetic development and changes in land management? Is the remoteness and tranquillity of landscapes maintained? <i>Is the character and appearance of world heritage sites, designated archaeological sites, historic parks and gardens, battlefields and their settings protected? Are areas of high archaeological and historic landscape sensitivity protected?</i> Do policies encourage <u>low input organic farming with environmental stewardship styles of land management?</u> Do they sustain and extend tree cover, hedgerows, woodlands and sustainable forestry?

EN3	To improve the quality of the built environment	Does the plan conserve features of historic and archaeological importance? Will policies ensure that new development is of high quality , sympathetic to the character of the built environment, strengthen local distinctiveness, enhance the public realm and help create a sense of place ? Will policies promote adaptive re-use of buildings, sustainable design, sustainable construction, the use of locally sourced materials and low impact operation ? Will policies guide inappropriate development away from flood risk areas ? Do policies ensure that where development in flood risk areas is permitted, the risks to people and property are mitigated ? Will the plan reduce noise levels, light pollution, fly tipping , the spread of litter and graffiti?
Sustainable use and management of natural resources		
NR1	To improve local air quality and reduce greenhouse gas emissions	Will the plan ensure that local air quality is not adversely affected by pollution and seek to improve it where necessary? Will policies limit or reduce the emission of greenhouse gases and other air pollutants? Will the use of clean, low carbon energy efficient technologies be encouraged? Will policies maximise the use of energy from renewable resources? Will they reduce the need to travel especially by car, and switch goods from roads onto the rail network? Will the plan introduce strategies to adapt to and mitigate other climate change impacts?
NR2	To improve water quality and water resources	Will the plan maintain and, where possible, improve the quality and quantity of all water resources? Will it minimise the risk of water pollution from all sources? Will policies ensure sustainable drainage systems are widely used? Will policies lead to the effective management of demand for water, prevent stress on the natural environment and help water users adapt to the impacts of climate change ?
NR3	To restore and protect land and soil	Will the plan encourage development on brown field sites, using sustainable remediation technology to treat contaminated soils on site? Will it minimise the loss of greenfield sites or areas of open space? Will policies prevent soil degradation, pollution of soil and the use of peat?
NR4	To manage mineral resources sustainably and minimise waste	Will policies minimise the extraction, transport and use of primary minerals and encourage the use of recycled material? Will the plan minimise the amounts of industrial, commercial and household waste generated and increase re-use, recovery and recycling? Will it promote the use of energy recovered from waste?
Building a sustainable economy in which all can prosper		
EC1	To retain existing jobs and create new employment opportunities	Will the plan increase the number, variety and quality of employment opportunities including those offered by tourism and social enterprise? Will the plan support local companies and help local businesses develop export markets? Will the plan help retain a skilled workforce and graduates in Cumbria?
EC2	To improve access to jobs	Will plan policies increase access for all to a range of jobs through improved training, sustainable transport and communication links? Will the plan lead to the location of new employment opportunities in areas of greatest need?
EC3	To diversify and strengthen the local economy	Will the plan help create the right climate and infrastructure provision to encourage private sector investment ? Will it encourage indigenous growth? Will it stimulate the use of local companies, local products and services and provide other forms of community benefit ? Will it lead to ' increase the environmental performance of local companies and their products/services? Is innovation, entrepreneurship and diversification encouraged, particularly in rural areas? <u>Does the plan provide financial assistance</u> ? Will it help improve the competitiveness and productivity of the local economy ? Do policies support research and development into environmental and other new key sector technologies including opportunities to recycle and re-use waste products?

APPENDIX 3

- (i) EXISTING LDS PROGRAMME**
- (ii) MODIFIED LDS PROGRAMME**

Allerdale Local Development Scheme Overall Programme

Document Title	2004				2005				2006				2007				Post 3 Years									
	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D		J	F	M	A	M	J	J	A	S
Commencement of Act	◆																									
First Alteration Local Plan																										
Local Development Scheme																										
Statement of Community Involvement																										
Core Strategy (including housing allocations)																										
General Development Control Policies and Site Specific Allocations (other than housing)																										
Proposals Map																										
Area Action Plans																										
Derwent Howe Area Action Plan																										
Maryport Area Action Plan																										
Supplementary Planning Documents																										
Interim Housing Policy																										
Lower Derwent Valley Regeneration Scheme																										
Wigton Townscape Masterplan																										
Shop Front Design Guidance																										
Layout and Design of Housing																										
Public Art in Major New Developments																										
Conversion of Traditional Farm Buildings																										
Landscape Character (1)																										
Onshore Wind Energy (1)																										
Sustainability Appraisals (1)																										
Annual Monitoring Report																										

Key:

	Pre Production and Document Preparation (<i>inc background studies</i>)		Submission to SoS		Public Examination
	Public Consultation		Pre-examination meeting		Receipt of Inspector's Report
	Consideration and Review				Publication/Adoption

Notes: (1) Supplementary Planning Document to be prepared by County Council

