



# ANNUAL MONITORING REPORT

2020-2023



## 1.0 Introduction

- 1.1 This Annual Monitoring Report (AMR) has been produced by Allerdale Borough Council to cover the period from 1 April 2020 to 31 March 2023. The Council is required to produce this document under Section 35 of the Planning and Compulsory Purchase Act 2004.
- 1.2 The Council is the authority responsible for preparing the Local Plan and determining planning applications for the Borough of Allerdale, excluding land within the Lake District National Park (<http://www.lakedistrict.gov.uk/planning/planningpolicies>). Minerals and Waste policy documents are prepared by Cumbria County Council (<http://www.cumbria.gov.uk/planning-environment/policy/planningpolicy.asp>).
- 1.3 The AMR reports on a number of monitoring statistics identified in the Local Plan (Part 1); it also includes countywide monitoring indicators which have been agreed with the other Cumbrian planning authorities and other information deemed relevant to Allerdale Borough Council.
- 1.4 The publication of the AMR enables the Council to publish a comprehensive set of data that is easily and publicly accessible, to meet a wide range of data requests that the Planning Services department receives.
- 1.5 The current system of plan making is designed to be a continuous process, with the local planning authority regularly preparing, adopting and reviewing Local Development Documents, to take account of changing national and local circumstances. The AMR can be used as a tool to determine when parts of the Local Plan may need to be reviewed.

## 2.0 Progress against the Local Development Scheme

Document	LDS Adoption Target	Adoption Date
Local Plan (Part 1)	March 2014	July 2014
Local Plan (Part 2)	August 2019	July 2020
Workington Town Centre SPD	N/A	March 2021
Statement of Community Involvement	December 2019	February 2022
Design SPD	December 2023	N/A
Biodiversity SPD	March 2024	N/A

*Table 1: Local Plan document adoption*

## 3.0 Indicators

- 3.1 For ease of reference, the Local Plan monitoring indicators have been grouped by the three themes that represent sustainable development: social, economic and environmental. This section also includes a fourth category which details key statistics in relation to the performance of the Planning Services team.

## Social Indicators

### Plan period and housing targets

3.2 The Local Plan (Part 1) was adopted in July 2014 and sets out the housing requirement for Allerdale for the period between April 2011 and March 2029. It was calculated that across the district there would be a need for 5,471 dwellings, which equates to an annual requirement of 304 dwellings.

### Net additional dwellings in the previous Plan period years, for the reporting year and in future years

3.3 Table 2 below details the number of net additional dwellings delivered between 1<sup>st</sup> April 2011 and 31<sup>st</sup> March 2023. It also identifies the cumulative delivery shortfall when compared against the Local Plan (Part 1) targets.

Monitoring period	Local Plan target		Completions (Net)		Shortfall		Managed Delivery Target
	Annual	Cumulative	Annual	Cumulative	Annual	Cumulative	
2011/2012	304	304	201	201	- 103	- 103	
2012/2013	304	608	189	390	- 115	- 218	
2013/2014	304	912	196	586	- 108	- 326	
2014/2015	304	1,216	300	886	- 4	- 330	
2015/2016	304	1,520	385	1,271	81	- 249	
2016/2017	304	1,824	250	1,521	- 54	- 303	
2017/2018	304	2,128	480	2,001	176	- 127	
2018/2019	304	2,432	337	2,338	33	- 94	
2019/2020	304	2,736	238	2,576	- 66	- 160	
2020/2021	304	3,040	290	2,866	- 14	- 174	
2021/2022	304	3,344	217	3,083	- 87	- 261	
2022/2023	304	3,648	247	3,330	- 57	- 318	
2023/2024	304	3,952					386
2024/2025	304	4,256					386
2025/2026	304	4,560					386
2026/2027	304	4,864					386
2027/2028	304	5,168					386
2028/2029	304	5,472					304

*Table 2: Net additional dwellings*

### Maintenance of a 5 year supply for housing

3.4 An updated Five Year Housing Land Supply document has been produced to show the position of the Authority as of 31<sup>st</sup> March 2023. This demonstrates that, taking into account existing commitments, sites under construction, previous allocations and projected windfall sites, Allerdale Borough Council has a 5.1 year housing supply using the annual Local Plan target as the delivery requirement.

3.5 However, to calculate the Five Year Housing Land Supply, the figure for the Housing Delivery Test will be used which equates to an annual requirement of 97 dwellings with no consequences (i.e. buffers) to be applied. This means that the Five Year Housing Land Supply for Allerdale Borough Council is recorded as 20.2 years.

Meet the spatial strategy through the location and distribution of housing developments

3.6 Policy S3 sets out the settlement hierarchy for Allerdale and identifies how the level of new development should be distributed across the district. Table 3 details where the completions in these monitoring years took place and compares it the target set out in Policy S3.

		Policy S3 target	Net completions		
			2020-2021	2021-2022	2022-2023
Principal Centre	Workington (including Harrington, Siddick, Stainburn)	35%	32%	24%	33%
Key Service Centres	Maryport	12%	1%	1%	0%
	Cockermouth	10%	18%	42%	43%
	Wigton	10%	24%	20%	4.5%
	Silloth	3%	1%	0%	0.5%
	Aspatria	4%	0%	0%	0%
Local Service Centres		20%	12%	3%	12.5%
Limited Growth and Infill/Rounding Off Villages		6%	7%	8%	6.5%
N/A		-	5%	2%	0%

Table 3: Location of completed housing development in 2020-2023

Net decrease in the number of Long Term Empty Properties

3.7 The last six years has shown an overall continuing decreasing trend in the total number of long term empty properties, despite the small rise in 2019, when compared to figures since the peak of 2016. Overall between 2020 and 2022, there was a large fall in the number of long term vacant properties, and a decrease in the number of vacant Housing Association properties. Whilst there has been an overall decrease in the number of Housing Association properties which are vacant but not currently available for lettings (e.g. due to repairs etc.) from 64 units in 2020 to 38 units in 2022, this masks the increase to 107 units in 2021.

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
All vacant	1856	1821	1830	1842	1908	1939	1845	1837	1894	1775	1685	1661
All long term vacant*	923	926	707	784	785	802	838	820	823	827	690	647
Housing association vacant**	112	113	121	142	178	149	85	107	140	157	158	143
Housing association LTV***	93	28	21	52	59	48	26	8	27	64	107	38

Table 4: Allerdale empty properties during the Plan Period so far (includes areas inside LDNP) (Source: CLG Live Statistics Table 615). (Note: \* Long term empty homes are those dwellings which have been unoccupied and substantially

unfurnished for over six months and at local authority discretion, can be subject to a discount in council tax contribution. \*\* Figures related to general need self-contained social rent housing only. \*\*\* LTV, long term empty housing associated-owned homes are those dwellings, which are not available for immediate letting).

### Gross affordable housing completions and tenure split

3.8 In total, 754 homes were completed between 1<sup>st</sup> April 2020 and 31<sup>st</sup> March 2023; this comprised of 631 open market units (84% of total completions) and 123 affordable units (16% of total completions).

	Open Market		Affordable	
2011/2012	116	54%	99	46%
2012/2013	152	76%	48	24%
2013/2014	230	80%	58	20%
2014/2015	260	86%	42	14%
2015/2016	325	84%	60	16%
2016/2017	188	75%	62	25%
2017/2018	425	89%	55	11%
2018/2019	306	90.8%	31	9.2%
2019/2020	211	88.7%	27	11.3%
2020/2021	266	91.7%	24	8.3%
2021/2022	175	80.7%	42	19.3%
2022/2023	190	77%	57	23%

Table 5: Level of open market and affordable houses completed

3.9 In 2020/2021, the affordable housing comprised of five houses for discounted sale (21%), 14 houses for affordable rent (58%), three houses for social rent (13%) and two houses for Low Cost Home Ownership (8%).

3.10 In 2021/2022, the split was 29 units for affordable rent (69%), 10 units for Low Cost Home Ownership (24%) and three units for discounted sale (7%).

3.11 The split of the 57 affordable homes completed in 2022/2023 was: 48 homes for affordable rent (84%); one discounted sale home (1.5%); two First Homes (3.5%); and six homes for Low Cost Home Ownership (11%).

### Meeting the net affordable housing requirement in Housing Market Areas

3.12 There are three housing market areas within Allerdale: Wigton; Cockermouth; and Workington and Maryport. Table 6 details the net affordable housing delivery across the three monitoring years.

	2020/2021	2021/2022	2022/2023
Cockermouth	8 (33%)	34 (81%)	48 (84%)
Wigton	16 (67%)	8 (19%)	2 (4%)
Workington and Maryport	0 (0%)	0 (0%)	7 (12%)

Table 6: Location of completed affordable housing units in Housing Market Areas

### Student housing delivery

3.13 No planning applications were received for student housing during this monitoring period.

### Other specialist housing delivery

3.14 In addition to the affordable housing delivery, eight agricultural workers dwellings were delivered, alongside 40 residential units specifically designed as retirement accommodation.

### Number of gypsy and traveller pitches approved

3.15 No new gypsy and traveller pitches were approved in this monitoring period.

### Number of travelling showpeople plots approved

3.16 No new travelling showpeople plots were approved in this monitoring period.

### Developer contributions to infrastructure

3.17 Section 106 Agreements are attached to planning permissions and is a mechanism which can make a development acceptable in planning terms that would not otherwise be acceptable. They focus on site-specific measures to mitigate the effects of the proposed development. Table 7 summarises the s106 Agreements that have been attached to planning permissions granted in these monitoring years.

<b>Planning Application</b>	<b>Address</b>	<b>Date Signed</b>	<b>s106 details</b>	
2/2014/0690, RMA/2019/0031	Meadow Bank, Oughterside	28/04/2020	Affordable Housing	10% (discounted sale) (estimated to be 3 units).
			Open space	Financial contribution towards the improvement of existing play facilities/public open space. Contribution amount to be calculated through a Reserved Matters Application and the confirmation of total number of housing units to be built.
OUT/2019/0023	Chapel Farm, Gilcrux	02/06/2020	Affordable Housing	3 units

				(2 x discounted sale, 1 x affordable rent)
FUL/2019/0304	Land at Stainburn Hall Farm, Stainburn, Workington	23/12/2020	Affordable Housing	4 units (affordable rent)
OUT/2019/0002, RMA/2022/0003	Land at Church Lane, Thursby	11/02/2021	Affordable Housing	2 units (1 rented unit, 1 discounted sale)
			Ecology	Ecological Management Scheme
2/2014/0868, FUL/2020/0010	Land to the East of Heatherfields, Broughton Moor	08/04/2021	Affordable Housing	13 units (6 x affordable rent, 7 x discounted sale)
			Maintenance of public open space	
			Open Space	Off-site open space works within the Broughton Moor Recreation Areas
FUL/2020/0024	Land adjacent to The Wheatsheaf, Abbey Road, Abbeytown	16/12/2021	Affordable Housing	4 units (discounted sale)
			Maintenance of public open space	
2/2016/0249, RMA/2019/0015	Land at Lowmoor Road, Wigton	20/12/2021	Affordable Housing	6 units (discounted sale)
			Maintenance of public open space	
FUL/2020/0250	Land to the East of Main Road, High Harrington, Workington	26/01/2022	Affordable Housing	12 units (8 x affordable rent, 4 x discounted sale)
			Viability Reappraisal	Revised viability appraisal to be submitted to the Council to re-assess the affordable housing contribution
FUL/2021/0166	Harbour Place, Land off Curwen Road, Workington	07/02/2022	Affordable Housing	28 Affordable Rented Units
			Affordable Housing	79 Extra Care Units
VAR/2020/0504	Oldside Wind Farm, Workington	07/02/2022	Conservation Projects	£14,080 – biodiversity impact mitigation

FUL/2020/0203	Station Road, Aspatria	07/04/2022	Affordable Housing	6 units (3 x affordable rent, 3 x discounted sale)
			Maintenance of public open space	
			Erection and maintenance of a ball stop fence	
FUL/2019/0210	Land at New Bridge Road, Workington	25/04/2022	Biodiversity Net Gain Management Plan	
			Drainage solutions for foul water outfall and surface water outfall	
FUL/2022/0116	Land West of St. Andrew's View, Thursby	21/12/2022	Affordable Housing	13 units (3 x discounted sale, 7 x affordable rent, 3 x First Homes)

*Table 7: Signed s106 Agreements in this monitoring period*

- 3.18 For the monitoring period, a total of 170 affordable units were secured as part of housing development approvals (plus an estimated three units from RMA/2019/0031); this includes 79 Extra Care Units, 58 affordable rent units, 30 discounted sale units and 3 First Homes.
- 3.19 s106 Agreements were also used for a number of non-financial agreements including securing an ecological management scheme, off-site open space works, maintenance of public open spaces, drainage solutions, a Biodiversity Net Gain scheme and a viability reappraisal to reassess an affordable housing contribution. One s106 Agreement included the requirement for the provision (and subsequent maintenance) of a ball stop fence to prevent any balls from an adjoining rugby pitch from passing over the boundary into the newly developed properties.
- 3.20 Further developer contributions were secured for highways and education infrastructure through Cumbria County Council; details of these s106 Agreements can be found on their website as part of their annual Infrastructure Funding Statement<sup>1</sup>.

#### Delivery/loss of key sports and recreational facilities and open spaces

- 3.21 No schemes were approved which lead to a delivery or loss of any designated key sports and recreational facilities, or formal open spaces.

#### Delivery/loss of community facilities

- 3.22 There were a number of planning applications approved which will lead to the loss of community facilities.
- 3.23 The intention to create dwelling units will lead to a loss of a former day care centre in Maryport (FUL/2021/0254) and former banks in Cockermouth

<sup>1</sup> <https://cumbria.gov.uk/planning-environment/ifs.asp>



(FUL/2021/0171) and Wigton (FUL/2021/0318), although it is noted that these facilities were no longer in use at the time of the submission of the planning applications.

- 3.24 An application in Silloth (FUL/2021/0268) was approved for a change of use from a tea room to a holiday cottage.
- 3.25 A proposal for the provision of two affordable houses will lead to the loss of an under-utilised community centre in Workington (FUL/2020/0215), with another application in Workington approved to create 3 dwellings at a vacant pub (FUL/2022/0121). In Seaton, permission was granted for a change of use from a closed Methodist Church to a single dwelling (FUL/2022/0197).
- 3.26 In Great Broughton, an application was approved for a change of use from the former British Legion Social Club to provide a single dwelling unit with annexed accommodation (FUL/2020/0221).
- 3.27 A change of use application in Gilcruix was approved to allow the creation of a residential dwelling from an existing bistro/restaurant (FUL/2021/0094).
- 3.28 There were also a number of approvals which would allow for the delivery of community facilities should the developments proceed.
- 3.29 In Aspatria, approval was granted for a change of use from a dwelling house to a community use to allow an expansion for an existing youth and community project (FUL/2021/0263).
- 3.30 In Workington, a planning application was approved to allow an extension to an existing care home to provide 25 additional bedrooms (FUL/2020/0078). Also in Workington, permission was granted to change a former place of worship to a children's care home (FUL/2020/0525).
- 3.31 Permission was granted for a scheme in Salterbeck to allow the erection of a single storey building to provide assisted living accommodation with 18 bedrooms (FUL/2021/0308).
- 3.32 In Abbeytown, a change of use application was approved to allow a former Methodist Chapel to become two new residential dwellings (FUL/2020/0107).
- 3.33 A retrospective application was approved for a change of use from a car showroom to a gym at Lillyhall (FUL/2020/0142). Also at Lillyhall, an application was granted approval for the erection of training facilities at Lakes College (FUL/2020/0160).
- 3.34 In Wigton, a change of use application was approved to change a former tattoo parlour to laundry facilities (FUL/2020/0178).

## Economic Indicators

- 3.35 In total, approval for 3.9704 hectares of employment development between 1<sup>st</sup> April 2020 and 31<sup>st</sup> March 2023 was granted; the majority of the approvals were for schemes in Workington, including Lillyhall Industrial Estate (88%), with some smaller schemes granted permission in Aspatria (1%), Wigton (7%) and Cockermouth (4%).
- 3.36 The schemes were a mixture of new development and additional floorspace for existing businesses and manufacturers. A loss of a small amount (0.0668 hectares) of employment floorspace was approved for two applications seeking approval to demolish existing commercial garages/workshops.

	<b>B1(a)</b>	<b>B1(b)</b>	<b>B1(c)</b>	<b>B2</b>	<b>B8</b>	<b>Mixed use</b>	<b>Class E</b>
<b>2020/2021</b>	0	0	-0.0375	1.5849	0.8361	0.2342	0.9518
<b>2021/2022</b>	N/A*	0	-0.0293	0.1554	0.0129	0.17	-0.0159
<b>2022/2023</b>	N/A*	0	0	0.1078	0	0	0
<b>Totals</b>	<b>0</b>	<b>0</b>	<b>-0.0668</b>	<b>1.8481</b>	<b>0.849</b>	<b>0.4042</b>	<b>0.9359</b>

*Table 8: Approvals for employment developments between 1<sup>st</sup> April 2020 and 31<sup>st</sup> March 2023*

## Tourism, Cultural and Leisure development

- 3.37 The majority of the approved planning applications related to tourism between 1<sup>st</sup> April 2020 and 31<sup>st</sup> March 2022 were applications for the provision of accommodation.
- 3.38 Application for a changes of use of land for the siting of pods were approved in Bridekirk (FUL/2020/0014), Allonby (FUL/2021/0110) and Aikton (FUL/2020/0179).
- 3.39 In Bowness-on-Solway, approval was granted for a mixture of visitor accommodation including shepherd huts, mobile home pitches and camping pitches (FUL/2022/0111). In Wigton, an application for retrospective permission was granted to allow a change of use from agricultural land to provide additional camping pitches, the construction of a toilet/shower block and staff accommodation (FUL/2022/0214).
- 3.40 A number of proposals for holiday lodges/chalets were approved at Bothel (FUL/2019/0177), Cockermouth (FUL/2021/0080) and Winscales (FUL/2021/0013).
- 3.41 In Silloth, approval was granted for a change of use from a redundant farm building to be replaced with holiday static caravans (FUL/2021/0259). A planning application was approved in Seaville to allow a change of use from an existing tea room to a holiday cottage (FUL/2021/0268). In Dean, an application

was approved for alterations and an extension to an existing public house and restaurant to create five letting rooms (FUL/2021/0238).

- 3.42 The conversion of first floor dining space to provide new holiday accommodation was approved in Workington (FUL/2021/0226), In nearby Camerton, a change of use from dog kennels and chalet to allow for the provision of four holiday cottages was also approved (FUL/2021/0005).
- 3.43 An application for a visitor centre was approved at Derwent Forest, Broughton Moor; this will incorporate a museum that relates to the site's former historic past, plus a memorial to the former workers killed in a munition explosion accident. There will also be a café, shop and learning area (FUL/2020/0047).
- 3.44 A change of use from an agricultural shed to an indoor motorbike arena was approved in Abbeytown (FUL/2020/0146).
- 3.45 At Westward, an extension to the existing Clubhouse at Clea Hall Holiday Park was approved; this will create a new reception area, office and convenience shop along with alterations to the existing function room, bar and toilets and the construction of a rear deck area for outdoor seating (FUL/2022/0267).

#### Retail development

- 3.46 In late 2019, the Council commissioned an updated Retail, Town Centre and Leisure Study. As part of this Study<sup>2</sup>, the capacity floorspace for comparison and convenience retail was calculated in the main towns of Allerdale. The figures show that there is only a small capacity for convenience floorspace within Cockermouth; there is a negative need for convenience in the other five towns, with zero or negative need for comparison floorspace across all six towns.
- 3.47 An application in Cockermouth was approved to demolish an existing retail unit, leading to a loss of 560m<sup>2</sup> of comparison floorspace (FUL/2020/0064).
- 3.48 In Maryport, an approval to extend an existing B&M store will see an overall increase of 993m<sup>2</sup> floorspace; this consists of 296m<sup>2</sup> of additional retail floorspace and 697m<sup>2</sup> for an external garden centre.
- 3.49 An existing A3 use in Silloth was approved for a change of use to a dwellinghouse (FUL/2020/0166).
- 3.50 In Workington, an application was approved for the erection of a new discount foodstore with a total floorspace of 1,900m<sup>2</sup>; this will comprise of 1,004m<sup>2</sup> of convenience sales floorspace and 248m<sup>2</sup> of comparison sales floorspace (FUL/2019/0210).

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<sup>2</sup> [https://www-cloudfront.allerdale.gov.uk/media/filer\\_public/4e/78/4e788983-719e-4b84-9f48-b47c387f0cc9/200914- updated\\_report\\_clean\\_version.pdf](https://www-cloudfront.allerdale.gov.uk/media/filer_public/4e/78/4e788983-719e-4b84-9f48-b47c387f0cc9/200914- updated_report_clean_version.pdf)

## Environmental Indicators

### Number of designated heritage assets at risk

3.51 Allerdale has 16 entries on the Heritage at Risk Register (see Table 9). Since the previous Historic England survey, the entry for Hadrian's Wall has been removed, with two new entries for the Church of St. Mary's, Gilcrux and Church of Our Lady and St. Michael, Workington.

Description	Heritage at Risk Register 2022	Priority Category
Cockermouth Castle bell tower and kitchen tower, Cockermouth	<p>Very bad condition</p> <p>13<sup>th</sup> Century bell tower is badly leaning</p> <p>14<sup>th</sup> Century kitchen tower has water ingress</p> <p>Curtain Wall (north west side) has temporary reinforcement of the bank which has reduced the immediate risk whilst investigations are undertaken to inform a long-term solution</p>	C – slow decay, no solution agreed
Workington Hall tower house and later medieval fortified house, Workington	<p>Poor condition</p> <p>Recent repairs have addressed major masonry and roof issues and a large scale project to repair the east side of the complex has just been completed with funding from Historic England.</p>	F - repair scheme in progress and (where applicable) end use or user identified; or functionally redundant buildings with new use agreed but not yet implemented
Church of All Hallows, Fletchertown, Aspatria (Grade II)	<p>Poor condition</p> <p>Some blocked and damaged rainwater goods, together with slipped coping stones, are causing significant areas of saturation to wall surfaces, especially to the vestry, north transept and north face of the tower.</p>	C – slow decay, no solution agreed
Church of St. Mungo, Church Street, Dearham (Grade I)	<p>Poor condition</p> <p>Considerable patches of stone erosion caused by repointing in hard cement. The cancel, and its east wall in particular, suffers from damp caused by blocked gutters. It has stonework with large open joints, and is subject to movement.</p>	A – immediate risk of further rapid deterioration or loss of fabric; no solution agreed
Church of St. Mary, Churchtown, Sebergham (Grade II*)	<p>Poor condition</p> <p>Fabric is showing signs of considerable stone decay, loss of mortar and minor movement to the south west aisle, the west end and the north face of the tower.</p> <p>Damaged stonework is causing shattering of window openings from rusting window restraints.</p>	A – immediate risk of further rapid deterioration or loss of fabric; no solution agreed
Church of St. Mary, Gilcrux (Grade II*)	<p>Poor condition</p> <p>Cement rich pointing is trapping water within the wall fabric, endangering the roof timbers. There is also a history of movement in the porch which is being monitored.</p>	C – slow decay, no solution agreed
Church of St. Hilda, Church	<p>Poor condition</p>	C – slow decay, no solution agreed

Hill, Westward (Grade II)	Signs of significant water penetration and the need for repointing and stone repair. A power cable attached to the 1828 hall is pulling stone out of the north east corner, allowing further water ingress.	
Church of Our Lady and St. Michael, attached steps, walls, gates and gatepiers, Banklands, Workington	Poor condition  Gable masonry of the south transept is showing rotation and its stability is in question.	C – slow decay, no solution agreed
Church of St. John and adjoining parish room, Washington Street, Workington (Grade II*)	Poor condition  Deteriorating roofs and water ingress affecting ceilings.	C – slow decay, no solution agreed
Brownbrigg North Tower 21b, Crosscanonby	Unsatisfactory condition with major localised problems  Principal vulnerability: arable ploughing	Declining trend
Beckfoot Roman Fort, Holme St. Cuthbert	Unsatisfactory condition with major localised problems  Principal vulnerability: arable ploughing	Improving trend
Roman fortlet, Castle Fields, Holme St. Cuthbert	Extensive significant problems  Principal vulnerability: coastal erosion	Declining trend
Wolsty South Tower 13b, Holme St. Cuthbert	Significant localised problems  Principal vulnerability: coastal erosion	Declining trend
Maryport Conservation Area	Poor condition, high vulnerability	No significant change since previous survey
St. Michael's Conservation Area, Workington	Very bad condition, high vulnerability	No significant change since previous survey
Wigton Conservation Area	Poor condition, high vulnerability	No significant change since previous survey

*Table 9: Heritage at Risk Register entries<sup>3</sup>*

### Number of developments given consent against Historic England advice

3.52 Over the reporting years, no applications were granted contrary to advice received from Historic England.

<sup>3</sup> <https://historicengland.org.uk/images-books/publications/har-2022-registers/nw-har-register2022/>

### Number of developments given consent against Environment Agency advice

3.53 Over the reporting years, no applications were granted contrary to Environment Agency advice on flooding.

### Developments permitted in Flood Zones 2 and 3

3.54 A prior approval application was received by the Council for the conversion of an agricultural building to a dwelling with the footprint of the development situated in Flood Zone 2. The Environment Agency did not object to this application subject to the mitigation within the submitted Flood Risk Assessment being implemented.

3.55 Two applications were approved in Flood Zone 3; one was for a change of use from a bank to a restaurant at the ground floor and two self-contained flats to the upper floors with the other application creating a single dwelling from an existing barn. The Environment Agency did not object to either application, and were satisfied that the developments will be safe without exacerbating flood risk elsewhere if the proposed flood risk mitigation measures are implemented.

### Development on previously development land/brownfield sites

3.56 For 2020/2021, 2021/2022 and 2022/2023, approximately 50%, 29.5% and 36.5% (respectively) of completed housing development was delivered on previously developed/brownfield land. In all three years, the completions included one dwelling completed within the curtilage of an existing domestic garden.

	<b>2020/2021</b>	<b>2021/2022</b>	<b>2022/2023</b>
Brownfield	146 (50.3%)	64 (29.5%)	90 (36.5%)
Greenfield	143 (49.3%)	152 (70%)	156 (63%)
Garden	1 (0.3%)	1 (0.5%)	1 (0.5%)
Total	290	217	247

*Table 10: Levels of development on different land types*

### Renewable energy generation

3.57 In February 2022, an application was approved to extend the operational timescales of the existing windfarm at Oldside, Workington, Whilst this does not increase the output capacity of the development, it does mean that the approval will allow the windfarm to continue for a further ten years, amending the time restriction included in the planning condition from 25 years to 35 years.

3.58 A number of planning applications were received for the installation of solar panels with a maximum installation output of approximately 3.2MW across Allerdale.

3.59 As of November 2022, Government data<sup>4</sup> showed that Allerdale had was generating 511,963MWh from 1,960 installed renewable energy units. Over the course of a year, this equates to 58.4MW which is approximately 30.5% of the maximum installed capacity.

	<b>Number of installations</b>	<b>Installed Capacity (MW)</b>	<b>Generation (MWh)</b>
<b>2014</b>	1,243	142.4	536,227
<b>2015</b>	1,515	168.0	620,816
<b>2016</b>	1,601	181.9	617,003
<b>2017</b>	1,670	182.6	649,283
<b>2018</b>	1,729	190.3	659,362
<b>2019</b>	1,883	189.9	637,988
<b>2020</b>	1,911	190.1	655,799
<b>2021</b>	1,960	191.1	511,963

*Table 11: Renewable energy generation in Allerdale between 2014 and 2021*

3.60 Between 2014 and 2021, the number of photovoltaic installations has increased from 1,169 to 1,854; this is reflected in the fact that level of energy generation share from photovoltaics has increased from 0.86% to 6.95%.

3.61 Whilst the number of wind turbines has increased by 19 in this period, the energy generation share has remained fairly stagnant, with 36% in 2014 and 37% in 2021.

3.62 The number of plant biomass installations has increased from one to three, but the output has decreased from 325,725MWh to 260,830MWh, representing a falling generation share of 10.05%.

	<b>Photovoltaics</b>	<b>Onshore Wind</b>	<b>Hydro</b>	<b>Anaerobic Digestion</b>	<b>Landfill Gas</b>	<b>Plant Biomass</b>	<b>Total</b>
<b>2014</b>	1,169	63	6	3	1	1	1,243
<b>2015</b>	1,421	79	8	5	1	1	1,515
<b>2016</b>	1,500	83	9	7	1	1	1,601
<b>2017</b>	1,565	83	11	8	1	2	1,670
<b>2018</b>	1,624	82	11	8	1	3	1,729
<b>2019</b>	1,778	82	11	8	1	3	1,883
<b>2020</b>	1,806	82	11	8	1	3	1,911
<b>2021</b>	1,854	82	11	9	1	3	1,960

*Table 12: Number of renewable energy installations in Allerdale*

	<b>Photovoltaics</b>	<b>Onshore Wind</b>	<b>Hydro</b>	<b>Anaerobic Digestion</b>	<b>Landfill Gas</b>	<b>Plant Biomass</b>	<b>Total</b>
<b>2014</b>	4,603 (0.86%)	192,783 (36%)	662 (0%)	10,145 (2%)	2,310 (0%)	325,724 (61%)	536,227
<b>2015</b>	17,963 (2.89%)	236,802 (38%)	798 (0.13%)	13,248 (2.13%)	1,950 (0.31%)	350,055 (56.39%)	620,816
<b>2016</b>	24,438 (3.96%)	199,719 (32.37%)	1,255 (0.20%)	18,152 (2.94%)	1,665 (0.27%)	371,775 (60.25%)	617,003

<sup>4</sup> [www.gov.uk/government/statistics/regional-renewable-statistics](http://www.gov.uk/government/statistics/regional-renewable-statistics)

<b>2017</b>	27,443 (4%)	236,183 (36.38%)	2,527 (0.39%)	19,714 (3.04%)	1,306 (0.20%)	362,111 (55.77%)	649,283
<b>2018</b>	35,672 (5.41%)	229,687 (35%)	2,472 (0.37%)	19,857 (3.01%)	1,459 (0.22%)	370,216 (56.15%)	659,362
<b>2019</b>	34,916 (5.47%)	219,665 (34%)	2,889 (0.45%)	19,630 (3.08%)	N/A*	360,888 (56.57%)	637,988
<b>2020</b>	33,808 (5.16%)	257,876 (39%)	3,157 (0.48%)	19,772 (3.01%)	N/A*	341,186 (52.03%)	655,799
<b>2021</b>	35,559 (6.95%)	189,993 (37%)	2,843 (0.56%)	22,737 (4.44%)	N/A*	260,830 (50.95%)	511,963

*Table 13: Renewable energy generation (MWh) in Allerdale*

*\* There was some generation but data has been suppressed to prevent the output of individual plants being revealed*

### Housing quality – Building for Life Assessments

3.63 Over the reporting year, no housing developments were approved under the Building for Life assessment.

### Development in Coastal Change Management Areas

3.64 No developments were approved within the identified Coastal Change Management Area in the monitoring years of 2020/2021, 2021/2022 or 2022/2023.

### Number of planning applications approved with specific measures for the protection of biodiversity

3.65 A number of applications were approved with specific mitigation measures secured through the planning approval to protect biodiversity. Such requirements included:

- Provision of a Construction Environment Method Statement
- Biosecurity processes to be put in place before and after works to ensure no invasive species are brought in or transported off site
- Planting of new/replacement hedgerows
- Provision of bat boxes/lofts
- Provision of bird boxes
- Provision of owl boxes
- Creation of a wildflower meadow
- Provision of a Construction Environmental Management Plan

## **Performance**

### Government Performance Statistics

3.66 Each quarter, the Council is required to submit data to Government reporting on the length of time it has taken to determine planning applications. The Government then collates this data over a two year period to rank all English local authorities in order of making decisions within the statutory time limits (eight weeks for minor applications and 13 weeks for major applications).



3.67 The two year collective data at the end of September 2022 showed that out of 345 local planning authorities Allerdale Borough Council was 93<sup>rd</sup> for making decisions within eight weeks for minor applications and 71<sup>st</sup> for making decisions within 13 weeks for major applications (see Tables 14 and 15). The data for the previous monitoring year has been included in brackets in the table for comparison purposes.

National position – decisions made within 8 weeks	93 (200)
Total minor and other development decisions	1,041 (975)
Total minor and other development decisions in 8 weeks	509 (593)
PPA, Extensions of Time or EIA decisions	477 (311)
PPA, Extensions of Time or EIA decisions within agreed time	448 (273)
Number of reporting quarters with missing data	0 (0)
% of decisions made within 8 weeks or agreed time	91.9% (88.8%)

*Table 14: Average speed of decisions for minor applications for two years until September 2022*

*[Source: Table 153, DCLG Live Statistics]*

National position – decisions made within 13 weeks	71 (169)
All major development decisions	74 (52)
Major development decisions made within 13 weeks	26 (19)
PPA, Extensions of Time or EIA decisions	47 (31)
PPA, Extensions of Time or EIA decisions made within agreed time	45 (28)
Number of reporting quarters with missing data	0 (0)
% of decisions made within 13 weeks or agreed time	95.9% (90.4%)

*Table 15 Average speed of decisions for major applications for two years until September 2022*

*[Source: Table 151a, DCLG Live Statistics]*

### New Homes Bonus

3.68 The New Homes Bonus was introduced in February 2011 by the Government to encourage the building of new homes and to encourage Local Authorities to bring empty homes back into use.

3.69 In 2020/2021, 148 of dwellings were eligible for the New Homes Bonus, with 33 dwellings in 2021/2022 and 114 eligible units in 2022/2023. Table 16 shows how much money the Council has received over the years from the New Homes Bonus.

Year	New Homes Bonus Received	Cumulative amount received
2011/2012	£84,178	£84,178
2012/2013	£100,138	£184,316
2013/2014	£321,922	£506,238
2014/2015	£791,455	£1,297,693
2015/2016	£1,068,370	£2,366,063

2016/2017	£1,525,500	£3,891,563
2017/2018	£1,603,998	£5,495,561
2018/2019	£1,003,560	£6,499,121
2019/2020	£838,075	£7,337,196
2020/2021	£606,090	£7,943,286
2021/2022	£261,514	£8,204,800
2022/2023	£291,259	£8,496,059

*Table 16: New Homes Bonus received by Allerdale Borough Council between 2011 and 2023*

### Links with the Council Strategy

3.70 The Council Strategy covers a period from 2020-2030 and has six key themes: a financially secure Council; a cleaner, greener Allerdale; invest to grow; outstanding local services; thriving towns and villages; and resilient communities.

3.71 The Local Plan can help to achieve these corporate aims by:

- Allocating sites for housing which can help to create more affordable housing;
- Promoting sustainable, inclusive and mixed communities to ensure that new residential development contributes to improving the balance of housing and meets the identified needs of the whole community;
- Allocating land and premises of the right quality, scale and location to meet the needs of both new opportunities and the expansion of existing businesses;
- Supporting the delivery of school facilities, training programmes and lifelong learning through providing opportunities and the provision of up to date facilities;
- Promoting health, well-being and active lifestyles by protecting, maintaining and enhancing green infrastructure, sports and recreation facilities;
- Promoting the creation, enhancement, maintenance and protection of a range of green infrastructure assets that contribute to a diverse network of natural and man-made green and blue spaces;
- Supporting the reduction of Allerdale's carbon footprint and a low carbon future;
- Supporting improvements to digital communications within the area;
- Promoting the vitality and viability of town centres by encouraging a diverse mix of high quality environments which attract a wide range of people at different times of the day;
- Supporting suitable developments which develop the evening economy within our towns; and
- Supporting the rural economy by encouraging appropriate new economic opportunities, expanding businesses, new methods of working, together with traditional industrial and farm diversification.

## Planning Compliance statistics

3.72 Table 15 shows the number of planning compliance complaints received and the number of cases closed. The figures from the 2019/2020 monitoring year have been included in brackets next to the 2020/2021 data for comparison purposes.

	<b>2020/2021</b>	<b>2021/2022</b>	<b>2022/2023</b>
Number of complaints received	214 (200)	266	250
Number of cases closed	190 (131)	153	465

*Table 17: Planning Compliance Statistics*