Allerdale is currently producing a new kind of development plan known as the Local Development Framework (LDF). The LDF requires planners to fully explore and understand their area to identify the issues that local communities need to tackle, and the strengths from which they can build upon, ensuring that the right planning policy is created and applied in the right locations.

In order to do this, we have collected a wide range of information, from all parts of the borough, regarding the various topics covered by spatial planning, including issues to do with housing, employment, retail, transport, the natural environment, heritage, provision of services, education, health, crime and climate change. This information has been collated and explained over the following pages of this document, the Allerdale Atlas.

The information in this document will be used, in conjunction with comments from public consultation, data from strategies and publications by various planning-related organisations, and the evidence from our own commissioned studies carried out specifically for the LDF, to produce a number of Locality Profiles, based on the localities developed by the West Cumbria Strategic Partnership in the “Future Generation” Community Strategy, detailing the strengths and concerns present in different parts of the borough. This identification of the issues will in turn be used to come up with a number of planning options designed to tackle them, and eventually actual planning policy for the emerging Core Strategy - the primary document of the new development plan.
Demographics: Total Population
The total population of Allerdale, including the Lake District National Park (LDNP) is estimated at 95,000 in 2009.

The population of Allerdale (outside the LDNP) is approx 83,000, and is concentrated in 6 towns and their hinterlands:

- Workington
- Maryport
- Cockermouth
- Wigton
- Aspatria
- Silloth

Together, the urban areas of these towns account for 68,000 and over 80% of the total population of the borough outside the LDNP.

The south western triangle of Workington – Cockermouth – Maryport accounts for approximately 56,000 residents and 65% of the total population of the borough, outside the LDNP, and has the highest population density. The population density is 450 people per sq/km compared to 475 per sq/km for the North West and 390 per sq/km for England.

The Solway plains have a very low population density at approximately 50 per sq/km.

2007 Mid-year population estimates (ONS)

Demographics: Age Structure
Shown below is a population pyramid for Allerdale. Population pyramids enable us to see any unexpected variations in the smooth taper we should expect at both age extremes in a normal distribution.

The chart shows us that compared to other areas of England, Allerdale is over represented in all age groups over 50 years old. Allerdale is under-represented in the 20-39 year old age groups. Allerdale is
particularly under-represented by residents in their 20s, and the difference is more pronounced in females aged 20-24. Though the above data is from 2001, data for 2007 show similar trends.

Average ages from across the borough have also been analysed and displayed on the map below. As can be seen, the National Park and Silloth have the oldest average age range (the grey areas on the map), with a more younger population being located in the Workington and Maryport area.

Demographics: Population Projections

The Office For National Statistics produce population projections, however these are available only at a district wide level. Therefore we cannot make a distinction between the areas of Allerdale inside and outside the National Park.

Over the period 1997—2007 Allerdale as a whole experienced a slight decline in overall population of 300 residents. The population declined until 2001, when it started to recover to present numbers.

ONS mid-year population estimates

ONS projections show that the population of Allerdale will rise to 99,000 by 2020 and to nearly 103,000 by 2030. This is a rise of 8,000 in 20 years.
Population projections need to be treated with a certain degree of caution. They are trend based projections, which means assumptions for future levels of births, deaths and migration are based on observed levels mainly over the previous five years. They show what the population will be if recent trends in these continue.

Demographics: Ethnic and Religious Diversity
Allerdale is not ethnically or religiously diverse in comparison to the country as a whole. Only 0.6% are from a Black, Minority, Ethnic (BME) background compared to 8.7% nationally. 85.2% describe themselves as Christian compared to 71.7% nationally. Only 0.3% describe themselves as believing in the other major religions.

Census 2001

Demographics: International Migration
The main way of assessing international migrants is via National Insurance Number Allocations to Adult Overseas Nationals (NINos) entering the UK. A NINo is generally required by any overseas national looking to work or claim benefits / tax credits in the UK, including the self employed or students working part time.

Between 2002-07, 3,000 applied for a NINo giving their place of work as Allerdale. Allerdale NINos rose exponentially over the time period. Only 80 were issued in 2002-3, rising to 400 in 2004-5, with 1,420 issued in 2006-7. The vast majority of registrations were from Eastern European EU accession countries. Unfortunately NINo registrations do not capture the out-flow of migrants leaving the area so we have no way of accurately knowing how many have left the area, and how many are still resident.

The majority of these jobs have been in low skill elementary jobs such as tourism related occupations and fish filleting.

It seems likely that during at least the early period of the LDF implementation the numbers of such workers will reduce significantly as a result of two issues. Firstly the fall in the value of sterling, making any wages earned in Great Britain now worth substantially less when converted into Polish currency than in recent years. Secondly the recession has reduced the demand for workers in general from employers.
Both factors reduce the desirability of working in Great Britain. Although as of February 09 data was not available to substantiate the assertion of reduced economic migration.

100% sample from National Insurance Recording System (NIRS)
2  
Deprivation

Indices of Multiple Deprivation (IMD 2007)
The IMD is a method used by the Department for Communities and Local Government to assess levels of deprivation within all neighbourhoods across England. The IMD looks at a range of standard indicators, assessing deprivation in terms of:
- Income
- Employment
- Health & Disability
- Education, Skills & Training
- Barriers to Housing & Services
- Crime & Disorder
- Living Environment

The IMD is measured at super output area level - geographical areas of roughly 1,500 population. Each super output area is given a rank in order to allow it to be compared to other areas nationally. A rank of 1 is given to the most deprived output area in England, and a rank of 32,482 is given to the least deprived area in the country.

Deprivation in Allerdale
Map 1 shows the IMD ranks for all of Allerdale’s super output areas. Deprivation varies across the borough, with some areas of high deprivation being found adjacent to areas of extremely low deprivation. Highest levels of deprivation can be found in Workington, particularly south Workington, and in Maryport. Cockermouth and its surrounding area are the least deprived areas of the borough.

Map 2 shows that Allerdale does have some areas that suffer from significant levels of deprivation. Western areas of Workington, for instance, including North Side, Moss Bay and Salterbeck are amongst the 10% most deprived areas in the country. Parts of Ewanrigg in Maryport also fall into this category.

In contrast to this, southern parts of Cockermouth are with the 10% least deprived areas of the country. Areas such as Stainburn and Seaton in Workington are recorded as being within the 20% of the least deprived parts of the country, despite their close proximity to the highly deprived areas above.
Map 1: Allerdale IMD 2007 Ranks

Indices of Multiple Deprivation (IMD) 2007

Overall Levels of Deprivation in Allerdale

Key:
(NB - The IMD ranks areas according to levels of deprivation, where a rank of 1 represents the most deprived. Ranks are applied to England as a whole.)

- IMD Rank: 0 to 6,200
- IMD Rank: 6,201 to 12,400
- IMD Rank: 12,401 to 18,600
- IMD Rank: 18,601 to 24,800
- IMD Rank: 24,801 to 32,482

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Indices of Multiple Deprivation 2007

The Most & Least Deprived Areas in the Country*
As Found in Allerdale

Key:
- **Green**: Within best 10% in England
- **Red**: Within 10% most deprived in England
- **Green**: Within best 20% in England
- **Gray**: Rest of Borough
- **Orange**: Within 20% most deprived in England

*Out of 32,482 areas surveyed

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Map 2: Most and Least Deprived areas
The majority of figures and plans used in this report relate to the whole of the Allerdale Borough Council administration area, including those parts where the Lake District National Park is the local planning authority. The National Park boundary is clearly marked on all plans. It was felt relevant to include this data, as housing issues within the Park can have a significant knock on effect for those areas within the Allerdale local planning authority area.

**General housing issues**

**Housing numbers**
The 2001 census identified 39,781 dwellings within Allerdale. Figure H1 below identifies the distribution of these dwellings across the Borough. The most recent Council Tax database for the Borough identifies that at 2008, the number of dwellings had risen to 44,732.

**Housing Density**
Map H2, using the dwelling numbers from the 2001 Census, shows the levels of housing density across the borough. Unsurprisingly, the highest densities are found in larger key service centres. The town centre areas of Workington have the highest density followed by the residential areas to the south of the town centre. Workington town centre is the only output area in the borough where the number of dwellings exceeds 40 per hectare.

**Housing type**
The 2001 Census also identifies the type of housing across Allerdale. Figure 1 sets out how the composition of accommodation type
in Allerdale compares with both the north west region and England. It is demonstrated that Allerdale has a higher representation of terraced and detached dwellings than both the regional and national averages. The proportion of semi detached properties is only slightly above the national average, but is 4% below the regional average. In accounting for just 9% of the total housing stock, flats are significantly under represented in Allerdale, particularly when compared to the national average where the difference is nearly 10%.

**Detached dwellings**

Map H3 demonstrates that there are relatively high numbers of detached properties in the rural and northern areas of the borough with less representation in the key service centres of Workington, Maryport, Aspatria, Wigton and Silloth. The exception to this is Cockermouth, which includes some areas with a significant number of detached properties. The highest levels of detached properties are found in the east of the local planning authority area, on the fringe of the National Park, where 65% of properties are detached. The lowest level of detached properties (2.6%) are found in the housing areas of south Workington.

**Semi detached dwellings**

Map H4 shows the distribution of semi detached properties. This most prevalent type of dwelling is quite evenly distributed throughout the borough with greater concentrations in the key towns of Workington, Cockermouth and Maryport and
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lower levels in the rural areas bordering the National Park. There are particular concentrations of semi detached housing in parts of Workington, especially in the residential areas of Salterbeck (79%), Seaton (63%) and Ashfield (65%).

**Terraced dwellings**

Terraced dwellings are shown to have particular concentrations (exceeding 80%) in central areas of Workington (see Map H5). The central area of Maryport
also has over 60% terraced properties. Terraces are also a predominant feature of the Aspatria, Wigton and Silloth housing stock, but less so in Cockermouth.

**Flats, maisonettes and apartments**

Flats, maisonettes and apartment are generally under-represented across Allerdale. The highest proportion of this type of accommodation (representing 50% of the dwelling stock) is found in the northern and town centre area of Cockermouth (see Map H6). 38% of dwellings are of this type in Maryport harbour area.

**Housing Tenure**

Figure 2 summarises the split of housing tenure within the total existing housing stock across England, the north west region and Allerdale. It demonstrates that locally within Allerdale there is a higher than average level of...
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owner occupancy, with a lower rate of those owning a property with a mortgage or loan. There is a lower rate of shared ownership, but a slightly higher than average rate of renting from local authorities, housing associations or registered social landlords.

**Owner occupation**

Map H7 shows the distribution of owner occupied properties which includes those owned outright, owned with a mortgage / loan or in shared ownership. The map highlights that there are particular concentrations of owner occupation in the rural areas of the District, particularly in the north and outlying areas of Cockermouth and Workington.

**Housing Association / Registered Social Landlord**

The 2001 census identified that over 17% of the housing
stock in Allerdale was rented from a housing association or registered social landlord. Map H8 identifies that there are clusters of social rented accommodation within the six key service centres of Workington, Maryport, Cockermouth, Aspatria and Silloth. The concentration of this type of property is shown to be greatest in the south east area of Maryport (70%) and the residential estates in Workington (including Frostams estate, Moss Bay and Westfield areas). There is a further concentration in north east Wigton (43%). Just under 40% of properties in the eastern part of Aspatria are identified as within the ownership of registered social landlords whilst just under 1/3 of properties are identified as such in the eastern part of Cockermouth.

Table H1 identifies that in 2008 the number of housing association / RSL properties across the borough had increased to 8361, representing 18% of the housing stock. Unfortunately whilst the type of property by RSL is provided, the locations of these properties is not available to map.

Private Rented
The distribution of private rented accommodation follows a different pattern with higher levels found on the fringes on the National Park, parts of north Workington and Maryport and some of the more rural areas of north Allerdale. This type of tenure is less frequent across the borough and concentrations are not as significant as other types of tenure.

Map H9 identifies that the highest level of private renting outside the National Park is to be found in south east Wigton where this tenure accounts for just under a quarter of the
<table>
<thead>
<tr>
<th>Housing Association / RSL</th>
<th>No. of properties as at 31/03/08</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1 bed property</td>
</tr>
<tr>
<td>Derwent &amp; Solway</td>
<td>589</td>
</tr>
<tr>
<td>Eden</td>
<td>2</td>
</tr>
<tr>
<td>Home</td>
<td>223</td>
</tr>
<tr>
<td>Impact</td>
<td>153</td>
</tr>
<tr>
<td>Mitre</td>
<td>35</td>
</tr>
<tr>
<td>Two Castles</td>
<td>2</td>
</tr>
<tr>
<td>Westfield</td>
<td>77</td>
</tr>
<tr>
<td>TOTAL</td>
<td>1081</td>
</tr>
</tbody>
</table>

Source: Allerdale Housing Services Annual Performance Statement 2007/08

Map H8: Rented from Local Authority or Registered Social Landlord

Legend
- National Park
- % households rented from Local Authority or Registered Social Landlord

- 0 - 15
- 15 - 30
- 30 - 45
- 45 - 60
- 60 - 75

Source: KS18 Tenure, Census 2001
Key Statistics

*includes owned outright, owned with a mortgage or loan and shared ownership
One fifth of dwellings in the western residential areas of Cockermouth are also identified as private rented, as are 18% of properties in both the Allonby / Abbey Town area and properties in and to the east of the town centre of Workington. The lowest areas of private rented accommodation is found in parts of Seaton, High Harrington/Winscales, east Workington and areas within Wigton.

**Council Tax Bands**

Every dwelling is allocated into one of eight Council Tax Bands (A to H) which were based on open market capital value in 1991. Council Tax Band A relates to lower value properties, increasing through to the highest value properties in Band H.

Across the borough of Allerdale there are 44,732 dwellings identified in the 2008 Council Tax records. The distribution of these dwellings across the eight Council Tax Bands is set out in Table H2 below.

It is demonstrated that Allerdale has almost double the national rate of Band A properties and is below the county and national rates for all other Bands.

Map H10 identifies where there are particular concentrations (over 30%) of any given Council Tax band in a parish. It demonstrates the prevalence of Band A properties across the Borough with particular concentrations in and around Workington and Maryport with the exception of Seaton where Band B properties are well represented. There are a greater proportion of Band C and D properties to be found in the more rural areas of North Allerdale. There is also a small concentration of Band E properties focused on Papcastle. In over 1/3 of the parishes, no single Council Tax
Table H2 : Allerdale Dwellings by Council Tax Band 2008

<table>
<thead>
<tr>
<th>Council Tax Band</th>
<th>Number of dwellings*</th>
<th>% of dwellings (Allerdale)</th>
<th>% of dwellings (Cumbria**)</th>
<th>% of dwellings (England) ***</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>21,851</td>
<td>48.9</td>
<td>38.7</td>
<td>25.0</td>
</tr>
<tr>
<td>B</td>
<td>6,966</td>
<td>15.6</td>
<td>19.0</td>
<td>19.5</td>
</tr>
<tr>
<td>C</td>
<td>6,722</td>
<td>15.0</td>
<td>16.6</td>
<td>21.7</td>
</tr>
<tr>
<td>D</td>
<td>4,928</td>
<td>11.0</td>
<td>12.5</td>
<td>15.3</td>
</tr>
<tr>
<td>E</td>
<td>2,727</td>
<td>6.1</td>
<td>7.6</td>
<td>9.5</td>
</tr>
<tr>
<td>F</td>
<td>1,036</td>
<td>2.3</td>
<td>3.5</td>
<td>5.0</td>
</tr>
<tr>
<td>G</td>
<td>476</td>
<td>1.0</td>
<td>1.8</td>
<td>3.5</td>
</tr>
<tr>
<td>H</td>
<td>26</td>
<td>0.1</td>
<td>0.2</td>
<td>0.6</td>
</tr>
</tbody>
</table>

* Council Tax Database 2008/9, Allerdale Borough Council  
**Cumbria in Figures 2008, Cumbria County Council  
*** Local Government Finance Statistics Council Taxbase 2008, DCLG

Band accounts for 30% or more of the total dwellings.

Given that Band A properties represent such a significant proportion of the total number of dwellings in Allerdale, those areas where they represent over 50% of the housing stock have also been mapped (see Map H11). Again this demonstrates the prevalence of Band A properties. The highest proportions are found in the parishes of Great Clifton (81%), Maryport (77%), Broughton Moor (75%) and Workington (72%).

**Overcrowding**

The Census 2001 occupancy rating provides a measure of occupancy and overcrowding within households. The occupancy rating assumes that every household, including one person households, requires a minimum of two common rooms (excluding bathrooms). A value of -1 implies that there is one room too few and there is overcrowding in the household. Figure H3 identifies that at just over 3%, overcrowding is less of an issue locally that at the regional or national level.

Map H12 shows that the overcrowding which
Evidence Base

Map H10: Dwelling Stock by Council Tax Band 2008

Legend

- National Park Boundary
- More than 30% of properties belonging to Council Tax Band:
  - No Band Over 30%
  - Band A over 30%
  - Band B over 30%
  - Band C over 30%
  - Band D over 30%
  - Band E over 30%
  - Band G over 30%

Source: Allerdale Borough Council, Council Tax Base 2008/9

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Map H11: Dwelling Stock by Council Tax Band 2008

Legend

- National Park Region
- More than 50% of properties belonging to Council Tax Band:
  - No Band Over 50%
  - Band A over 50%

Source: Allerdale Borough Council, Council Tax Base 2008/9

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does exist is a greater issue in the Northside, Siddick and Moss Bay areas of Workington and the Grasslot and town centre/ harbour areas of Maryport where levels all exceed the national average.

**Homelessness**

The Allerdale Housing Parish Profiles identify that for 2007/8 there were 155 accepted homelessness cases. As can be seen from Table H3, this represents a decrease from 2006-07 (241) but remains higher that the 2005-06 figure (39). The key causes of homelessness are summarised in Table H3 below.

Map H13 identifies the location of the accepted homelessness cases based on the information based in the Allerdale Housing Parish Profiles 2007/08. It is demonstrated that the problem is clearly concentrated in Workington and Maryport areas with some incidence in Wigton, Cockermouth, Silloth, Aspatria and Great Clifton.

![Overcrowding Chart](chart.png)

Figure H3: Overcrowding at national, regional and local level

Source: Census 2001, Key Statistics KS19
Evidence Base

Housing Conditions
The most recent full Allerdale House Conditions Survey was undertaken in 2003 which revealed that 6% of dwellings were ‘unfit’ (compared to the national average of 4.2%). This represented in the region of 2,600 properties. The highest proportion of unfit dwellings was in North Allerdale (9.88%) with the lowest levels (4.58%) found on the West Coast.

In 2008, a Decent Home Survey was undertaken, but rather than addressing all properties, it focused on those households in

Table H3: Number and Causes of Homelessness in Allerdale

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number</td>
<td>%</td>
</tr>
<tr>
<td>Parents, relatives, friends unable to accommodate</td>
<td>16</td>
<td>41.0</td>
</tr>
<tr>
<td>Relationship breakdown</td>
<td>3</td>
<td>7.7</td>
</tr>
<tr>
<td>Domestic violence</td>
<td>5</td>
<td>12.8</td>
</tr>
<tr>
<td>Other violence</td>
<td>1</td>
<td>2.6</td>
</tr>
<tr>
<td>End of short hold tenancy</td>
<td>10</td>
<td>25.6</td>
</tr>
<tr>
<td>Financial problems</td>
<td>1</td>
<td>2.6</td>
</tr>
<tr>
<td>Other</td>
<td>3</td>
<td>7.7</td>
</tr>
</tbody>
</table>

(Source: Allerdale Housing Options Team)
the Borough considered likely to be most vulnerable.

A Decent Home is one which is wind and weather tight, warm and has modern facilities. A Decent Home must meet the following four criteria:

- It meets the current statutory minimum standard for housing
- It is in a reasonable state of repair
- It has reasonable modern facilities and services
- It provides a reasonable degree of thermal comfort

The survey revealed that of the vulnerable household across the Borough 30% were considered ‘decent’ and 70% ‘non decent’. Table H4 demonstrates the decent/non decent split by sub area.

In terms of Registered Social Landlord owned properties, 86% meet the Decent Homes Standard*. In addition all housing association / RSL properties in Allerdale meet the minimum Standard Assessment Procedure (SAP) rating which is the Government’s recommended system for calculating the overall energy efficiency of a home. The SAP rating is calculated by taking into account many factors including thermal insulation, type and efficiency...
heating system, ventilation, price of fuel for space and water heating.

**Second Homes**
Council Tax records for 2008 indicate that there are currently 1195 second homes throughout the Borough. This equates to 2.67% of the dwelling stock. As demonstrated by Map H14, the majority of these are located within the Lake District National Park. There is however a concentration of second homes in Allonby where nearly 9% of dwellings are registered as second homes.

**Vacant dwellings**
The Allerdale Council Tax Base 2008/09 identifies an average vacancy rate of 1.93% across the borough. This equates to over 860 dwellings.

The majority (56%) of vacant properties fall within Council Tax Band A. Of the remainder of the vacant properties, 11% are Council Tax Band B, 12% Tax Band C and 10% Tax Band D. Less than 10% of the identified vacant properties are accounted for by those falling within Council Tax bands E – H.

Map H15 shows that distribution of the empty properties is fairly even across the local planning authority area with the exception of concentrations within Allonby and Winscales parishes (it should be noted however that there are fewer than 70 households in the Winscales parish whilst there are over 200 in Allonby).

**Housing completions**
Figure H4 shows that there were 211 completions in 07/08. This is the highest completion rate in recent years, with annual figures going back to 2002/03 showing that completion totals all below 200 completions.

**Housing Land Availability**
Latest figures show that the Council has enough land to meet and exceed its 5 year supply. These figures were published in 2008, and are to be updated in late 2009.

---

Table H4: Decent / non decent housing (vulnerable households only)

<table>
<thead>
<tr>
<th>SUB AREA</th>
<th>Decent</th>
<th>Not Decent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Workington</td>
<td>24.0</td>
<td>76.0</td>
</tr>
<tr>
<td>Maryport</td>
<td>43.2</td>
<td>56.8</td>
</tr>
<tr>
<td>Keswick</td>
<td>28.9</td>
<td>71.1</td>
</tr>
<tr>
<td>Cockermouth</td>
<td>23.0</td>
<td>77.0</td>
</tr>
<tr>
<td>Wigton</td>
<td>34.7</td>
<td>65.3</td>
</tr>
<tr>
<td>Aspatria</td>
<td>28.6</td>
<td>71.4</td>
</tr>
<tr>
<td>Allerdale</td>
<td>30.0</td>
<td>70.0</td>
</tr>
</tbody>
</table>

Source: Allerdale Council – decent Homes Survey 2001-2008

* Allerdale Housing Services Annual Performance Statement 2007/2008
Map H14: Second Homes
Legend

% Second Homes

0 - 5
5 - 10
10 - 15
15 - 20

Legend

National Park Region

Source: Allerdale Borough Council, Council Tax Base 2008/9

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Map H15: Vacant Dwellings
Legend

% Empty dwellings

0 - 2
2 - 4
4 - 6
6 - 8
8 - 10

Legend

National Park Region

Source: Allerdale Borough Council, Council Tax Base 2008/9

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Supply document can be viewed on the Council website.

**Affordability**

In 2008, the average house price in Allerdale stood at £164,313 which is 5.4 times the annual gross average income for residents (£30,203). This meant housing is generally more affordable than at the wider County average where the affordability ratio is 6 (average house price £182,574 / average income £30,193) and at the national level where the affordability ratio is 7.1 (average house price £220,910 / average income £31,000).

The affordability ratios within Allerdale are mapped in Map H16. This shows that the least affordable places are within and on the fringes of the National Park. Within the Allerdale local planning authority area, the least affordable places are the central rural areas of north Allerdale, the rural areas around Eaglesfield and Deanscales, and the rural areas around Bothel/Gilcrux. The most affordable places are...
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shown to be south Workington including Mossbay, Salterbeck and Westfield.

For the period April 2007 to March 2008 49 affordable dwellings were granted planning consent. The majority of these (42) were in Workington with 12 in Maryport, 2 in Cockermouth and 2 in Dean*. 23 affordable dwellings were constructed during the same period with 14 of these being in Cockermouth, 3 in Workington, 3 in Maryport and 4 in Flimby.

CACI, Paycheck and StreetValue, Cumbria County Council

Housing Needs
Affordable housing need
Allerdale Borough Council undertook a Housing Need Survey in 2008. Household survey forms were sent out to 100% of households and results collated at the parish level. The results

Map H16: Housing Affordability

Legend

Affordability Ratio 2007 *

<table>
<thead>
<tr>
<th>Ratio</th>
<th>Color</th>
</tr>
</thead>
<tbody>
<tr>
<td>3 - 4</td>
<td>Green</td>
</tr>
<tr>
<td>5 - 6</td>
<td>Yellow</td>
</tr>
<tr>
<td>7 - 8</td>
<td>Orange</td>
</tr>
<tr>
<td>9 - 11</td>
<td>Red</td>
</tr>
</tbody>
</table>

Source: CACI Street Value and Paycheck 2007 data as reproduced in Cumbria Area Profile

* average house price ÷ average household income

*Allerdale Borough Council Planning Monitoring Database
identify the affordable housing units required within each parish and this is shown on Map H17. By far the highest affordable need is found in Cockermouth whereby 131 affordable dwellings are identified as being required. There is also significant need in Seaton (43 dwellings) and Aspatria (38 dwellings). Maryport, Workington and Wigton all have the need for over 20 affordable dwellings. There is no need for affordable housing in Dearham, Crosscanonby, Broughton Moor, Little Clifton or Holme East Waver.

It should be noted that the map identifies actual dwelling numbers rather than a percentage and therefore the greatest areas of affordable housing need largely correlate with the existing population concentrations. When the raw survey data is examined more closely it is revealed that affordable housing need accounts for 80% or more of the total housing need (i.e. affordable housing need plus open market need) in Cockermouth and surrounding villages (parishes of Cockermouth, Brigham and Greysouthen), rural north Allerdale (parishes of Bowness, Kirkbampton, Aikton and Dundraw) and in rural areas adjacent to the National Park (parishes of Sebergham, Boltons, Blennerhasset and Torpenhow). It must be noted however that the actual survey numbers involved in generating this data is very low and data has not yet been obtained for several parishes.

**Open market demand**
Demand for open market properties reflects the needs of those surveyed who expressed a need to move, but who did not qualify as being considered in need of affordable housing. This is either because they are already adequately housed or because they could afford to buy their chosen property on the open market. The results are shown in Map H18. It demonstrates that the greatest demand is in Workington, followed by Aspatria and Maryport. Demand for open market housing is less in the rural areas of the Borough.

**Housing Waiting Lists**
RSL waiting lists can also provide an indication of demand, although they must be treated with some degree of caution, particularly due to the potential for double counting. The waiting lists are also obviously linked to the areas of existing social housing. Map H19 shows by parish the numbers of households on the housing waiting lists. The greatest waiting list is found in Workington, which is more than double that of
the next most significant waiting list in Maryport. Cockermouth, Wigton, Silloth and Seaton all also have significant waiting lists.

**Barriers to Housing and Services**

The Index of Multiple Deprivation (IMD) 2007, prepared by the Department of Communities and Local Government, combines a number of indicators, chosen to cover a range of economic, social and housing issues. It allows each area across England to be ranked relative to one another according to their level of deprivation. The IMD includes a domain relating to barriers to housing and services. This takes into consideration both geographical barriers (road distance to a GP, general store/supermarket, primary school and post office) and wider barriers (household overcrowding, homelessness and difficulty of access to owner occupation).

For the purposes of demonstrating this indicator on Map H20, the areas have been divided into quintiles for the whole of England, so for example, the areas within the first range (1 to 6496) can be described as falling within the worst 20% deprived areas in England whilst those in the fifth range (25,985 to 32,482) fall within the 20% least deprived areas in England. Those areas falling within the worst 20% are the rural areas of the district, principally explained by their limited accessibility.

**Household composition**

**Household projections**

Predicting changes in future population is not an exact science and there have been a number of alternative household projections developed of relevance to Allerdale. Figure H5 shows the most frequently cited projections.

The zero net migration projection identifies what would happen if natural change (i.e. births and deaths) were the only factors influencing future population trends. This shows that the number of new dwellings required would increase to 2016 but then decline, resulting in a surplus of dwellings by 2031.

Figure H5 also identifies the annual dwelling requirement based on extrapolating past migration trends into the future. Again this shows a rise in annual requirements to 2016 before experiencing a decline.

Based on the existing trends of additions to the dwelling stock, it is also shown that a steady flow of around 200 dwellings per annum would
Map H19: Registered Social Landlord Waiting Lists

Legend
- National Park Region
- No. of households on housing association / RSL waiting lists
  - No Data
  - 0
  - 1 - 50
  - 51 - 100
  - 101 - 500
  - 501 - 1500
  - 1501 - 3500

Source: Allerdale Housing Market Assessment

Map H20: Barriers to Housing and Services

Legend
- National Park Region
- Rank of Barriers to Housing & Services (IMD)
  - 1 - 6496
  - 6497 - 12992
  - 12993 - 19488
  - 19489 - 25984
  - 25985 - 32482

Source: Index of Multiple Deprivation 2007 (DCLG)
be required in the local planning authority area. The RSS target is higher than this in seeking to achieve 267 new dwellings per year.

It should also be noted that in addition to the above scenarios, the “Energy Coast” Masterplan also has high growth aspirations for the area, including a significant increase in the number of households to support transformational economic growth. Whilst the RSS provides for an expansion in West Cumbria’s housing stock from 69,000 homes currently to 76,000 by 2021 (or 78,800 by 2026, assuming similar growth between 2021-6), the West Cumbria Masterplan, under the ‘Golden Scenario’, argues for a total housing stock of around 84,300 by 2026, around 5,500 more than suggested by extrapolating the RSS allocation from 2021 to 2026.

**Household Type**

Figure H6 below summarises the household composition in Allerdale compared against that of the northwest region and England as a whole. It demonstrates that Allerdale has a slighter lower rate of single person households than the regional and national averages and a higher proportion of couple and family households. There are also less lone parent households.

**Single person households**

Map H21 shows the distribution of all single person households across the borough. The highest concentrations of single person households are found in the north western area of Cockermouth (54% of all households) and the Mossbay area of Workington (46%). Generally the higher concentrations of single
Evidence Base

Single person households - pensioners
Map H22 shows that single pensioner households are also concentrated in and around the key service centres. Levels of single pensioner households account for a 1/4 or more of all households in north west Cockermouth, Moss Bay in Workington and the southern residential area of Wigton.

Households with dependent children
Households with dependent children are much more evenly distributed throughout the borough as demonstrated in Map H23. This includes married couple, cohabiting, lone parent and other households.

Figure H6: Household composition at national, regional and local level

Map H21: One Person Households

Source: KS20 Household Composition, Census 2001 Key Statistics

*includes all households (pensioner and non pensioner)
Lone dependent household with dependent children
Map H24 shows that lone parent households are concentrated in and around the key service centres with particular concentrations in the Ellenborough (16%) and Ewanrigg (14.5%) areas of Maryport and Westfield (14.5%), Salterbeck (13%) and Mossbay (13%) areas of Workington.

Households with non dependent children
Map H25 identified that households with non dependent children have the highest representation in the areas around Great Clifton (16%), Seaton (15%), Salterbeck (15%) and Westfield (15%) in Workington.
**Couple households**

The distribution of married and co-habiting couples (with no children and excluding pensioners) is much more evenly distributed across the borough as shown in Map H26.

**Gypsy and Traveller Needs**

Allerdale Borough Council, in partnership with Cumbria County Council and the other local planning authorities in Cumbria, commissioned research into the needs of Gypsy and Traveller accommodation in 2007, with the resulting findings published in 2008.

The study identified that Allerdale Borough Council and Carlisle City Council experienced more unauthorised encampments than any other of the local authorities. It was not possible to quantify the number of Gypsies and Travellers in social or private bricks and mortar housing. The study identified that there were currently 24 authorised pitches in Allerdale, but for the period 2007 to 2016 there was an additional need for 23 pitches (19 in the period 2007-2012 and 4 in the period 2012 – 2016). Figure H7 demonstrates how this requirement fares against the other local planning authorities in the Cumbria.

In addition to this, the study also noted that there was an additional suggested transit need of 35 plots across the County. The study...
Map H24: Lone Parent Households with Dependent Children

Legend
- National Park

% lone parent households with dependent children
- 0 - 5
- 5 - 10
- 10 - 15
- 15 - 20
- 20 - 25

Source: KS20 Household Composition, Census 2001 Key Statistics

Map H25: Households with Non-Dependent Children

Legend
- National Park Boundary

% households with non dependent children
- 0 - 5
- 5 - 10
- 10 - 15
- 15 - 20
- 20 - 25

Source: KS20 Household Composition, Census 2001 Key Statistics

*includes married couple households, cohabiting couple households, lone parent households and other households
advises however that this apportionment should not necessarily be assumed to imply that these needs should be actually met in that specific locality.
Overview

Allerdale has seen sharp changes in unemployment and claimant rate in the past year.

The area has a higher proportion of residents economically active when compared to the rest of the region and retirement is the main reason for economic inactivity.

High levels of residents hold no qualifications and only around 15% of residents hold level 4/5 qualifications. The borough has high levels of manual labourers and workers in managerial, administrative or professional roles, however around 18% of population is either on state benefits, unemployed or amongst the lowest grade workers.

Allerdale has a high level of people in self employment, accounting for around 72% of all VAT registered businesses. The majority of these enterprises employ around 1 to 4 people, largely within the agricultural sector, accounting for the majority of employment within northern rural areas. Overall, manufacturing is the predominant type of employment in the borough, followed by wholesale & retail and employment in the health industry.

Note: The term Allerdale only covers the administrative boundaries of Allerdale Borough Council, areas within Lake District National Park have been excluded.

Unemployment Trends & Claimant Rate

Of those economically active and of working age, around 4.3% of Allerdale’s population is unemployed. Historically, claimant rates fluctuate between 1.5% to 2.5%, but this had risen to 2.8% by the end of 2008, an increase of 1% since the beginning of 2007 (Cumbria Observatory 2009). See Graph.1.

Claimant rates are highest in the town of Maryport with 4.6%, followed by Workington with 3.4% and Silloth with 2.8%. The ward with the highest claimant rate is Ewanrigg with 7.1%, followed by Moss Bay with 6% and St Michaels with 4.6% (Cumbria Observatory 2009). See Map.1.

At 1.9%, Maryport has seen the highest increase in unemployment claimant rates, followed by Workington with 1% and Aspatria with 0.9%. In terms of wards, Ewanrigg has seen the largest increase with 2.8%, followed by Flimby with 2.1% and Clifton with 1.9% (Cumbria Observatory 2009). See Map.2.
Graph.1: Trends in Claimant Rate in Allerdale by Percentage 2004 to 2008

Map.1: Claimant Rate in Allerdale by Percentage Jan 2009

Source: Cumbria Observatory 2009
**Economic Activity**

The proportion of the population economically active in Allerdale is 80.3%, which is higher than the regional average (76.7%) (ONS 2008). Around 82.5% of males are economically active, compared to 77.9% females (Census 2001). See Graph.2.

Available statistics suggest retirement is the most common type of economic inactivity for towns in Allerdale (47%), followed by those permanently sick or disabled (19%) and those looking after home and families (18%) (Census 2001). See Chart.1.

**Educational Achievement**

Around 34.3% of residents in Allerdale hold no qualifications compared to 15% of residents with level 4 or 5 qualifications (Census 2001).

The town with the highest percentage of residents with no formal qualification is Maryport with 41.6%, followed by Silloth with 37.4% and Workington with 36%. The ward with the highest percentage of residents with no formal qualification is Ewanrigg with 52.7%, followed by Moss Bay with 51.7% and Moorclose with 45.5% (Census 2001). See Map.3.

Cockermouth has the highest percentage of residents with level 4 or 5 qualifications (25.7%), followed by Wigton with 18.2% and Aspatria with 15.9%. The ward with the highest percentage of residents with level 4 or 5 qualifications is Dalton with 36%, followed by
**Graph.2: Percentage of Residents Economically Active in Allerdale by Age & Gender**

**Chart.1: Types of Economic Inactivity in Allerdale by Percentage**

*Source: Census 2001*
Map.3: Percentage of Residents With No Formal Qualification in Allerdale

Source: Census 2001

Map.4: Percentage of Residents With Level 4 & 5 Qualification in Allerdale

Source: Census 2001
Christchurch with 29.9% and Broughton St Bridget's with 29.8% (Census 2001). See Map.4.

Skills Achievement
Around 17.6% of population in Allerdale is either on state benefit, unemployed or amongst the lowest grade workers, around 38.9% are skilled, semi-skilled or unskilled manual workers and around 43.5% of workers in Allerdale are in managerial, administrative or professional roles (Census 2001).

The town with the highest percentage of workers either on state benefit, unemployed or amongst the lowest grade workers is Silloth with 21.94%, followed by Maryport with 20.9% and Workington with 19.23%. The ward with the highest percentage of workers either on state benefit, unemployed or amongst the lowest grade workers is Moss Bay with 28.5%, followed by Ewanrigg with 25.7% and Moorclose with 25.6% (Census 2001). See Map.5.

The town with the highest percentage of skilled, semi-skilled or unskilled manual workers is Maryport with 47.5%, followed by Workington with 42.6% and Silloth with 40.8%. The ward with the highest percentage of skilled, semi-skilled or unskilled manual workers is Ewanrigg with 52.9%, followed by Flimby with 50.8% and Ellenborough with 50.8% (Census 2001). See Map.6.

The town with the highest percentage of workers in managerial, administrative or professional roles is Cockermouth with 59.3%.
Map.6: Percentage of Skilled, Semi-Skilled or Unskilled Manual Workers in Allerdale

Source: Census 2001

Map.7: Percentage of Workers in Managerial, Administrate or Professional Roles in Allerdale

Source: Census 2001
followed by Wigton with 47.4% and Aspatria with 46.4%. The ward with the highest percentage of workers in managerial, administrative or professional roles is Dalton with 66.2%, followed by Broughton St Bridget’s 59.4% and Warnell with 58.3% (Census 2001). See Map.7.

Job Density
Allerdale has a job density ratio of 0.76, this suggests that, on average, for every person economically active and of working age in the borough, there are 0.76 jobs available. This is below the Cumbrian average of 0.86 and 0.79 for the rest of the Northwest (ONS 2006).

Claimant to Vacancy Ratio
Vacancy rates were used in conjunction with the claimant count in Jan 2009 to calculate the “claimant to vacancy ratio” in Allerdale, a ratio of more than “1” means that there are more claimants than vacancies. Overall Allerdale has a claimant to vacancy ratio of 10, twice as much as the Cumbrian average of 5.5 (Cumbria observatory 2009).

Enterprises registered for VAT
In Allerdale 72.4% or 2205 of business registered for VAT consist of people in self employment (Census 2001).

The wards with the highest number of self-employed enterprises are Waver with 175 units, followed by Warnell and St Michaels both with 145 units (Census 2001). See Map.8. The wards with the highest percentage of enterprises are Marsh and Solway both with 100%, followed by Waver with 97.2% and
Warnell 97.1% (Census 2001). This is largely due to the high concentration of farms within these rural wards.

Size of Enterprise Units
The majority of self-employed enterprises (77.7%) employ 1 to 4 people, 12.1% of enterprise units employ 5 to 9 people, 5.9% of units employ 10 to 19 people and 4.3% of units employ 20 or more people (Neighbourhood Statistics 2004). See Graph.3.

The town with the highest number of units which employ 1 to 9 people is Wigton with 640, followed by Workington with 405 and Cockermouth with 355. The ward with the highest number of units which employ 1 to 9 people is Waver with 170, followed by Warnell with 155 and Christchurch with 125 (Neighbourhood Statistics 2004). See Map.9.

The town with the highest number of units which employ 10 to 20+ people is Workington with 100, followed by Cockermouth with 35 and Maryport and Wigton both with 30. The ward with the highest number of units which employ 10 to 20+ people is St Michaels with 30, followed by Harrington and St Johns both with 20 and Christchurch, Moss Bay, Netherhall, and Wigton all with 15 (Neighbourhood Statistics 2004). See Map.10.

Industry Type of Enterprise Units
The majority of self employed enterprises are within the agricultural sector (29.1%), followed by construction (13.9%) and retail (12.5%) (Neighbourhood Statistics 2004). See Chart.2.

Graph.3: Average Size of Enterprise Units in Allerdale by Wards and Percentage

Source: Neighbourhood Statistics 2004
Map.9: Number of Enterprise Units Which Employs 1 to 9 People in Allerdale

Map.10: Number of Enterprise Units Which Employs 10 to 20+ People in Allerdale

Source: Neighbourhood Statistics 2004
The town with highest percentage of agriculture enterprises is Wigton with 49.3%, followed by Aspatria with 43.8% and Silloth with 33.3%. The ward with the highest percentage of agricultural enterprises is Wampool with 68.4%, followed by Waver with 60.6% and Solway with 60% (Neighbourhood Statistics 2004). See Map.11.

The town with the highest percentage of construction enterprises is Maryport with 25.3%, followed by Workington with 24.3% and Silloth with 16.7%. The wards with the highest percentage of construction enterprises are Moorclose and Stainburn, both with 50%, followed by Ellenborough with 40% and Ellen with 28.6% (Neighbourhood Statistics 2004). See Map.12.

The town with the highest percentage of retail enterprises is Workington with 20.3%, followed by Cockermouth with 14.9% and Maryport with 12.6%.

### Employment by Occupation

The most common type of employment in Allerdale is manufacturing with 21.6%, followed by wholesale & retail with 15.1% and health with 10.9% (Census 2001). See Chart.3.

The towns with the highest percentage of employment in manufacturing are Maryport with 25.5%, followed by Workington with 25.3% and Silloth with 23.6%. The wards with the highest percentage of employment in manufacturing are Ewanrigg with 29.8%, followed by Harrington with 29% and Flimby with 28.4% (Census 2001). See Map.14.
Map.11: Percentage of Enterprise Units by Agriculture Industry in Allerdale

Source: Neighbourhood Statistics 2004

Map.12: Percentage of Enterprise Units by Construction Industry in Allerdale

Source: Neighbourhood Statistics 2004
Map.13: Percentage of Enterprise Units by Retail Industry in Allerdale

Source: Neighbourhood Statistics 2004

Chart.3: Employment in Allerdale by Occupation Type and Percentage

Source: Census 2001
The towns with the highest percentage of employment in wholesales & retail are Workington and Maryport with 17.5%, followed by Silloth with 14.9% and Wigton with 14.3%. The ward with the highest percentage of employment in wholesales & retail is Moorclose with 21.3%, followed by Moss Bay and St Michaels with 20.7% and Flimby with 19.2% (Census 2001). See Map.15.

The town with the highest percentage of employment in health & related services is Cockermouth with 12.3%, followed by Silloth with 12% and Wigton with 11%. The ward with the highest percentage of employment in health & related services is Dalton with 13.5%, followed by Christchurch with 13.1% and Warnell with 12.8% (Census 2001). See Map.16.

Income Deprivation
This indicator is based on Government compiled statistics known as the Indices of Multiple Deprivation (IMD). This section looks at the concentration of households with low incomes within neighbourhoods.

Based on the 2007 IMD, the town with the highest average ranking for income deprivation is Maryport, followed by Workington and Silloth. The ward with the highest average ranking for income deprivation is Moss Bay, followed by Moorclose and Ewanrigg (DCLG 2008). See Map.17. The lower super output areas ranked in the top 10% of income deprivation nationally (where a rank of 1 is the most deprived) are:

- Frostoms & Westfield North, Moss Bay (rank 823)
Map.15: Level of Employment in Wholesales & Retail in Allerdale by Percentage

Source: Census 2001

Map.16: Level of Employment in Health & Related Services in Allerdale by Percentage

Source: Census 2001
Ewanrigg Estate, Maryport (rank 1682)
High Salterbeck & Brierydale, Moss Bay (rank 1861)
Northside, Marsh, and Town Green, St Michaels (rank 2748)
Low Salterbeck & Westfield South, Moss bay (rank 2989)
Ellenborough, Maryport (rank 3191)

Employment Deprivation
This indicator is based on Government compiled statistics known as the Indices of Multiple Deprivation (IMD). This section looks at employment deprivation in the area, particularly concentrations of people of working age who are involuntary excluded from the labour market.

The town with the highest average ranking for employment deprivation is Maryport, followed by Workington and Silloth. The ward with the highest average ranking for employment deprivation is Moss Bay, followed by Moorclose and Ewanrigg (DCLG 2008). See Map.18. The lower super output areas ranked in the top 10% of employment deprivation are (where a rank of 1 is the most deprived):

- Frostoms & Westfield North, Moss Bay (rank 109)
- Northside, Marsh, and Town Green, St Michaels (rank 543)
- High Salterbeck & Brierydale, Moss Bay (rank 563)
- Ewanrigg Estate, Maryport (rank 1104)
- Ellenborough, Maryport (rank 1764)
- Moorclose, Moorclose (rank 1850)
- Low Salterbeck & Westfield South, Moss
Map.18: Employment Index of Multiple Deprivation in Allerdale by Percentage

Source: DCLG 2008

Map.19: Weekly Household Income Compared to Allerdale’s Average

Source: Census 2001
Map.20: Level of Home Working in Allerdale by Percentage

Source: Census 2001

Map.21: Employment Land Available in Allerdale

See Table 2 for details

Source: ABC
Bay (rank 1907)
- Senhouse & Finkle Street, St Michaels (rank 1928)
- Westfield South & Moorclose South, Moorclose (rank 3010)
- Glasson & Harbour, Netherhall (rank 3175)

Income
On average, towns in Allerdale have a weekly household income of £460, compared to £470 across the Northwest (Census 2001). See Map.19.

The town with the highest weekly household income is Wigton with £528, followed by Cockermouth with £522.5 and Aspatria with £490. The ward with the highest weekly household income is Dalton and Warnell both with £610, followed by Broughton St Bridget’s with £570 and Wampool and Wharrels both with £550 (Census 2001).

In contrast, the town with the lowest weekly household income is Silloth with £390, followed by Maryport with £400 and Workington with £432.5. The ward with the lowest weekly household income is Moss Bay with £310, followed by Ewanrigg with £340 and Moorclose and St Michaels both with £370 (Census 2001).

Home Working
On average around 13.3% of residents work from home in Allerdale, above the regional average of 8.4% (Census 2001). See Map.20.

The town with the highest percentage of home working is Wigton with 20.9%, followed by Aspatria with 16% and Silloth with 15.6%. The wards with the highest percentage of home working are Warnell with 29.8%, followed by Homle with 25.6% and Waver with 22.6%.

Employment Land Availability
(ABC 2008) See Table 2 for employment land available in Allerdale. Most available land is focused in and around Workington, particularly at Lillyhall.

Land and Premises Study
Allerdale and Copeland Borough Councils commissioned DTZ to undertake an employment land and premises study for West
Evidence Base

Cumbria. The report was completed in December 2008. It provides an up to date assessment of supply and demand for employment sites in West Cumbria. The study’s objectives were to:

- Assess the future demand and supply for employment land
- Assess the suitability of individual sites, existing, permitted and proposed, for employment uses
- Identify sites which are unlikely to required by the market or are unsustainable for employment development

Approximately 60 sites were considered across West Cumbria, 30 of which were in Allerdale.

These included existing employment sites where land and premises are available, employment allocations and sites currently in other uses that could be suitable for employment use.

**Existing Supply**

The main employment areas are found around the main towns in Allerdale and usually comprise more than one site. In addition there are also notable sites in the smaller settlements and rural areas.

There is 923,000 sq.m of factory floor space in West Cumbria, 80% of which is in Allerdale. The amount of factory floor space increased steadily year on year until 2007 when it fell by 27,000 sq.m about 3%. This is compared to a regional decline of 8%.

West Cumbria has 386,000 sq.m of warehouse space again 80% is located in Allerdale. Since 2003 there has been a small increase in provision by 2% or 7,000 sq m.

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<th>03/04</th>
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Table 1: Employment land take-up

Allerdale has 47,260 sq ft of available office...
Evidence Base

accommodation. This is mostly concentrated in Workington (63%- 29,818 sq ft) followed by Cockermouth (28.56%- 13,500) Maryport (966 sq ft) and Wigton (2,976 sq ft). WCDA source.

West Cumbria accounts for 27% of Cumbria’s office floor space. The provision of office floor space in West Cumbria has risen by 12% in the last 5 years representing 12,000 sq m. this is faster than the county rate of 8% and the region (4%), but this is starting from a low base.

With respect to industrial floor space currently available in Allerdale 87% is in

- Workington- 183,569, sq ft
- Aspatria- 2,959 sq ft
- Fletchertown- 1,031 sq ft
- Maryport- 3,105 sq ft
- Wigton- 18,310 sq ft

Source WCDA

Construction Rate

There is very little development currently under construction in West Cumbria only 6.61 hectares, two thirds of which has been at Lillyhall. In total West Cumbria account for only 19% of employment land take up in Cumbria.

From 2003 to 2008 the take up of employment in West Cumbria has been 24 hectares or 3.96 hectares p.a (3.3 hectares for office and 0.7

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<th>Area/site name</th>
<th>Category</th>
<th>Currently available area (ha)</th>
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Table 2: Key existing areas of employment
hectares for industrial use) much of which has been public sector lead.

Source Cumbria County Council/Allerdale Council

**Employment land take up by location**
There is a clear hierarchy of existing sites.

- **High quality office**: Dovenby Hall, Lakeland Business Park and Lillyhall Business Centre. The latter two sites provide good quality small scale offices which are attractive to starter businesses.

- **Mixed quality industrial/commercial premises**: Can be found at Lillyhall which is West Cumbria’s major industrial location and is a preferred location of industrial inward investors.

- **Local industrial occupiers** – there is a range of sites across the borough, one of the main sites being at Glasson in Maryport. One characteristic is the poor quality of many of the sites.

- **Low end uses**: These are provided for at Glasson, Rise Howe and Lillyhall.

- **Rural areas**: Wigton is a key centre for employment land and premises and has reasonable quality, modern units.
Key existing areas of employment
Source: Allerdale Borough Council pipeline supply database.

Existing supply: Key issues
- On the surface there is a range of land and premises in terms of the size, type and rental value. However there are a number of issues with respect to that supply.
- A lack of high quality offices for general users (not nuclear), especially in Workington.
- An oversupply of poor quality, older industrial units throughout the area and a shortage of modern smaller scale workshop type accommodation, particularly for newer businesses.
- Lack of focus in the rural areas.

Quality of supply
All the sites in the study were subject to a qualitative review based on market attractiveness, sustainable development and strategic planning. Overall the sites in Workington scored well however they are subject to competing town centre uses.

Sites in rural areas and edge of smaller settlements did not score well as they were often greenfield, and often accessible by only a small population and by car. However this is to

<table>
<thead>
<tr>
<th>West Cumbria-2008-2023</th>
<th>jobs</th>
<th>Floor space</th>
<th>hectares</th>
</tr>
</thead>
<tbody>
<tr>
<td>office</td>
<td>600-1,600</td>
<td>11,100-29,600 sqm</td>
<td>2.8-7.4</td>
</tr>
<tr>
<td>Industrial</td>
<td>+/- 200</td>
<td>-19,200-54,400 sqm</td>
<td>-4.8-13.6</td>
</tr>
<tr>
<td>Warehousing</td>
<td>-600-1,700</td>
<td>+/- 3.7</td>
<td></td>
</tr>
</tbody>
</table>

Table 3: Employment by type
ignore their role in sustaining local communities, providing local employment and reducing the need to travel.

**Future demand**

Overall the trend nationally is towards higher value research and development and hi-tech production and away from manufacturing and traditional industries. Key drivers for offices are quality of place/environment; availability of space especially close to existing locations so can retain staff and skills. Drivers for industrial development are access to markets, access to labour, costs of labour and availability of premises and sites.

Future demand is likely to focus on smaller scale, flexible workspaces in particular offices or hybrid offices with 50% of the unit used as an office. Rental values will also need to be flexible to new enterprises.

There are a number of factors which will affect future demand and supply in West Cumbria, these are:

West Cumbria in terms of build costs and rental values is likely to remain a marginal location for the private sector and therefore the public sector will have a key role to play in market creation.

Due to its remoteness and poor accessibility West Cumbria is predominately a locally driven market and likely to remain so, for all sectors. The shortfall in quality of employment space could also be constraining the level of demand.

The future of the energy sector will have a significant influence on future land and premises requirements. It is the main source of higher skilled jobs and as such will influence demand in the future.

Home working is a potential growth area particularly in more rural areas and would help support young small businesses. However there needs to be an improvement in quality of life in the key market towns to help support the growth of this sector.

Warehousing is predominately focussed along the M6 and Carlisle. However Lillyhall is the site preferred by investors in West Cumbria due its accessibility. It will be important that such sites are available for the warehouse sector.
Port of Workington could be a key driver as a multi-modal facility.

**Forecasted demand**
Based on employment forecasts (see study for details) below are set out the range of outcomes in terms of number of jobs, floor space and site requirements for the period 2008-2023.

Based on either past take up rates or employment projections there is a 15 year supply of employment land. However within the overall supply there are variations between sectors. With regard to the warehousing and industrial sectors there is likely to be a continued fall in demand and over supply hence future land requirements are likely to be small. In contrast at present there is only a 10 year supply of office floor space, similarly with B8 uses. In addition to this there is a need to maintain a good geographic spread of sites. It should be noted also that hi-tech industries are less land hungry than traditional manufacturing industries.

**Key areas to address**
- **Quality of environment:** the quality of the environment and public realm is a key factor that impacts upon market attractiveness of sites. The focus for environmental enhancement should be on the sites identified as priorities for investment and management sites.
- **Quality of life:** the quality of education, leisure and cultural facilities is important to attract high value investors and employees. At present this is patchy. Higher value housing and enhanced cultural facilities across West Cumbria would help release pressure on such places as Cockermouth.
- **Quality build:** the low rental values for employment premises make it difficult to deliver high specification without public sector support.
- **Home working:** trend is increasing particularly in rural areas. Promotion of home working reduces the pressure on land, reduces the need to travel and encourages self employment and entrepreneurship. Live/work properties that provide a workspace and
accompanying in one unit or a work hub where a cluster of units share facilities and support.

- **Support business start up and growth:** ensuring the availability of suitable premises is essential. Trends show demand for managed workspace with communal facilities.

- **Supporting nuclear sector:** the nuclear industry provides around 40% of West Cumbria’s GVA. Employment land and premises offer meets the needs of the nuclear sector to support the aspirations of the energy coast master plan.

- **Refurbishment/reconfiguration:** a significant demand is for good quality small/medium sized workspace. Units that are adaptable to meet the changing requirements of occupiers and are available on flexible terms are attractive to small start up businesses. This important to encourage entrepreneurship and support the nuclear supply chain.

- **Town centre office accommodation:** lack of office space in the town centres is a particular weakness. Future demand for office space is likely to be in town centre locations over business parks. Opportunities to convert premises should help to respond to demand. Competing demands for town centre locations should be carefully assessed to ensure a balanced use of sites.

**Site Assessments**
Each site considered by the study was assessed in terms of market attractiveness, sustainability and strategic planning and then placed in the following categories.

- **Priority Investment Sites:** sites that should be a focus for investment to ensure they are brought forward for development due to their significance to economic growth and sustainability.

- **Lillyhall:** this site makes the largest single contribution to the existing supply (over 50 hectare). The site generally scored poorly in terms of sustainability being mostly greenfield and distance from centres of
population. However it is the most attractive in market terms and accounts for the most in pipeline development. It has benefited from significant public and private investment and provides the market with something that is not offered elsewhere in the employment land portfolio.

- **Derwent Howe** - this site is a key employment corridor to the south west of Workington. Two sites are categorised priorities for investment and the remainder is categorised as sites for ongoing management.

- **Port of Workington** - port related sites are given high priority in the Regional Spatial Strategy and Regional Economic Strategy.

- **Management Sites** - sites that do not require significant investment but should remain allocated for employment use as they form part of satisfactorily performing industrial estates or are important to local economic sustainability:
  - Lakeland Business Park Cockermouth
  - Oldside Workington
  - Derwent Mills Workington
  - Dovenby Hall
  - Syke Road Wigton
  - Aspatria Business Park
  - Rise Howe Ind Est
  - Silloth Harbour
  - Low Road Cockermouth
  - East Causeway Head, Silloth Airfield
  - St Helens Business Park Workington

- **Town Centre sites** - Town centre sites are usually suitable for a number of uses so there is a need to ensure that a balance of uses is achieved. Opportunities to promote quality modern office space in town centres should be taken.

- **De-allocate** - These sites scored poorly on quality and have little prospect of development or are subject to alternative uses:
  - St Helens (opposite Dunmail Park)
  - Workington
  - Moor Road Clifton
Available Land by Category (West Cumbria)

<table>
<thead>
<tr>
<th>Category</th>
<th>Total available supply (Ha)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Priority</td>
<td>107.86</td>
</tr>
<tr>
<td>Management</td>
<td>54.65</td>
</tr>
<tr>
<td>Town centre</td>
<td>21.65</td>
</tr>
<tr>
<td>Consider alternatives</td>
<td>25.60</td>
</tr>
<tr>
<td>De-allocate</td>
<td>20.60</td>
</tr>
<tr>
<td>Total</td>
<td>209.76</td>
</tr>
</tbody>
</table>

Key available sites by use class

<table>
<thead>
<tr>
<th>Use Class</th>
<th>Key sites</th>
</tr>
</thead>
<tbody>
<tr>
<td>B1 (a) Office</td>
<td>Town centre sites, Lakeland Business Park</td>
</tr>
<tr>
<td>B1 (b) research and development</td>
<td>Westlakes Science and Technology Park</td>
</tr>
<tr>
<td>B1(c) light industrial</td>
<td>Lillyhall, Key Service centres sites</td>
</tr>
<tr>
<td>B2 General Industrial</td>
<td>Lillyhall</td>
</tr>
<tr>
<td>B8</td>
<td>Lillyhall</td>
</tr>
<tr>
<td>Port related</td>
<td>Port of Workington, Oldside</td>
</tr>
</tbody>
</table>

Employment Land Scoring:

Market Attractiveness:

In these maps, green sites score best and red score poorest. Larger circles reflect larger sized sites. Full sized versions can be viewed in the West Cumbria Land and Premises Study, available online.
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The West Cumbria Retail Study 2009, investigates shopping patterns and includes “Health Checks” of all Allerdale’s Key Service Centres; Workington, Maryport, Cockermouth, Wigton, Silloth and Aspatria. It also addresses the performance and turnovers of these principle town centres and retail outlets. It assesses the scope for further retail development and makes recommendations for retail policies to be included in the LDF.

**Workington**

Workington is the principal shopping centre in Allerdale and the highest ranking town within the retail settlement hierarchy across West Cumbria. Since 2004 the town centre has seen significant change through the completion of the Washington Square development. This has gone a long way towards re-establishing the town as a major shopping destination.

Workington now offers a wide choice of shops, particularly in the comparison sector and has strong representation of the top 20 retailers. However, the town centre has below average convenience provision and Workington has a disproportionately high out of centre retail floor space at locations such as Derwent Howe and Dunmail Park.

Current main retail issues for Workington are;

- Relatively high vacancy rate in the town centre including Washington Square, some prominent units have been vacant since the completion of the scheme.
- Low convenience (food) provision in town centre, and proposals to redress this (Laundry Field-Tesco) are of concern to certain businesses.
• Relatively high proportion of out of centre retail floor space.

• Potential to improve marketing and promotion of the town centre.

• Potential to improve the “evening economy”.

• If Tesco is completed there will be limited scope for further retail floor space in the short term.

**Maryport**

Maryport has a compact town centre which has contracted in recent decades, although things appear to have stabilised recently. There have been several regeneration initiatives which have concentrated on improving both the town centre fabric and the public realm. There have also been initiatives to improve the attractiveness of the town to visitors, e.g. The Wave.

A weakness of the town centre is a lack of “high street names” and limited comparison outlets, but the high proportion of independent outlets is an asset.

Current main retail issues for Maryport are;

• High “leakage” of retail expenditure (both convenience and comparison) to other centres, e.g. Workington and Carlisle.

• Relatively high vacancy rate (eg. Crosby Street) exacerbated recently by the closure of Woolworths.

• Lack of competition in convenience outlets, the Cooperative being the only sizeable supermarket.

• Lack of high street names.

• The harbour, the independent retailers and good accessibility are key town centre assets.
Cockermouth

A generally attractive and healthy town centre with a good mix of independent and high street names serving a wide rural area. There have been significant improvements to the public realm and historic fabric recently through the Market Towns Initiative, particularly in Market Place. Vacancy rate is relatively low. Due to its location the town is well placed to attract both the visitor and local economy.

Cockermouth is ranked third in the West Cumbria retail hierarchy, behind Workington and Whitehaven.

The recently constructed Sainsbury’s store has had a positive impact on the town centre’s vitality and viability. Both main convenience outlets are overtrading so theoretically there is scope for more convenience floor space. The main concern of local businesses is the availability of car parking in the town centre.

Currently the main retail issues in Cockermouth are;

- Sainsbury’s and Aldi are both “overtrading”.
- Car parking; location and quantity.
- Relatively low representation of comparison outlets.

Wigton

A relatively small town but the town centre has an important role in serving the wider catchment of rural north Allerdale. There is a significant proportion of independent retailers,
with few high street names. The main issue currently is the future of Hope’s Auction Mart and its site which is on the edge of the town centre.

The current main retail issues for Wigton are:

- The main convenience outlet, Somerfield, is significantly “overtrading”.

- Under representation of comparison outlets.

- The physical environment is poor though potentially attractive. There is potential to boost Wigton’s retail and tourism role in northern Allerdale.

- Significant “leakage” of retail expenditure, both convenience and comparison, to Carlisle.

- The future of Hope’s Auction Mart and its site.

- Detrimental impact of heavy through traffic on the town centre environment and pedestrian safety.

- Under representation of comparison outlets.

- Town centre fabric in poor condition.

**Silloth**

Silloth is a small town in a somewhat isolated location in north-western Allerdale. The town centre is small with an annual turnover of £4.27 million and ranks ninth in the West Cumbria hierarchy (fifth of the Allerdale centres). The centre serves only a limited local area, Wigton and Carlisle being the main other destinations. Silloth does have a role as a small tourist destination and so current turnover is more dependent upon tourist expenditure than elsewhere. The main issue for Silloth is merely to maintain the viability of existing outlets, and the need to improve the retail choice, both convenience and comparison, wherever possible within the limited local market area.

**Aspatria**

The retail offer in Aspatria is very limited, there is no identifiable town centre and total turnover of all outlets is only £2.49M. Aspatria ranks 11\(^{\text{th}}\) of the eleven centres assessed in the West Cumbria Retail Study. Whilst the town is very accessible, being on the A596...
and coastal railway line, it suffers from being within a network of other centres such as Maryport, Wigton and Cockermouth. The main issue for Aspatria is to maintain the viability of existing outlets. Given the town’s limited market share there is very little scope for additional retail floor space in the town.

Rural Areas
Of the 48 identified villages in Allerdale (outside the LDNP), only 12 have shops, and the trend in recent years is one of seemingly inexorable decline in numbers. Only the largest villages eg. Broughton, Dearham, Kirkbriide, have shops which appear to be reasonably viable for the foreseeable future. Not surprisingly, the main issue is how to retain this network of rural shops but with modern shopping trends and patterns, eg Internet shopping (e-tailing) and more supermarkets offering home deliveries, the scope for increasing the number of rural outlets will be very limited except perhaps in the “niche” retailing sector.
Overview
Allerdale continues to offer a high standard of community safety, providing a good quality of life and a safe environment for its local communities.

Following its previous trends, crime and anti social behaviour levels in Allerdale fell in 2008/09, total Anti Social Behaviour levels fell by 8% and total Police Recorded Crime by 9%. This can be compared to an average decrease of 9% for Anti Social Behaviour and 12% for Police Recorded Crime across the county. However there are dissimilarities between wards and relative Lower Super Output Areas, with pockets of concerns concentrating around the areas of Workington, Maryport and Cockermouth.

Allerdale also performed well against a set of quality of life indicators for community safety.

Anti Social Behaviour
In 2008/09 there was a count of 4276 Anti Social Behaviour (ASB) incidents in Allerdale* compared to 4640 in 2007/08, a total fall of 364 or 8%. ASB levels are highest in the west of Allerdale, particularly within urban areas such as the towns of Workington, Maryport and Cockermouth (See Map.1 for incidents of ASB in Allerdale for 2008/09). While overall ASB levels have fallen, there are varying levels of change across individual wards.

The wards with the highest increases in ASB levels were Marsh with 67%, followed by All Saints with 38% and Aspatria with 36%, though in terms of actual incidents, these figures were still relatively low. The wards with the highest decreases in ASB levels were Solway with 74%, followed by Wharrels with 54% and Silloth with 47%.

The Lower Super Output Areas with highest increases in ASB levels were Seaton North with 136%, followed by Cockermouth South with 79% and Bowness, Anthorn & Kirkbampton with 67%. The LSOAs with the highest decreases in ASB level were Allerby, Westnewton & Blencogo with 74%, followed by Seaton West & Camerton with 58% and Bothel, Plumland & Gilcrux with 54% (See Map.2 for percentage change of ASB incidents in Allerdale for 2008/09).

* Note: The ASB figures are “incidents”, these are not criminal offences and are therefore distinct from Police Recorded Crime data (see Glossary A for categories of ASB).
Map.1: Incidents of Anti Social Behaviour 2008/09

Map.2: Percentage Change in Anti Social Behaviour 2007/08 to 2008/09
Evidence Base

Graph.1: Anti Social Behaviour by Categories 2007/08 & 2008/09

Breakdown of Anti Social Behaviour
For both 2007/08 and 2008/09 Rowdy or Inconsiderate Behaviour was the main Anti Social Behaviour (ASB) concern in Allerdale. With 3098 counts in 2008/09, it accounted for 67% of total ASB. In 2008/09, 12 out of 14 ASB categories showed a decrease since 2007/08, however Hoax Calls to Emergency Services and Rowdy/Nuisance Neighbours have both seen an increase (See Graph.1 for ASB by categories in Allerdale for 2007/08 & 2008/09).

Crime
Overall crime levels in Allerdale are below the national average and the borough continues to be a safe place to live, work and visit. Police Recorded Crime data was used to highlight crime levels in this document.

Police Recorded Crime
In 2008/09, there were 3577 incidents of Police Recorded Crime (PRC)* in Allerdale compared to 3927 in 2007/08, a total fall of 350 or 9%. PRC levels are highest in the west of the borough, particularly within urban areas such as the towns of Workington, Maryport and Cockermouth (see Map.3 for incidents of PRC in Allerdale for 2008/09). While overall crime levels have fallen, there are varying levels of change across specific ward areas.

The wards with the highest increase in PRC levels were Harrington with 26%, followed by Broughton St Bridget’s with 22% and Ellenborough with 13%. The wards with the biggest decrease in PRC levels were Stainburn with 53%, followed by Wharrels with 48% and Solway with 45%.

The Lower Super Output Areas with highest
increase in PRC levels were Little Broughton & Brigham with 76%, followed by High Harrington East & Lillyhall with 74% and Seaton North with 40% (See Map.4 for percentage change of PRC levels in Allerdale for 2008/09).

**Map.3: Incidents of Police Recorded Crime**
**Map.4: Percentage Change in Police Recorded Crime**

Source: Cumbria Constabulary

**Graph.2: Police Recorded Crime by Categories 2007/08 & 2008/09**

Source: Cumbria Constabulary
Note: The PRC statistics provide a good measure of trends in well reported crimes. Crimes, however, that have not been reported to the police or that the police decide not to record were not included.

Breakdown of Police Recorded Crime
In 2007/08 and 2008/09 Criminal Damage was the main Police Recorded Crime (PRC) concern in Allerdale. With 1035 counts in 2008/09 it accounted for 29% of total PRC. Other significant concerns include Theft with 736 counts and Offence Against the Person with 755 counts. In 2008/09, 7 out of 12 PRC categories showed a decrease in trends since 2007/08, however Burglary Dwelling, Burglary Other, Drugs, Robbery and Theft from a Motor Vehicle have all seen an increase (See Graph.2 for PRC by categories in Allerdale for 2007/08 & 2008/09).

Community Safety & Quality of Life
Community Safety in Allerdale can also be measured against a set of Quality of Life Indicators* produced by the Audit Commission.

Quality of Life in Allerdale
According to the latest figures available from the Audit Commission, Allerdale offers a good quality of life for its residents. When assessed against the Quality of Life indicators identified, 99 percent of residents surveyed felt safe outdoors during the day and 80% felt safe outdoors after dark in Allerdale. These figures were reflected county wide, with residents in Cumbria responding similarly (See Graph.3 for percentage of residents who feel safe outside for 2005/06).

Five other indicators were used to assess Community Safety in Allerdale, these suggested that although Allerdale has a relatively low number of domestic burglaries, theft of & from vehicles and sexual offences, figures have shown a concern in the relatively higher number of violent offences committed per 1,000 population, however this is also inline with Cumbria’s trend (See Graph.4 for crimes and offences per 1,000 population in Allerdale for 2005/06 and Graph.5 for crimes and offences per 1,000 population in Cumbria for 2005/06).
Graph.3: Percentage of Residents Surveyed Who Feel Safe Outside 2005/06

Source: Audit Commission

Graph.4: Crime and Offences Per 1,000 Population in Allerdale 2005/06

Source: Audit Commission
Graph 5: Crime and Offences Per 1,000 Population in Cumbria 2005/06

Source: Audit Commission
Healthy Living: Life Expectancy
Life Expectancy varies considerably across the borough, with nearly 13 years difference between Moss Bay ward residents, who have an estimated life expectancy of 71 years, and those of Wampool ward, who have an estimated life expectancy of 84 years. Overall, highest life expectancies are found in more rural wards. The Cockermouth wards have the highest rates for urban areas, with All Saints ward having an estimated life expectancy of 80 years. Lowest life expectancy rates are typically located in the more deprived areas of the borough, particularly in the areas around Workington and Maryport on the west coast. Allerdale’s average life expectancy is 77.6 years. This is slightly less than the Cumbrian average of 78.4 years and the national average of 78.3 years. (Source Census 2001)

Healthy Living: Illness
The more deprived areas of the borough, in addition to having the lowest estimated life expectancy, also have the highest percentage of 16 to 65 years olds currently suffering from a limiting, long-term illness. Over 1 in 4 people aged 16 to 65 (26.9%) living in the Moss Bay area of Workington currently claim to be suffering from a limiting long-term illness, compared to just 8.7% in Stainburn, one of the least deprived areas of the town. As shown on Map 2, ill health is focused largely in the south-west of the borough, in and around Workington and Maryport. Rural areas of the borough, particularly those in the east, have relatively low illness rates.

Overall, 37.1% of Allerdale’s population are suffering from a limiting long term illness, this is compared to a national average of 33%. (Source Census 2001)

GP Surgery Availability
There are 16 GP surgeries within the Allerdale planning district (see map 3). The spatial distribution of surgeries is generally reflective of the spatial distribution of population within the borough, with surgeries focused in the main towns, particularly Workington. There are also surgeries located in Kirkbride and Caldbeck, reflecting a more dispersed population pattern in the north of the borough. At present most surgeries are at capacity, particularly those located in the more urban centres. Surgeries in the north of the borough, including two in Aspatria, one in Silloth and one in Kirkbride are currently undersubscribed and therefore have capacity to take on further
Evidence Base

Dentist Availability
Map 4 shows the distribution of dental surgeries across Allerdale. There are 14 practices in Allerdale, all located within the six main urban centres, providing 28 dentists, all of which state that their patient lists are full, with no capacity to take on extra. This equates to approximately 3,600 population per dentist. The national average is 2,800, indicating that there is an under supply of dentists in Allerdale (Source: Allerdale Infrastructure Deficit Plan).

Air Quality
Air quality in Allerdale has been represented by the Combined Air Quality Ratio recorded by the DCLG (Source: Neighbourhood Statistics). This statistic, measured at super output area level, looks at a number of sources of pollution including Nitrogen Dioxide, Particulates, Sulphur Dioxide and Benzene emissions. Each area is then given a combined score depending on the amount of these various pollutants that are present. Any score of 1.0 or above indicates unsafe levels of pollutants. While pollutant levels in Allerdale vary, with some relatively high levels in and around Workington and Wigton, there are no incidents of Air Quality ratio scores of 1.0 and above within the borough. It can therefore be concluded that Air Quality in Allerdale is generally good, with no real causes for concern (Map 5).
Evidence Base

MAP 1: Estimated Life Expectancy

MAP 2: Percentage of 16 to 65 Year Olds Suffering from Limiting, Long-term Illness
MAP 5: Air Quality Ratio

HEALTHY LIVING: AIR QUALITY RATIO

KEY:
- 0.71+
- 0.64 - 0.70
- 0.58 - 0.63
- 0.52 - 0.57
- 0.46 - 0.51

* Ratio score of 1.0 or greater = unsafe levels of pollutants
The Natural Environment: Assets

- 17,782ha of SSSI (Sites of Special Scientific Interest). Some sites extend beyond the plan boundary (Map 1).

- The Upper Solway Flats and Marshes are designated both as Ramsar and SPA (Special Protection Area) totaling 7,338ha for each designation within the plan boundary (Map 3 & 4). This area, along with other sites, is also designated as the Solway Firth SAC (Special Area of Conservation). There is a total of 11,093ha SACs within Allerdale, including the Solway Firth, the South Solway Mosses and the River Derwent and Bassenthwaite Lake (which extends beyond the plan boundary). A small part of the River Eden SAC also flows through the plan area (Map 2).

- There are 4 National Nature Reserves (NNR) within the plan area, totaling 741ha (Map 5).

- 1,141ha of County Wildlife Sites, designated by the Cumbria Wildlife Trust (Map 6).

- 603ha of Ancient Woodland including both ancient replanted and ancient & semi-natural woodland (Map 8).

- 121ha of Regionally Important Geological Sites (RIGS) (Map 7)

- The Solway Coast, north of Maryport, is designated as an Area of Outstanding Natural Beauty (AONB) - 8,696ha (Map 9).

- 3662ha of land has been designated as Landscapes of County Importance (Map 10).

Open Space

The Allerdale Open Space, Sport & Recreation Study identifies 462ha of land across the borough currently in use as open space or for sport and recreation (Map 11). The study was compiled through extensive desktop searching, public consultation and public drop-in sessions. According to the audit, Workington is the only settlement to have a surplus of open space, with all other areas, particularly Wigton, showing a deficit when compared to open space quantity standards. However, when viewed in the wider context of
the rural nature of the borough (Map 12), access to open spaces outside of built up areas is not considered to be an issue.

(Source: Allerdale Open Space, Sport and Recreation Study)

**Open Space Audit: Parks & Gardens**
- The highest level of provision can be found in Workington where there is 56.45 hectares, equating to 1.48 hectares per population by 2021
- The responses from the household survey suggest that people believe provision of parks and gardens is about right or more than enough (51.3%). However 41.8% believe there is not enough.
- The highest level of satisfaction can be found in Cockermouth where 63.2% of residents feel that there is sufficient or more than enough.
- Consultations across the borough indicated that Vulcans Park in Workington and Harris Park in Cockermouth are highly regarded parks in Allerdale.
- By the year 2021 areas outside Workington will have a short fall of 0.16 hectares per 1000 population of parks and gardens. This equates to an undersupply of 16.46 hectares.

**Open Space Audit: Amenity Green Space**
- The overall level of provision in Allerdale equates to 63.25 hectares, which equates to 0.74 hectares per 1000 population
- Aspatria and Maryport have sufficient amenity spaces while Workington, Cockermouth and Wigton all display an undersupply of green space per 1000 population
- Findings from the survey indicate there is a split in opinion regarding the quantity of amenity green space in Allerdale. In total 40% of the population stated that there is about the right amount of green space while 46% indicated that there was insufficient.
- Aspatria displays the highest level of satisfaction with 48% of residents suggesting the provision is more than enough. Aspatria has the highest level of provision at 23.31 hectares
- By 2021 with predicted population growth there will be an overall shortfall in provision of 14ha. Cockermouth will have
the highest level of deficiency -9.87ha

- By 2021 Aspatria and Silloth will still have sufficient provision at 12.67ha

**Open Space Audit: Natural and Semi natural areas**
- There are currently 63 natural and semi natural open space areas in Allerdale settlements. The overall level of provision is 130.60 hectares giving an average size of 2.07 hectares per open space.
- Whilst all the analysis areas contain natural and semi natural areas, the largest site in the Cockermouth area is only 0.89 hectares. In contrast, Workington and Maryport both contain sites over 10 hectares.
- Responses from household survey’s suggest people believe the provision of these sites is about right of more than enough (57.5%), compared with 35.1% who feel that provision is nearly or not enough.
- The analysis areas show levels of satisfaction with regards to quantity are highest in Aspatria and Cockermouth.
- Looking ahead to predicted population growth by 2021, all areas with the exception of Workington will have a deficiency of this type of open space. Cockermouth will have the largest deficiency at – 22.32 hectares.
- Workington has sufficient provision in quantitative terms showing there is sufficient natural open space to meet demand.

**Open Space Audit: Cemeteries and Church Yards**
- There are currently 28 cemeteries and church yards within Allerdale (excluding LDNP)
- The overall level of provision equals 27.18 hectares giving an average site size of 1 hectare per cemetery or churchyard.
- Looking towards the future (2021), analysis of the provision per 1000 population shows that Cockermouth is best served with 0.51 hectares. The area with the lowest amount of provision is Maryport with only 0.085 hectares. The overall figure shows that there are 0.26 hectares of cemeteries and /or churchyards per 1000 of the population across the Borough.
Open Space Audit: Allotments

- In total, 32.6% of the population felt there was about right/more than enough provision for allotments within Allerdale, with 27.2% stating that there was not enough/nearly enough.
- The majority of residents in Allerdale perceive the quality of allotments to be average (50%). 20% feel the sites are good and 30% would rate them as poor.
- 72% of respondents to the household survey stated that walking would be the most popular travel method when visiting allotments. The majority of respondents would expect to travel up to 10 minutes to reach an allotment site (67%).
- There are varying levels of provision of allotments across the Borough. The highest amount of provision per 1000 population is found in Maryport and the least amount of provision is located in Cockermouth.
- Based on the local standard of 0.25 hectares per 1000 population, there will be a small surplus of provision within the Borough. However, there will be deficiencies in three of the five analysis areas (Wigton, Cockermouth and Aspatria).
- The overall surplus Borough wide will be –0.65 hectares (against the local standard). However, there is a clear need for further provision in Cockermouth and Wigton.

Open Space Audit: Outdoor Sports Facilities

- The current overall level of provision is equivalent to 108.56 hectares spread across 69 sites across the Borough, which equates to an average site size of 1.6 hectares.
- Maryport has the lowest provision of outdoor sports facilities, where there are 8 sites, however in terms of the overall size of sites Aspatria has the smallest amount of provision.
- Of the five facility types surveyed, residents were dissatisfied with two (synthetic turf pitches 31% and tennis courts 33%), stating there was not enough provision. The responses for the remaining three areas; grass pitches 50.4%, bowling greens 47.9% and golf courses 42.7%, indicated that the levels of provision were about right. This mirrors the findings of the Playing Pitch Strategy, which suggest that there are
Evidence Base

generally sufficient pitches with pockets of deficiencies. The audit findings reveal an uneven distribution of synthetic turf pitches and tennis courts, which may reflect the consultation findings.

- Residents at the drop in sessions raised concerns that the issues were with quantity of provision as opposed to quality. The view that community use of school sites would significantly advance the level and quality of provision across the borough was raised through various aspects of the consultation.

Open Space Audit: Provision for Children

- There are currently 57 children’s play areas in Allerdale, with significant differences in the level of distribution across the analysis areas. The level of provision ranges from 0.28 hectares per 1000 population in the Wigton to 2.99 hectares per 1000 population in Workington.
- The average site size of a children’s play area within the Borough is 0.11 hectares. Workington has the largest play area, covering 2.13 hectares.
- Responses from the household survey suggest that there is an overall dissatisfaction with the quantity of provision for children. 57% of the population believe that there is nearly enough/not enough, opposed to 35% who believe there is more than enough/about right.
- Many residents at drop in sessions reiterated the viewpoint that there is a lack of provision for children. This linked to the Allerdale Strategic Playsites Policy 1998-99, which chose to focus resources on a number of strategic sites. This was perceived to be particularly apparent in the small rural settlements eg Rosley and Ireby.
- The two most commonly mentioned types of facilities that children responding to an IT Survey wanted near to their homes were play areas with interesting play equipment and kickabout areas, which is reflective of the different age groups responding.

Open Space Audit: Provision for Young People

- The household survey shows that there is a lack of provision in Allerdale. Only Workington has a facility equipped for young people.
- The majority of residents (77%) stated
that the level of provision for young people is insufficient. In contrast, only 3.1% think that there is more than enough provision. These views may be reflective of the definition of this typology.

- Over 68% of residents in all areas indicated that provision was insufficient in quantitative terms to meet local needs. This view is further strengthened by the proportion of residents who feel there are nearly enough facilities for teenagers (4.4%).

- Provision for young people was a key theme throughout all consultations, with the majority of comments focusing on a lack of activities / facilities for young people across the borough.

- The perception of a lack of provision for teenagers is the most conclusive of all the open space typologies. Other consultations highlighted the negative impact that a lack of provision for young people is perceived to have on the quality of other types of open space across the borough in particular provision for children.

**Biodiversity**

Biodiversity is of key importance to Allerdale. There are a number of protected species present within the plan area. Sightings of individual species (Natterjack Toads, Great Crested Newts, Small Blue Butterflies, Red Squirrels and Otters) have been shown on Maps 13—17. Map 18 shows sites with key species potential and importance, as identified by the Cumbria Biological Data Network.

- **Natterjack Toad** - Map 13 shows that Natterjack toads have been seen across the west of the borough, mainly in coastal areas, particularly in parts of Workington and Silloth.

- **Great Crested Newt** - Map 14 shows that Great Crested Newts have been seen in both the north and south of the borough, including parts of Silloth and south Wigton.

- **Small Blue Butterfly** - Map 15 shows that Small Blues have been seen across large parts of Workington and Maryport, particularly near the coast.

- **Red Squirrel** - Map 16 shows that Red Squirrels have been sighted in the south and east of the borough, including parts of Workington and Cockermouth.
• **Otter** - Map 17 shows that Otters have been seen across most parts of the borough, with a concentration in the north. There has also been a number of confirmed sightings in Workington, Maryport, Cockermouth and Wigton.

These maps show sightings of these species over the last 20 years, with the square area showing where there is still potential for the species to be present in that location.

Map 18, in addition to showing sites of potential for Natterjack Toads, Great Crested Newts and Small Blues, (as reflected in maps 13, 14 and 15), also identifies areas of importance for Hen Harriers (in the south of the borough) and Geese and Swans (in the north of the borough). The map is shaded to show suitable habitats which hold key potential for these species.

(Source: Cumbria Biodiversity Evidence Base, Cumbria Biological Data Network)

**Flood Risk**

In 2007 Allerdale completed production of a Strategic Flood Risk Assessment. Flood zones 2, 3a and 3b have been shown on map 19. From this map we can see that the main flooding areas are associated with the rivers of the borough, as well as some extensive zone 2 covering the more marshy northern areas surrounding Silloth.

Map 19 shows that Wigton has the largest zone 3b coverage. Followed by Cockermouth and Workington in those areas along the banks of the River Derwent.

Zone 3b is considered to be functional floodplain, and therefore development needs to be strictly restricted in those parts of the borough designated as such. While Zone 2 is less restrictive with regards to allowing development, it is much more extensive than 3b designations. Development within Zone 2 needs to make special measures to mitigate against flood risk. This may effect the viability of development proposals.
Map 1: Sites of Special Scientific Interest

Map 2: Special Areas of Conservation (Natura 2000)
Map 3: Special Protection Areas (Natura 2000)

Map 4: Ramsar Sites (Natura 2000)
Map 5: National Nature Reserves

Map 6: County Wildlife Sites
Map 7: Regionally Important Geological Sites

Map 8: Ancient Woodlands
Map 9: Area of Outstanding Natural Beauty

Map 10: Landscapes of County Importance
Map 11: Areas of Open Space within Settlements - taken from Allerdale Open Space Audit

Map 12: Balance between Open Space and Built Up Areas in Allerdale
Map 13: Natterjack Toad Sightings

Map 14: Great Crested Newt Sightings
Map 15: Small Blue Butterfly Sightings

Map 16: Red Squirrel Sightings
Evidence Base

Map 17: Otter Sightings

Map 18: Biodiversity Sites of Interest
Map 19: Flood Risk
Evidence Base

Historic Environment: Overview

- Listed Buildings:
  - Total (1,000)*
  - Grade I (29)
  - Grade II* (33)
  - Grade II (1,438)

*These figures are based on the number of listings, but each listing can include more than one building, so the number of buildings is an under estimate

- Conservation Areas: 21
- Ancient Monuments: 80
- Historic Parks: 1
- World Heritage Sites: 1– Hadrian’s Wall

The most popular settlements to visit in Britain are those which are dominated by high quality historic environments which have been conserved in a way that ensures new development respects the historic character of a town. Allerdale has many valuable historic environments, but many of them could be further enhanced by improved maintenance, higher quality new developments and improved streetscapes.

Improved understanding of the origins and sequence of development would allow improved decisions affecting conservation areas and better understanding of how historic buildings function would reduce the inadvertent damage often done through repairs and ‘improvements’ using modern building methods.

Conservation Areas

Most of Allerdale’s Conservation Areas fit within 3 broad categories: the main towns: (Cockermouth, Maryport, Wigton & Workington); the coastal settlements (Allonby, Silloth, Bowness and Port Carlisle) and; the rural villages.

Most of the surviving historic buildings in Allerdale are constructed of local sandstone, or rubble dressed with sandstone. There are many individually designed buildings, some such as churches & Pele Towers, as well as vernacular farm buildings or cottages which are many centuries old. From the late 18th Century, many buildings were built, or faced, in a local Georgian style architecture, frequently consisting of a rendered facade with sliding sash windows (in straight rows and columns) with distinctive sandstone bands surrounding them. Until the mid 19 Century,
most roofs of buildings (which survive today) were covered with local ‘green’ Cumbrian slate. After this the railways brought in cheaper welsh slate which started to be used in most new buildings.

Each of the Conservation Areas, has its own pressures and physical problems, however there are some common problems that exist in most of them. Most have some buildings whose historic appearance has been lost or degraded by inappropriate coverings (such as pebble dash), and by insertion of windows of a style/opening method which does not fit the historic character of the building. The main towns all have areas where the quality of the public realm (ie public spaces such as roads, pavements, squares etc) does not adequately compliment the quality of their historic layouts and buildings. For example many areas could be significantly enhanced (and some already have) by reducing the amount of tarmac and replacing some of it with a natural paving materials.

**Cockermouth**
Cockermouth’s Conservation Area encompasses most of the pre-20th Century development in the Town. Its medieval market town layout is very evident, particularly the oldest parts; Market Place, Castlegate, the Castle & Kirkgate as well as parts of Main Street. Some of the buildings in this area have considerable 17th Century and possibly older elements behind the facades, and a very high proportion of buildings in this area are listed. However, most of the facades are of the local Georgian townhouse style. From the late 18th Century the town developed larger industries initially using water from the two main rivers. A number of the industrial buildings have been converted providing a visual link to the earlier industrial character. Many Victorian terraces were developed on the, then, edges of the town, particularly on the higher land to the south. Some of these are high quality terraces adorned with architectural detailing which adds significantly to the character of the conservation area. The greatest detractors from the character of the Conservation Area are the quantity of traffic travelling through its heart, as well as a number of poorly designed and/or oversized shop front signs.

**Papcastle**
Papcastle is adjacent to the site of a Roman fort. It functions largely as a suburb of Cockermouth but retains the character of a
distinctive settlement. The village is set on a south facing slope and has grown organically. It has a wide variety of vernacular buildings including farmsteads and small cottages as well as a number of larger detached houses of more polite architecture of various styles.

Maryport
A Roman fort was developed immediately to the north of the present town, the outlines of which are still very evident and are included within the Conservation Area boundary. A fishing village and port existed on the site of Maryport at the mouth of the Ellen until Maryport Town was created in its present form in the mid/late 18th Century by Humphrey Senhouse who built a new port and town (named after his wife Mary) on a grid plan on the high ground just inland of the harbour. The Conservation Area is characterised in part by the harbour and 18th/19th Century buildings associated with it but is centered around the new town which is made up of a shopping core and long terraces of mostly simple but well proportioned local Georgian style town houses, set along quite spacious hilly streets. On the northern side are some larger detached properties, with more elaborate architectural features. Flemming Square, surrounding a large cobbled square, is at the heart of this and provides a focus to the Georgian ‘new town’. Further east are Victorian terraces, which are quite different in style but reflect the grid lines of the earlier town & also contribute positively to the Town’s character. The biggest problem faced by Maryport’s Conservation Area is the lack of maintenance and under use of some of the buildings as a result of the poor local economy.

Wigton
Wigton is a medieval market town at the centre of a large agricultural area. Its churches and former market places give the town its layout, whilst its narrow central streets form the present shopping core. The town grew significantly in the early 19th Century with industrial developments and this led to a large expansion of residential development, mostly in the local Georgian style. Wigton has a number of institutional, public & ecclesiastical buildings within the Town Centre which provides a variety of architectural styles, which break up the predominance of Georgian fronted buildings in the centre. It has some attractive small Victorian terraced housing with the Conservation area. The public realm in
Wigton could benefit from improvements.

**Workington**
Workington has three Conservation Areas:

**Portland Square**
This is a relatively homogenous area of attractive Georgian style townhouses, built by the Curwen Family in the 1770s who lived in Workington Hall just to the north. It is on high land to the east of the main town. It is set out in a grid around Portland Square, a long rectangular cobbled space, although its present (very limited) commercial activities occur around Wilson Street and Market Place which is closer to the existing town centre. To the east of the Conservation area are some very large detached and semi detached slightly later Victorian residential developments. Whilst the area is now almost entirely residential, much commercial activity occurred in the area from its construction and throughout the 19th Century. Some buildings in the area suffer from a lack of maintenance, due largely to the relatively poor local economy.

**Brow Top**
This area is essentially two streets running east-west back to back. Those with the greatest character are the houses facing north from Brow Top. These overlook a lower plateau which was estuary before the 17th Century, and probably the reason for the first development of this site. The buildings are 18th Century and 19th Century in appearance and range from large overtly classical ‘villas’ and other large detached properties, reported to originally be home to sea captains and the like, to smaller terraced properties. The south facing properties to the rear form the north side of Finkle Street, one of the Town’s shopping streets, and are dominated by their ground floor shop frontages. Control of the overgrown vegetation on the north side of Brow Top would enhance the quality of the local environment and may allow greater appreciation of the quality of the architecture. Improved shop fronts and associated signage would enhance the character of the Finkle Street side of the Conservation Area.

**St Michael’s**
St Michaels Conservation Area is named after the large church at its northern edge which, together with St Michaels’s school is set within an open area of grassland. St Michael’s (former) rectory, is a 16th Century Grade 1
listed building which is of significant architectural character. St Michael’s was one of the first parts of Workington to be developed, however, the majority of the existing architecture is Victorian, built after the railway station which also provides a context and character to the Conservation Area. The area suffers from being dissected by two main and busy roads as well as some underinvestment in its buildings and its public realm.

Coastal Settlements

Silloth
Silloth was built from 1856 as a Victorian seaside resort with a small deep water dock. It was served by a railway from Carlisle. Behind the beach and promenade is a strip of trees and The Green, a very large grassed area separating the beach from the main town. The main part of the town was developed on a grid pattern and is fronted by Crifell street which is set behind a wide cobbled street overlooking The Green. Crifell Street consists of large three storey Victorian buildings, many of which were designed as hotels and B&Bs. The Green and the impressive architecture fronting it provides a very distinctive Victorian Seaside Resort character which gives the impression of being a much larger town than it is.

Allonby
Allonby is set on a wide sweeping bay with extensive views south to Maryport and north to Dumfrieshire. It originated as a fishing and farming settlement with local services providing for farms further afield. It has strong Quaker links and a history of attracting wealthy incomers and benefactors, which has led to the construction of many interesting buildings in a variety of architectural styles. It has thrived into the 20th & 21st Centuries as a destination for holiday makers and day trippers as well as a desirable place to live.

Bowness on Solway
Bowness is on the site of a Roman fort on Hadrian’s Wall and is built up on the banks of the Solway Estuary. Its 12th Century St Michael’s church is thought be built on the granary of the Roman fort. It is the largest village on the western Solway Plain and has grown organically with much vernacular architecture including farm buildings, as well as later Victorian properties. In 1869 a railway bridge was built to link Bowness to Annan, Scotland which linked into the Maryport to
Carlisle line, but the bridge was demolished and railway closed in the 1930s. This may have reduced its use as a holiday destination, but it remains very popular for day trips & cyclists & walkers.

**Port Carlisle**

Port Carlisle is one mile east of Bowness on Solway and was developed as a port in the early 19th Century in order that boats could dock and make their way by canal to Carlisle. Most of the large sandstone docking quay remains and is essential part of the history and character of the Conservation Area. The canal was used until the 1850s after which the canal basin was turned into a railway line, which itself was closed in the 1930s. The old sidings and station platform can still be seen. Port Carlisle’s houses were built at the time of the construction of the canal in the early 19th Century mainly on one single sided street. The architecture is simple but very well proportioned and almost all of its buildings are listed. The village became a destination for day trip tourists from Carlisle and elsewhere, which is a function it still fulfils.

**Rural Villages**

The remainder of Allerdale’s Conservation Areas (outside of the national park) are small rural villages which developed around a number of small farms grouped together. Many of these are linear in their layout but a few are clustered around a village green. In addition to being a collection of farms these villages were local centres which also served outlying and more isolated farms. Much of the architecture is vernacular in origin, some with later additions or frontages added in a more polite (mostly Georgian) style. Many of the former farm buildings are purely residential now and some of the villages have few if any working farms and often no local services, although schools churches, pubs & shops still exist in some.
Map 1: Historic Environment Overview

Map 2: Conservation Areas
Map 3: Workington Historic Environment

Map 4: Maryport Historic Environment
Map 5: Cockermouth Historic Environment

Map 6: Wigton Historic Environment
Map 7: Silloth Historic Environment
Car Ownership
There is a stark contrast between urban and rural areas in Allerdale regarding car ownership. The urban centres of the borough, particularly Workington and Maryport and those areas that show relatively high levels of deprivation as demonstrated by the Indices of Multiple of Deprivation, tend to have low car ownership. In some parts of south Workington, for example, nearly 60% of households have no access to a car. Compare this to rural areas in the north of the borough, as well as the villages in and around Cockermouth, and nearly 60% of households own two or more cars. This can be clearly seen on Maps 1 and 2.

This high ownership of cars in rural areas could be due to high levels of perceived isolation and poor access to public transport, as shall be demonstrated in further sections of this paper. Poor public transport provision will naturally encourage greater reliance on private vehicles.
Public Transport: Buses
As can be seen from Map 3, all of the main towns have at least one major bus route connecting them with the other key service centres in the borough, with a particular focus in and around Workington. Major routes also extend northwards, along the A595 to Carlisle and southwards to Whitehaven. Routes also head east along the A66 to Keswick and Penrith (and the M6). These major routes are serviced by at least 10 buses per day.

Coverage starts to break down in more rural areas, however. While Map 3 may suggest that most of the main villages in the borough are connected to at least one route, it also shows that a lot of these routes run only one to four times a day and some are serviced by just one bus a week. Perhaps unsurprisingly,
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these areas of poor to no bus coverage are also the areas with high car ownership.

**Public Transport: Trains**

There is one railway line with six train stations in Allerdale, all of which are outside of the national park. These stations are:

- Harrington
- Workington
- Flimby
- Maryport
- Aspatria
- Wigton

The line connects the borough to the main West Coast line at Carlisle in the north and at Lancaster (via Barrow) in the south.

In terms of frequency (Tables 1 & 2) trains run fairly regularly between Monday and Saturday,
with the last train to Carlisle leaving Workington at 20:48, and the last train from Carlisle arriving in Workington at 22:37. Trains are available that would get commuters to and from work in line with a 9am—5pm timetable in both directions.

One source of concern, however, is that on Sunday train frequency is significantly reduced, with only three trains running, the earliest to Carlisle being 13:15, with waits between trains being around 3—4 hours.

Public Transport: Rail Connectivity
While there would seem little issue travelling between Workington and Carlisle on the railway (with the exception of Sunday), it is important to assess the convenience of connection to the wider network from Carlisle. Clearly, if connections from Workington don’t match with trains leaving Carlisle, then this will affect the accessibility of the area.

Fortunately, as shown in Table 3, connections with trains leaving for London Euston from Carlisle are available throughout the day, most with less than a 1 hour wait between trains. On two occasions (Mon-Fri) changes occur in less than 10 minutes, which may cause an
issue should the Workington train be late, though typically another train will be available approximately an hour later. Unsurprisingly, on Sunday there are only two connections that would involve less than an hour’s wait coming from Workington.

In terms of arriving at Carlisle from London

Euston in time to make a connection to Workington, only trains arriving during the afternoon between 2pm and 5 pm provide a consistently convenient time between connections. There are a greater number of connections that allow less than 10 minutes to change trains when travelling in this direction between Monday and Friday. Saturdays are slightly better in that convenient connections are available between the hours of 13:45 and 19:00. Once again, Sundays are poor for connecting with Workington, with only two connections providing less than an hour’s wait.
between trains.

**Public Transport: Trains to Sellafield**

As demonstrated in the Employment section of the Allerdale Atlas, Sellafield is a significant employer of people from Allerdale. It is therefore prudent to examine connectivity, via public transport, between Allerdale and the nuclear site, which is serviced by a railway station.

Trains running between Workington and Sellafield are less frequent than those between Workington and Carlisle, with noticeably fewer during morning peak hours, particularly those trains coming from Workington. Alarmingly, no trains at all run between Sellafield and Workington on Sundays meaning that those workers trying to get to the site on a Sunday have no rail connection.
To put these times into context, Table 7 provides a list of standard Sellafield working hours, for both shift and day workers. Table 7 clearly shows that arrival and departures of trains to and from Workington, on the whole, do not match up with shift times.

No trains are available to get staff to work for first shift, which starts at 6am, though there is a train available within an hour after that shift finishes at 2pm. For staff starting at 8am, a train will get them to Sellafield for 6:47, well over an hour before they are due to start work. The next train after that doesn’t arrive until 10:10am. Staff starting at 8am would also have to wait for more than hour for a train back to Workington when they finish at 4pm. Staff working from 9am to 5pm would be unable to get to work on time, unless they arrived 2hrs 10mins before they were due to start. They would, however be able to catch a train back to Workington within an hour of their shift finishing. For back shift, which starts at 2pm, the only train that would get workers in on time would arrive 2hrs earlier at 12:10. There would be no trains available to take workers home when they finish at 10pm until 7am the next morning. Similarly no trains are available to get night shift workers to work at 10pm, and they would have to wait over an hour the following morning, after finishing at 6am, for a train to take them back to Workington.

In short, it would seem that the train simply isn’t a viable option for workers wanting to get to Sellafield, the borough’s largest employer. There is also no direct bus route (according to Stagecoach) that connects Workington, let alone other towns in the borough, with Sellafield, which would suggest bus journeys of well over an hour to cover the 20 miles (approx) to the facility. When one combines these two transport issues, it can be clearly seen that there is a deficit in provision of public transport between Allerdale and this major employment centre.

Green Infrastructure: Cycle Routes
There are a number of major, nationally recognised cycle routes in Allerdale. In the south, these routes connect Workington to Whitehaven, Cockermouth and Maryport. The Workington to Cockermouth route is part of the national cycle route known as the C2C, which starts near the Howe in Workington and finishes in Newcastle/Sunderland. In the north, a national route can be found starting in Silloth and travelling through some of the rural
settlements in and around the internationally recognised world heritage setting of Hadrian’s Wall. This route is part of the Reiver’s national cycle route which, like the C2C, also terminates in the north east.

Elsewhere in the cycle network, regionally important routes can be seen along parts of the Solway Coast Area of Outstanding Natural Beauty. There are also some locally important routes in and around Cockermouth and its surrounding areas.

Wigton and Aspatria are the only two main towns not serviced by any recognised cycle network, despite their rural setting and the wealth of country lanes that can be found in their hinterland.

Discussions are on going with Cumbria transport planners. This section may be updated in future.
Primary Schools
There are 58 primary schools with Allerdale (outside of the National Park) - Map 1. While the majority are focused around the main key service centres of the borough, there is also a clearly discernable spread across rural areas as well. Map 2 shows that most areas of the borough fall within the minimum 2 miles walking distance of a primary school—as defined in the 1996 Education Act regarding walking distances for children under the age of 8.

Most Primary Schools are either well below (i.e. over 10%) or at or near capacity, with just 4 exceptions that are well above pupil capacity. In terms of performance (for those schools where Key Stage 2 results are available—i.e. with 10 or more KS2 students), however, it is these oversubscribed schools which are performing well above the national average (See Map 3). Looking further at performance, Map 3 shows that those schools which are performing below the national average tend to be located within the borough’s main towns—specifically Workington, Maryport, Silloth and Cockermouth. Though Cockermouth and Workington also have a number of schools performing above average as well, suggesting that Maryport and Silloth, overall, are struggling most in terms of primary performance. Both Wigton and Aspatria have only primary schools that perform above average. Generally, where data is available, rural schools also perform above average, though these schools are also most likely to have fewer than 10 Key Stage 2 students, resulting in gaps in the data.

According to consultation carried out for the Core Strategy Issues & Options document in 2006, residents clearly believed that primary schools were the single most important service required to ensure the sustainability of local communities.

Secondary Schools
There are 8 Secondary Schools within Allerdale, outside of the National Park, all of which are located within the borough’s 6 key service centres—Workington, Maryport, Cockermouth, Wigton, Silloth and Aspatria (Map 4). Workington, the borough’s main population centre has 3 secondary schools, whilst the other 5 main towns have one each. Naturally, there are no secondary schools located within the more sparsely populated,
Map 1: Primary School Capacity

Map 2: Primary School Accessibility
Map 3: Primary School Performance

Map 4: Secondary School Capacity
small rural settlements. Map 5 shows that a considerable number of these settlements lie outside of the minimum 3 mile walking distance (as detailed in the 1996 Education Act for children over the age of 8). This means that children in these areas will need to rely on bus services/private transport in order to get to school.

There are no major capacity issues within the borough’s Secondary Schools, with all 8 either well below or at or near capacity (Map 4). Map 6 shows that those schools which are nearest capacity are also those that are performing well, as reported by value added performance monitoring, which assesses to what extent pupils are meeting predicted grades as set throughout their school careers. Only two
schools in the borough score poorly with this indicator, whereby their pupils are generally not meeting predicted grades. Both these schools are well below capacity however.

**Shops**

According to consultation carried out for the Core Strategy Issues and Options paper in 2006, village shops were, like primary schools, considered by most stakeholders and members of the public to be of high importance to ensuring the sustainability of small, local communities.

While there are no issues with provision of shops within the 6 main towns, facilities in rural settlements are a lot more thinly spread, particularly within the north of the borough. There are also issues of provision in the small villages to the south of Cockermouth (Map 6).

Map 7 amplifies these issues of isolation by showing how some these more rural settlements lie beyond two miles walking distance from a village store. People in these areas will more often than not be forced to rely on motorised transport even for the most basic supplies. An additional problem exists, as seen in the Transport section of the Allerdale Atlas, in that it is these areas that have the poorest public transport provision, thus suggesting a reliance on private car journeys.
Map 7: Shop Provision

Map 8: Shop Accessibility
to reach services and facilities.

**Pubs**
Map 8 shows that there is generally a good spread of pubs and bars across the borough, with even some of the smallest rural settlements still able to support such establishments. Access to pubs is not considered to be a major issue for any part of the borough.

**Village Halls**
Map 9 shows that most settlements in the borough have their own village halls. It also shows that those which don’t, often lie within close proximity to a village that does. Access to village or community halls is not considered to be a major issue for any part of the borough.

**Other Services**
Table 1 provides a list of settlements and the various services and facilities they provide. As already suggested in this section, one of the key problems is a general lack of village store provision. Pubs, Village Halls, Primary Schools and Churches are all relatively well provided for, though there are some settlements, particularly smaller, rural ones, that lack any sort of service provision whatsoever. In some incidents services can be seen to be shared by settlements that lie within close proximity of each other. These services could be potential candidates for being considered as clusters in the Core Strategy.
## Settlement Services

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<th>Secondary School</th>
<th>Post Office</th>
<th>News Agent</th>
<th>Food Store</th>
<th>Petrol Station</th>
<th>Pub</th>
<th>Other Shops and Services</th>
<th>Village/Community Hall</th>
<th>Church</th>
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<td>✓</td>
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<td>×</td>
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Table 1: Service Provision
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Carbon Emissions

DEFRA’s 2006 emission data (Table 1) suggests that, for a predominantly rural borough, Allerdale has a relatively high level of Carbon Dioxide emissions, ranking 16th highest out of the 43 authorities in the North West, behind only the main urban centres of the region. Out of all the Cumbrian authorities, including the city region of Carlisle and the M6 corridor of Eden, Allerdale emits the most CO2.

This can be attributed to the fact that Allerdale is one of the largest authorities in the country in terms of actual area. Emissions can also be linked to the heavily industrialised west coast between Maryport and Workington. This is also suggested in chart 1, which shows how, when compared to the North West average, Allerdale has a much higher portion of emissions that come from the industrial and commercial sector (61% compared to 45%).

Charts 1 and 2 also show that a relatively smaller proportion of Allerdale emissions comes from the transport sector (17% compared to the North West average of 25%). Allerdale has no motorways, which could explain this lower figure, but it does have a

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North West Total | **59,455**
large road network, given it’s large geographical area, which could explain why this figure isn’t significantly lower than the North West average, as one might expect for a more rural district. Domestic contributions to the borough’s CO2 emissions are also significantly lower in Allerdale when compared to the North West. This is most likely a result of the borough’s relatively low and sparse population, despite it’s large geographic area.

**Waste**

By the first quarter of 2008/9, Allerdale had produced 19,944 tonnes of municipal waste, compared to 12,073 tonnes in Copeland, 17,833 tonnes in Carlisle, 8,811 tonnes in Eden and 21,885 tonnes in South Lakeland,
making Allerdale the second highest producer of municipal waste in Cumbria.

Chart 3 shows how this waste has been disposed of. As can be seen, 66.8% was sent to landfill, with 33.2% being either composted or recycled. This is compared to the Cumbrian average of 61.75% going to landfill and 38.25% being either composted or recycled (Chart 4).

*Source: Cumbria County Council*
Allerdale Atlas: Bibliography

Internet Sources:


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- Train Times 2009, National Rail

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- Children’s Services (Schools) 2009, Cumbria County Council

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- Gypsy and Traveller Needs Assessment 2008, Cumbria County Council

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- Council Tax Database 2008/9, Allerdale Borough Council

**Internal (Allerdale Sources)**

- Allerdale Housing Market Assessments, Allerdale Borough Council
- Allerdale Housing Services Annual Performance Statement 2007/2008
- Allerdale DRAFT Infrastructure Deficit Plan 2009, Allerdale Borough Council
- Allerdale Open Space, Sport and Recreation Study 2008, Allerdale Borough Council
- Allerdale Strategic Flood Risk Assessment 2007, Allerdale Borough Council
- Allerdale Local Plan 1999, Allerdale Borough Council
- West Cumbria Retail Study 2009, Allerdale Borough Council

Most of the data mentioned here can be found online in the Evidence Base section of the Planning Policy pages at:

www.allerdale.gov.uk

Alternatively, you can contact the planning policy section on 01900 702765