



**Carlisle City Council Local Plan
Examination**

Agenda

Wednesday 20 January 2016

Timing and Programming

In order to make efficient use of time whilst allowing each participant the opportunity to put their case, the hearing will be run as a "Rolling Programme". There will be mid-morning, lunch and afternoon breaks.

09:30 am Inspector's Opening

Matter 5 – Economy

Issue 1: Whether the LP will support sustainable economic growth

Q1. Will the LP strategy be effective in improving the qualitative offer of employment land in the area?

Q2. Is the protection of existing employment land justified and consistent with national policy?

Issue 2: Whether the policies in the LP will support the viability and vitality of town centres, consistent with national policy.

Q1. Policy EC6 currently proposes a 200 sq. m locally set threshold for impact assessments. However, this threshold was based on advice in the 2012 Retail Study (EB 012) and predated the publication of National Planning Practice Guidance (NPPG) which set out the relevant tests to be considered in setting a lower threshold compared to the 2,500 sq. m floorspace figure set out in the National Planning Policy Framework (NPPF). Is it justified?

[Note: Carlisle City Council has commissioned CBRE to offer further advice on setting an appropriate locally set threshold for retail impact assessments (Retail Impact Threshold Report (EL1.005d)). On the basis of the analysis completed, it is recommended that the locally set impact thresholds are increased for the urban area from 200 sq. m to 1,000 sq. m (gross) in relation to convenience retail; from 200 sq. m to 500 sq. m (gross) for comparison retail and an impact threshold of 300 sq. m (gross) for convenience and comparison retail proposals in existing district centres – see the Council's proposed Main Modifications (EL1.006b) (MM05)].

Q2. The LP makes a major allocation in Policy EC4 for a foodstore at Morton with a capacity of 8,175m². Is this justified and is there a need to control the amount of convenience and comparison split of floorspace that can be accommodated?

[Please note that the Council's proposed Main Modification (EL1.006b – MM14) proposes to remove the floorspace figure and instead refer to "foodstore anchor"]

Q3. Land to the north of Lowther Street including Rickergate is identified in Policy SP4 for a potential future expansion of the Primary Shopping Area.

(a) Is this proposal justified by the evidence, particularly in relation to flooding?

(b). What other reasonable alternative options were considered?

Q4. Policy SP 4 identifies Caldew Riverside as a significant regeneration opportunity. Does the evidence that underpins this allocation demonstrate that the development of this site would not undermine the delivery of sequentially preferable site opportunities in the City Centre, in particular the future expansion of the Primary Shopping Area and if so, will the policies be effective in ensuring the vitality and viability of the city centre is enhanced?