

## **Carlisle District Local Plan 2015-2030**

### **Schedule of Proposed Main Modifications (March 2016)**

This schedule sets out changes proposed to be made to the Carlisle District Local Plan 2015 – 2030. The schedule details changes considered to constitute Main Modifications. These are changes that are necessary to make the Plan sound. The need for these Main Modifications has arisen through the examination process including the hearing sessions held on the 1<sup>st</sup> – 3<sup>rd</sup> December 2015 and 19<sup>th</sup> and 20<sup>th</sup> January 2016. Public consultation on these changes is required as they cover soundness issues. Sustainability Appraisal has been carried out on these proposed changes and the need for a review of the Habitats Regulations Assessment also considered. The conclusions of these processes are also subject to consultation.

The modifications below are expressed either in the conventional form of ~~strike through~~ for deletions and underlining for additions of text, or by specifying the modification in words in *italics*.

The page numbers and paragraph numbering within the schedule refer to the Local Plan as submitted on the 22<sup>nd</sup> June 2015, and do not take account of the deletion or addition of text. The proposed modifications are set out within the schedule to follow the order of the Plan.

Representations can ONLY be made on the proposed Main Modifications to the Local Plan, or any consequential Sustainability Appraisal (SA) or Habitat Regulations Assessment (HRA) matters. Representations outside this scope will NOT be accepted. Representations should be submitted using the Response Form made available alongside the consultation documents. An associated Guidance Note has also been published to assist those making Representations, and in completing the form. **Please note all Representations must be received by no later than 17:00 on Monday 25<sup>th</sup> April 2016.**

Mod Ref	Page No	Policy/ Para	Proposed Main Modification	Rationale
MM01	34	SP 2	<p><i>Amend criterion 1 as follows:</i></p> <p>1. Sufficient land will be identified to <u>accommodate support the delivery of an annualised average of at least 565 9,606 net new homes between 2015 2013 and 2030 including a minimum annualised average of:</u></p> <ul style="list-style-type: none"> <li>• <u>478 net new homes between 2013 and 2020; and</u></li> <li>• <u>626 net new homes between 2020 and 2030 (adjusted to have regard to delivery in the 2013 – 2020 period).</u></li> </ul>	To introduce a stepped approach to housing delivery and be explicit that the base date for planning for housing is 2013 which aligns with that employed by the supporting evidence (SHMA Update 2014). Proposed wording aligns with that suggested by the Inspector during the course of the relevant hearing session.
MM02	34	SP 2	<p><i>Amend criterion one, sub bullet points a. and b. as follows:</i></p> <p>a. <u>approximately</u> 70% of this growth will be focused on the urban area of Carlisle, with <u>approximately</u> 30% in the rural area; and...</p> <p>b. specific sites have been identified within the Plan, alongside an allowance for windfall developments, to accommodate the <u>majority of</u> growth required <u>until 2025</u>. Carlisle South has been identified as a broad location to accommodate <u>additional housing growth beyond this period in accordance with Policy SP 3.</u></p>	In response to the agreed need for flexibility with respect to the urban/rural distribution and release of Carlisle South.
MM03	35/36	Paragraphs 3.8 – 3.10	<p><i>Amend Paragraphs 3.8 to 3.10 as follows:</i></p> <p>3.8 Policy SP 2 makes provision for an <u>annualised average of at least 565 net new homes between 2015 and 2030, equating to a total minimum of 8,475 9,606 dwellings across this 15 year period between 2013 and 2030.</u> The District of Carlisle...</p>	To reflect the proposed modification to Policy SP 2.

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			<p>3.9 The <del>annual</del> housing requirement <u>and time period to which it relates of 565</u> is consistent with the <u>base date and findings of the Carlisle Strategic Housing Market Assessment (SHMA) Update 2014...</u></p> <p>3.10 ...The proposed <del>annual housing</del> requirement <u>pursued by the Plan can be seen to align with this evidence of 565 is both within the ranges of both sets of housing projections identified in the POPGROUP modelling and SHMA and is considered reflective of the requirements set out in paragraph 47 of the NPPF.</u></p>	
MM04	36	New paragraphs after 3.10	<p><i>Insert 2 new paragraphs after existing para 3.10:</i></p> <p><u>To ensure the supply of new homes does not constrain economic growth, a minimum number equating to an annual average of 478 net new homes is required between 2013 and 2020. Beyond this and for the remainder of the plan period, between 2020 and 2030, a minimum number equating to an annual average of 626 net new homes is required. This stepped approach reflects that job-growth is generally expected to be stronger post 2020 (and hence a greater increase in population would be required from this point). Aside from aligning with the evidence in the form of the jobs-led projection within the SHMA which has influenced the housing requirement, the introduction of a stepped approach importantly affords an opportunity for the development industry to mobilise and increase its capacity within Carlisle, necessary given the migration from a historically lower housing requirement in preceding plan periods and industry base position.</u></p> <p><u>It must be stressed that the ‘minimum’ requirements are exactly that and should the conditions be in place to exceed these and/or frontload supply earlier in the plan period then such opportunities will</u></p>	To reflect the proposed modification to Policy SP 2 and specifically to explain the rationale for and how the stepped approach in policy will operate.

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			<u>be positively responded to. To ensure supply keeps pace with demand it is important that any shortfall within the 2013 to 2020 period is addressed within this same period. Beyond 2020 the annualised average employed for assessment purposes should similarly be adjusted to have regard to any under or over provision in the preceding seven year period.</u>					
MM05	36	3.11	<i>Amend Paragraph 3.11 as follows:</i>  3.11 <u>Excluding Carlisle South</u> <del>the</del> the spatial strategy seeks to focus the majority ( <u>approximately 70%</u> ) of new housing growth <u>within or on the edge of</u> <del>on</del> the City of Carlisle...	To provide enhanced clarity regarding the exclusion of Carlisle South from the approximate 70/30 urban/rural distribution and in relation to the extent of the urban area.				
MM06	36	3.12	<i>Amend Paragraph 3.12 to read:</i>  3.12 Specific allocations have been identified within the Local Plan to contribute, alongside existing commitments and an allowance for windfall, to meeting the <u>majority of</u> growth required <del>for the first ten years of across</del> the Plan <u>period</u> <del>until 2025. Beyond this</del> Carlisle South, which is subject to the provisions of Policy SP 3, has been identified as a broad location to accommodate <u>additional</u> housing growth <del>in the latter years of the Plan and beyond</del> <u>within</u> and beyond <u>the Plan period</u> .	To better reflect reality and the source of forward supply.				
MM07	37	Table 1	<i>Amend Table 1 to read:</i>  Table 1 – Summary of Housing Land Supply ( <del>as at 1<sup>st</sup> October 2014</del> ) <u>(as at 1<sup>st</sup> April 2015)</u> <table><tr><th>Source</th><th>No. Of Dwellings</th></tr><tr><td><u>Delivery to date (2013 – 2015)</u></td><td><u>609</u></td></tr></table>	Source	No. Of Dwellings	<u>Delivery to date (2013 – 2015)</u>	<u>609</u>	To reflect the proposed modifications to allocations within Policy HO1 and reflect the most up to date evidence.
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<u>Delivery to date (2013 – 2015)</u>	<u>609</u>							

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			<table><tr><td>Outstanding Planning Permissions</td><td><del>4,063</del> <u>3,884</u></td></tr><tr><td>Proposed Local Plan Allocations*</td><td><del>3,472</del> <u>4,017</u></td></tr><tr><td>Windfall Provision [@ 100 dwellings per annum across the plan period]</td><td>1500</td></tr><tr><td>Strategic Allocation – Carlisle South</td><td>1450</td></tr><tr><td>Total Supply</td><td><del>10,485</del> <u>11,460</u></td></tr></table>	Outstanding Planning Permissions	<del>4,063</del> <u>3,884</u>	Proposed Local Plan Allocations*	<del>3,472</del> <u>4,017</u>	Windfall Provision [@ 100 dwellings per annum across the plan period]	1500	Strategic Allocation – Carlisle South	1450	Total Supply	<del>10,485</del> <u>11,460</u>		
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			* Excludes the capacity of those allocations which have an outstanding planning permission in place in order to avoid double counting.												
MM08	38	Figure 1	Replace Figure 1 with new trajectory and updated caption. New trajectory attached as Appendix One to this schedule		To reflect the proposed modifications to Policy SP 2, the allocations within Policy HO1 and the most up to date evidence.										
MM09	43	SP 3	Amend Paragraph 1 of Policy SP3 to read:  A broad location for growth for a <u>major</u> mixed use <del>urban extension development</del> , focusing on housing, is identified on the Key Diagram at Carlisle South. <del>The urban extension is expected to be delivered from 2025 onwards.</del> <u>The release and phasing of Carlisle South will be informed by a Development Plan Document inclusive</u>		To reflect that it will be the outcomes of the subsequent DPD as opposed to a specific date which informs the release and phasing of Carlisle South. Also affords flexibility (from a design perspective) as to										

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			<p><u>of an infrastructure delivery strategy.</u></p> <p><i>Amend bullet point 1 of fourth paragraph to read:</i></p> <p>1. To provide more detail on how <u>and when</u> the strategic...</p>	whether development is brought forward as an urban extension, new settlement(s) or combination of options.
MM10	43	SP 3	<p><i>Amend third paragraph to read:</i></p> <p><u>To enable a comprehensive and co-ordinated development approach, Piecemeal or unplanned</u> development proposals within the area which are likely to prejudice its delivery including the <del>large-scale</del> infrastructure required for the area will not be permitted.</p>	To more explicitly convey the need for a comprehensive and coordinated approach to bringing development forward.
MM11	43	SP 3	<p><i>Amend fourth paragraph to read:</i></p> <p>The development of this area will be in accordance with a masterplan which will be approved as a Development Plan Document. <u>The study area for the masterplan will include the whole of the undeveloped extent beyond the city's existing southern edge and any existing allocations.</u></p>	To be more explicit about the intended geographic focus of the masterplan.
MM12	44	3.31	<p><i>Amend para 3.31 as follows:</i></p> <p>3.31 ... alongside an allowance for windfall developments, to accommodate the <u>majority of</u> growth <del>required until 2025</del>. Policy SP 3 makes provision for the development of <u>additional</u> housing (and associated infrastructure) <del>from 2025 and beyond</del>, by setting out a broad location for growth at Carlisle South.</p>	To align with modifications to Policy SP3.
MM13	44	3.34	<p><i>Amend para 3.34 as follows:</i></p> <p>3.34 ...the scale and nature of the development and its boundaries and <del>consideration afforded</del> to the infrastructure necessary to support</p>	To align with modifications to Policy SP3.

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			growth. <u>This process would also inform the release date and phasing of development in this area.</u> Maintaining adequate distances between any urban...	
MM14	45	3.35	<p><i>Add to paragraph 3.35 as follows:</i></p> <p>3.35 ...It would then set the policy framework for any future planning applications <u>and make clear the requirement for individual applications to demonstrate how they align with the masterplan including how they will contribute to the delivery of strategic infrastructure.</u></p>	To be more explicit about the intended scope of the subsequent Local Plan.
MM15	45	3.37	<p><i>Amend Paragraph 3.37 to read:</i></p> <p>3.37 It would prejudice the strategy of the Plan if individual sites within the Carlisle South area came forward <del>incrementally within the first 10 years of the Plan period</del> <u>until such time as the intended Development Plan Document, inclusive of an infrastructure delivery strategy, is adopted.</u> It would also prejudice the delivery of infrastructure.</p>	To align with modifications to Policy SP3 and provide important clarification on this specific aspect.
MM16	Various		<i>All references to Carlisle south 'urban extension' to be amended to read 'major mixed use development'.</i>	To ensure consistency throughout the plan with the proposed modifications to Policy SP3.
MM17	46	SP 4	<p><i>Amend 5<sup>th</sup> paragraph as follows:</i></p> <p>...its overall attractiveness. Development proposals for <u>main town centre uses on this site will be considered on their merits, with any proposed main town centre uses being subject to and should be accompanied by a sequential and impact test in accordance with policy EC 6, to ensure that any proposed scheme does not threaten the delivery of sequentially preferable sites and the health of the City Centre Primary Shopping Area.</u></p>	To afford greater protection to the City Centre Primary Shopping Area.

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			Development proposals should demonstrate how they would contribute to <u>the delivery</u> of the comprehensive redevelopment of the wider site and <del>also respond to the opportunity to positively interact with the River Caldew, including...</del>	
MM18	49	3.50	<p><i>Delete existing paragraph 3.50 in its entirety and replace with:</i></p> <p><i><u>“While this location does present a real opportunity to deliver a transformative mixed use development (for a variety of main town centre uses, alongside residential, educational or institutional uses), realising this will not be without challenges. Development will need to respect the historic character and fabric of the site, and comprehensive development will be dependent on assembling a number of leases. Reflecting these characteristics, it may be that the redevelopment of this site will need to take place on a phased basis.”</u></i></p>	To better reflect current aspirations and more recent work to better understand the constraints and opportunities of the site.
MM19	50	3.52	<p><i>Amend paragraph 3.52 as follows:</i></p> <p>3.52 ...Planning permission is in place for a food superstore on part of the site with the consent for this having been lawfully implemented <u>but not currently progressed.</u> <del>There remains a degree of uncertainty at the current time however as to whether this superstore will be delivered. Based on the level of need identified in the Carlisle Retail Study the site is not relied upon to accommodate any main town centre uses.</del></p>	To align with modifications to Policy SP 4 and be more explicit about the evidence base underpinning it.
MM20	50	3.53	<p><i>Amend paragraph 3.53 as follows:</i></p> <p>3.53 ...the proposed extension of the Primary Shopping Area and the redevelopment of the Citadel complex. <u>The delivery of main town centre uses on these sequentially preferable sites will be given clear priority over Caldew Riverside.</u> In these circumstances</p>	To align with modifications to Policy SP 4 and be more explicit about the evidence base underpinning it.



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			development proposals for the site will be considered on their merits <del>and be expected to having regard to deliver the potential to enhanced existing</del> walking and cycling links and <del>in to</del> aiding the overall attractiveness of the City Centre through the delivery of uses which would complement those found within it. <del>This approach is also considered to recognise the need for flexibility if the opportunity presented by the site is to be realised.</del>	
MM21	62	SP9	<i>Amend criterion 3 to read:</i>  3. encouraging the development of decent homes that are adaptable for the life course of the occupiers, <del>meeting Lifetime Homes Standards where possible;</del>	Standard referred to no longer exists.
MM22	64	3.85	<i>Amend paragraph 3.85 to read:</i>  <del>3.85 Lifetime Homes is one aspect where</del> <u>Health and wellbeing</u> can be improved by ensuring that homes are accessible, inclusive and incorporate design features which add to the comfort and convenience of the home and support the changing needs of individuals and families at different stages of life, their life-course. <del>Bringing Lifetime Homes standards, or elements of them, into the general housing stock should, overtime, This type of development would</del> allow older people to stay in their own homes for longer, reduce the need for home adaptations and give greater choice to disabled people who cannot achieve independent living due to lack of suitable housing. <del>Lifetime Homes are all about flexibility and adaptability; they are not 'special', but are thoughtfully designed to create and encourage better living environments for everyone.</del> The Local Plan encourages the development of <u>decent homes that are adaptable for the life course of the occupiers</u> <del>Lifetime Homes</del> , given that the numbers of residents in the three oldest age bands (60-74, 75-84 and 85+) are projected to	Standard referred to no longer exists but the principle remains justified and possible by the existence of new national technical standards which subsume Lifetime Homes standards into Building Regulations M4(2) (Accessible and Adaptable Dwellings), and M4(3) (Wheelchair user dwellings).

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			increase (Cumbria Observatory, Spring 2014) across the plan period. <u>The Council will seek to ensure that consideration will be given to the needs of the community on a site by site basis and an appropriate mix of dwellings agreed through the Development Management process.</u>	
MM23	78	EC 4	<p><i>Amend policy as follows:</i></p> <p>Land is allocated at Morton for a District Centre to accommodate a foodstore <del>with a capacity of 8,175 m2 gross anchor</del>. Proposals for additional retail, leisure, local services and community facilities will be supported within the District Centre site providing they are of a scale and nature commensurate with its intended catchment and would aid its vitality and viability. <u>Proposals for comparison (Class A1) retail which exceed 500sqm (gross) will need to be accompanied by a retail impact assessment to demonstrate that there would be no significant impact on the City Centre Primary Shopping Area.</u></p>	To reflect that the permission for a foodstore of the size referred to has now lapsed and that owing to reality of future convenience retailing patterns a further proposal of this scale is unlikely. To provide additional safeguards with respect to protecting the City Centre Primary Shopping Area from inappropriate comparison (Class A1) retail proposals outwith it.
MM24	78	4.18	<p><i>Add new final sentence to paragraph 4.18 as follows:</i></p> <p><u>“Proposals for class A1 comparison retail will be required to undertake an impact assessment which reflects the need to exercise caution particularly in respect of fashion retailing and the potential negative effect that proposals of this nature may have upon the City Centre Primary Shopping Area.”</u></p>	To align with modifications to Policy EC 4.
MM25	81	EC 6	<p><i>Amend first two paragraphs of Policy EC 6 to read:</i></p> <p>Development proposals for new retail and main town centre uses should in the first instance be directed towards defined centres, and for comparison <del>(non-food)</del> retailing proposals the defined Primary Shopping Areas <u>(where designated)</u> within these centres, in</p>	In response to updated evidence in the form of the retail impact threshold update (Sep 15) and inaccuracy in respect of applying the sequential test as advocated

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			<p>accordance with the hierarchy set out in Policy SP 2.</p> <p><u>In line with national policy - Proposals outside defined centres which exceed 200m<sup>2</sup> will be required to undertake a sequential test and impact test in accordance with national policy proportionate to the scale and nature of the proposal. In addition, locally set impact thresholds for retail floorspace have been set for the urban area and will be required for proposals which exceed 1000sqm (gross) for convenience retail and 500sqm (gross) for comparison retail. A separate impact threshold of 300sqm (gross) for convenience and comparison retail proposals has been set for Brampton, Dalston and Longtown.</u></p>	by national policy.
MM26	81	Paragraph 4.26	<p><i>Amend paragraph 4.26 to read:</i></p> <p>The Carlisle Retail Study (2012) found that there was limited spare capacity in the initial years of the plan period and therefore any development should aim to reinforce the City Centre as the prime retail location. <u>In order to achieve this with the limited capacity available, the study recommended that a threshold of 200m<sup>2</sup> should be employed with regards to the sequential and impact tests, in the context of both convenience and comparison retailing. The sequential and impact test should be carried out in accordance with national policy with the approach also proportionate to the scale and nature of the proposal being progressed. proposals for new retail and main town centre uses will, in line with national policy, have to undertake a sequential test. A locally set threshold has also been established for undertaking retail impact assessments which addresses the requirements of National Planning Policy Guidance (NPPG) and updates the threshold set in the 2012 study.</u></p>	To align justification with modifications to Policy EC 6.
MM27	81	New paragraphs	<i>Insert 3 new paragraphs after paragraph 4.26 and before 4.27 as follows:</i>	To align justification with modifications to Policy EC 6

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		after 4.26	<p><u>The Retail Impact Threshold update (September 2015) recommends that in respect of the urban area of Carlisle separate retail thresholds for convenience and comparison retailing should be applied to enable sufficient opportunity to robustly assess the impact of any future edge / out of centre proposal on existing urban centres.</u></p> <p><u>In respect of the District Centres of Brampton, Dalston and Longtown a threshold has been set in order to reflect the nature of these centres which are occupied by small scale operators orientated towards top up provision.</u></p> <p><u>The sequential and impact tests should be carried out in accordance with national policy (and in respect of impact test in line with the thresholds set out) with the approach being proportionate to the scale and nature of the proposal being progressed.</u></p>	and be more explicit about the evidence base underpinning it.
MM28	87	Paragraph 4.41	<p><i>Remove last sentence of Paragraph 4.41:</i></p> <p><del>It must also be able to demonstrate a connection with an established tourist attraction.</del></p>	To be in conformity with the NPPF which does not detail such a requirement.
MM29	96	HO 1	<p><i>Amend criterion 1 as follows:</i></p> <p>1. deliver the allocations set out in this Policy and contribute to achieving <u>the Plan's</u> <del>an average annual District housing target of at least 565 houses per year.</del> Any unallocated...</p>	To reflect and ensure consistency with modifications to Policy SP2.
MM30	96	HO 1	<p><i>Amend criterion 2 as follows:</i></p> <p>2. ...developers will need to demonstrate that <del>they have provided a</del> <u>their proposals contribute to the overall mix</u> of dwelling types, sizes and tenures which help meet identified local housing need and <del>contribute to the development...</del></p>	To improve the effectiveness of the policy in securing a mix of dwellings.

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MM31	96	HO 1	<p><i>Amend penultimate paragraph as follows:</i></p> <p>The following table sets out allocated housing sites in the urban and rural areas. These sites are identified on the Local Plan Policies Map. <del>The sites make provision to deliver the main part of the housing target to 2025. From 2025 onwards, development will be in the broad location of Carlisle South, (as detailed in Policy SP 3), which will include a sustainable urban extension and delivery of the strategic rural requirement.</del></p>	Consequential to the changes to Policies SP 2 and SP 3 and ultimately to remove unnecessary repetition within the Plan.
MM32	97	HO 1	<p><i>New paragraph inserted before final paragraph as follows:</i></p> <p><u>“Proposals should be brought forward having regard to and addressing any issues set out in Appendix 1.”</u></p>	To reflect the Inspector's request regarding Appendix 1.
MM33	97	Housing Allocations Schedule	<i>Remove Housing allocation Site U 19 – Land at Carleton Clinic</i>	Removed to reflect that this site is no longer available for development.
MM34	97	Housing Allocations Schedule	<i>Amend U14 to record ‘9.3’ Ha for the site area (updated from 4.20), an indicative yield of ‘189’ (updated from 126) and an indicative plan period of ‘0-5’ years (revised from 6-10).</i>	To reflect the land now being taken forward for development at this location post the grant of planning permission.
MM35	97	Housing Allocations Schedule	<i>Amend U4 to record an indicative plan period of ‘0-5’ years (revised from 6-10).</i>	To reflect that this site is likely to be progressed sooner given the recent grant of planning permission and confirmation of the land owners intentions.
MM36	97	Housing Allocations Schedule	<i>Amend the Allocated sites Urban Carlisle Total Capacity (dwellings) figure to read “2,779”</i>	Revised total consequential to deletion of Site Ref U19 and amendments to Site Ref U14.
MM37	98	Housing Allocations Schedule	<i>Amend the Allocated sites Rural Total Capacity (dwellings) figure to read “1,409”</i>	Revised total consequential to deletion of Site Ref R13 and amendments to Site Ref R15.

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MM38	98	Housing Allocations Schedule	<i>Remove Housing allocation Site R 13 – Linstock North</i>	Removed to reflect that this site is no longer available for development.
MM39	99	Housing Allocations Schedule	<i>Amend existing R15 allocation (Land north of Hill Head, Scotby) to include land to the north of this site (east of Scotby Road). Schedule to include revised site size (3.7 ha), indicative yield (90) and indicative plan period (0 – 5).</i>	To reflect that progressing this wider site is now the most reasonable and sustainable option following a reappraisal owing to previously identified constraints (in respect of access from Scotby Road) no longer applying.
MM40	99	Housing Allocations Schedule	<i>Amend R17 to record an indicative plan period of '0-5' years (revised from 6-10).</i>	To reflect that this site is likely to be progressed sooner given the recent grant of planning permission and confirmation of the land owners intentions.
MM41	107	HO 4	<p><i>Amend Criteria of Policy as follows:</i></p> <ol style="list-style-type: none"> <li>1. within Zone A, all sites of <del>six</del> <u>five</u> units and over will be required to provide 30% of the units as affordable housing; <u>and</u></li> <li>2. within Zone B, all sites of <del>11</del> <u>10</u> units of over will be required to provide 20% of the units as affordable housing; <del>and</del></li> <li>3. <del>within Zone C, all sites of 11 or over will be required to provide 30% of the units as affordable housing.</del></li> </ol> <p><i>Delete first sentence of fourth paragraph as follows:</i></p> <p><del>For sites of between six and ten units, the affordable housing contribution will be sought in the form of cash payments which will be commuted until after completion of units within the development.</del></p>	To have regard to local evidence in light of the removal of nationally imposed thresholds from National Practice Guidance.

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			<del>For sites of 11 units or over, the affordable housing...</del>	
MM42	107	HO 4	<p><i>Amend third paragraph of Policy HO 4 as follows:</i></p> <p>...A lower proportion and/or different tenure split may be permitted where it can be clearly demonstrated by way of a financial appraisal that the development would not otherwise be financially viable <u>or where the proposed mix better aligns with priority needs</u>. Early dialogue with the Council on <del>this</del> <u>these</u> matters is essential.</p>	To provide greater flexibility to better align proposed provision with needs, reflecting the reality of current practice.
MM43	107	HO 4	<p><i>Add new final paragraph as follows:</i></p> <p><u>Policy HO 4 will operate within the context of national policy and will be implemented with regard to any relevant future changes including to the national definition of affordable housing.</u></p>	Considered necessary to help future proof the Policy particularly in light of forthcoming changes to the definition to include Starter Homes.
MM44	107	Paragraph 5.26	<p><i>Amend 3<sup>rd</sup> sentence and delete last 2 sentences of paragraph 5.26:</i></p> <p><del>“...using a residual valuation appraisal. Zones A, and B and C (which depict differences in viability within the District) have therefore been defined having regard to the evidence as set out in the Carlisle AHEVA, and government policy set out in the Planning Practice Guidance regarding the thresholds for seeking planning obligations including affordable housing. The introduction of Planning Practice Guidance, which introduces national thresholds has necessitated the identification of the built up area of Brampton as Zone C. This reflects that the town of Brampton is not a ‘designated rural area’ as described under section 157(1) (c) of the Housing Act 1985. However, the viability evidence supports that development sites in Brampton can support 30% of the units as affordable.”</del></p>	To have regard to the implications arising from revised National Practice Guidance following the removal of national thresholds.
MM45	109	Paragraph 5.35	<i>Amend start of 1<sup>st</sup> sentence of paragraph 5.35:</i>	Reflects local preference following removal of nationally

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			5.35 <del>For sites of eleven units or over t</del> The Council's expectation will be that affordable housing...	imposed thresholds from National Practice Guidance.
MM46	112	Paragraph 5.45	<p><i>Amend paragraph 5.45 to read as follows:</i></p> <p>5.45 The S106 must include the name of the parish <u>or parishes within the appropriate area (usually the relevant Housing Market Area) where the local affordable housing need has been identified. It may also include a list of neighbouring parishes, wards or wider geography to be referred to if, at some point in the future, one or more of the houses become vacant and there are no applicants from the original parish or parishes.</u></p>	Enhanced clarity to reflect the flexibility and reality of current practice.
MM47	116	Policy HO 7	<p><i>Amend policy to read:</i></p> <p>Enabling development in the form of new housing, where it would otherwise be contrary to planning policy, that would secure the future <u>conservation</u> of a heritage asset will be acceptable providing that the following criteria are met:</p> <ol style="list-style-type: none"> <li>1. <u>it is necessary as a last resort to resolve problems arising from the inherent needs of the place;</u></li> <li>2. <del>the any</del> harm caused to the significance of the heritage asset and its setting <del>should be</del> <u>is outweighed against by</u> the public benefits of the proposal;</li> <li>3. sufficient grant or subsidy to secure the future of the heritage asset is not available from any other source;</li> <li>4. the proportion of enabling development proposed is the minimum required to secure the <u>long term</u> future of the heritage asset; <del>and</del></li> <li>5. the development secures the long term future of the heritage asset, and this outweighs <del>any negative effects of conflict with</del> <u>the disbenefits of departing</u> from any other planning</li> </ol>	To ensure greater consistency with the NPPF and improve the effectiveness of the Policy in line with previous suggestions from Historic England.



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			<p>policies; and</p> <p>6. the new development makes a positive contribution to local character and distinctiveness.</p>	
MM48	123	5.86	<p><i>Amend paragraph 5.86 to read:</i></p> <p>Proposals for <u>the development of homes that are adaptable for the life course of the occupiers in line with Building Regulations M4(2) (Accessible and Adaptable Dwellings), and M4(3) (Wheelchair user dwellings)</u> Lifetime Homes, or which include an element of lifetime homes, will help to ensure a supply of adaptable and accessible homes that can respond to the changing needs of individuals and families. <del>Lifetime Homes are ordinary homes designed to include 16 design criteria that can be applied to new homes at minimal cost. Each design feature is</del> <u>Adaptable homes are intended to add to the comfort and convenience of the home, and support the changing needs of those who live there at different stages of their lives. Lifetime Homes are intended to be flexible and adaptable.</u> They are designed to create and encourage better living environments for everyone, from small children to coping with temporary or permanent disability, or reduced mobility in later life. <del>The Lifetime Homes website has further information on the 16 design criteria.</del></p>	In light of the new national technical standards which subsume Lifetime Homes standards into Building Regulations M4(2) (Accessible and Adaptable Dwellings), and M4(3) (Wheelchair user dwellings).
MM49	124	HO 11	<p><i>Amend second paragraph to read:</i></p> <p>Land has been allocated adjacent to Low Harker Dene for nine <u>permanent pitches and up to 15 transit pitches</u> to meet identified needs over the Plan period for Gypsies and Travellers <u>provision</u>.</p>	To reflect the need for a definitive allocation of transit provision in response to identified needs.
MM50	124	HO 11	<i>Amend third paragraph as follows:</i>	Recognition that no 'temporary'

Mod Ref	Page No	Policy/ Para	Proposed Main Modification	Rationale
			Proposals which contribute to achieving additional provision of transit <u>and</u> permanent <del>and temporary</del> pitches, and sites for Travelling Showpeople, in addition to...	needs (aside from Transit provision) are known to exist within the District.
MM51	124	HO 11	<p><i>Delete existing criterion one and four and replace with a new criterion one which reads:</i></p> <p><u>“the location, scale and design would allow for integration with, whilst not dominating or unacceptably harming, the closest settled community to enable the prospect of a peaceful co-existence between the site and the local community;”</u></p> <p><i>Amend existing criterion 6 as follows:</i></p> <p>6. the site <u>is well planned to be contained within</u> <del>has</del> existing landscape screening <u>features</u>, or can be <u>appropriately</u> landscaped to minimise any impact on <u>the surrounding countryside area</u>;</p>	To ensure consistency with national guidance in the form of Planning Policy for Traveller Sites and logical consolidation.
MM52	124	HO 11	<p><i>Delete existing criterion 8 in its entirety:</i></p> <p><del>8. site management measures are included in the proposals;</del></p>	Accepted as not necessary.
MM53	125	5.90	<p><i>Amend paragraph 5.90 as follows:</i></p> <p>5.90 The total pitch requirement across the District, based on the current supply of pitches, and views expressed by Gypsy and Traveller households, is <del>45</del> <u>17</u> pitches up to <del>2028</del> <u>2030</u>. It is...</p>	To accurately reflect the evidence in the form of the Gypsy and Traveller Accommodation Assessment.
MM54	125	5.93	<p><i>Amend paragraph 5.93 as follows:</i></p> <p>5.93 ... which helps to address on-going unauthorised encampment activity. <u>The transit allocation adjacent to Low Harker Dene provides</u></p>	To reflect the need for a definitive allocation of transit provision in response to identified needs.

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			sufficient land to accommodate up to 15 pitches. Any additional proposals for transit provision will be assessed against the criteria in the policy.	
MM55	132	IP 2	<p><i>Additional Text to end of Criteria 4:</i></p> <p>.....green transport routes; and contributes to creating a multifunctional and integrated green infrastructure network;</p>	In response to and in agreement with Friends of the Lake District and their request to see mention of green infrastructure links within the policy in order to provide better coordination with Policy SP 8 (Green and Blue Infrastructure).
MM56	141	IP 6	<p><i>Amend policy to read:</i></p> <p><del>Development should not be permitted where inadequate foul water treatment and drainage infrastructure exists, or where such provision cannot be made within the time constraints of planning permission unless the developer can demonstrate acceptable alternative private solutions.</del></p> <p><u>Where there are concerns that inadequate foul water treatment and drainage infrastructure exists to serve a proposed development, or where such provision cannot be made within the time constraints of planning permission, it is the responsibility of the developer to demonstrate how foul drainage from the site will be managed.</u> In some circumstances, it may be necessary to co-ordinate the delivery of development with the delivery of infrastructure. In certain circumstances, a new development will be required to discharge foul water to the public sewerage system at an attenuated rate.</p> <p><del>Where United Utilities can demonstrate that connection to the public</del></p>	In response to and in agreement with the Environment Agency and their request to strengthen the policy dealing with foul water treatment, making it more consistent with the National Planning Policy Guidance.

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			<p><del>sewerage system is not possible, alternative on-site treatment methods and septic tanks associated with a new development will be permitted provided they are of an environmental standard to the satisfaction of the Environment Agency.</del></p> <p><u>The first presumption will be for new development to drain to the public sewerage system. Where alternative on-site treatment systems are proposed, it is for the developer to demonstrate that connection to the public sewerage system is not possible in terms of cost and/or practicality and provide details of the responsibility and means of operation and management of the system for its lifetime to ensure the risk to the environment is low.</u></p>	
MM57	144	IP8	<p><i>Amend second paragraph as follows:</i></p> <p>...to and necessary to make the development acceptable. <del>This</del> <u>These</u> will be <u>identified through the development management process and achieved secured</u> through use of planning conditions and obligations."</p>	To be more explicit in how the policy will operate in practice.
MM58	144	IP8	<p><i>Re word penultimate paragraph of Policy IP8 and replace:</i></p> <p><del>In accordance with national policy 'small-scale' and 'self-build' development will be exempt from any tariff style planning obligations (section 106 planning obligations). Small-scale in the context of the District of Carlisle is defined in the glossary.</del></p> <p><u>Certain forms of development, where prescribed by national policy and guidance, will be exempt from any tariff-style planning obligations.</u></p>	To have regard to the implications arising from revised National Planning Practice Guidance and to future proof the policy in this respect.
MM59	148	CC 1	<p><i>Amend criterion one as follows:</i></p> <p>1. Do not have a <del>significant adverse</del> <u>an unacceptable</u> impact on the</p>	Revised terminology at the request of Historic England.

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			location, in relation to visual impact caused by the scale of development, on the character and sensitivity of the immediate and wider landscape, townscape or <del>historic environment</del> <u>heritage assets</u> and their settings;	
MM60	148	CC1	<i>Insert new paragraph post criterion 5 as follows:</i>  <u>In addition to the criteria set out above, applications for wind energy development should accord with policy CC2.</u>	In response to the WMS on wind energy development; to ensure that policy approach (CC1 and CC2) is consistent with national planning policy.
MM61	149	Paragraph 7.1	<i>Amend paragraph 7.1 as follows:</i>  “...be that large scale or micro-renewable schemes (where planning permission is required). Policy CC 2 ‘Energy from Wind’ <del>should</del> <u>must also be satisfied</u> <del>referred to</del> when considering...”	In response to the WMS on wind energy development; to ensure that policy approach (CC1 and CC2) is consistent with national planning policy.
MM62	152	CC2	<i>Amend first paragraph as follows:</i>  “Proposals for the development of wind turbines will be supported where they <u>accord with national policy and guidance, and where it can be demonstrated, through identifying and...</u> ”	In response to the WMS on wind energy development; to ensure that policy approach is consistent with national planning policy and effective.
MM63	152	CC2	<i>Replace 'significant adverse' with 'unacceptable' in Criterion 1:</i>  1. <del>a significant adverse</del> <u>an unacceptable</u> impact on....	Revised terminology at the request of Historic England.
MM64	152	CC2	<i>Insert new paragraph post criterion 6 as follows:</i>  <u>“The criteria listed above will also be used as a basis for future identification of suitable area/s for wind energy development.”</u>	In response to the WMS on wind energy development; to ensure that policy approach is consistent with national planning policy and effective.
MM65	154	New paragraphs after 7.11	<i>Insert new paragraphs between existing 7.11 and 7.12 as follows:</i>  <u>In addition to the criteria set out in policy CC2 wind energy development will be required to follow national policy and therefore,</u>	In response to the WMS on wind energy development; to ensure that policy approach is consistent with national

Mod Ref	Page No	Policy/ Para	Proposed Main Modification	Rationale
			<p><u>as appropriate, it will be necessary to define suitable areas for wind energy development. Furthermore, applications should demonstrate that they have addressed the planning concerns of the local community and therefore have their backing. Using this evidence the Council will consider the extent to which the applicant has addressed community concerns and make a planning judgement of the community backing.</u></p> <p><u>Until such time as the suitable areas are identified in a subsequent development plan document (on a district basis or through collaboration with adjoining districts) or neighbourhood plan, proposals for wind energy development will be considered against other local plan policies, together with national policy and guidance.</u></p>	planning policy and effective.
MM66	158	7.27	<p><i>Amend para 7.27 as follows:</i></p> <p>7.27 The NPPF recognises the important role of planning in supporting a move to a low carbon future. <del>As well as striving for energy efficiency improvements in existing and proposed buildings, the Government advises that local standards for a building's sustainability should be consistent with the Government's zero carbon buildings policy and should adopt these nationally described standards.</del> Building Regulations set the minimum standards for the design and construction of new buildings (and extensions) with energy efficiency standards dealt with under Part L. Progress towards 'zero carbon' will be made through progressive tightening of Building Regulations. Changes to Building Regulations and the move to zero-carbon buildings will increase energy efficiency and encourage greater use of decentralised and renewable energy. <u>Development proposals will be assessed against the relevant Building Regulations prevailing at the time. The Code for Sustainable Homes and BREEAM's (Building Research</u></p>	To bring in line with the Governments' current position with regards to zero carbon.

Mod Ref	Page No	Policy/ Para	Proposed Main Modification	Rationale
			<del>Establishment Environmental Assessment Method)</del> integrated approach to construction uses the principle of the energy hierarchy to maximise cost effectiveness and minimise fuel costs. The Council will...	
MM67	159	CC 4	<i>Amend Criteria 1 as follows:</i>  ...within Flood Zone 1 which has critical drainage problems <u>surface water flooding concerns or is listed as an area of concern in the Lead Local Flood Authority local flood risk management strategy</u> ; all proposals...	In order to emphasise the importance of surface water drainage and ensure most up to date terminology is employed.
MM68	159	CC 4	<i>Amend Criteria 1. f) as follows:</i>  ...drainage and sewerage networks <del>can accommodate new development</del> have been considered in liaison with the relevant <u>statutory bodies for water and wastewater, to establish the impact of development on infrastructure</u> ; and...	At the request of United Utilities to reflect their current working practices.
MM69	161	Paragraph 7.32	<i>Amend wording within Paragraph 7.32 as follows:</i>  ...flooding problems elsewhere. <u>Developments should be sustainable and use building methods that promote the use of permeable surfacing.</u> However, <del>in</del> in order to provide solutions to the potential negative effects of new development, a site-specific flood risk assessment (FRA) will be required. The FRA should follow guidance in the Planning Practice Guidance and the Environment Agency and <u>Lead Local Flood Authority Standing Advice</u> ...	At the request of the Lead Local Flood Authority to highlight solutions to counter the potential negative effects of new development.
MM70	163	CC5	<i>Amend Policy text as follows:</i>  <u>Development proposals should prioritise the use of sustainable drainage systems.</u> Surface water should be managed at the source, not transferred and discharged in the following order of priority:	To ensure an effective policy following post submission discussions with United Utilities and Cumbria County Council as Lead Local Flood Authority.

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			<ol style="list-style-type: none"> <li>1. <u>Into the ground (infiltration at source); a soakaway or some other form of infiltration system (using Sustainable Urban Drainage principles); or</u></li> <li>2. <u>an aAttenuated discharge to a surface water body; watercourse; or</u></li> <li>3. <u>an aAttenuated discharge to surface water sewer, highway drain or another drainage system; or and as an absolute last resort</u></li> <li>4. <u>an aAttenuated discharge to a combined sewer.</u></li> </ol> <p><u>The approach to surface water drainage should be based on evidence of an assessment of site conditions and any surface water discharge solution should reflect the non-statutory technical standards for sustainable drainage (March 2015) or any subsequent replacement national standards. Measures intended to assist with surface water management should be made clear as part of any submission.</u></p> <p><u>Where there is no alternative option but to discharge surface water to a combined sewer, applicants will need to demonstrate why there is no alternative and submit clear evidence that the discharge of surface water will be limited to an attenuated rate, including an allowance for climate change, agreed with the appropriate bodies.</u></p> <p><u>Measures intended to assist with surface water management, including landscape proposals, should be made clear as part any submission. Where Sustainable Urban Drainage Systems (SUDs)</u></p>	



Mod Ref	Page No	Policy/ Para	Proposed Main Modification	Rationale
			<p>are incorporated, a drainage strategy should be submitted detailing:</p> <ol style="list-style-type: none"> <li>1. <u>a)</u> the type of SUDs and/or measures proposed;</li> <li>2. <u>b)</u> hydraulic design details/calculations;</li> <li>3. <u>c)</u> Pollution prevention and water quality treatment measures together with details of pollutant removal capacity as set out in the CIRIA SUDs Manual C697 or equivalent and updated local or national design guidance; and</li> <li>4. <u>d)</u> the proposed maintenance and management regime.</li> </ol> <p><u>Drainage requirements including detailed maintenance and management arrangements for the lifetime of the development will be secured by way of planning conditions and and/or planning obligations.</u></p> <p><del>Applicants will need to submit clear evidence demonstrating why there is no alternative option but to discharge surface water to the sewerage system. In this instance applicants will need to demonstrate that the discharge of surface water will be limited to an attenuated rate, including an allowance for climate change, agreed with the sewerage company. This will be secured by planning condition or a planning obligation.</del></p> <p><del>On greenfield sites, applicants will be expected to demonstrate that the likely natural discharge solution from a site once developed will be no greater than the existing discharge rate. On previously developed land applicants should target a reduction in surface water</del></p>	

Mod Ref	Page No	Policy/ Para	Proposed Main Modification	Rationale
			discharge.	
MM71	164 - 165	7.37 – 7.42	<p><i>Add to and split paragraph 7.37 as follows::</i></p> <p>7.37 Surface water management is a key principle of sustainable development. SUDs aim to reduce flooding by using devices or a series of complementary devices to control surface water run-off as near to its source as possible. <u>The Flood and Water Management Act 2010 defines a sustainable drainage system (SuDS) as: ‘a structure for dealing with rainwater that is not a sewer or watercourse’. Development increases impermeable surfaces which increase the risk of downstream flooding. Underground piped systems have focussed on the rapid removal of surface water from sites to the receiving watercourse or sewer with little consideration to the downstream environment. SuDS seek to replicate natural drainage flow patterns with retention of peak runoff and additional flow volumes on site. This ensures that the risk of flooding is not increased. The natural processes which happen in many SuDS techniques traps and passively treats many pollutants and helps to prevent the settlement of contaminants such as dust, oil, litter and organic matter which otherwise tends to flow rapidly into the sewer system, by mimicking natural features that slow down the rate that water drains away thereby reducing the amount of surface run-off entering into sewers.</u></p> <p><u>SUDs</u> These can <u>also</u> help to reduce the need...</p> <p><i>Amend 7.38 as follows:</i></p>	<p>To ensure an effective policy following post submission discussions with United Utilities and Cumbria County Council as Lead Local Flood Authority.</p>

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			<p>7.38 ...landscaping scheme. SUDs also help to prevent the settlement of contaminants such as dust, oil, litter and organic matter which otherwise tends to flow rapidly into the sewer system, by mimicking natural features that slow down the rate that water drains away thereby reducing the amount of surface run-off entering into sewers. <u>Key considerations at this stage should be:</u></p> <ul style="list-style-type: none"> <li>• <u>Layout</u></li> <li>• <u>Density</u></li> <li>• <u>Site access</u></li> <li>• <u>Topography</u></li> <li>• <u>Ground Conditions</u></li> <li>• <u>Discharge destinations</u></li> </ul> <p><i>Insert new paragraph between existing paragraphs 7.39 and 7.40:</i></p> <p><u>It is recommended that pre-application discussions take place before submitting an application to the local planning authority. In the context of the Policy, the appropriate bodies are Cumbria County Council as Lead Local Flood Authority, Environment Agency and United Utilities.</u></p> <p><i>Amend paragraph 7.41 as follows:</i></p> <p>7.41 ...or Cumbria County Council as Lead Local Flood Authority (LLFA). Under the Flood and Water Management Act 2010, Cumbria County Council is established as a LLFA. This has given the County Council new powers and duties for managing flooding from local sources, namely Ordinary Watercourses, surface water (overland run-off) and groundwater in the administrative area of Cumbria. In</p>	

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			<p>accordance with national policy, the Council will work with the LLFA seeking their advice on <u>all major scheme designations consisting of 9 houses or more on sites greater than 0.5ha, or locations where local flooding affects land to be developed. Early pre planning discussions with the LLFA is strongly advised with regard to the risk of flooding from any proposed development and the suitability of a more sustainable drainage approach to the disposal of surface water.</u></p> <p><i>Delete existing paragraph 7.42 and replace in its entirety with new paragraph to read:</i></p> <p><u>Standards for dealing with Sustainable Drainage are outlined within the non-statutory technical standards for sustainable drainage (March 215) (or any subsequent replacement national standards). Reference should also be made to Cumbria County Council's SuDs Requirements document when published.</u></p>	
MM72	168	CM 1	<p><i>Add a second Paragraph to the Policy:</i></p> <p><u>Development at the Cumberland Infirmary for hospital, health care and related ancillary uses will also be supported. Non-health care related development at this location will be supported on surplus land subject to the compliance with other relevant policies within the Plan.</u></p>	To ensure an effective policy following post submission discussions with North Cumbria University Hospitals NHS Trust regarding future development opportunities at the Cumberland Infirmary and the benefit of a clear framework to guide future proposals.
MM73	168	New Paragraph after 8.3	<p><i>Add an additional paragraph after existing paragraph 8.3:</i></p> <p><u>It is acknowledged that over the plan period there is likely to be a requirement for some redevelopment and reconfiguration at the</u></p>	To ensure an effective policy following post submission discussions with North Cumbria University Hospitals

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			<u>Cumberland Infirmary. This may result in some land and/or buildings being identified as surplus to current and future healthcare requirements. This Policy is supportive of development and reconfiguration at the Cumberland Infirmary, particularly where this will enable the hospital to meet future health needs of the City and deliver improved facilities. Redevelopment of surplus land and/or buildings, identified through the process of an asset review, will be supported for alternative non health care uses subject to compliance with other relevant policies within the Plan.</u>	NHS Trust regarding future development opportunities at the Cumberland Infirmary and the benefit of a clear framework to guide future proposals.
MM74	182	HE 1	<i>Amend 2<sup>nd</sup> Paragraph of Policy to read:</i>  New development will not <u>normally</u> be permitted on currently open land on the line of the wall.	A necessary addition identified by Historic England which reflects that there will be some circumstances where development on the line of the wall may be allowed.
MM75	182	HE 1	<i>Add a new final paragraph to the Policy:</i>  <u>Where development proposals would result in less than substantial harm to the site's Outstanding Universal Value, this harm will need to be assessed against the public benefit by way of reference to the above objectives.</u>	A necessary addition to ensure full consistency with national policy as identified by Historic England.
MM76	186	HE 3	<i>Amend first paragraph as follows:</i>  ...the public benefits of the proposal clearly outweighs the <u>significance harm</u> .	A necessary amendment to ensure full consistency with national policy as identified by Historic England.
MM77	191	HE 7	<i>Addition to end of first paragraph of the Policy:</i>  ... special character and appearance of the conservation area <u>and its setting</u> .	A necessary addition to ensure full consistency with national policy as identified by Historic England.
MM78	210	11.1	<i>Amend paragraph 11.1 to read:</i>	To be more explicit about the intended monitoring approach

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			<p>11.1 Monitoring is an integral part of the planning process and an important tool to help understand the wider social, environmental and economic issues affecting an area, and the key drivers of spatial change. The Local Plan needs to not only be able to respond to changing circumstances across the District over its intended duration, but to know when <del>such a response is required</del> <u>action needs to be taken</u>. Fundamentally <del>There</del> <u>there</u> also needs to be a way of measuring the effectiveness of policies and sites within the Local Plan, and <del>of understanding progress towards that they are</del> <u>meeting the Plan's strategic objectives and ultimately its vision</u>. If it <del>turns out that a policy is not doing what was intended</del> <u>contributing to these objectives</u>, or if a site simply isn't being delivered, there needs to be a way of recognising this in order to instigate remedial actions. <u>Depending on the scale and/or nature of the ineffectiveness, Such actions could</u> <del>may</del> <u>include: amending a policy, introducing guidance to aid its implementation, substituting a site or reviewing the evidence upon which the policy or site in question is founded.</u></p> <ul style="list-style-type: none"> <li>• <u>reviewing the circumstances and engaging with stakeholders as appropriate;</u></li> <li>• <u>reviewing the policy(ies) concerned and their implementation mechanisms which may lead to a formal partial review of the Plan and/or the supporting evidence base;</u></li> <li>• <u>in the case of take up of development land, consider interventions which may assist in overcoming barriers if identified; and/or</u></li> <li>• <u>identify reasonable alternative land through further Development Plan Documents and/or Neighbourhood Development Plans.</u></li> </ul>	and to provide greater assurances over its effectiveness.

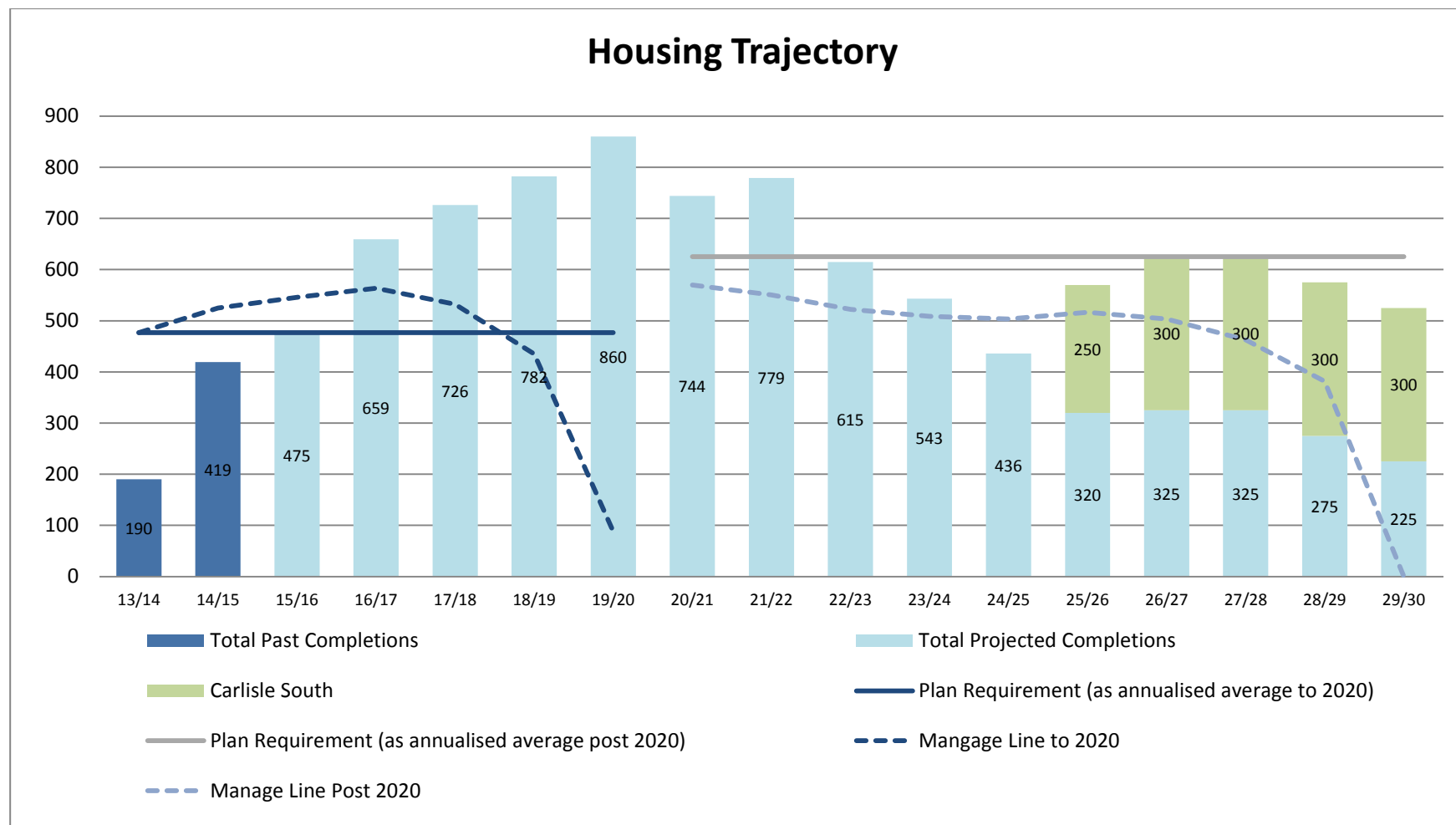
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MM79	229	Appendix 1	<i>Updated to include technical aspects currently set out in the Housing Site Selection Paper [SD 015]. These modifications are attached as Appendix Two to this schedule.</i>	To ensure the Local Plan will be effective in securing the delivery of development of the scale and nature envisaged on each site, having regard to any constraints and mitigations required, as anticipated in the Housing Site Selection document.
MM80	236	Appendix 2	<i>Monitoring Framework to be updated to include more explicit indicators, trigger and possible actions with the objectives also having been refined where necessary. Such modifications are confined to the entries for Policies SP 2, SP 3, SP 4, EC 1, EC 2, EC 4, HO 1, HO 2, HO 11, IP 3, IP 8, CC 2, CC 5 and GI 4. These modifications are attached as Appendix Three to this schedule.</i>	Necessary to ensure a more effective monitoring framework which provides greater clarity regarding the timing and nature of any necessary future interventions.
MM81	Maps	Map Two	<i>Amendment to Harraby Green Business Park – now to be shown as Primary Employment designation rather than just white-land. See Appendix Four - Policy Map Modification No. 1.</i>	To recognise the primary employment role of the Business Park.
MM82	Maps	Map Two	<i>Amendment to workshops on South John Street, Robert Street, Water Street and James Street to include them within the Primary Employment designation. See Appendix Four - Policy Map Modification No. 2.</i>	To recognise the primary employment role of the workshops in the area.
MM83	Maps	Map Two	<i>Delete Housing Allocation R13 Linstock North. See Appendix Four - Policy Map Modification No 3</i>	Removed to reflect that this site is no longer available for development.
MM84	Maps	Map Two	<i>Delete Housing Allocation U19 Land at Carleton Clinic. See Appendix Four - Policy Map Modification No 4</i>	Removed to reflect that this site is no longer available for development.
MM85	Maps	Map Two	<i>Amendment to Housing Allocation U14 Land north of Carleton Clinic. See Appendix Four - Policy Map Modification No 5</i>	To reflect the land now being taken forward for development at this location post the grant

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				of planning permission.
MM86	Maps	Map Two	<i>Amendment to existing Traveller allocation (Low Harker Dene) to differentiate between permanent and transit elements of allocation. See Appendix Four - Policy Map Modification No 6</i>	To be clear about delineation between permanent and transit elements of allocation following decision to formally allocate transit provision through Policy HO11.
MM87	Maps	Map 4 Scotby Inset	Expansion of Housing Allocation R15 Land north of Hill Head, Scotby. See Appendix Four - Policy Map Modification No 7	To reflect revised preferred option for site development.



## Appendix One – Revised Housing Trajectory

Figure 1 – Housing Delivery Trajectory as at 1<sup>st</sup> April ~~2014~~ 2015



## Appendix Two - Modifications to Site Information contained within Local Plan Appendix 1

### Appendix 1 – Sites Allocated within Policy HO 1

The following site ~~descriptions~~ profiles are intended to aid identification of the sites allocated for housing development in Policy HO 1. ~~The descriptions and~~ identify some of the associated main issues. ~~associated with the sites, but~~ The profiles are not intended to be include an exhaustive list of every matter to be considered. All of the allocated housing sites lie within Flood Zone 1. Anyone considering submitting a planning application is encouraged to undertake early discussions with the Council's Development Management team.

#### Urban Area:

**U 1 and U 2: land to the south east of junction 44 of the M6,** – these two sites are immediately adjacent to each other at the northern edge of Carlisle, and have good accessibility to the main public transport network and to the M6 via junction 44. ~~U 1 was discussed at the 2008 Local Plan inquiry where the Inspector concluded that the site should be considered as a future allocation.~~ Careful consideration needs to be given to the design of the development so that the two sites integrate, but also respect the privacy of the outdoor play spaces for the adjacent James Rennie College. Opportunities should be taken to link into the public footpath which lies adjacent to the site. In addition noise attenuation from the M6/Kingstown Road will be required by a combination of planting and bunding. ~~Major junction improvements onto the A7 will be required.~~ The main infrastructure issue in north Carlisle is the current lack of primary school places. Additional housing in this area has the potential to fund the development of primary school provision.

Highways advice: the Highways Authority has indicated that the sites would need significant infrastructure works to create access off A7/C1022 signalised junction. Consideration should also be given to the development providing alternative access arrangements to the James Rennie School in order to help resolve school traffic related problems.

Biodiversity: there are no statutory or non-statutory designations within or adjacent to the site. The land is agricultural grassland, and is bordered by mature hedgerows which are likely to provide wildlife corridors and habitats for a variety of species.

Heritage assessment: the course of a Roman road is indicated along the eastern boundary of the site. An archaeological evaluation in the form of an appropriate desk based assessment (and where necessary a field evaluation) will be required at the planning application stage.

Environment Agency/Lead Local Flood Authority advice:

- some recent surface water flooding on California Rd so any development here should incorporate a solution to limit surface water flows to the south of the site;
- water course on site should remain open and road crossing limited to as few as possible;
- most obvious drainage option would be into School Sike.

Other constraints: Tree Preservation Order 207 on northern boundary of site. Public footpaths along northern (FP 109002 and 120001) and eastern (FP 132012 and 132020) boundary of site. These will need to be taken into account in the design and layout.

**U 3: site of Pennine Way Primary School, Pennine Way/Edgehill Road** – the school is about to undergo redevelopment in order to accommodate an increased intake of pupils. This will involve relocating the school to an adjacent site on the south side of Edgehill Road. The redevelopment is part of a wider project including a new community hub. ~~There are some surface water issues within the site boundary which will require careful management.~~ The redevelopment of the site provides an opportunity to diversify the housing mix in this area of Harraby.

Highways advice: assumed access would be from Pennine Way and Edgehill Road. Arnside Way/Eastern Way junction may need improvement with contribution to A69 corridor depending on total development of all proposed allocations in this part of Carlisle.

Biodiversity: no statutory or non-statutory designations within or adjacent to the site. As school playing fields the site is likely to have low biodiversity value.

Heritage assessment: no known heritage assets within or adjacent to site.

Environment Agency/Lead Local Flood Authority advice:

- significant surface water flooding issues within the site boundary – need to be managed on site;
- historic records show flooding has been a problem in the area so needs careful approach to drainage;
- could be significant cumulative impacts from concentration of allocations in the area draining into Durranhill Beck.

**U 4: land north of Moorside Drive/Valley Drive** – a previously allocated site which has residential development on its north, western and southern boundary and integrates well with the urban form in this area. Careful consideration should be given so that the design and layout leads to a development which harmonises with the surrounding built context, but has its own sense of place.

Highways advice: the Highways Authority has indicated that the scale of development envisaged would need a link road from Edgehill Road to Moorside Drive. Extension of suburban bus services would also be required.

Biodiversity: no statutory or non-statutory designations within or adjacent to the site. Site currently used as agricultural land (arable) so likely to be species and habitat poor. No trees although hedges border the site.

Heritage assessment: Bronze Age remains have been revealed adjacent to the site and the wider landscape is rich in prehistoric remains. An archaeological desk-based assessment and field evaluation will be required at the planning application stage.

Environment Agency/Lead Local Flood Authority advice:

- localised surface water flooding to west of site, around Moorside drive – needs to be taken into consideration;
- should connect to the watercourse as far down as possible ;
- cumulative impact on Durranhill Beck (culverted).

Other constraints: site will require noise attenuation measures due to proximity of M6 to east.

**U 5: land between Carlton Road and Cumwhinton Road** – the southern edge of Carlisle in this location is characterised by mainly low density semis and bungalows, before the small village of Carleton, which has a range of designs and sizes of properties. Carlton also has a mix of services including a pub, restaurant, garage and offices. The development of this site ~~will require the upgrade of Sewells Lonning to two way traffic and provides~~ the opportunity to create an attractive edge to the City, whilst retaining the identity of Carleton as a village.

Highways advice: due to traffic issues associated with the standard of the existing access/lack of visibility onto London Road, an improved two way access such as the upgrading of Sewells Lonning to Local Access Road Standard will be required. The site also has poor accessibility and would require the provision of new bus stops and a developer contribution towards an increased frequency bus service.

Biodiversity: no statutory or non-statutory designations within or adjacent to site. Grazing land but good roadside hedgerows and some hedgerows within the site.

Heritage assessment: no known heritage assets within or adjacent to site.

Environment Agency/Lead Local Flood Authority advice:

- Run-off rate should be QBAR (estimated annual greenfield runoff rate) if the site is to drain south to the Petteril;

- United Utilities request no surface water to sewer.

**U 6: land at Garden Village, west of Wigton Road** - this site is in two ownerships, with the western section being a long narrow strip of land. It will be necessary to develop the site as a whole for optimum design and layout and from an infrastructure planning perspective. The site wraps around four existing properties which front onto Wigton Road and one on the A689, and as such the design will need to minimise loss of amenity to these properties. The site is immediately adjacent to the A689, and some noise attenuation measures will be required.

Highways advice: the Highways Authority has confirmed that satisfactory access is available off Wigton Road. The site would require the provision of new bus stops and potentially a developer contribution towards an increased frequency of bus service. The site should ensure good non-motorised links to the surrounding area as well as improvements to the existing to accommodate the potential increase in use.

Biodiversity: no statutory or non-statutory designations within or adjacent to the site. Fairy Beck lies adjacent to the site and is a tributary which ultimately discharges into the River Eden SAC/SPA. However, the proposal is not likely to have a significant effect on the interest features for which the designated site has been classified. Mature hedgerows within and on boundary of site, especially along north western boundary of site. Some mature trees in hedgerows.

Heritage assessment: no known heritage assets within or adjacent to site.

Environment Agency/Lead Local Flood Authority advice:

- drainage into either Dow Beck or Fairy Beck possible, provided that satisfactory measures are incorporated to control run off during construction and completion of the site;
- SUDs system on site desirable;
- No historic surface water flooding has been reported for the site;
- Fairy Beck – possible cumulative impact issues with Morton development (Though Morton has SUDs included in plans so shouldn't be a problem).

Other constraints: sensitive design required to integrate new development with four existing houses on south eastern edge of site.

**U 7: land at Newhouse Farm, south east of Orton Road** – this is a significant site in terms of size and is predicted to come forward in the later part of the plan period. Access will be taken from Orton road, as the southern boundary of the site is adjacent to the A689, the

Carlisle western bypass. A masterplan approach will be required to guide the development of the site. The overall design and layout will need to consider ways of using the land beneath and around the power lines on the western boundary of the site in ways which will benefit the overall development.

Highways advice: the Highway Authority has indicated that the site would need to be accessed off Orton Road which would need corridor improvements and suburban bus service extension. Cycle path linkage to secondary school is essential.

Biodiversity: no statutory or non-statutory designations apply within or adjacent to the site. Dow Beck crosses part of the site and is a tributary which ultimately discharges into the River Eden SAC/SPA. However, the proposal is not likely to have a significant effect on the interest features for which the designated site has been classified. The land is agricultural grassland, and is bordered by mature hedgerows which are likely to provide wildlife corridors and habitats for a variety of species.

Heritage assessment: Prehistoric remains have been revealed on an adjacent residential development site. An archaeological desk-based assessment and field evaluation will be required at the planning application stage.

Environment Agency/Lead Local Flood Authority advice:

- drainage into either Dow Beck or Fairy Beck possible provided that satisfactory measures are incorporated to control run off during construction and completion of the site;
- should aim for standard greenfield run-off rates;
- SUD system on site desirable;
- no report of surface water flooding problems on site;
- Dow Beck/Fairy Beck – possible cumulative impact issues with Morton development (Though Morton has SUDs included in plans so shouldn't be a problem);
- open watercourses need to be retained except where road crossings are required.

Other constraints: three high voltage overhead power lines cross the south western corner of the site.

**U 8: land north of Burgh Road** – the site has potential to integrate successfully with the built edge of Carlisle in this location. Established housing areas lie to the south, and to the east is further housing fronting onto Burgh Road, behind which is a small industrial estate. The design and layout of the site will need to address the site boundary with the industrial estate, and the western boundary adjacent to the overhead high voltage cables.

Highways advice: the Highways Authority has raised no particular issues with this site. Access is achievable from the C2042 Burgh Road, although some upgrading of the current 40mph restriction section will be necessary, together with bus infrastructure provision. The size of the site is unlikely to cause any significant traffic impacts.

Biodiversity: site lies within 200m of River Eden SSSI, SAC. However, the proposal is not likely to have a significant effect on the interest features for which the designated sites have been classified, subject to satisfactory measures to control run off during construction and completion of the site.

Heritage assessment: site lies within 150 m of Hadrian's Wall Military Zone World Heritage Site (WHS). However, the WHS is not physically in evidence in this location. The NPPF states that not all elements of a WHS will necessarily contribute to its significance. It is not considered that development in this location would cause harm or loss of the WHS. The site has been subject to a geophysical survey which revealed archaeological assets. These will need to be investigated and recorded prior to any development commencing.

Environment Agency/Lead Local Flood Authority advice:

- no major issues – small flooding issues further down but not on this site;
- drain directly into the Eden.

**U 9: former Morton Park Primary School, Burnrigg** – originally the site of a primary school, this is now a cleared site offering potential to improve the character of the area through good design and incorporation of the exiting mature trees on the site which are protected by TPO 245. Development would need to be in accordance with the adopted SPD Trees and Development. The design and layout of the site needs to protect the amenity of the bungalows on Kingrigg. The site lies within walking distance of Newlathes Primary School, neighbourhood shops, a community centre and the large area of public open space known as ~~Chance's Park~~ Morton Park.

Highways advice: no particular issues with the site considering previous use. Localised upgrade work will be needed to surrounding network.

Biodiversity: no statutory or non-statutory designations apply within or adjacent to the site.

Impact on heritage assets: no local or national designations apply within or adjacent to the site.

Environment Agency/Lead Local Flood Authority advice:

- No major issues;
- Drainage into Dow Beck

Other constraints: Tree Preservation Order 245 applies within the site.

**U 10 and U 11: land off Windsor Way and land east of Lansdowne Close/Lansdowne Court** – the main infrastructure issue in north Carlisle is the current lack of primary school places. Additional housing in this area has the potential to help fund the development of new primary school provision. Careful consideration needs to be given to the relationship/boundary between the two sites, as U 11 is landlocked. Therefore the development of U10 must maintain access to U 11. Access onto Tarraby Lane will not be permitted except for emergency vehicles. Existing flooding problems at the culvert on the adjacent Pennington drive must not be exacerbated by any new development, and plans must include a management regime for surface water run-off.

Highways advice: Highways Authority has expressed some concern over traffic generation, and indicated that a loop road would be required so that a bus service can access the site and the adjoining housing area. Capacity issues are likely with M6 junction 44 and onto Scotland Road, as well as other major junctions to the north of Carlisle. Tarraby Lane is not of sufficient standard to serve the development. Any further development will need improvements to the resilience of the site (i.e. additional access points).

Biodiversity: the land is agricultural grassland, and is bordered by mature hedgerows which are likely to provide wildlife corridors and habitats for a variety of species.

Heritage assessment: it is likely that archaeological remains will be encountered on the site, and appropriate measures will be required to record these remains. An archaeological evaluation in the form of an appropriate desk based assessment (and where necessary a field evaluation) will be required at the planning application stage.

Environment Agency/Lead Local Flood Authority advice:

- SUDs storage already proposed for the area;
- Contribution from development towards SUDs plans would be desirable. Contributions would need to clearly demonstrate relationship of development with the SUDs scheme.

Other constraints: public footpath 132011 partially borders the north eastern boundary of the site.

**U 12: land to the rear of the Border Terrier, Ashness Drive** – The site lies in an established area of housing close to neighbourhood shops, a primary school, and public open space. The character of the immediate area is nondescript, and therefore this site offers the potential to improve the environment of the area through good design. The site is owned by a registered affordable housing provider and as such the loss of incidental open space is mitigated by the gain of a significant proportion of affordable housing. ~~The adjacent pub has~~



~~closed and is being marketed for continued use/redevelopment. If the use as a pub continues, the design and layout of the site will need to take into account potential noise disturbance. However, at the current time there is uncertainty over the future use of this adjacent piece of land.~~

Highways advice: acceptable with minimal works. Footway fronting site required.

Biodiversity: no statutory or non-statutory designations within or adjacent to the site.

Heritage assessment: no known heritage assets within or adjacent to site.

Environment Agency/Lead Local Flood Authority advice:

- United Utilities have issues with sewer flooded properties in this area (considered a High Risk area);
- future development should ensure that surface water run-off into sewers is severely restricted;

Other constraints: mobile phone mast lies adjacent to north eastern corner of site.

**U 13: land east of Beverley Rise, Harraby** – the site is adjacent to an established area of housing which had good local facilities and amenities including a primary school for which there are immediate plans for redevelopment in order to allow expansion for an increased pupil intake. Noise attenuation measures will be required between the site and the M6 which lies to the east. Careful consideration will also need to be given to the boundaries of the site adjacent to existing housing and the Carlisle Settle railway line to the north.

Highways advice: proposed means of access is acceptable in principle. Local widening of existing access road needed

Biodiversity: there are no statutory or non-statutory designations which apply within or adjacent to the site. The site is agricultural grazing land with some hedgerows and trees which are likely to provide habitats for wildlife.

Heritage assessment: the site lies immediately adjacent to the Carlisle/Settle line Conservation Area. The special interest of the CA lies in the corporate architectural styles of the buildings along the route, the mainly civil engineering works, and the scenic nature of the route. There are no buildings associated with the line at this point, and the line cannot be seen as an element in the wider landscape, as it is screened by trees.

Environment Agency/Lead Local Flood Authority advice:

- Bounded by railway embankment – drainage pipes should go to the south;

- run-off rates will need to be restricted to QBAR (greenfield) 1 in 200 run-off rates (2 year rainfall event);
- Drainage into Durranhill Beck – need to be wary of cumulative impact in this area – potentially need a masterplan approach towards Durranhill Beck.

Other constraints: noise attenuation measures will be required along eastern boundary of site due to proximity of M6 motorway. Boundary treatment will be required along northern boundary of site for safeguarding from Carlisle/Settle railway line.

**U 14 and U 19: land north of Carleton Clinic, east of Cumwhinton Drive, and land at Carleton Clinic** – as part of the long term development strategy for the Carleton Clinic, Cumbria Partnership NHS is consolidating its operations into certain sectors of the site. As such these sites are U 14 is surplus to NHS requirements. The eastern boundary of the site extends to the motorway, and as such significant noise attenuation measures will be required, through layout and design, to mitigate any future adverse impacts on residents. A public footpath lies on the southern boundary, and currently has a semi-rural feel as it has fields on both sides. This footpath must remain unobstructed, and the ultimate layout and design should not have an overbearing effect. The buildings adjacent to the north west corner of the site are currently in ancillary use for the Carleton Clinic, and the northern boundary of the site is adjacent to Parklands Village. Layout and design of the site must respect these adjacent uses.

and are being marketed for development. Mature trees and a parkland setting are features of this area, and must be maintained as part of any new development. There are three attractive sandstone buildings within this site which should be retained. TPO 247 protects all the significant trees on the perimeter of this site, thereby limiting the developable area of the site, as the trees must be retained, and adequate separation distances maintained between the trees and any new development.

Highways advice: the Highways Authority has advised that Cumwhinton Drive at this point is a private road and would require upgrading to local distributor road standard. The development of the site should ensure satisfactory linkage to the A6. The traffic modelling results carried out by Cumbria County Council to inform the Local Plan should be considered for junction capacities. The development of the site should ensure good non-motorised links to the surrounding area as well as improvements to the existing to accommodate the potential increase in use.

Heritage assessment: a Bronze Age cemetery and other prehistoric remains have been found at the former Garlands Hospital. An archaeological desk-based assessment and field evaluation will be required at the planning application stage.

Environment Agency/Lead Local Flood Authority advice:

- drainage into Durranhill Beck;
- reasonable opportunities for a number of SUDS features;
- needs to limit drainage due to cumulative impact.

**U 15: former dairy site, Holywell Crescent, Botcherby** – planning permission has been granted for 66 houses on this site. Its allocation in the Local Plan safeguards the site for future development for housing over the plan period. It is one of a limited number of brownfield sites within the city which is available for housing development. The site is well located in relation to local services and facilities including a primary school and public open space.

Highways advice: no highways issues have been raised.

Biodiversity: the information submitted with the planning application recorded that the majority of the habitats on site are of low conservation interest in terms of vegetation. However, there was some potential for birds to use the trees/scrub, and therefore removal of such vegetation should not be undertaken during the breeding season.

Heritage assessment: no known heritage assets within or adjacent to site.

Environment Agency/Lead Local Flood Authority advice:

- no further comment in view of planning permission for site.

Other constraints: site lies adjacent to gas pipeline.

**U 16: land at Deer Park, Belah** – the site is bordered by residential development to the south and east, and by employment uses to the north. The ~~TPO~~ protected trees within the site provide a strong green presence, and any development must be in accordance with the adopted SPD Trees on development Sites. The layout and design of the development will need to make provision for adequate separation distance between the houses and the trees. Consideration should also be given to a buffer between new housing and the small industrial estate to the north. The main infrastructure issue in north Carlisle is the lack of primary school places. Development of housing in this area has the potential to fund the development of primary school provision.

Highways advice: access should be safe and the development of the site should ensure good non-motorised links to the surrounding area as well as improvements to the existing to accommodate the potential increase in use.

Biodiversity: immediately to the west of the site lies the Kingmoor Sidings County Wildlife Site, which is also designated as a Local Nature Reserve. It contains a series of small ponds which support a population of Great Crested Newt. As an old railway siding, the succession of habitats colonising this site has resulted in a high species diversity.

Heritage assessment: an archaeological desk-based assessment has identified that there is the potential for Roman archaeological remains to survive on the site. An archaeological investigation will need to be carried out prior to any development commencing.

Environment Agency/Lead Local Flood Authority advice: drainage is achievable and there are no major surface water issues.

Other constraints: public footpath 109397 crosses the site in a north westerly direction from Kingmoor Road, and must be retained and protected as part of the development. TPO 181 applies to a number of groups and individual trees within the site. These trees must be retained and protected as part of the development. There is potential to incorporate them as part of the open space requirement for the site. They are significant, mature parkland trees which will require adequate separation distances from any new development in order for them to be effectively protected.

**U 17: land to the south west of Cummersdale Grange Farm** – this site formed part of a larger housing, retail, employment and open space allocation in the 2008 Local Plan. In November 2010 outline planning permission was granted for the allocation, but excluded this site. As such it is almost entirely enveloped by land subject to the planning permission. In addition, the land to the south, bounded by Peter Lane, has approval for reserved matters and is under construction. It is therefore imperative that the development of this site integrates both visually and physically with the area subject to the wider planning permission.

Highways advice: access should be safe and the development of the site should ensure good non-motorised links to the surrounding area as well as improvements to the existing to accommodate the potential increase in use.

Biodiversity: Fairy Beck borders part of the northern boundary of the site, and ultimately drains into the River Eden SSSI and SAC. Housing development is not likely to have a significant effect on the interest features for which the designated site has been classified, subject to satisfactory measures to control run off during construction and on completion of the site. The hedgerows on the site may have potential as bird and bat roosting sites, and measures will be required to ensure the protection of these species.

Heritage assessment: there is potential for unknown archaeological remains on site. The site has in the past been subject to an archaeological geophysical survey. Results show that it is highly unlikely that archaeological remains of national importance survive. The site should be subject to a programme of archaeological evaluation to be consistent with the requirements of the planning permission for the wider surrounding area. Where archaeological remains survive, these should be recorded.

Environment Agency/Lead Local Flood Authority advice:

- Fairy Beck, which is classified as main river, borders part of the northern boundary of the site;
- the site must be drained on a separate system with only foul drainage connected to the foul sewer.

Other constraints: the site is almost entirely surrounded by land subject to an extant planning permission (09/0413), for residential, employment and public open space. Careful consideration will need to be given as to how this site can integrate into this wider area.

**U 18: land opposite Rosehill Industrial Estate** – this site was allocated in the 2008 Local Plan for a premier pedigree livestock centre. However, it is no longer needed for this use and has instead been promoted for housing. The site is well located on the edge of Carlisle in terms of accessing a range of services and facilities, and the wider road network. The site will require considerable noise attenuation measures from the M6, and also a physical barrier such as bunding and planting to reduce the visible impact of the motorway.

Highways advice: access should be safe and the development of the site should ensure good non-motorised links to the surrounding area as well as improvements to the existing to accommodate the potential increase in use. Mitigation measures for traffic impact will be needed not merely to allow the additional motorised traffic, but also pedestrian movements to main attractors (schools, retail, leisure).

Biodiversity: there are hedgerows bordering the site, and a number of isolated stretches of hedgerows within the site which could provide roosting, feeding or nesting sites for birds or bats etc. These should be evaluated as part of any planning application. There is a semi-mature tree belt along the south side of Durranhill Road. This should be retained.

Heritage assessment: prehistoric remains survive on the site. An archaeological desk based assessment and field evaluation will be required at the planning application stage.

Environment Agency/Lead Local Flood Authority advice:

- Durranhill Beck – there are capacity issues further downstream. Need to be sure that development here won't exasperate that situation.

**U 20: land south of Durranhill Road, Botcherby** – this parcel of land was part of a larger allocation in the 2008 adopted Local Plan. ~~The adjacent site, known as Barley Edge, is under construction, and nearing completion.~~ There is an existing regular bus service along Durranhill Road, and the site is close to local services and facilities, including primary schools and an employment area at Rosehill. The layout and design of the site must take account of the TPO protected trees, ~~the Carlisle Settle Conservation Area~~, and adequate separation distances between existing housing and the proposed new housing.

Highways advice: access will be from Durranhill Road, through the adjacent development know as Barley Edge, where an access road has been created to serve this site. Access should be safe and the development of the site should ensure good non-motorised links to the surrounding area as well as improvements to the existing to accommodate the potential increase in use. Mitigation measures for

traffic impact will be needed not merely to allow the additional motorised traffic, but also pedestrian movements to main attractors (schools, retail, leisure).

Biodiversity: no statutory or non-statutory designations apply within or adjacent to the site. TPO 254 applies along the north western boundary of the site and any new development would have to comply with the Council's adopted SPD Trees and Development.

Heritage assessment: Chapel Brow, a Grade II listed building sits on the opposite side of Durranhill Road. However, this proposed development will not detract from the setting of the listed building as new housing development (Barley Edge) exists between the site and the building. Prehistoric remains have been revealed on an adjacent residential development site and there is further potential for unknown archaeological remains to survive. An archaeological desk-based assessment and field evaluation will be required at the planning application stage.

Environment Agency/Lead Local Flood Authority advice:

- Small area of surface water flooding to the east of the site;
- Durranhill Beck – there are capacity issues further downstream. Need to be sure that development here won't exasperate that situation.

Other constraints: TPO 254 along the north western boundary of the site. The Carlisle to Newcastle railway line forms the southern boundary of the site.

**U 21: former Laings site, Stanhope Road** – to the east of this site, and fronting onto Dalston Road is a ~~site with planning permission for recently constructed~~ 1 532 sq m retail food store. The layout of the development incorporates an access road designed to link through to this allocated housing site. This is a brownfield site, which was allocated in the 2008 Local Plan for mixed use. High quality and design and layout will be required in order to contribute towards improving the character and appearance of the local area. Dow Beck, which is classified as 'Main River' runs adjacent to the northern boundary of the site.

Highways advice: the Highways Authority has advised that Stanhope Road is a local distributor road and there may be a need to improve its junctions with Wigton Road and Dalston Road.

Biodiversity: no statutory or non-statutory designations apply within or adjacent to site. Dow Beck runs along the north western boundary of the site and ultimately drains into the River Eden SSSI and SAC. However, the proposal is not likely to have a significant effect on the interest features for which the designated site has been classified subject to satisfactory measures to control run off during construction and on completion of the site.

Heritage assessment: no known heritage assets within or adjacent to site.

Environment Agency/Lead Local Flood Authority advice:

- the Environment Agency's surface water mapping indicates flooding around the edge of the site which may affect access;
- brownfield site – unlikely to reach greenfield run-off standards, but a betterment in run off rates should be sought through development;
- 8m buffer from Dow Beck (culverted) main river required.

### **Rural Area:**

**R 1: land south of Carlisle Road, Brampton** – this site is located on the edge, but within walking distance of the town centre, which has a wide range of local services and facilities. The site abuts existing housing development on its north eastern, and eastern sides, and is opposite established housing and employment uses on the northern side of Carlisle Road. The western boundary of the site abuts open countryside, and care will need to be taken over the design of the boundaries to ensure that the development integrates with surrounding land uses. Within the site there will be land set aside for the provision of a medical centre to accommodate the relocation of the Brampton Medical Practice, which has a requirement to expand to purpose built premises.

Highways advice: the Highways Authority has advised that this site is well positioned just to the west of the town centre and therefore close to local facilities. However, there are likely to be town centre parking and school muster time issues with this scale of development, which will require mitigation measures.

Biodiversity: there are no statutory or non-statutory designations which apply within or adjacent to the site. Substantial roadside hedgerows (although species poor), should be retained as far as possible, with the exception of where their removal is required for site access sightlines.

Heritage assessment: there is a grade II listed building (Green Lane House) on Greenhill. However the building lacks a strong presence as it is partly single storey and is screened by mature roadside trees. It is also not visible from the proposed housing site as it is separated from the site by a row of two story semi-detached houses, (Elmfield). Therefore the development of this site is unlikely to harm the setting of the listed building. Prehistoric and Roman remains survive around the borders of the site. An archaeological desk-based assessment and field evaluation will be required at the planning application stage.

The north eastern corner of the site lies 100m from the boundary of the Brampton Conservation Area. The CA is not visible from the site. New development should not directly imitate the existing development in this area, but should be well designed with respect for the local context, and have its own well established character and appearance.

Environment Agency/Lead Local Flood Authority advice:

- No apparent flooding issues;
- Possible opportunities for infiltration SUDs due to sandy soil (this has been done in the locality).

**R 2: land west of Kingwater Close, Brampton** – this site is City Council owned. ~~land and is likely to be of interest to a registered provider of affordable housing. The government has identified the release of surplus public sector land as a way of meeting the need for new homes.~~ There is agreement with the landowner at Kingwater Close to achieve access to the site. The land is within walking distance of the town centre, which has a wide range of local services and facilities. The landscape has the capacity to absorb additional development without adverse impacts.

Highways advice: the Highways Authority has indicated that the site is well related to the town centre, but that access would require obtaining rights over third party land. The adjoining land owner from Kingwater Close and Gelt Rise is Riverside. Discussions with Riverside have led to agreement in principle for access over their land to facilitate this development.

Biodiversity: no statutory or non-statutory designations apply within or adjacent to the site. TPO 225 covers land immediately adjacent to the north west corner of the site. There are mature hedgerows around the boundary of the site.

Heritage assessment: there is a Grade II listed building (Green Lane House) adjacent to the western boundary of the site. The property operates as a private residential care home, and is part single/part two storey. There have been a variety of extensions over recent years, and there are a number of outbuildings. On the eastern boundary of the plot, between the building and the proposed development site there is a mature hawthorn and beech hedge, which stands on a 1 metre mound. This partially obscures the building and its setting from the adjacent site. It is considered that the site can be developed whilst still preserving the setting of this listed building.

Environment Agency/Lead Local Flood Authority advice:

- no apparent flooding issues;
- possible opportunities for infiltration SUDs due to sandy soil (this has been done in the locality).

Other constraints: there is a public footpath running along the western boundary of the site which connects with Greenhill.



**R 3: land north of Greenfield Lane, Brampton** – this is a large site which is connected to the built edge of Brampton at Dacre Road and Greenfield Lane. The southern corner of the site will require careful design considerations in the context of the small bungalow on the corner of Dacre road, and the protected trees on the boundary of Garth House, which is a listed building. Care will need to be taken over the design of the site in relation to the Brampton to Longtown road frontage, in both matters of layout, design and boundary treatment. In addition, particular measures will need to be taken to either integrate or divert the route of the public footpath which crosses the site.

Highways advice: the Highways Authority has indicated that a development of this size would require a link road to Local Access standards. Direct access to properties from the A6071 (Brampton to Longtown Road) would not be permitted. A public footpath passes through the site.

Biodiversity: no statutory or non-statutory designations apply within the site. However, there are a number of mature trees within the site, and a low roadside hedgerow which is predominantly hawthorn. The trees and the hedgerow are likely to provide feeding corridors and roosting sites for birds.

Heritage assessment: the Grade II listed Garth House lies adjacent to the south western corner of the site. However, a dense tree screen which is protected by a TPO separates the two sites. As such the listed building has a very limited presence, and its setting is defined by the mature tree boundary. Development of this site would be unlikely to cause harm to the setting of the listed building. Roman remains survive around the borders of the site. An archaeological desk-based assessment and field evaluation will be required at the planning application stage.

The site lies within the buffer zone of Hadrian's Wall World Heritage Site. The buffer zone protects the visual setting of the WHS, but at this point there is no inter-visibility between the WHS and the allocation.

Environment Agency/Lead Local Flood Authority advice:

- main river abuts site to north – 8m buffer required;
- the site could drain into river in the north.

Other constraints: TPO 217 applies to trees on the eastern boundary of Garth House. These mature trees will require adequate separation distance from any new development as set out in the adopted SPD Trees and Development.

**R 4: site of former Lochinvar School, Mary Street, Longtown** – this is a former secondary school site owned by Cumbria County Council. The buildings have been cleared. The site is well contained within the existing built form of Longtown. The layout and design of the development on this site will need to protect the amenity of the community buildings, and create a suitable buffer to the retained playing fields to the east.

Highways advice: information provided shows an indicative access capable of allowing for an appropriate access for this scale of development. The development of the site should ensure good non-motorised links to the surrounding area as well as improvements to the existing to accommodate the potential increase in use.

Biodiversity: no local, national or internationally designations apply within or adjacent to the site. There are a number of mature trees adjacent to the entrance to the site.

Environment Agency/Lead Local Flood Authority advice:

- Main river crosses the north west boundary of the site. 8m clearance applies;
- the site is flat and will drain to the north. As this is a brownfield site, any development should result in a betterment in run-off rates.

**R 5: land south of Old Road, Longtown** - this site lies on the eastern edge of Longtown and is bordered to the south by the Longtown to Brampton Road, and to the north by a minor link road (Old Road). The boundaries of the site are in the main established hedges or tree belts which should be maintained with any new development to help integrate the site with both the adjacent built edge of Longtown and the open countryside beyond. Careful consideration will need to be given to the boundary treatment of the site where it abuts the housing and employment site to the west.

Highways advice: Main access off A6071 with potential secondary access of Old Road.

Biodiversity: no statutory or non-statutory designations apply within or adjacent to the site. The land is agricultural grassland, and is bordered by mature hedgerows which are likely to provide wildlife corridors and habitats for a variety of species.

Heritage assessment: the site lies within the boundary of a much larger area which is on the English Heritage register of Historic Battlefields, (Battle of the Solway Moss). The purpose of the register is to offer battlefields protection and to promote better understanding of their significance.

Environment Agency/Lead Local Flood Authority advice: no major surface water issues.

Other constraints: Within Ministry of Defence Safeguarding Zone but unlikely to preclude development.

**R 6: land west of Amberfield, Burgh by Sands** – the site adjoins recent housing development to the south of the village, and is close to the primary school. Much of the village is covered by Conservation Area designation, whilst the north of the village lies within the Solway Coast Area of Outstanding Beauty. Hadrian's Wall World Heritage Site crosses the central part of the village from west to east. This site lies outside all of these designations, and as such is less constrained. ~~Care should nevertheless be exercised.~~ Development here should seek to create and enhance green infrastructure connections with the centre of the village. The creation of a pavement connecting the site with the Primary School is likely to be required to ensure any development is sustainable from an accessibility perspective.

Highways advice: access should be safe and the development of the site should ensure good non-motorised links to the surrounding area.

Biodiversity: no statutory or non-statutory designations apply within or adjacent to the site.

Heritage assessment: the site lies within the buffer zone of Hadrian's Wall Military Zone World Heritage Site. As such any development will have to be assessed on its impact on the outstanding universal value of the WHS, and particularly on key views, into and out of it.

The site also lies adjacent to the Burgh by Sands Conservation Area boundary. This boundary is marked by a screen of dense tree and hedge cover, giving limited views into our out of the conservation area. The conservation area at this point is mainly either private or public open green space, with very few buildings. New development will be expected to harmonise with the grain of the conservation area, and respond to the local form, context and character.

An archaeological evaluation has revealed Roman remains surviving on the site. These will need to be investigated and recorded prior to development commencing.

Environment Agency/Lead Local Flood Authority advice:

- Surface water flooding is an issue at various points throughout the village;
- Need careful consideration of how it is intended to address surface water issues;
- Surface water run-off must not exacerbate any existing problems.

**R 7 land east of Cummersdale Road, Cummersdale** – a small site with community and parish council support for a modest increase of up to 14 houses. There are a number of mature trees along the northern boundary of the site, and adequate separation distances will

be required between new houses and the canopy of the trees. The location of the site on the edge of the village will not increase traffic flow through the village, as the primary school, pub and village hall are all located within walking distance.

Highways advice: the Highways Authority has indicated that the site is a logical extension to the village. The only constraint highlighted is that the site lies on a bend, and as such the development will need to be set back to provide the requisite visibility splays.

Biodiversity: no statutory or non-statutory designations apply within or adjacent to the site.

Heritage assessment: the Spinners Arms is a Grade II listed building which is separated from the eastern boundary of the site by four houses. The development of the site is unlikely to have an impact on this building. An archaeological evaluation has revealed Roman remains surviving on the site. These will need to be investigated and recorded prior to development commencing.

Environment Agency/Lead Local Flood Authority advice:

- Flat land so would look to see SUD measures incorporated.

Other constraints: a number of mature trees are located along the northern boundary of the site.

**R 8: land adjacent to Beech Cottage, Cumwhinton** – the site has planning permission subject to the signing of a Section 106 agreement (application reference 12/0856), for 15 dwellings including three affordable bungalows and one dwelling for an elderly person. The site is therefore allocated to safeguard the permission, as the principle of development on this site has been accepted.

Highways advice: the Highways Authority has not raised any highways issues.

Biodiversity: no statutory or non-statutory designations apply within or immediately adjacent to the site. There is potential for a range of species to be present within the vicinity of the site due to the network of hedgerows in the area.

Environment Agency/Lead Local Flood Authority advice:

- foul drainage can connect to the public sewer via a pumping station;
- capacity exists in the existing sewage network to accommodate the foul flow from the development;
- surface water to be disposed of via soakaways.

**R 9: land west of How Croft, Cumwhinton** – adequate provision for access can be made between a gap in existing properties on the B6263. The site has housing on its western, northern and eastern boundaries, and is well contained within the landscape. Any

development proposals must ensure that any existing surface water drainage issues are fully addressed in the design of the development. The village has a number of local amenities and services, and an hourly bus service to Carlisle.

Highways advice: the access visibility splays from the site require careful consideration. The access will need to comply with adoptable road criteria. A speed survey will be needed to inform the aforementioned splay requirements.

Biodiversity: there are no statutory or non-statutory designations which apply within or adjacent to the site. There is potential for a range of species to be present within the vicinity of the site due to the network of hedgerows in the area.

Environment Agency/Lead Local Flood Authority advice:

- potential land drainage issues which will require further investigation.

**R 10: land at Hadrian's Camp, Houghton** – the site has outline planning permission for 96 houses, (planning application reference 12/0610) and is allocated in the Local Plan to safeguard the permission. A reserved matters application (14/0930) was received at the end of October 2014 for 99 houses (including 25 affordable dwellings).

Highways advice: the Highways Authority has not raised any significant issues with the proposal, subject to satisfactory visibility splays being provided onto Houghton Road, and no properties being accessed directly from Houghton Road.

Biodiversity: Natural England has commented as follows: The watercourses - Brunstock Beck and Gosling Sike - both discharge into the River Eden and Tributaries SSSI and SAC. We advise that sufficient pollution prevention measures will need to be designed into the detailed drainage design, and employed on site during the construction period, in order to not impact on the interest features of the designated river.

The site and the surrounding area is designated as a non-statutory County Wildlife Site. The biodiversity interest of the site is due to its mosaic of habitats including orchid rich grassland. The ecological assessment prepared to inform the planning application recommends that the species rich turfs are relocated to an area to the east of the application site which are currently under metalled road surfaces, the surfaces to be removed and broken up beforehand.

Heritage assessment: Historic England has commented that it is likely that this site can be developed without unacceptable impact on the Hadrian's Wall World Heritage Site, subject to a height limit of no more than 2 ½ storeys.

Environment Agency/Lead Local Flood Authority advice:

- only foul drainage connected into the foul sewer - foul water must discharge into the manhole located at Brampton Old Road; surface water drainage to discharge into either a soakaway/infiltration or watercourse; land drainage or subsoil drainage water must not be connected into the public sewer; and the connection of highway drainage from the proposed development to the public wastewater network will not be permitted;
- the Environment Agency requires a greenfield rate of discharge.

**R 11: Kingmoor Park Harker Estate, Low Harker** – an underused brownfield site with outdated buildings which are something of an eyesore, and which are unsuitable for ongoing commercial use. Its redevelopment for housing would yield a significant amount of affordable housing, and lead to an improvement to the local environment. The site lies close to junction 44 of the M6, and employment areas and other services in the north of Carlisle. There are a number of small businesses in Harker. There is a primary school at Blackford which is just over 2km away. Providing a safe route to school is likely to be an issue which will need to be addressed as part of any planning application.

Highways advice: would require cycle path along C1015/1022. Site has poor accessibility and would potentially require a developer contribution to improve bus service frequency. Improvements will be required to enhance pedestrian and cycle facilities linking the site to nearby schools etc.

Biodiversity: no statutory or non-statutory designations apply within or adjacent to the site. The main river which runs along the southern boundary of the site ultimately drains to the River Eden and Tributaries SSSI and SAC. However, housing development is not likely to have a significant effect on the interest features for which the SAC has been classified , subject to satisfactory measures to control run off during construction and on completion of the site.

Heritage assessment: no known heritage assets within or adjacent to site.

Environment Agency/Lead Local Flood Authority advice:

- likely surface water issues on site;
- main rivers border site – 8m buffer zones will be required;
- potential for surface water flooding on south west corner – would need to be careful with the layout to this part of the site – may provide the opportunity for open space here
- could cause surface water issues for any potential future land use to the south.

Other constraints: brownfield site - some contamination may be present and remediation likely.

**R 12: land east of Monkhill Road, Moorhouse** – a modest increase of 10 houses over the plan period is considered acceptable for the size and scale of the village. Although there are limited services within the village, other nearby villages of Burgh, Great Orton and Kirkbampton have primary schools, pubs, village halls and a shop. The primary school at Burgh by Sands is currently has spare capacity.

Highways advice: the Highways Authority has indicated that there may be a gradient issue, but that the development is acceptable from a highways point of view in principle. Junction spacing will need to be considered.

Biodiversity: no statutory or non-statutory designations apply within or adjacent to the site. The roadside hedgerow is likely to provide a habitat for wildlife and should be retained after taking into account access arrangements.

Heritage assessment: Grade II listed building (Fairfield) opposite southern boundary of the site. Any development on this site will be expected to minimise any adverse impact on the listed building and its setting. Prehistoric remains survive adjacent to the site. An archaeological desk-based assessment and field evaluation will be required at the planning application stage.

Environment Agency/Lead Local Flood Authority advice:

- there have been drainage issues within Moorhouse in the past;
- United Utilities developed a first time sewerage project here but consideration would need to be given to surface water and where it might discharge to – this doesn't rule out the development but it may be hard to find a suitable place to drain.

Other constraints: mature tree within centre of site should be retained and protected, being incorporated within the layout to provide focal point and mature landscape element.

~~**R 13: land north-west of Stile Farm, Linstock** – this is a small site which can accommodate a modest increase in houses over the Plan period. Linstock is a small village with good accessibility to Carlisle via road and public transport. A careful and well considered design solution will be required to protect the setting of the nearby Grade II\* listed Linstock Castle which lies to the east of the site. Whilst Linstock has limited local services and facilities, it lies within 2.5 km of Carlisle.~~

**R 14: land at Tower Farm, Rickerby** – a small village very close to the edge of Carlisle. The whole village is covered by a conservation area designation and the majority of the buildings, apart from this site, lie within flood zones 2 and 3. The scale of the proposed development, at 10 houses, is considered appropriate for the scale and form of the village. The site is a gateway to the conservation area, and the 19<sup>th</sup> century barns and stables should be retained and converted creatively into the redevelopment of this site.

Highways advice: the Highways Authority has advised that there are no major issues with the site. A speed survey will be required to inform the visibility splay requirement.

Biodiversity: no statutory or non-statutory designations apply within the site. However, the land lies within 150 m of the River Eden and Tributaries SSSI and SAC. Sufficient pollution prevention measures will need to be designed into the detailed drainage design, and employed on site during the construction period, in order to not impact on the interest features of the designated river.

Heritage assessment: the site lies within the Rickerby Conservation Area. As such, the development of this site should harmonise with the grain of the conservation area by respecting historic layout, road patterns and land form etc. New development should not directly imitate existing, but should be well designed with respect for its context, and have its own well established character and appearance. New development should also protect important views into and out of the area. Prehistoric remains survive adjacent to the site. An archaeological desk-based assessment and field evaluation will be required at the planning application stage.

The Old School House, and Wayside and Old School Cottage are grade II listed buildings which lie approx 100m from the western boundary of the site. However, a large new bungalow has been constructed between the site and The Old School House, effectively resulting in neither listed building being visible from the site.

The existing buildings on the site, while not statutorily listed, are nonetheless designated heritage assets by virtue of their setting within the conservation area. The Nineteenth Century stables and barns on the site would be expected to be incorporated creatively into any development of this sensitive site, effectively a gateway to the Rickerby Conservation Area.

Environment Agency/Lead Local Flood Authority advice:

- small amount of surface water flood risk susceptibility;
- drain to the south and/or west.

Other constraints: TPO 191 covers a number of trees on the western boundary of the site.

**R 15: land east of Scotby Road and north of Hill Head, Scotby** – the site lies at the northern end of Scotby, with good access to the A69 and junction 43 of the M6, and to Carlisle. Careful design of the layout, and including type of dwellings and location of open space, will be required to minimise impact on the occupiers of the existing housing and bungalows which border the site on both Hill Head and Scotby Road in particular where the access is proposed to be located. The access will require upgrading to be wide enough for two way traffic. The layout should ensure appropriate distances between existing and proposed dwellings to ensure no adverse effect on the residential amenity of existing residents. The boundary of the site with the open countryside to the east should reflect the transition from the development to the open countryside for example by the use of hedgerows. The main access will be onto Scotby Road, but there is



potential for a secondary access to Hill Head. The roadside hedgerow fronting the A69 should be retained. The hedgerow fronting Scotby Road should also be retained unless some limited removal is required for sight lines.

Highways advice: the proposed access will require upgrading to be wide enough for two way traffic and pedestrian footways. No other highways issues raised, other than some junction capacity testing may be required.

Biodiversity: the site lies within 150 m of Powmaughan beck which is a tributary of the River Eden and Tributaries SSSI and SAC. However, housing development is not likely to have a significant effect on the interest features for which the SAC has been classified, subject to satisfactory measures to control run off during construction and on completion of the site.

Heritage assessment: an unscheduled archaeological site lies approximately 50m to the east of the site. Prehistoric remains survive adjacent to the site. An archaeological desk-based assessment and field evaluation will be required at the planning application stage.

Environment Agency/Lead Local Flood Authority advice: potential drainage issues on site.

Other constraints: the North Western Ethylene Pipeline lies to the east of the site, and is operated by Essar Oil (UK). It is a significant pipeline asset of strategic importance in the supplies of oil and gas from the North sea. The pipeline is classified by the Health and Safety Executive as a major accident hazard pipeline (MAHP) and as such is subject to land use planning constraints.

**R 16: land at Broomfallen Road, Scotby** – the site has planning permission for 28 houses (including 7 affordable houses), subject to the signing of a Section 106 agreement to secure the affordable units, open space, community transport and education contribution, and waste bins. The site is allocated to safeguard the planning permission.

Highways advice: There are no fundamental issues with the proposed development.

Biodiversity: no statutory or non-statutory designations apply within or adjacent to the site. A key issue is that a length of hedgerow is to be removed for access to the site. This must be undertaken outside of the bird nesting season. The area is especially important for protected species such as yellowhammer, spotted flycatcher and tree sparrow. Some form of appropriate compensatory planting should be undertaken so as to avoid a net loss of hedgerow biodiversity.

Heritage assessment: there is an unscheduled archaeological site to the north and south of this site. It is therefore recommended that an archaeological evaluation and, where necessary, a scheme of archaeological recording of the site be undertaken in advance of development.

Other constraints: public bridleway 138049 runs along the northern and north western boundary of the site.

**R 17: land east of Little Corby Road, Little Corby/Warwick Bridge** - the site presents an opportunity to enhance the approach to Corby Hill with a development that reflects local design. Any development here would need to have full regard to the setting of Little Corby Hall, a grade II listed building. The development boundaries consist of mature hedges which should be retained and reinforced where necessary by additional planting to enhance biodiversity and to help integrate the development with its rural aspect to the north and east.

Highways advice: the Highways Authority has indicated that pedestrian linkages to the Hurley Road Estate would be essential, as would improvements along Little Corby Road.

Biodiversity: no statutory or non-statutory designations apply within the site. However, the River Eden and Tributaries SSSI and SAC lies within 100m of the site. Appropriate measures will need to be taken to ensure that foul and surface water drainage does not impact on the interest features of the designated river.

Heritage assessment: Grade II listed Little Corby Hall lies 100 m north of the site. The Hall was built in 1702 from dressed red sandstone, with end walls of brick/part rendered. This is an attractive building in an open setting which has a strong presence in this location. There is clear visibility from the proposed housing site to Little Corby Hall. In order to preserve the setting of the listed building, the density of development on the site has been reduced to give scope for better design. The site presents an opportunity to enhance the approach to Corby Hill with a development that reflects local design better than the post war estate development that currently forms its northern edge. Any development here would need to have full regard to the setting of Corby Hall, which until post war years, enjoyed an isolated location, set apart from the small hamlet of Little Corby.

Environment Agency/Lead Local Flood Authority advice:

- Relatively flat site;
- Drain into watercourse to the west.

**R 18: land to the south of Corby Hill to Heads Nook Road, Corby Hill/Warwick Bridge** – located to the east of Corby Hill, this site can be accessed from the Corby Hill to Heads Nook road, and makes provision for up to 30 houses. Where the site abuts open countryside to the east and south, careful consideration will need to be given to boundary treatment in order to integrate the development with the open countryside. The frontage of the site onto the public highway will also need high quality design and layout to complement ~~to~~ the attractive approach to the village at this point.

Highways advice: Main access off Heads Nook to Corby Hill road.

Biodiversity: the site is located just under 500 m from the River Eden and Tributaries SSSI/SAC. Trout Beck which crosses the site is a tributary of this designated site. Development must ensure no adverse impact on the special interest features of the designated site from run off etc.

Heritage assessment: unlikely to impact on the setting of Warwick Mill Main Mill and High Buildings listed buildings.

Environment Agency/Lead Local Flood Authority advice:

- area around Trout Beck classified as flood zone 2 and 3. Trout Beck classified as 'main river', 8 metres clearance required either side.

**R 19: Wetheral South** – there are acknowledged issues with the capacity of the waste water treatment works (WWTW) for Wetheral. However, increasing the capacity of the WWTW is in the United Utilities forward funding plan. In the meantime United Utilites has advised that any surface water should discharge at the lowest possible rate. This will be at a rate which is less than the average greenfield run-off rate. The surface water drainage system should include on-site attenuation. The site lies adjacent to Wetheral Conservation Area boundary, and as such new development will be expected to harmonise with the local context, ~~which in this location comprises a range of designs and sizes of two storey dwellings, finished in stone, render and brick.~~

Highways advice: the Highways Authority has not raised any issues regarding this site.

Biodiversity: there are no statutory or non-statutory designations within or adjacent to the site. There are a number of hedgerows within and on the boundary of the site which are likely to provide habitats and feeding areas for birds.

Heritage assessment: Grade 1 listed Wetheral Priory and Gatehouse lies 250 metres from the site. There are also two scheduled ancient monuments within the Wetheral Abbey Farm cluster. The land rises steeply to the west of the listed building, blocking views of the heritage asset from the wider landscape. The roofs of the westernmost houses on The Glebe are only just visible. It is unlikely that development of the proposed site would adversely impact the character and setting of the listed building. Wetheral Conservation Area boundary lies adjacent to part of the northern boundary of the site. The CA at this point has a range of designs and sizes of two storey properties, finished in stone, render and brick, in a compact layout. New development will be expected to harmonise with the local context both within and adjacent to the CA.

Environment Agency/Lead Local Flood Authority advice:

- historically lack of WWTW capacity has been an issue with new development;
- initial assessment of capacity at WWTW has been revised. Monitoring has shown the situation is not as bad due to the brewery permission in Great Corby not being implemented;
- foul water connections can potentially connect now;
- increasing the capacity is in the United Utilities funding plan – expected delivery of improved works 2020 will upsize the works to take additional flow;
- some surface water flood risk within area to adjacent properties – the run off across the site would need to be managed to prevent this.

**R 20: land west of Steele’s Bank, south of Ashgate Lane, Wetheral** – whilst the site is bordered to the north and east by existing housing, the landscape in this location is flat and open, and very careful design of the layout and housing will be required to establish an attractive edge to the village and prevent any adverse impact on the properties on both Ashgate Lane and Steele’s Bank. Adequate separation distances will be required between the new development and the mature trees which fringe the cemetery, in accordance with the adopted SPD Trees and Development.

Highways advice: the Highways Authority has not raised any issues regarding this site.

Biodiversity –there are no statutory or non-statutory designations which apply within or adjacent to the site. There are a number of hedgerows within and on the boundary of the site which are likely to provide habitats and feeding areas for birds and other wildlife.

Heritage assessment: no known heritage assets within or adjacent to site.

Environment Agency/Lead Local Flood Authority advice:

- the main issue in Wetheral is lack of sewer capacity;
- initial assessment of capacity at WWTW has been revised. Monitoring has shown the situation is not as bad due to the brewery permission in Great Corby not being implemented;
- foul water connections can potentially connect now;
- increasing the capacity is in the United Utilities funding plan – expected delivery of improved works 2020 will upsize the works to take additional flow);
- some surface water flood risk within area to adjacent properties – the run off across the site would need to be managed to prevent this;

**R 21: land west of Wreay School, Wreay** – Wreay is a small village with a good range of local services including a primary school with spare pupil capacity. Though not designated as a conservation area, Wreay is a notable location due to its association with local architect and landowner Sarah Losh 1785-1853. A number of nearby listed buildings include St Mary's Church (Grade II\*), the Grade II Mausoleum, and to the immediate north of the site is the Grade II Pompeian Cottage, ~~built in 1830 as a school master's house, and a replica of a house excavated at Pompeii.~~

The site is sensitive given its high density of designated heritage assets and also the relative low-density of Wreay as a whole. Any design should be of extremely high quality and fully respond to the sensitivity of its surroundings.

Highways advice: the Highways Authority has not raised any issues regarding this site.

Biodiversity: there are no statutory or non-statutory designations which apply within or adjacent to the site. There are good roadside hedgerows which are likely to provide habitats and feeding area for birds etc.

Heritage assessment: Wreay is a notable location thanks to its association with local architect and landowner Sarah Losh 1785-1853. A number of listed buildings are in proximity to this proposed site, all by her hand. These include St Mary's Church, which is Grade II\* listed, located on the opposite side of the road to the south eastern corner of the site. Associated with this are a number of other listed structures in the vicinity of the Church including the Grade II Mausoleum. There is a mature tree belt which provides some screening of the site from some of these structures. Any development would have to respect, and not cause harm to the significance and setting of these listed buildings. To the immediate north of the site is the Grade II Pompeian Cottage, built in 1830 by Sarah Losh as a school master's house, and a replica of a house excavated at Pompeii.

Environment Agency/Lead Local Flood Authority advice:

- main river runs down western side of site – 8m buffer would be required.
- watercourse would provide point of discharge.

### Appendix Three – Modifications to Local Plan Monitoring Framework (Appendix 2)

Policy	Objective	Indicator	Trigger	Possible Action	SA Objective
SP 2	<del>Delivery of at least 8,475 net additional homes between 2015 and 2030</del>	Housing Trajectory	<del>Negative Deviation from Trajectory for a sustained 2 year period</del>	<del>Review circumstances, engage with stakeholders and if necessary review Housing Delivery Strategy aspects of the Local Plan. Depending on the scale and nature of the potential under-delivery / deviation, actions may include:</del>	1, 2, 5, 6, 7, 11, 13, 16
	<u>Delivery of at least 9,606 net additional dwellings between 2013 and 2030</u>	Net cumulative total new dwelling completions	<u>Anticipated or actual shortfall in 5 year supply of housing land</u>	<ul style="list-style-type: none"><li><u>Engaging with stakeholders;</u></li><li><u>The preparation of an interim position statement;</u></li><li><u>Bringing forward additional allocations; and/or</u></li><li><u>A partial review of the Local Plan.</u></li></ul>	
	<u>Approximately 70% of new homes delivered in the Urban area</u>	Urban/Rural split of gross housing completions	<del>Negative Trend Actual and projected completions significantly deviating from target.</del>		
	<u>5 years of deliverable housing land at all times</u>	<u>Annual 5 Year Housing Land Supply Position Statement</u>	<u>Anticipated or actual shortfall in 5 year supply of housing land</u>		
	Adequate delivery of and forward supply of employment land to support economic growth	Employment Land uptake [HA] and type [B1/B2/B8]	Uptake analysis	<del>Review circumstances, engage with stakeholders and if necessary review Housing Delivery Strategy aspects of the Local Plan. Depending on the scale and nature of any shortfall, actions may include:</del>	
		Amount of employment land available [HA] and type [B1/B2/B8]	Diminishing forward supply of employment land [HA] and type [B1/B2/B8]		
Realisation of the opportunity presented by the part	Progress toward the delivery and take up of the	Stalled progress	<ul style="list-style-type: none"><li><u>Engaging with stakeholders; and/or</u></li></ul>		

Policy	Objective	Indicator	Trigger	Possible Action	SA Objective
	commercialisation of MOD Longtown [Solway 45]	opportunity		<ul style="list-style-type: none"> <li><u>A partial review of the Local Plan</u></li> </ul>	
	Take up of additional 18,700 m <sup>2</sup> <u>(net)</u> additional comparison retail floorspace between 2015 <u>2012</u> and 2030	New <u>(net)</u> Comparison Retail Floorspace	Under delivery and no forward supply		
	Respond to opportunities and encourage development on previously developed land	% of new homes; employment land uptake [HA]; new comparison retail floorspace [m <sup>2</sup> ] on previously developed land <b><u>Amount of development on previously developed land</u></b>	<del>Negative Trends</del> <u>Little or no reuse of previously developed land</u>		
SP 3	<del>Development of Carlisle South contributing to meeting development needs as required</del> <u>Masterplan and infrastructure delivery strategy in place for Carlisle South</u>	<del>Progress towards masterplanning and adoption of subsequent Development Plan Document</del> <u>Progress against timetable set out in LDS</u>	<del>Lack of Progression to adoption of Development Plan Document</del> <u>Deviation from LDS without legitimate reason (as reported in the AMR)</u>	<del>Review circumstances, engage with stakeholders and consider options if necessary</del> <ul style="list-style-type: none"> <li><u>Review circumstances;</u></li> <li><u>Engage with stakeholders;</u></li> <li><u>Review LDS; and/or</u></li> <li><u>Secure additional resources to accelerate delivery</u></li> </ul>	1, 13
	<u>Housing delivery at Carlisle South in line with Masterplan</u>	<u>Actual dwelling completions at</u>	<u>Housing/infrastructure delivery not in accordance with</u>	<u>Depending on the scale and nature of the potential under-delivery, actions may include:</u>	

Policy	Objective	Indicator	Trigger	Possible Action	SA Objective
		<u>Carlisle South</u> <u>Progress against delivery of required infrastructure</u>	<u>Masterplan</u>	<ul style="list-style-type: none"> <li>• <u>Engaging with stakeholders; and/or</u></li> <li>• <u>Partial Review of the Masterplan and IDP (including phasing)</u></li> </ul>	
SP 4	Protect and enhance the vitality and viability of the City Centre	City Centre Health Check	<u>Negative Trends</u> <u>Sustained decline in health of city centre</u>	<del>Review circumstances, engage with stakeholders and consider options if necessary</del> <u>Depending on the scale and nature of the decline/lack of progress, action may include:</u> <ul style="list-style-type: none"> <li>• <u>Review circumstances;</u></li> <li>• <u>Engage with stakeholders; and/or</u></li> <li>• <u>Partial review of the Local Plan</u></li> </ul>	1, 2, 5, 6, 7, 11, 13, 16, 17
	Realisation of City Centre and Caldew Riverside development opportunities	Progress towards the realisation of identified opportunities	<del>Stalled progress</del> <u>Lack of published year on year progress towards implementation of a deliverable scheme</u>	<del>Review circumstances, engage with stakeholders and consider options if necessary</del>	
EC 1	To support economic growth and increase the level of high value jobs within the local economy through making land available for employment land purposes.	Take up of the allocated 45HA employment land	<del>Stalled progress in bringing the allocations forward.</del> <u>No or limited prospect of take up of allocated land as reviewed annually</u>	<del>Review circumstances and if appropriate review Policy and alternatives.</del> <u>Depending on rate of delivery and/or speed of progress, actions may include:</u> <ul style="list-style-type: none"> <li>• <u>Engaging with stakeholders;</u></li> <li>• <u>Review evidence; and/or</u></li> <li>• <u>A Partial review of the Local Plan.</u></li> </ul>	1, 2



Policy	Objective	Indicator	Trigger	Possible Action	SA Objective
EC 2	To safeguard primary employment areas to ensure land and premises are available to provide the wide variety of sites required to meet the needs of businesses across the plan period.	<div>Total employment land available</div> <div>Vacant floorspace [m2] and/or land on <u>designated</u> primary employment areas</div> <div>Loss of primary employment areas [HA] and/or floorspace [m<sup>2</sup>] to non-employment related [B1,B2,B8] uses</div>	<div>Diminishing supply of available employment land</div> <div>Increasing <u>Sustained</u> net increase in vacancy rates</div> <div><del>Negative trend</del> <u>Sustained</u> net loss of land [HA] and/or floorspace [m<sup>2</sup>] to non-employment [B1,B2,B8] uses</div>	<div>Review circumstances and if appropriate review Policy and alternatives</div> <div><u>Depending on the scale and nature of the position, action may include:</u></div> <ul style="list-style-type: none"> <li><u>Engaging with stakeholders; and/or</u></li> <li><u>Review appropriateness of designation</u></li> </ul>	1, 2, 7, 20
EC 4	Delivery of a District Centre	Progress towards the delivery and take up of the allocation including foodstore anchor [m <sup>2</sup> ]	<ul style="list-style-type: none"> <li><del>Progress towards the build out of the allocation</del></li> <li><u>Lack of published year on year progress towards implementation of a deliverable scheme</u></li> <li><u>Superseded master plan</u></li> </ul>	<div><del>Review circumstances and if appropriate engage with stakeholders and review allocation</del></div> <div><u>Depending on rate of delivery and/or speed of progress, actions may include:</u></div> <ul style="list-style-type: none"> <li><u>Engaging with stakeholders;</u></li> <li><u>Review evidence; and/or</u></li> <li><u>A Partial review of the Local Plan.</u></li> </ul>	1, 2, 7, 11, 14
HO 1	<del>Delivery of at least an annualised average of 565 houses with a mix of dwelling types, sizes and tenures</del> <u>Site allocations contributing to housing</u>	<div><del>Housing Trajectory</del></div> <div><del>Regular Housing Delivery Update</del></div> <div><u>Delivery of site allocations in line with Policy</u></div>	<div><del>Deviation from trajectory.</del></div> <div><del>Mix of dwelling types not meeting local housing need.</del></div> <ul style="list-style-type: none"> <li><u>Cumulative reduction in</u></li> </ul>	<div><del>Review Housing Trajectory and Housing Allocations</del></div> <div><u>Depending on the scale and nature of any potential under-delivery, actions may include:</u></div> <ul style="list-style-type: none"> <li><u>Engaging with stakeholders;</u></li> <li><u>Bring forward additional</u></li> </ul>	1, 2, 5, 6, 7, 11, 12, 13

Policy	Objective	Indicator	Trigger	Possible Action	SA Objective
	<u>delivery as anticipated</u>		<u>indicative yields</u> <ul style="list-style-type: none"> <li><u>Allocations not coming forward within the plan period indicated.</u></li> </ul>	<u>allocations utilising evidence from the SHLAA; and/or</u> <ul style="list-style-type: none"> <li><u>A partial review of the Local Plan</u></li> </ul>	
HO 2	<u>Annual average of at least 100 windfall dwelling To contribute to the supply of housing completions</u>	<u>Housing Trajectory Actual and projected rates of windfall delivery</u>	<u>Deviation from trajectory Sustained lower windfall delivery rates</u>	<u>Review delivery from windfall applications windfall rate employed in trajectory and land assessments</u>	1, 2, 6, 9, 13
HO 4	To contribute towards meeting affordable housing needs through securing affordable homes from qualifying open market housing developments	<ul style="list-style-type: none"> <li>No. of affordable homes delivered</li> <li><u>No. of affordable housing secured via Development Management process</u></li> </ul>	<u>Negative Trends in percentages secured and delivered on sites.</u>	<del>Review circumstances and if appropriate engage with stakeholders and if appropriate review Policy and alternatives and/or viability evidence</del> <u>Review circumstances and if appropriate:</u> <ul style="list-style-type: none"> <li><u>Engage with stakeholders;</u></li> <li><u>Review housing need and/or viability evidence;</u></li> <li><u>The preparation of an interim position statement;</u></li> <li><u>Bring forward additional allocations utilising evidence from the SHLAA; and/or</u></li> <li><u>A partial review of the Local Plan.</u></li> </ul>	1, 6, 13, 14
HO 11	To meet the accommodation needs of Gypsies and Travellers and Travelling Showpeople	<u>No. of Net increase in permanent pitches and plots delivered</u>	Progress towards the build out of the allocations <u>Number of unauthorised</u>	<u>Review circumstances and engage stakeholders and if appropriate; review Policy and alternatives</u>	11, 12, 13, 14

Policy	Objective	Indicator	Trigger	Possible Action	SA Objective
			<u>pitches Sustained increase in number of unauthorised pitches/developments</u>	<ul style="list-style-type: none"> <li>Engage with Stakeholders;</li> <li>Review evidence;</li> <li>Bring forward additional allocations; and/or</li> <li>A partial review of the Local Plan.</li> </ul>	
		<u>Turnover on permanent sites</u>	<u>Lower than cumulative 10% turnover on rented sites within the District over a 2 year period</u>		
		<u>Net increase in transit pitches and plots delivered</u>	<u>Progress towards the build out of the allocations</u>		
			<u>Sustained increase in number of unauthorised encampments</u>		
IP 1	To ensure timely delivery of infrastructure <u>needed</u> to support delivery of the Plan	<del>Type, nature and location of infrastructure</del> <u>Delivery mechanisms within IDP</u>	Continued deficit as identified in the IDP	Engage with Stakeholders in particular in context with the IDP	1, 3, 4, 6, 7, 11, 12, 14
IP 3	To ensure appropriate parking standards are adhered to	Compliance with any standards in operation	<del>Parking Standards SPD not adopted by 2016.</del>	<del>Review circumstances and if appropriate review Policy, SPD and/or alternatives</del>	1, 2, 6, 9, 13, 14
	<del>To reduce the level of inappropriate on-street parking</del> <u>Adoption of SPD setting out parking standards</u>	<u>Policy Usage Progress against timetable set out in LDS</u>	<del>Decision Monitoring</del> <u>Deviation from LDS without legitimate reason (as reported in the AMR)</u>	<ul style="list-style-type: none"> <li><u>Review circumstances;</u></li> <li><u>Engage with stakeholders;</u></li> <li><u>Review LDS;</u></li> <li><u>Secure additional resources to accelerate delivery; and/or</u></li> <li><u>Partial review of the Local Plan</u></li> </ul>	

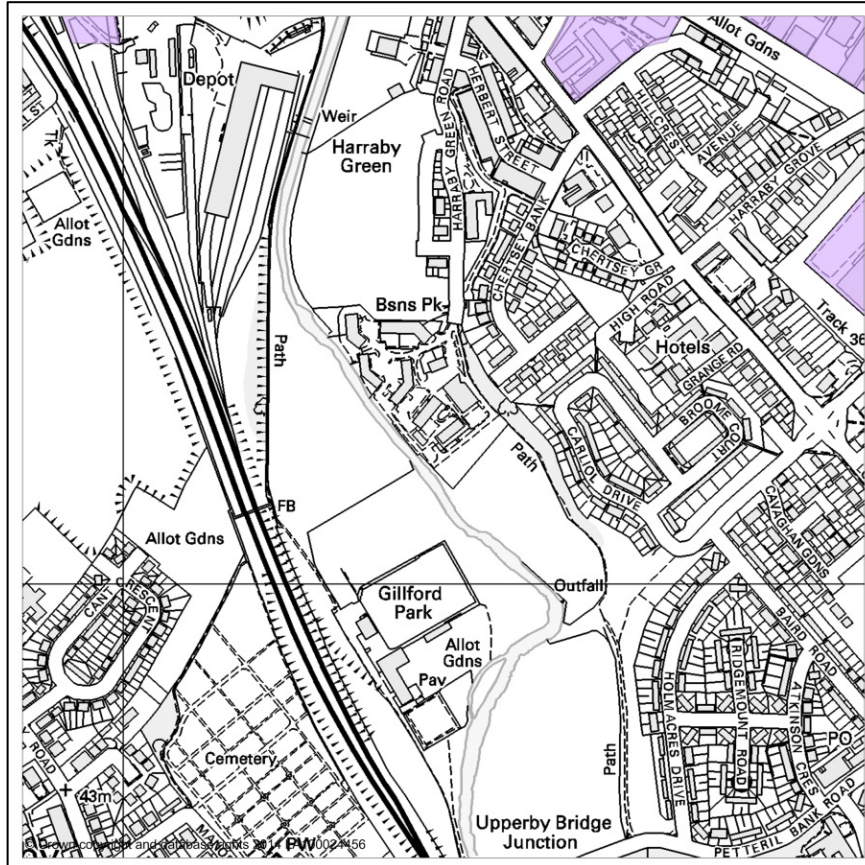
Policy	Objective	Indicator	Trigger	Possible Action	SA Objective
IP 8	To secure any measures agreed as necessary to make development acceptable in planning terms	S106/CIL Monitoring <u>as reported annually</u>	<del>Non-delivery of previously agreed measures</del> <u>Issues raised through the annual reporting</u>	<del>Review circumstances and if appropriate review Policy and alternatives</del> <u>Depending on scale and nature of the issues, action may include:</u> <ul style="list-style-type: none"> <li><u>Engage with stakeholders; and/or</u></li> <li><u>Partial review of the Local Plan</u></li> </ul>	1, 7, 11, 12, 13, 14
CC1	To facilitate/enable development which contributes to generating renewable energy	Capacity in kW output <u>of approved applications</u> <u>No of applications received</u>	<del>Negative Trends</del> <u>Decline in the number of applications received and/or capacity kW output over a 5 year period</u> <del>Negative Trends</del>	<del>Review circumstances and if appropriate review Policy and alternatives</del> <u>Depending on scale and nature of the decline, action may include:</u> <ul style="list-style-type: none"> <li><u>Engage with stakeholders; and/or</u></li> <li><u>Partial review of the Local Plan</u></li> </ul> <del>Review circumstances and if appropriate review Policy and alternatives</del>	1,2,4,8,10,19
CC 2	To facilitate/enable development which contributes to generating renewable energy from wind	Capacity in kW output <u>of approved applications</u> <u>No of applications received</u>	<del>Negative Trends</del>	<del>Review circumstances and if appropriate review Policy and alternatives</del>	1, 2, 4, 8
	<u>DPD to identify suitable areas for wind energy development is in place</u>	<u>Progress against timetable set out in LDS</u>	<u>Deviation from LDS without legitimate reason (as reported in the AMR)</u>	<ul style="list-style-type: none"> <li><u>Review circumstances;</u></li> <li><u>Engage with stakeholders;</u></li> <li><u>Review LDS; and/or</u></li> <li><u>Secure additional resources to accelerate delivery</u></li> </ul>	
CC 5	<del>Surface water discharge rates:</del> <del>Greenfield: discharge rate will be no greater than existing rates</del> <del>Brownfield: discharge</del>	<del>Pre and post development surface water discharge rates</del> <u>No of applications approved contrary</u>	<del>Negative trends</del> <u>Year on year increase in no of applications approved contrary to advice of appropriate bodies</u>	<del>Engage with Stakeholders in particular in context with the IDP</del> <u>Depending on the scale and nature of issues, actions may include:</u> <ul style="list-style-type: none"> <li><u>Engage with stakeholders; and/or</u></li> </ul>	3, 4, 9, 12, 13, 14, 15

Policy	Objective	Indicator	Trigger	Possible Action	SA Objective
	<del>rates will be less than existing rates</del> <u>Prioritisation of SUDs in new development sites</u>	<u>to advice of appropriate bodies</u>		<ul style="list-style-type: none"> <li><u>Consider introduction of further guidance /SPD</u></li> </ul>	
GI 4	<p>No net <u>unacceptable</u> loss of public open space</p> <p><u>Ensuring new housing developments in excess of 20 units, where required, provide or contribute to the creation of additional public open space</u></p>	<p>Amount of public open space [HA] lost</p> <p><u>Amount [Ha] of public open space secured on new housing development</u></p>	<p>Negative Trend</p> <p><u>Loss of public open space / failure to provide new provision contrary to advice of the Council's Green Spaces team</u></p>	<p><del>Review circumstances and if appropriate review Policy and alternatives</del></p> <p><u>Depending on the scale and nature of issues, actions may include:</u></p> <ul style="list-style-type: none"> <li><u>Engage with stakeholders;</u></li> <li><u>Consider introduction of further guidance /SPD; and/or</u></li> <li><u>Partial review of the Local Plan</u></li> </ul>	1, 4, 11, 12, 14, 15, 16, 18, 19, 20

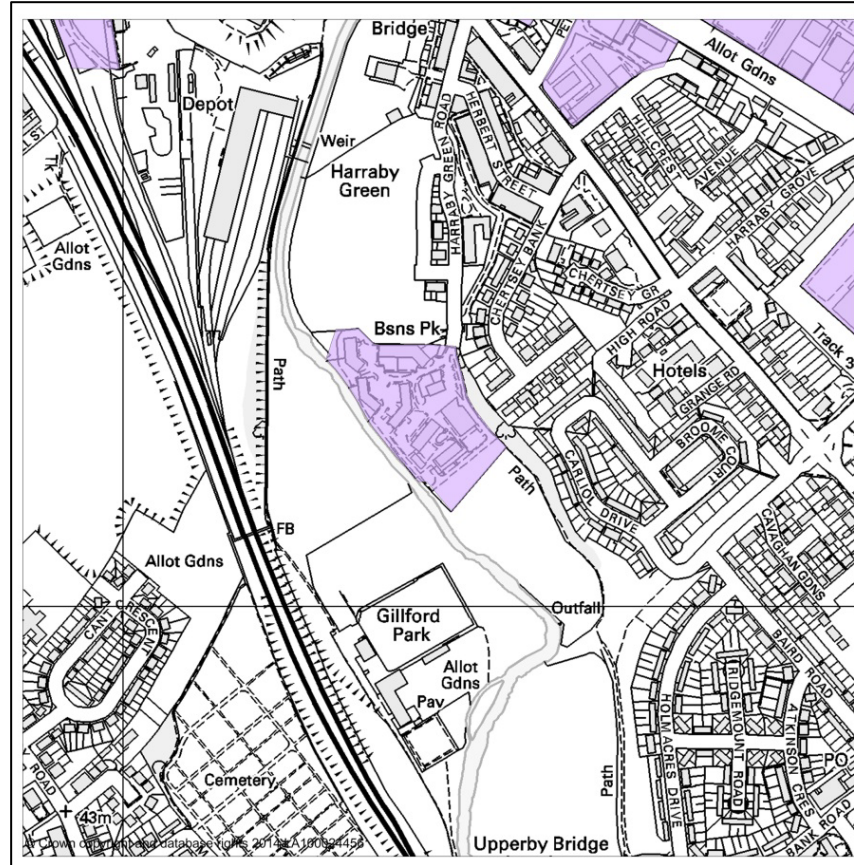
## Appendix Four – Policy Map Modifications

### Policy Map Modification No. 1 - Harraby Business Park: Primary Employment Designation

Current:



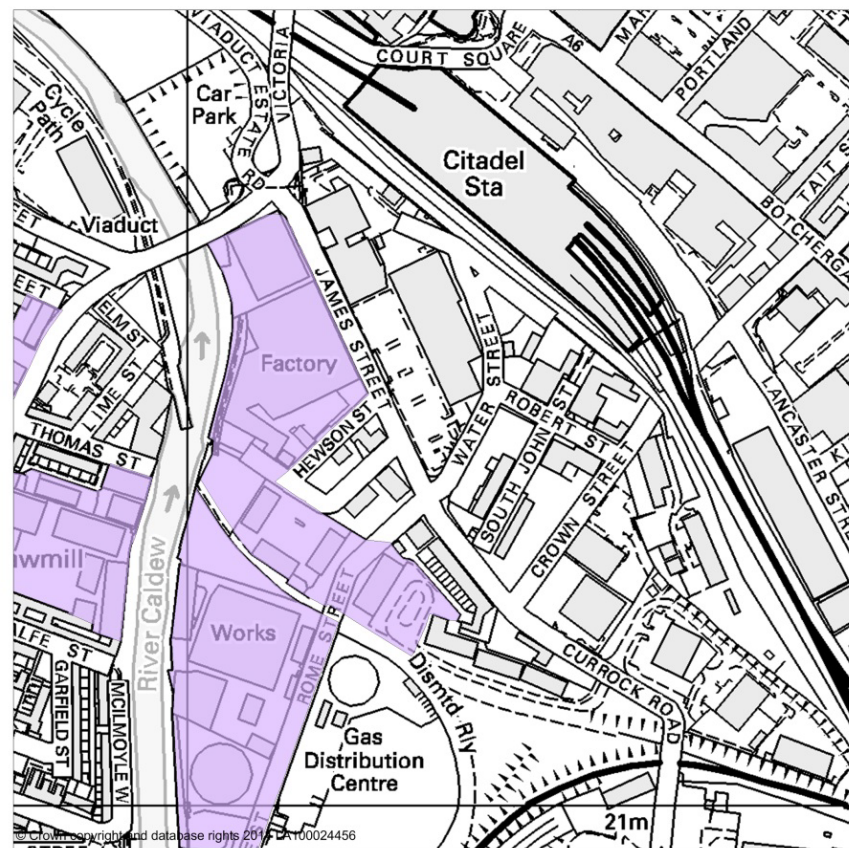
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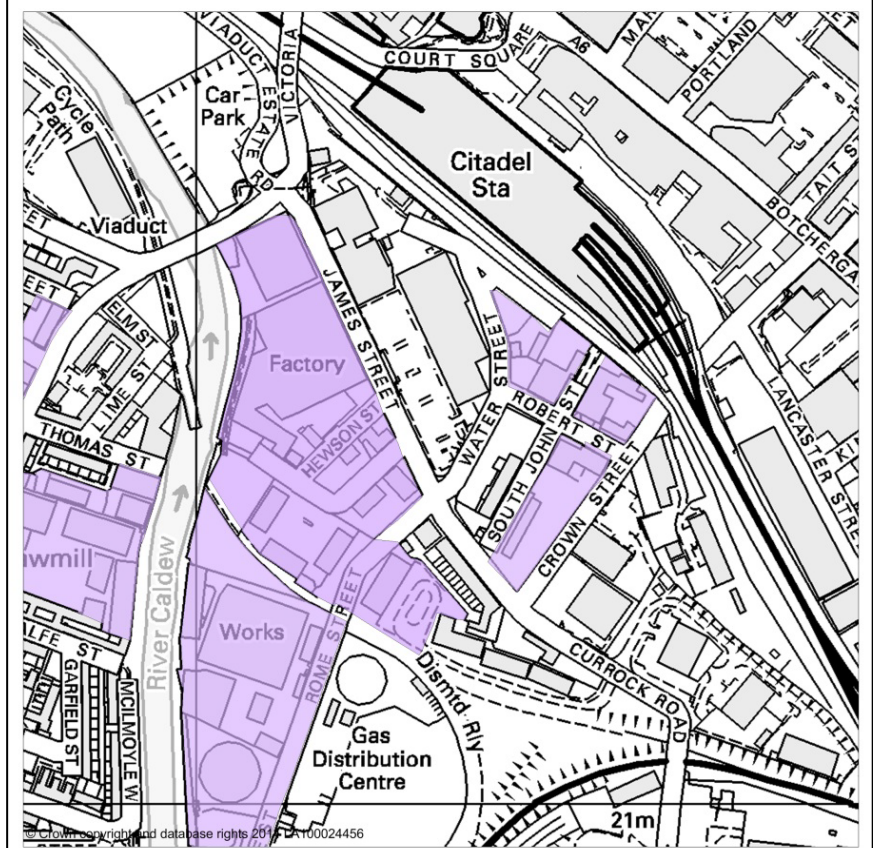


Policy Map Modification No. 2 - Workshops near Currock  
Street (South John St, Robert St, Water St, and James St).  
Primary Employment Designation

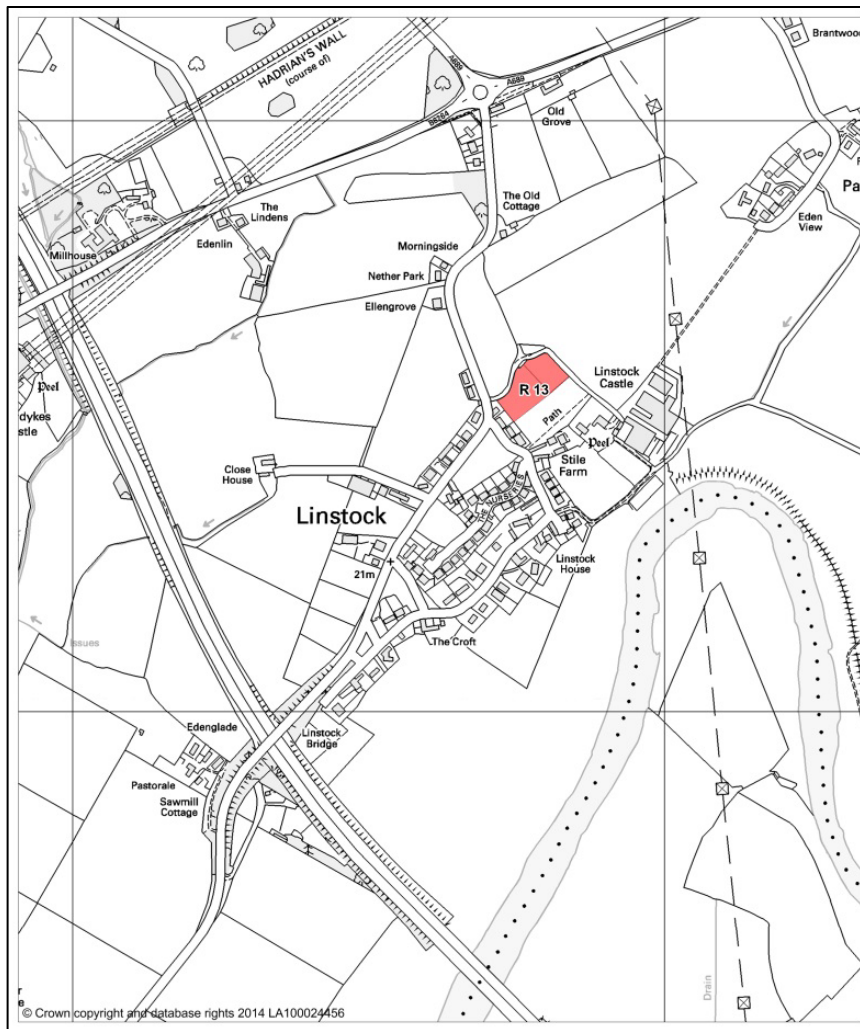
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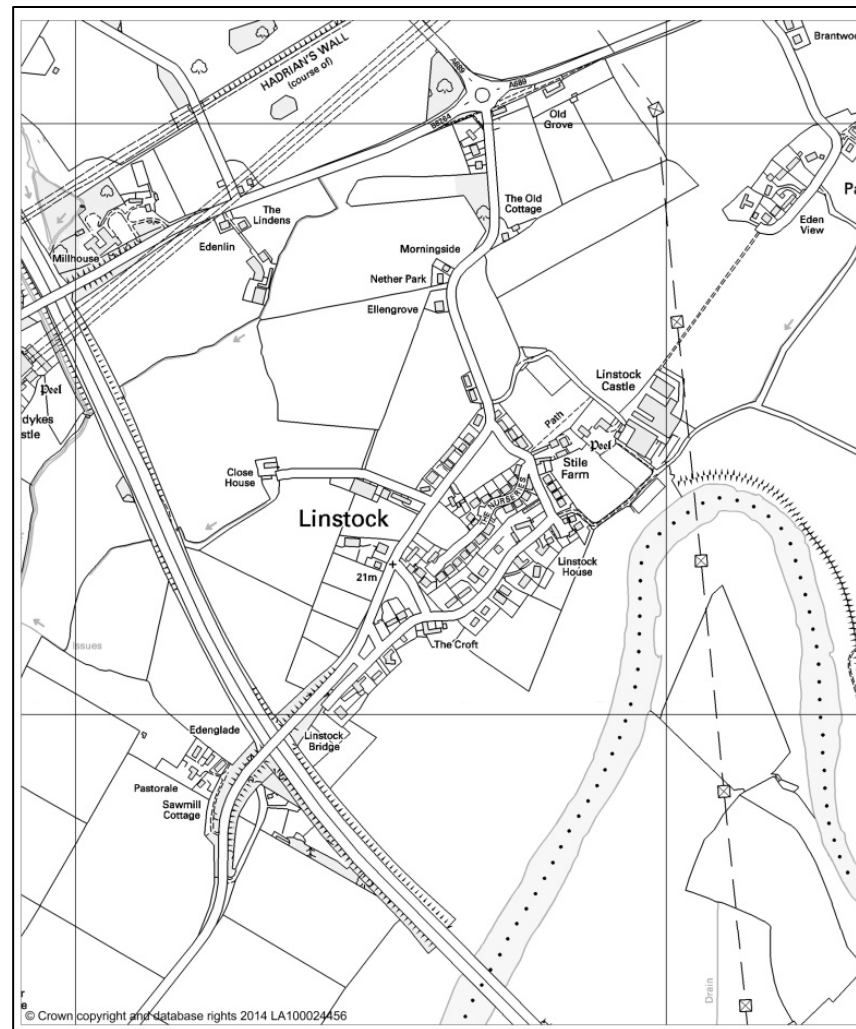
Proposed:



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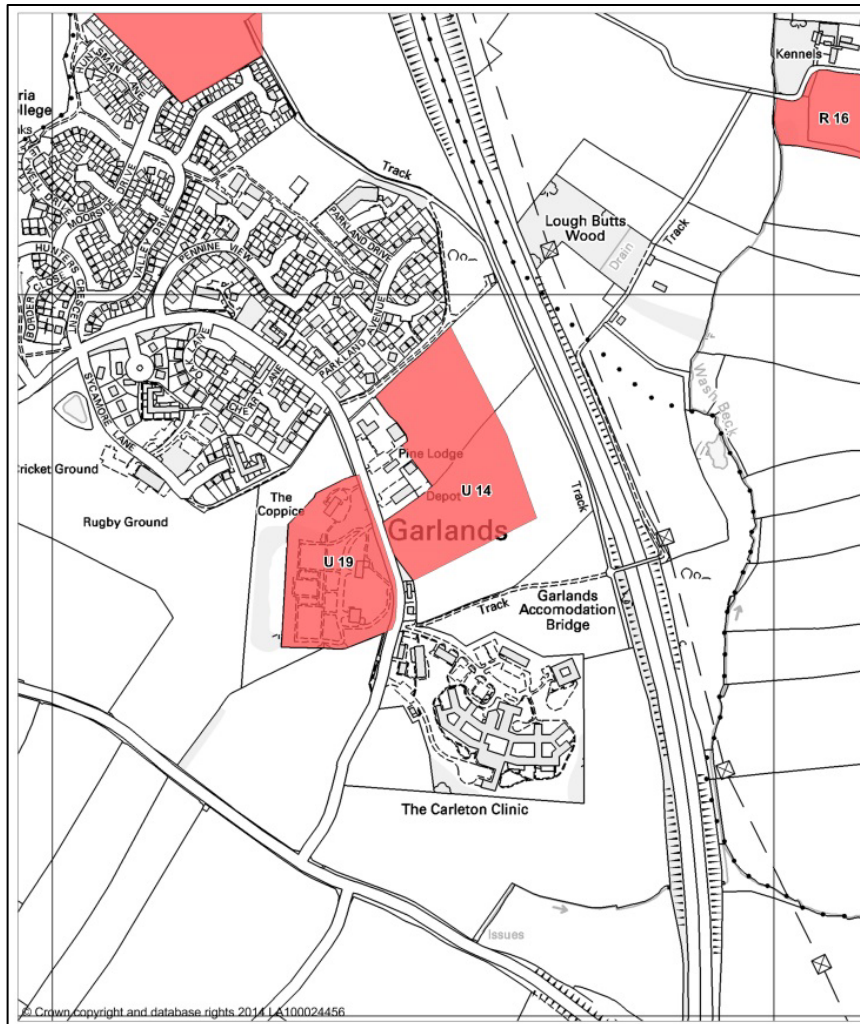


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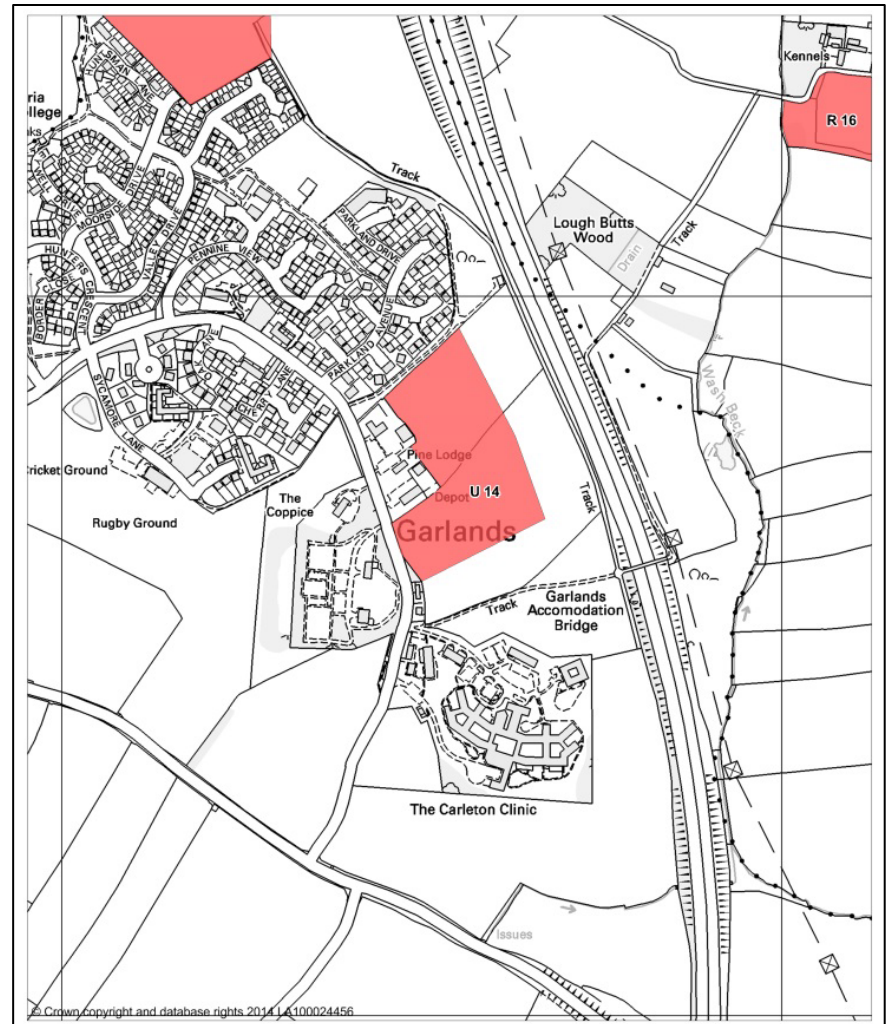




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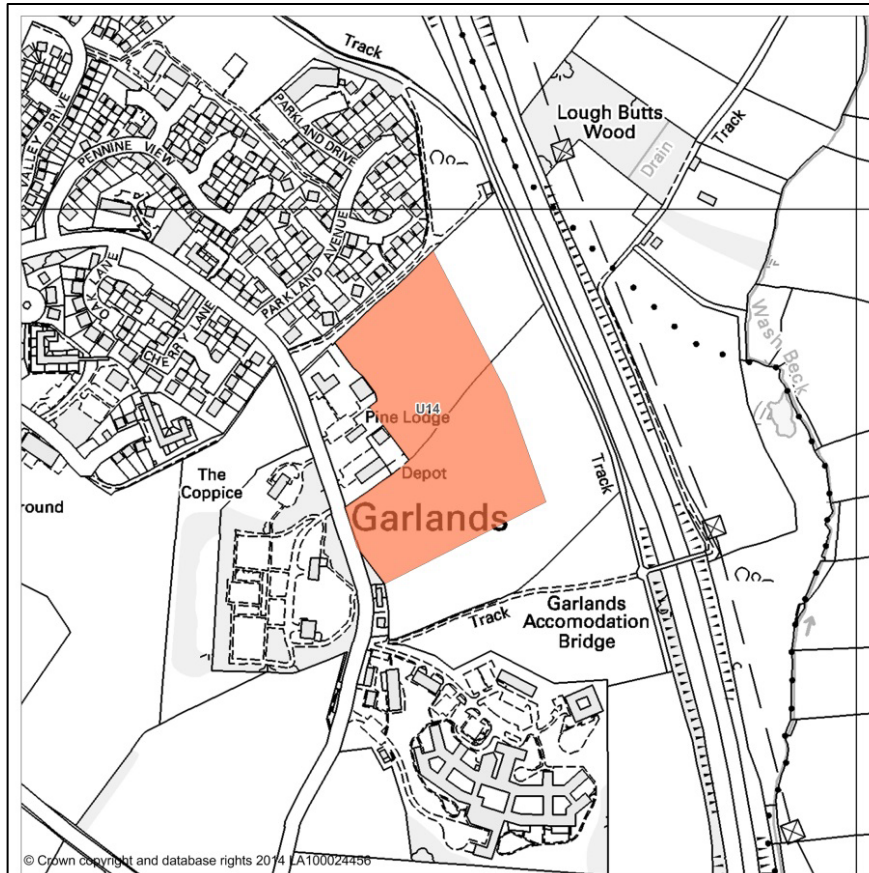


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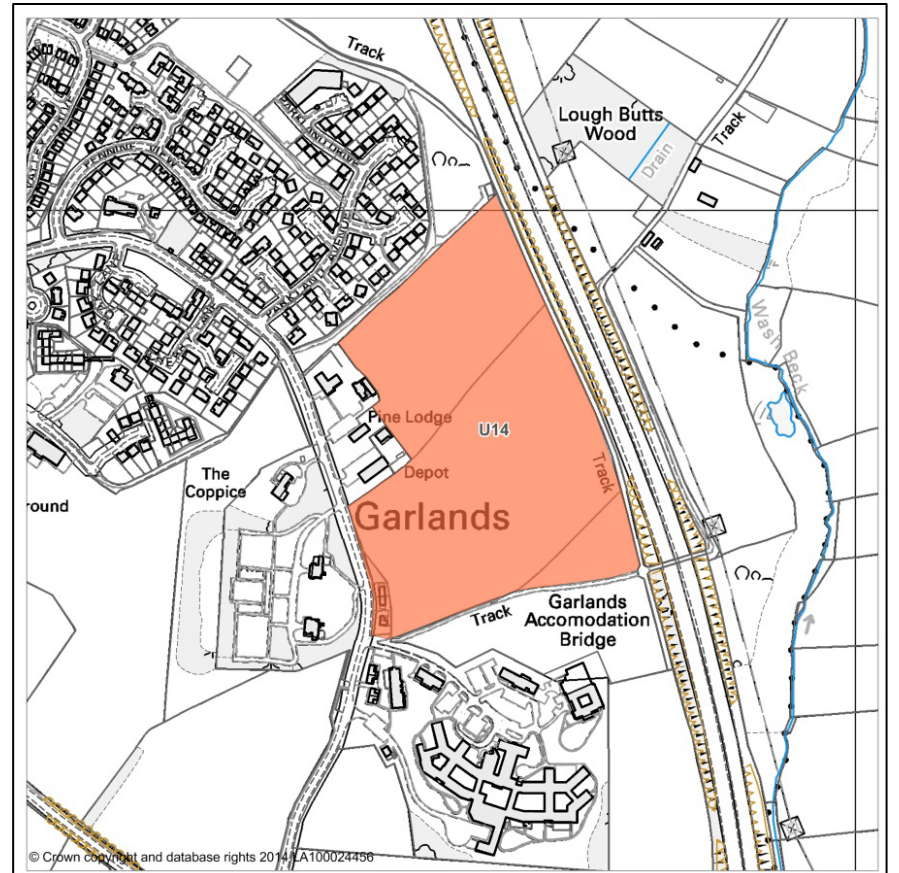


Policy Map Modification No 5 – Expansion of U14 Land north of Carleton Clinic Housing Allocation

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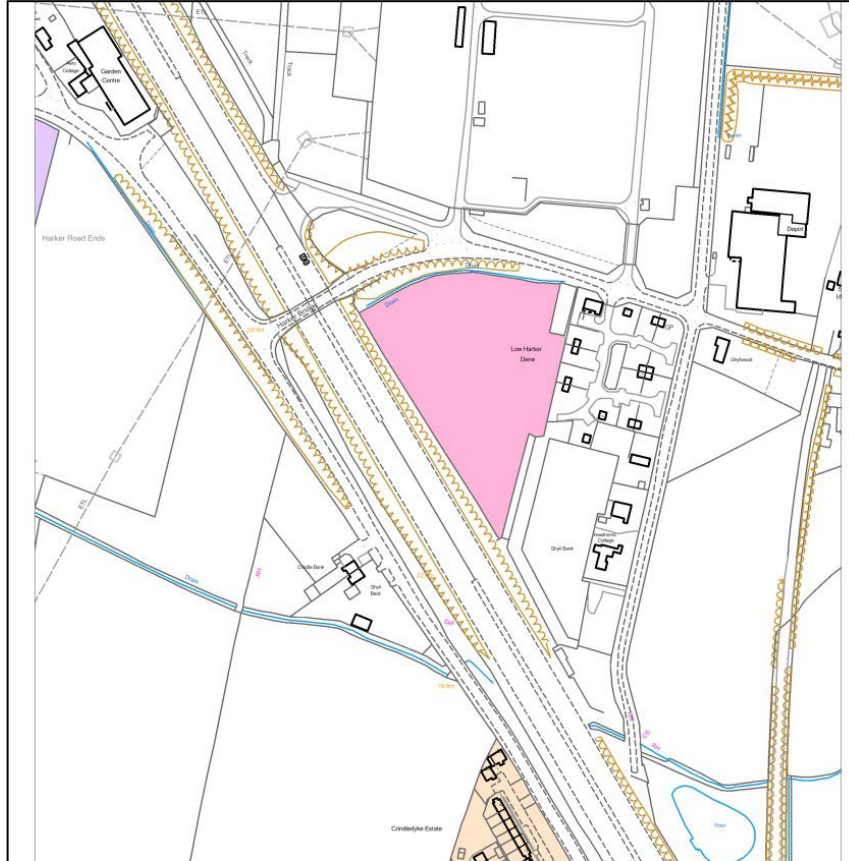
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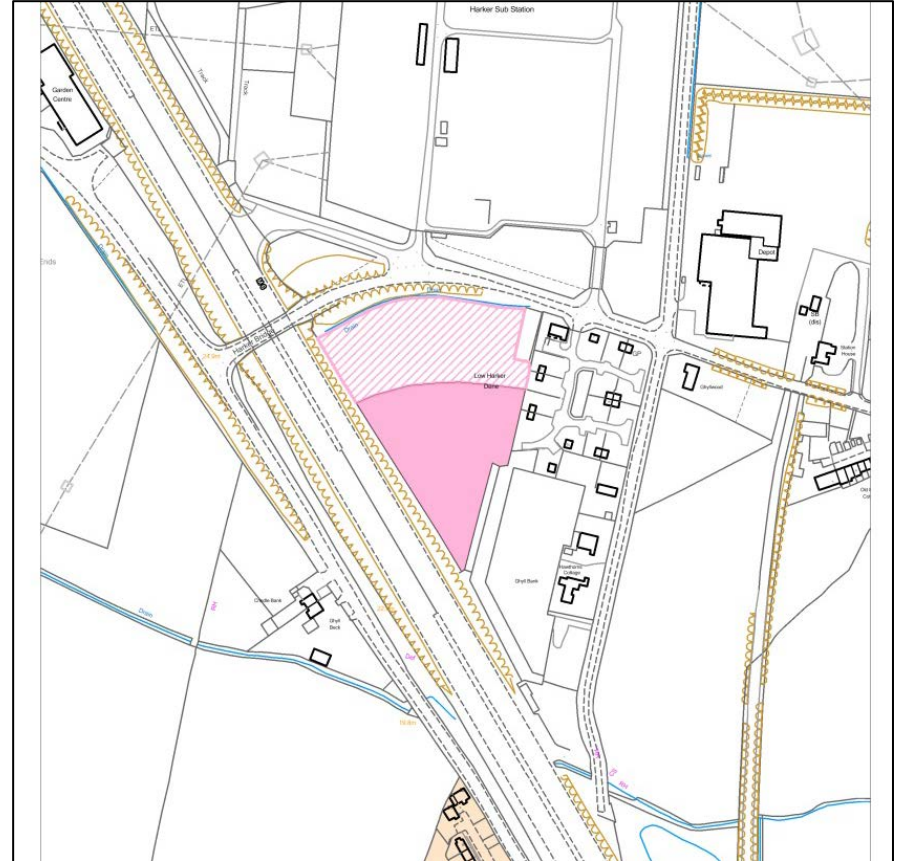


Policy Map Modification No 6 – Traveller Transit Allocation at Low Harker Dene

Current:



Proposed:



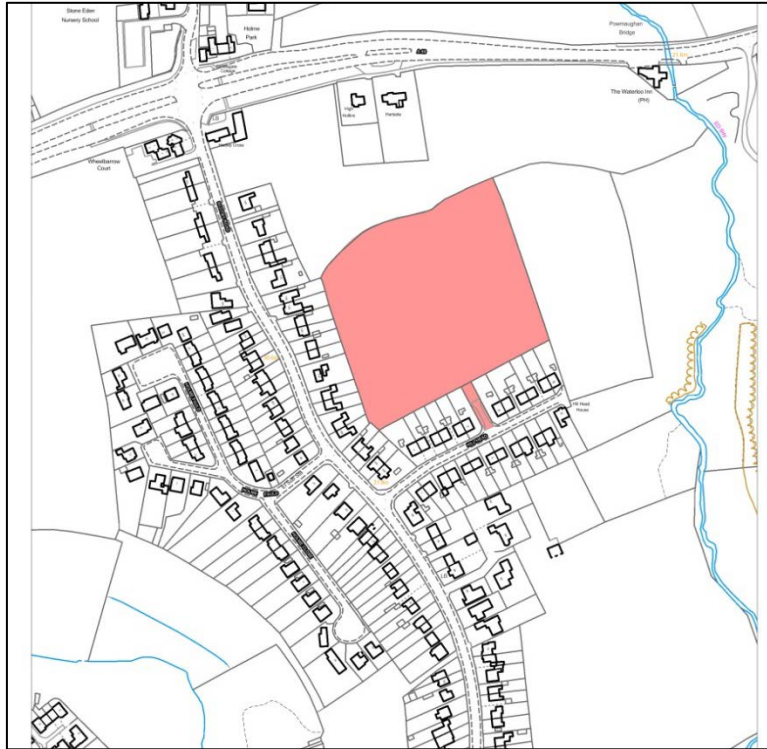
**Permenant Traveller Provision Allocation**



**Transit Traveller Provision Allocation**

Policy Map Modification No 7 – Expansion of Housing Allocation R15  
Land north of Hill Head, Scotby

Current:



Proposed:

