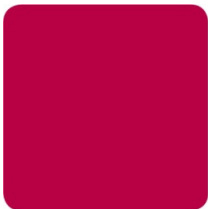




The Carlisle District Local Plan 2015-2030

Proposed Submission Draft Policies Map Background Paper

March 2015



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Images courtesy of Andrew Paterson, D&H Photographers and Jason Friend

Introduction

Planning policies within a Local Plan will sometimes need to be represented with a spatial dimension which reflects that their coverage relates to a specific geographic locality. Such policies are shown on the Policies Map, which is an integral part of any Local Plan and provides spatial context and definition for a range of land use policies.

As part of the plan making process, the current adopted Local Plan Policies Map (2008) will be updated to reflect policies within the emerging Local Plan (2015-2030). This paper seeks to document those changes to show how the Policies Map has evolved.

Changes to be made to the Policies Map may include:

- site specific changes to existing designations;
- removal of policy references in the adopted plan that are no longer relevant to the emerging Plan;
- the inclusion of new designations and allocations emerging from the updated plan; and
- updated legend to reflect changes to policy references

This paper will look at each of the policies shown on the adopted (2008) Policies Map in turn, detailing what has been done to bring them in line with the emerging plan. It will then consider any new features, not currently shown, to be included on the map.

Table 1 provides a summary of how the Policies Map has been updated, with a detailed explanation of each change shown on subsequent pages. The emerging Plan also, in Appendix 3, provides a list of superseded policies. Please refer to this for further information on updates to policies.

Settlement Insets


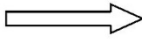


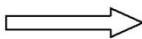


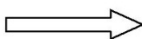


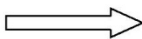




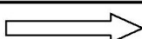


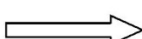











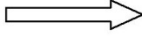




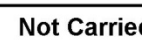


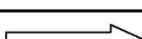




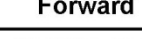





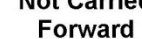

Carlisle District is a large district, as such a number of map insets are required, as part of the Policies Map, to provide policy detail at smaller scales. In addition to the district wide map, there is also a map for the Carlisle urban area, an inset for the Carlisle City Centre, and insets for Brampton and Longtown. The format for these settlements remains unchanged in the emerging Plan. At the smaller scale, a number of village inset maps are also provided to show policy details within the smaller settlements of the District. A significant change has occurred in terms of the number of village insets now being provided as part of the Policies Map. The decision was taken to provide detailed insets for only those villages where a site has been allocated for residential development, and which are not otherwise shown on the urban area map. This means insets have been provided for the following villages:



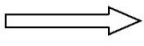


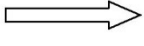



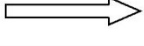


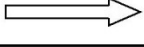





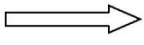


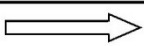


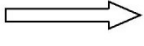


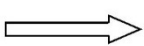


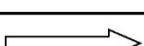


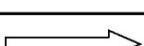











- Burgh by Sands
- Cumwhinton
- Dalston
- Moorhouse
- Scotby
- Warwick Bridge
- Wetheral
- Wreay

Table 1: Changes to the Policies Map

**Policies Map Legend
Adopted Local Plan (2008)**

**Policies Map Legend
Emerging Plan (2015 - 2030)**

	Amenity Green Space (LC3)			Public Open Space (GI 4)
	Ancient Woodland (LE3)			Ancient Woodland (GI 3/GI 6)
	Area of Outstanding Natural Beauty (DP9)			Area of Outstanding Natural Beauty (GI 2)
	Carlisle Airport (DP3)			Carlisle Airport (IP 7)
	Carlisle Northern Development Route (DP6)	Not Carried Forward	N/A	N/A
	Carlisle Racecourse (DP4)	Not Carried Forward	N/A	N/A
	Conservation Area (LE19)			Conservation Area (HE 7)
	County Wildlife Site/Local Nature Reserve (LE3)			County Wildlife Site/Local Nature Reserve (GI 3)
	Education Health and other Community Uses (LC11-13)	Not Carried Forward	N/A	N/A
	Hadrian's Wall Military Zone World Heritage Site (LE6)	 		Hadrian's Wall Military Zone World Heritage Site and Buffer Zone (HE 1)
	Hadrian's Wall Military Zone World Heritage Site Buffer Zone (LE7)			
	Historic Parks Gardens and Battlefields (LE22)			Historic Parks Gardens and Battlefields (HE 4/HE 5)
	Historic Structures and Local Listings (LE16)			Key Townscape Frontage (HE 6)
	Landscape of County Importance (DP10)	Not Carried Forward	N/A	N/A
	Land Allocated for Allotments (LC16)	Not Carried Forward	N/A	N/A
	Land Allocated for District Centre (EC22)			Land Allocated for Morton District Centre (EC 4)
	Land Allocated for Employment Development (EC22)			Land Allocated for Employment Development (EC 1)
	Land Allocated for Mixed Use Development (EC22, H16)	Not Carried Forward	N/A	N/A
	Land Allocated for Primary Leisure Area (LC16)	Not Carried Forward	N/A	N/A
	Land Allocated for Residential Development (H16)			Land Allocated for Residential Development (HO 1)
	Large Stores and Retail Warehouses (EC5)	Not Carried Forward	N/A	N/A
	Ministry of Defence Safeguarding Zone (LE23)	Not Carried Forward	N/A	N/A
	Mixed Commercial Development (EC2)	Not Carried Forward	N/A	N/A
	Neighbourhood Centre (EC7)			Local Centre (EC 5)

	Park and Ride (T4)	Not Carried Forward	N/A	N/A
	Primary Employment Area (EC1)			Primary Employment Area (EC 2)
	Primary Leisure Area (LC2)			Public Open Space (GI 4)
	Primary Office Area (EC3)	Not Carried Forward	N/A	N/A
	Primary Residential Area (H2)			Primary Residential Area (HO 12)
	Primary Retail Area (EC4)			Primary Shopping Area (EC 3)
	Primary Shopping Frontage (EC6)			Primary Shopping Frontage (EC 3)
	Regionally Important Geological/ Geomorphological Site (LE3)			Regionally Important Geological/ Geomorphological Site (RIGGS) (GI 3)
	River Floodplain (LE26, LE27)			Flood Risk Zone 2 (CC 4)
	SAC (DP7)			Special Area of Conservation (SAC) (GI 3)
	Scheduled and Other Nationally Important Ancient Monuments (LE6)			Scheduled and Other Nationally Important Ancient Monuments (HE 2)
	SPA (DP7)			Special Protection Area (SPA) (GI 3)
	SSSI (LE2)			Site of Special Scientific Interest (SSSI) (GI 3)
	Townscape Improvement Area (LE21)	Not Carried Forward	N/A	N/A
	Urban Area Boundary/ Settlement Boundary (DP1/H1)	Not Carried Forward	N/A	N/A
	Urban Fringe Landscape (LE1)	Not Carried Forward	N/A	N/A
NEW ADDITIONS				
		New addition		Caldew Riverside Development Opportunity (SP 4)
		New addition		Citadel Redevelopment Opportunity (SP 4)
		New addition		City Centre Boundary (SP 4)
		New addition		District Centre (EC 5)
		New addition		Potential Future Expansion of Primary Shopping Area (SP 4)
		New addition		Land Allocated for Traveller Provision (HO 11)
		New addition		Land Committed to Residential Development (HO 1)

Status of Policies from the 2008 Policies Map

Amenity Green Space (LC3)

This policy has merged with other green space policies under a single 'Public Open Space' policy. The new policy covers all types of public open space, including amenity green spaces, public parks and gardens, woodland, allotments, cemeteries, and play areas. Amenity Green Space will therefore no longer be shown as a specific type of open space on the Policies Map, it will instead form part of the general Public Open Space layer.

Some edits were made to this designation before it was incorporated into the Public Open Space designation – mainly small changes brought to the Council's attention by members of the public where gardens or other small areas of land had been wrongly classified as amenity open space. These areas were removed from the designation.

Ancient Woodland (LE3)

The most up to date version of this designation, as provided by Natural England, continues to be shown on the Policies Map. A slight cosmetic change was made to how the designation is displayed, to make it more immediately recognisable.

Area of Outstanding Natural Beauty (DP9)

Areas of Outstanding Natural Beauty continue to be shown on the Policies Map, as per the most up to date version of the designation, as provided by Natural England. There has been no change as to how the designation is displayed.

Carlisle Airport (DP3)

The Airport and its boundary continue to be shown on the Policies Map. There have been no changes to this designation.



Carlisle Northern Development Route (DP6)

Construction of the Carlisle Northern Development Route was completed in 2012. It is no longer referred to in the emerging Local Plan, and is now shown as a standard A-road on the Ordnance Survey base map used for the Policies Map. It is no longer relevant to show as its own special designation and has therefore not been carried forward.



Carlisle Racecourse (DP4)

This policy was not carried forward into the emerging Local Plan. It was considered that other policies within the Plan could adequately address development at the Racecourse and that a specific, dedicated policy was no longer necessary. As such, the designation has not been shown on the emerging Policies Map.



Conservation Area (LE19)

The most up to date version of the Conservation Area designation has been carried forward, unchanged, onto the emerging Policies Map.



County Wildlife Site/Local Nature Reserve (LE3)

These two designations are set at a county level, and offer a local level of protection for sensitive biodiversity sites. The most up to date versions of these designations have been carried forward, unchanged, onto the emerging Policies Map.



Education Health and other Community Uses (LC11-13)

This designation has not been carried forward into the emerging Local Plan. Issues pertaining to education, health or community uses are now covered by more strategic policies that give general principles to be applied in such cases according to a proposal's own merits. There is no longer any reference to specific sites for this sort of use, and it was considered unnecessary to show them on the emerging Policies Map.



Hadrian's Wall Military Zone World Heritage Site (LE6)



Hadrian's Wall Military Zone World Heritage Site Buffer Zone (LE7)

These designations have been carried forward onto the emerging Policies Map. Whilst in the adopted 2008 Local Plan the heritage site and its associated buffer zone were considered as two separate policies, the decision has been taken in the emerging plan to combine these policies. As such, the designation has been combined on the emerging Policies Map – this can be considered a cosmetic change, as the heritage site and its buffer zone remain unchanged in terms of their respective roles and function.



Historic Parks Gardens and Battlefields (LE22)

This designation has been carried forward, unchanged, onto the emerging Policies Map, as per the most up to date mapping data provided by English Heritage. These designations are now, however, dealt with under two separate policies – though they remain unchanged on the Policies Map.



Historic Structures and Local Listings (LE16)

Whilst remaining largely unchanged, despite some minor editing under the direction of the Council's Heritage Officer to ensure the designation, as shown on the map, matched the historic structures record, the policy itself has been renamed to 'Key Townscape Frontage'. The designation is still shown as a line; however this has been changed in colour from purple to allow it to stand out more clearly, particularly when located within other designations.



Landscape of County Importance (DP10)

This designation was originally contained within the Cumbria and Lake District Joint Structure Plan, a sub-regional development plan document. Policies from the Joint Structure Plan were then saved as part of the North West Regional Spatial Strategy. With the revoking of the RSS, however, Landscapes of County Importance were no longer saved, and are therefore no longer policy. As such, they have not been carried forward into the emerging Local Plan.

A**Land Allocated for Allotments (LC16)**

The emerging Local Plan does not allocate any land for new allotments; instead it includes policies that would enable development management officers to assess proposals for new allotments on their own merit. This allocation has therefore been removed from the emerging Policies Map.

**Land Allocated for District Centre (EC22)**

The allocation at Morton for a district centre has evolved over the course of the previous plan period. The allocation continues to exist, and has been retained in the emerging Local Plan, however its size and area have changed as discussions with potential developers and assessment of the surrounding land uses have progressed. The allocation also now specifically references Morton in its title, as no other proposals for new district centres are included in the Plan. The allocation has increased in size, and now includes adjacent Council owned land that was originally allocated for Park and Ride in the 2008 Plan (Park and Ride has not been carried forward into the emerging Plan). The original area for the district centre has also been increased to incorporate surrounding, publically owned land, originally allocated for Primary Leisure Area – any open space that will form part of a proposed District Centre can be met as part of detailed development proposals for the allocation site as a whole.

**Land Allocated for Employment Development (EC22)**

The employment land allocation has been retained in the emerging plan, and has been updated to reflect changes on the ground since the 2008 Local Plan was adopted. No new allocations have been proposed.

The Brunthill allocation has been altered, with those parts that have since been developed (or are soon to be developed) for employment use removed from the allocation and now designated as Primary Employment Land. The undeveloped areas of the Brunthill allocation remain allocated.

Land allocated for employment use at Morton has also been retained, as this site remains undeveloped. The boundary of the allocation has been slightly altered to reflect on going discussions surrounding the wider development of the land to the west of Morton.

Land at Rosehill, to the east of the city, has been deallocated. Of the two allocations there, the smaller one has since been developed for employment use and is now shown as Primary Employment Land. The larger Rosehill employment allocation was allocated for the specific development of an auction mart on the site – the potential developers of this site have since confirmed that this is no longer a viable option, and the land has been reallocated for residential development in the emerging Plan.

The employment allocation at Brampton has also been changed to a Primary Employment designation to reflect development progress of that site, which no longer warrants the need to retain the allocation.

Land Allocated for Mixed Use Development (EC22, H16)

The Mixed Use designation is no longer being carried forward into the emerging Plan as it was considered to impose unnecessary restriction on development. New development for mixed use purposes will now be assessed on its own merit in line with the suite of policies presented within the Plan as a whole. As such, no new land will be allocated for Mixed Use Development and this allocation has been removed from the emerging Policies Map.

Land Allocated for Primary Leisure Area (LC16)

Primary Leisure Areas have been incorporated into the new Public Open Space designation. Whilst some new areas of open space were included in the new designation, these were areas that had been missed off the 2008 Policies Map and were already established areas of open space, rather than newly created spaces. There are no new allocations for open space, or primary leisure area as per the 2008 designation. In Morton, where a significant amount of primary leisure area was allocated as part of the major development proposals there in the 2008 Plan, this has been removed from the map. New open space provision here will be considered as part of the on going master planning work for the new Morton development. As such this allocation has not been carried forward onto the emerging Policies Map.

Land Allocated for Residential Development (H16)

This allocation has been retained for the emerging Local Plan. Most allocated residential development sites from the 2008 Plan have since been developed. A number of undeveloped sites left over from the 2008 Plan have been carried forward into the new Plan. These include:

- Land at Carleton Clinic
- Land off Durranshill Road

Two sites that were originally allocated for mixed use development have also been brought forward into the emerging Plan as residential allocations – due in part to a lack of developer interest for mixed use development in these areas, but also because the mixed use designation is no longer being used in the emerging Plan. These include:

- Land at Deer Park
- The Former Laings Site off Dalston Road

Beyond this, new residential allocations were chosen from the SHLAA and have been shown on the Policies Map. The decision has also been taken to label each residential allocation with its unique reference number on the map in order to make individual sites more immediately recognisable. All residential allocations are listed in policy HO 1 of the emerging Plan.



Large Stores and Retail Warehouses (EC5)

The decision was taken to remove this policy from the emerging Local Plan, as it was considered unnecessary. Other retail policies within the Plan can adequately address the development needs for large stores and warehouses – be it either for new development or the expansion of an existing store. As such this designation has not been carried forward onto the emerging Policies Map.



Ministry of Defence Safeguarding Zone (LE23)

This designation was not carried forward onto the emerging Policies Map. The policy was removed from the emerging Plan, as it was considered that these safeguarding zones are managed and enforced by the Ministry of Defence's own regulations and processes. The removal of the policy therefore meant that the designation was also not carried forward.



Mixed Commercial Development (EC2)

The Mixed Commercial Development designation has not been carried forward into the emerging Plan. It was considered to be overly restrictive on the types of development that could and should come forward in traditionally mixed use areas. It was suggested instead that development coming forward in these areas should be assessed on its own merits in terms of its potential impact upon, and compatibility with, surrounding uses.

In light of this, the designation no longer exists to be included on the emerging Policies Map. Areas that were previously shown as Mixed Commercial Development are now shown as 'white-land', with no specific designation.

During consultation on the Preferred Options for the emerging Plan, Mixed Commercial Development remained as a designation. Numerous site specific requests were received to change existing areas of Primary Employment Land to Mixed Commercial. This was mostly concerning industrial areas in and around Shaddongate and Denton Holme. Initially these requests were accepted, however with the removal of the Mixed Use designation, it was considered that these sites, owing to their industrial nature, should revert back to Primary Employment Land.



Neighbourhood Centre (EC7)

Neighbourhood Centres have been carried forward into the emerging Plan. They have been renamed to 'Local Centres', as per the retail hierarchy set out in the new Plan. Most have been retained, however some of the smaller centres, based on evidence presented in the Retail Study (2012), were removed – particularly those that consisted of just a single shop. Deleted Local Centres included:

- Shady Grove Road, Raffles
- Warwick Road
- Orton Road/Wigton Road, Morton
- Ridley Road, Currock

The 2008 Policies Map also showed two Neighbourhood Centres at Stanwix Bank. These have been combined on the emerging Policies Map, with Stanwix Bank only showing as one Local Centre.

The Council undertook further research into service provision within local neighbourhoods, and the decision was taken to include a number of additional Local Centres on the Policies Map. It was also decided to broaden the scope of the policy to include within the retail hierarchy those rural settlements that enjoyed good service provision and served local communities as local centres. New Local Centres include:

- Kingstown Road
- Botchergate South
- Warwick Bridge
- Hallbankgate

There was also a slight cosmetic change to the display of Local Centres, which are now shown as bold, black stars. This change was intended to help them stand out more clearly on the Policies Map.



Park and Ride (T4)

This designation was included in the 2008 Local Plan with the intention of establishing a Park and Ride network across the city, with a number of sites on the edges of the city identified as potential park and ride car parks. The initiative was unsuccessful however and the park and ride scheme was unimplemented. As such, this policy has been removed from the emerging Local Plan and Policies Map.



Primary Employment Area (EC1)

This designation has been retained in the emerging Policies Map. Some changes have been made to its coverage, largely in response to consultation on the Preferred Options of the emerging Local Plan. A number of responses requested that certain areas, particularly those adjacent to other, non-industrial uses, have their designation changed from Primary Employment to Mixed Use. Whilst this was initially accepted, a subsequent decision to drop the Mixed Used designation meant that the status of these areas was reassessed, with most being brought back under the Primary Employment designation owing to their largely industrial nature.

Other areas that have been brought into the designation were previously allocated for employment use in the 2008 Local Plan that have since been developed or are well on the way to being developed, these include land at the Townfoot industrial estate in Brampton, land at Rosehill, and parts of Brunthill at Kingstown.



Primary Leisure Area (LC2)

This designation, as it was shown in the 2008 Policies Map, has not been carried forward. It largely covered areas of open space; therefore it has been merged with the amenity open space designation to form a new designation within the emerging Local Plan – namely Public Open Space.

A small number of locations included in this designation are not considered open space – namely Carlisle Castle, Tullie House Museum, the Sands Centre and the Pools. These sites were not included within the Public Open Space designation.

Some tweaks were made to this designation in an effort to update it for the emerging Local Plan. Areas of open space, including a significant area off Dalston Road, which had been missed off the previous Policies Map, were added. The decision was also taken to include cemeteries, a recognised type of public open space, within the designation.

Primary Office Area (EC3)

This designation was not taken forward into the emerging Local Plan. It was considered that policy within the NPPF, which named offices as a town centre use, set out a clear criteria based and sequential approach for office development, rendering a designation for that use type unnecessary.

Initially areas designated Primary Office Area in the 2008 Plan were changed to a Mixed Use designation. However, with the dropping of the Mixed Use designation, most of these areas have been left undesignated white-land, where any proposals for office development will be assessed on their own merit, using the sequential, town centre first approach.

Primary Residential Area (H2)

Primary Residential Areas have been carried forward into the emerging Local Plan. They are shown in the same colour and are unchanged beyond an update of coverage to reflect development within the district since 2008. Former residential allocations in the 2008 Plan that have been developed are now shown as Primary Residential Areas, as have residential windfall developments on the edges of the city. Other minor changes to the designation have also been carried out, usually in response to requests from members of the public wanting their home/garden to be included within the designation.

The decision was taken in Brampton to include properties at the lower end of Capon Tree Road within the designation. This was in response to a request from a member of the public during consultation on the Preferred Options. After consideration it was felt that although properties in this part of the town were mostly large, detached dwellings on large plots, the pattern of development justified extending the designation.

Primary Retail Area (EC4)

The City Centre Primary Retail Area has been updated in line with recommendations within the Carlisle Retail Study (2012) and on going work on the City Centre Development Framework. The designation has also been renamed 'Primary Shopping Area' in line with terminology used in national policy. The Primary Shopping Areas in Brampton, Longtown and Dalston remain unchanged. This designation has been retained within the emerging Local Plan.



Primary Shopping Frontage (EC6)

This designation has been carried forward into the emerging Local Plan. It has been updated in line with recommendations in the Carlisle Retail Study (2012), but largely remains unchanged.



Regionally Important Geological/Geomorphological Site (LE3)

This designation has been retained within the emerging Local Plan, with the Policies Map showing the latest version of the designation as provided by Natural England. There has been a cosmetic change as to how the designation is displayed, with a move away from a green dot, which blended in with other natural designations. The RIGGS designation is now shown as a brown dot in front of a brown striped background.



River Floodplain (LE26/LE27)

This designation has been altered and updated. The decision was made to include information regarding flood risk on the emerging Policies Map, though concern was expressed that the ever changing nature of flood risk data may swiftly rule any snapshot of data used on a Policies Map out of date. It was decided that the designation should be dated, and that it should be clearly stressed that it is indicative, intended to highlight the potential for flooding problems to be looked at in more detail at planning application stage.

The most up to date version of Flood Zone 2, as provided by the Environment Agency, has been used to show flood risk on the emerging Policies Map. The designation has also been renamed as 'Flood Risk Zone 2' to make it clear what the designation is actually showing, and where that data has been taken from.



SAC (DP7)

The Council is required, through national and international regulations, to show Special Areas of Conservation (SACs) on its Policies Map. The emerging Policies Map continues to do this, showing the most up to date versions of the designation as provided by Natural England.



Scheduled and Other Nationally Important Ancient Monuments (LE6)

This designation has been carried forward onto the emerging Policies Map. It has been updated using the most recent maps of the designation as provided by English Heritage.



SPA (DP7)

The Council is required, through national and international regulations, to show Special Protection Areas (SPAs) on its Policies Map. The emerging Policies Map continues to do this, showing the most up to date versions of the designation as provided by Natural England.



SSSI (LE2)

The Council is required, through national regulations, to show Sites of Special Scientific Interest (SSSIs) on its Policies Map. The emerging Policies Map continues to do this, showing the most up to date versions of the designation as provided by Natural England.



Townscape Improvement Area (LE21)

This designation has not been carried forward into the emerging Local Plan. This designation has been replaced with a more responsive process of Conservation Area appraisals and management plans, which don't need to be mapped. As there is no longer any policy for this designation in the Plan, it cannot be shown on the emerging Policies Map.



Urban Area Boundary/Settlement Boundary (DP1/H1)

These designations are no longer supported by National Policy, and have not been enforced since the NPPF was introduced in 2012. They were considered to be too restrictive towards new development and against the spirit of the policy direction presented within the NPPF. They have been removed from the emerging Local Plan, with new development on the edges of settlements being assessed on its own merits.

against criteria based policies. Settlement Boundaries and the Urban Area Boundary are no longer shown on the emerging Policies Map.



Urban Fringe Landscape (LE1)

This designation has not been carried forward into the emerging Local Plan. It is a local landscape designation, which the NPPF advises emerging policy to avoid. The 'blanket' designation restricting development on the edge of the city was considered to be too restrictive, particularly in light of evidence from the Strategic Housing Land Availability Assessment showing a lack of previously developed land within the urban area. A blanket restriction would fail to allow for suitable, well related development on the edge of the city. Instead a case-by-case approach to landscape impact assessment, based on the Cumbria Landscape Character Guidance and Toolkit (2011). The designation was therefore removed from the emerging Policies Map.

New Additions to the Emerging Policies Map



Caldew Riverside Development Opportunity (SP 4)

This new designation looks at promoting a potential regeneration/development opportunity at Caldew Riverside on the edge of the City Centre. This area was identified as having potential within the Carlisle City Centre Development Framework. It is shown on the Policies Map in order to clearly highlight city centre development opportunities.



Citadel Redevelopment Opportunity (SP 4)

This new designation looks at promoting a potential regeneration/redevelopment opportunity at the Citadel, including the current County Council offices within the city centre. This opportunity has arisen through the potential moving of the County Council to new premises on Botchergate. The site was identified as having potential within the Carlisle City Centre Development Framework. It is shown on the Policies Map in order to clearly highlight city centre development opportunities.



City Centre Boundary (SP 4)

This designation was made in order to bring the emerging Local Plan in line with national policy which states that Local Plans should define their city centre's boundaries

on a map in order to facilitate the process of sequential testing and the protection of the city centre's role and function. The boundary has been drawn using evidence presented within the Carlisle Retail Study (2012) and the City Centre Development Framework.



District Centre (EC 5)

District Centres have been included on the emerging Policies Map in order to clearly, and spatially show the different stages of the retail hierarchy. It recognises that the centres of Brampton, Longtown and Dalston play larger roles than that of local centres, and as such they have been designated District Centres in the emerging Plan's retail hierarchy.



Land Allocated for Traveller Provision (HO 11)

This new allocation has arisen from the Cumbria Gypsy and Traveller Accommodation Needs Assessment (2013). It is designed to meet the identified need for additional pitches required by the Gypsy and Traveller communities. A site at Harker has been allocated and this is shown on the emerging Policies Map.



Land Committed to Residential Development (HO 1)

This designation was considered necessary to identify those major housing sites that had recently received planning permission but were, as of publication, not yet fully implemented or had not yet received full/reserved matters approval. A number of significant sites for development were already well into the planning process before the allocations in the emerging Local Plan were identified. This designation seeks to ensure their continued status as housing sites is both preserved and recognised when considering housing land supply and targets.



Potential Future Expansion of Primary Shopping Area (SP 4)

This area was identified alongside Caldew Riverside and the Citadel development opportunity sites in the City Centre Development Framework. The decision was taken, after consultation, that this area should be the Council's preferred location for expansion of the Primary Shopping Area intended to meet the anticipated need for growth identified in the Carlisle Retail Study.