

Economic and Commercial Growth Land Allocations

Economic and Commercial Growth Land allocations

EMPLOYMENT LAND ALLOCATIONS

Employment land allocations are set as minimum targets within the Joint Structure Plan. There are no targets for either brownfield or greenfield land.

In order to meet these targets existing permissions will satisfy the initial 5 year period to 2006. Post 2006 Regional Investment Site at Kingmoor Park will satisfy the allocation for this land.

There are deficiencies in the strategic employment site provision. This will be rectified towards the end of the plan period with the allocation of 30hectares of land at Brunthill which will provide for additional land as the Regional Investment Site progresses. This land will be allocated post 2011 unless there remains less than 10Ha of land at Kingmoor Park at which point it can be brought forward sooner.

Local Employment Sites will be developed on existing industrial sites with the addition of land allocated at RoseHill which was subject to an Inquiry earlier this year. In addition an allocation of a central office park will be made in the City Centre to encourage redevelopment for office use in a central location.

For the Business Park development the existing allocation of land at Morton will fulfil the structure Plan requirement combined with the development at Harraby Green Business Park and Gladman at Parkhouse.

In the rural area existing land provisions are sufficient for the targets set in the Joint Structure Plan.

RETAIL ALLOCATIONS

In addition a retail allocation will be made for Morton in line with the existing allocation set out in the current Local Plan.

Other Land requested for employment allocations

1. Land adjacent Burgh Road industrial estate
2. Land at Dalston
3. Land for Petrol Station and associated uses at Peter Lane
4. Land south of Carlisle, Carleton area (no map supplied)

EMPLOYMENT LAND SCHEDULE – LOCAL PLAN REVIEW
CITY OF CARLISLE

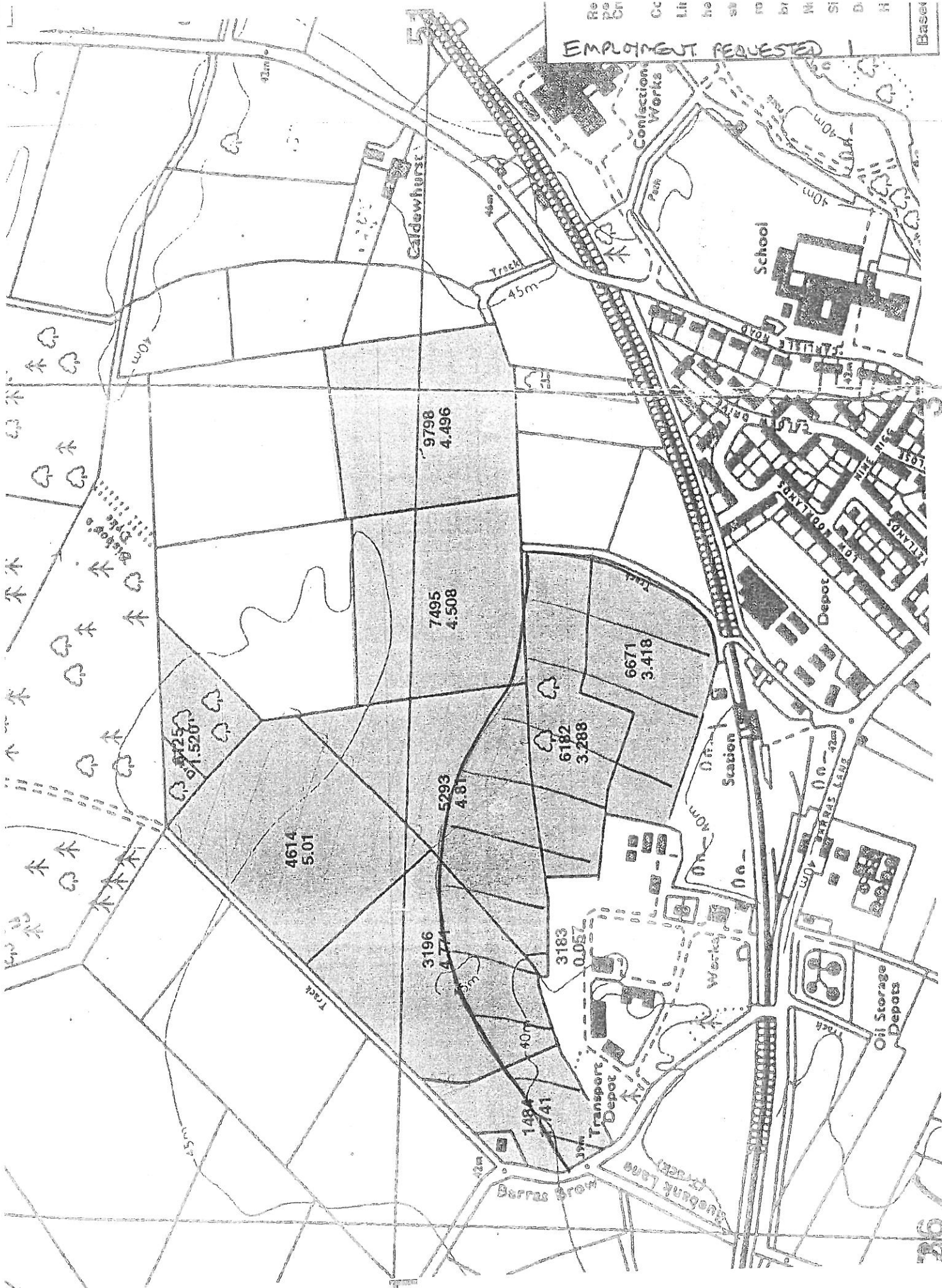
	Avail- able	April 2001- March 2006	April 2006 - March 2011	April 2011 - March 2016
SP - REGIONAL INVESTMENT SITE	45	15	15	15
Kingmoor Park		7.36 Comp		
	46.62	10.85 projected on past rates	18.1 projected on past rates	17.67 remaining on current pp
REGIONAL INVESTMENT SITE		18.21	18.1	17.67

SP - STRATEGIC EMPLOYMENT SITES	30	10	10	10
Brunthill	30			30
STRATEGIC EMPLOYMENT SITES		0	0	30

SP - LOCAL EMPLOYMENT SITES		15	15	15
Former JK Innes	0.84	0.84		
L/A Rail Siding Brunthill Rd	0.18	0.18		
Burgh Road	0.81	0.81		
Port Road	2.39	2.39		
Parkhouse Ind Estate	6.48	6.48		
Former Porter Engineering	0.61	0.61		
Stephenson Industrial Estate	0.80	0.80		
Durranhill Sidings	3.46	3.46		
Waste Disposal Sites	0.13	0.13		
Rosehill ALLOCATED	2.85		2.85	
LOCAL EMPLOYMENT SITES		13.70	2.85	0

SP - BUSINESS/SCIENCE PARK		5	10	10
Parkhouse Ind Estate	2.67	2.67		
Harraby Green Business Park	0.38	0.38		
Morton Business Park – ALLOCATED	12		6	6
BUSINESS/SCIENCE PARK		3.05	6	6

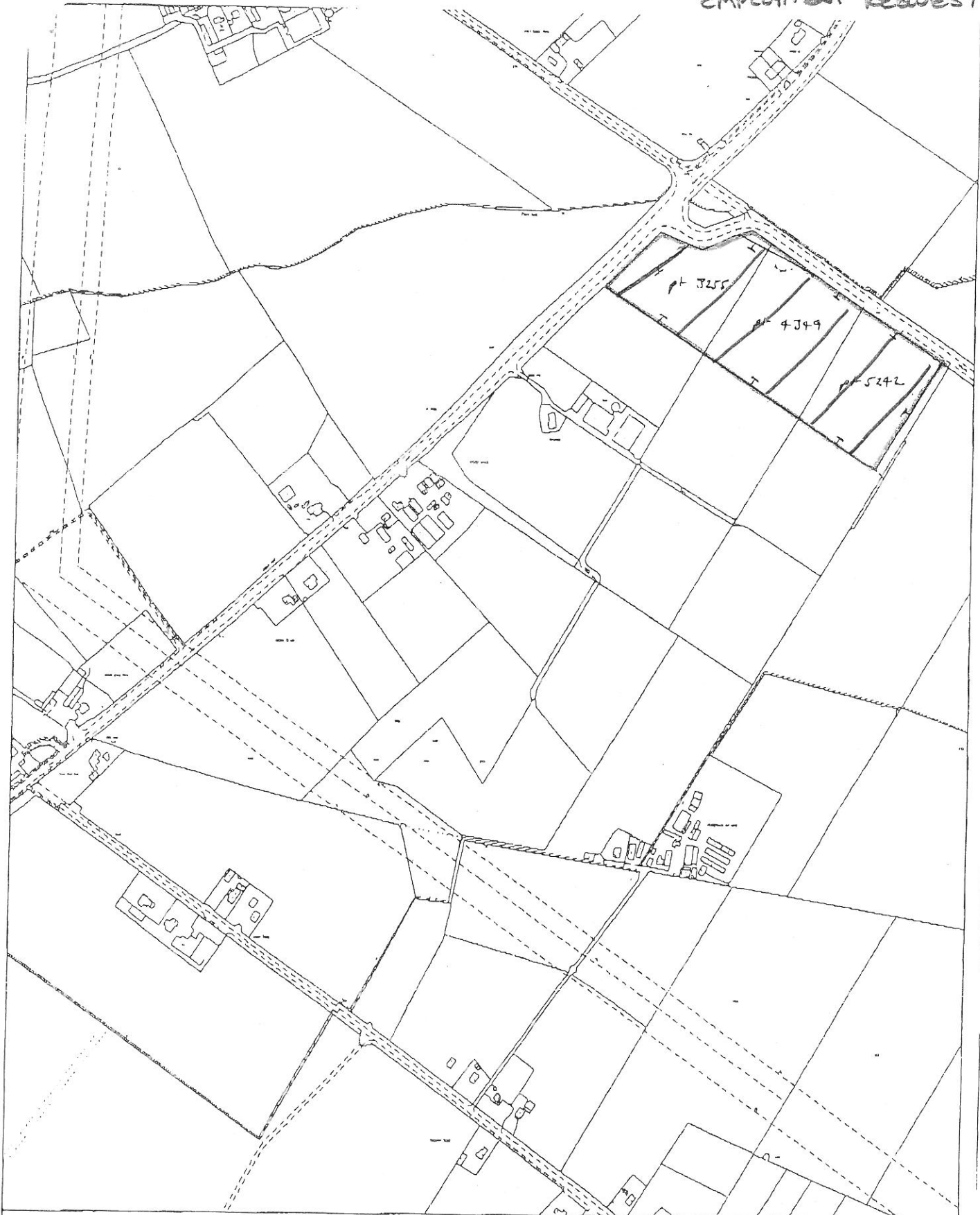
EMPLOYMENT REQUESTED 1





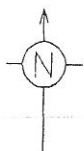
LAND OWNED BY BORDER CONSTRUCTION LTD.
AND SUBJECT OF THE ATTACHED LETTER

EMPLOYMENT REQUEST 3



Cumbria County Council - The Map Room

Building & Design
15 Portland Square
Carlisle
CA1 1DD
Tel: 0228 812199
Fax: 0228 512370



Scale 1:1000
O.S.: NY3652 E: 338540
Date: 16-10-2001 N: 552490
Operator: DF

Housing Land Allocations

HOUSING LAND ALLOCATIONS

The Joint Structure Plan sets the targets for each of the districts within Cumbria. This is based on the Regional Planning Guidance (RPG) Policy UR7 Regional Housing Provision. This RPG policy sets an annual rate of housing provision of 1170 dwellings, net of clearance.

The Joint Structure was placed on Deposit in May 2003 and received objections from Government Office on the numbers of dwellings it had provided for in the plan period. The numbers of dwellings are still under debate and officers have received indication that the numbers of dwellings will be lower than the Deposit Draft.

The City Council has raised concerns during the Deposit period and will be taking part in the Examination In Public into the Structure Plan policies later this year. In the meantime it has to produce its Local Plan on the best available information.

The Joint Structure Plan provides for a permission based approach to housing provision and will monitor housing targets against the numbers of permissions granted each year. In order to set the appropriate levels the number of completions and existing commitments have been taken into account. The figures in Regional Planning Guidance came into effect from April 2002 (Government Office position statement was sent to all Local Authorities to clarify this).

Emerging Structure Plan Target

The targets for the Structure Plan are based on two areas the City and North Cumbria. The targets for the plan period are as follows:

City (Urban Area)	3380
North Cumbria (Rural Area)	890

In addition the dwellings demolished at Raffles can be replaced as this is net gain only and no account has been taken for the ongoing demolition of these dwellings.

Raffles 540 demolished (existing & programmed)

District Total 2002-2016 4810

In achieving these targets regard has to be had to Structure Plan Policy H15 whereby 65% of urban permissions and 40% of rural permissions should be on previously developed land.

Housing land allocations

The table below sets out the housing land allocations taking into account permissions granted between the 1st April 2002 and 30th September 2003. The information is based on current applications, local plan requests following publication of the Issues Paper and the Council's urban capacity study.

In light of the above information it is intended to allocate brownfield sites up to 2011 and greenfield sites to 2016. This will enable a policy to restrict any further greenfield development and a review of the urban capacity study to bring forward additional brownfield allocations post 2011. A windfall allowance is included to allow for small-medium brownfield sites to come forward. Not all of the greenfield requirement is allocated in order to ensure brownfield targets are met. Sites will be phased to enable the Council to meet brownfield site targets.

City – Urban Area	Total	Brownfield	Greenfield
Structure Plan Target	3380	2197	1183
Raffles replacement dwellings	540	540	
(A) Overall Requirement	3920	2737	1183
(B) Permissions 01/04/02 – 30/09/03	377	350	22
Sites to be allocated:			
Current application Shaddon Mill	58	58	
Current application Cargo	96	96	
Current application Rydall Street	7	7	
Current application Murrell Hill	31	31	
Current application Greystone Rd	14		14
Current application Former Cinema Botchergate	40	40	
Recent application Rome Street	132	132	
Permission granted post 30/09/03			
Former Ambulance Station	31	31	
Allocate 77-87 Burgh Road	28		28
Allocate land at Greta Avenue	12		12
Allocate land at Waverley Gardens	11		11
Allocate Wakefield Road/Lowry Hill	80	80	
Allocate Carrs Field	120		120
Allocate Lindisfarne Street	120	120	
Mixed Use Development 2 sites commercially sensitive	120	120	
Allocate Morton development	785		785
Raffles replacement estimate	300	300	
(C) TOTAL allocated	1985	1015	970
(D) Windfall	300	300	
Remaining sites = A - (B+C+D)	1258	1072 (post 2011)	191 (post 2016)

Additional Sites requested for housing in the urban area

1. Land at the rear of 42-55 Landsdowne Crescent (Greenfield)
2. Land at California Road (Greenfield)
3. Land south of Brisco Road allocation (Mixed greenfield and brownfield)
4. Land at former York School (Greenfield)
5. Land adjacent H K Campbell School (Greenfield)

Maps of these sites are attached for reference and officers will update members on the individual site details.

North Cumbria - Rural Area

Within the rural part of the district housing land allocations will only be made in Longtown to assist in the regeneration priorities for the Market Towns Initiative Programme. Outside of that Key Service Centre, new dwellings will be limited to infilling or small scale development in line with Policy H1.

North Cumbria – Rural Area	Total	Brownfield	Greenfield
(A) Structure Plan Target	890	356	534
(B) Permissions 01/04/02 – 30/09/03	225	137	88
Sites to be allocated:			
Longtown Saw Mill	58	58	
Longtown Suttons	30	30	
(C)TOTAL allocated	88	88	0
Remaining sites = A - (B+C)	577	131	446

Whilst there appears to be more greenfield sites available than brownfield, the plan period lasts for a further 12 years leading to an average of 37 greenfield permissions per year for the remainder of the plan period.

Additional requests for housing in the rural area

1. Land at Harker Estate former RAF Outlying site
2. Land at Ladysteps Scotby
3. Land at Lambley Bank Scotby
4. Land at Broomfallen Road Scotby
5. Land at Warwick Bridge
6. Land between The Glebe and Wheatsheaf Gardens Wetheral
7. Land at Hallmoor Court Wetheral
8. Land south of Rockcliffe
9. Land north of Rockcliffe School
10. Land at Buckabank Dalston
11. Land at Townhead Road Dalston
12. Land at Old Church Lane Brampton
13. Land North of Grennfield Lane Brampton
14. Land at Harker Road Ends
15. Land at Cumwhinton
16. Land at Cummersdale

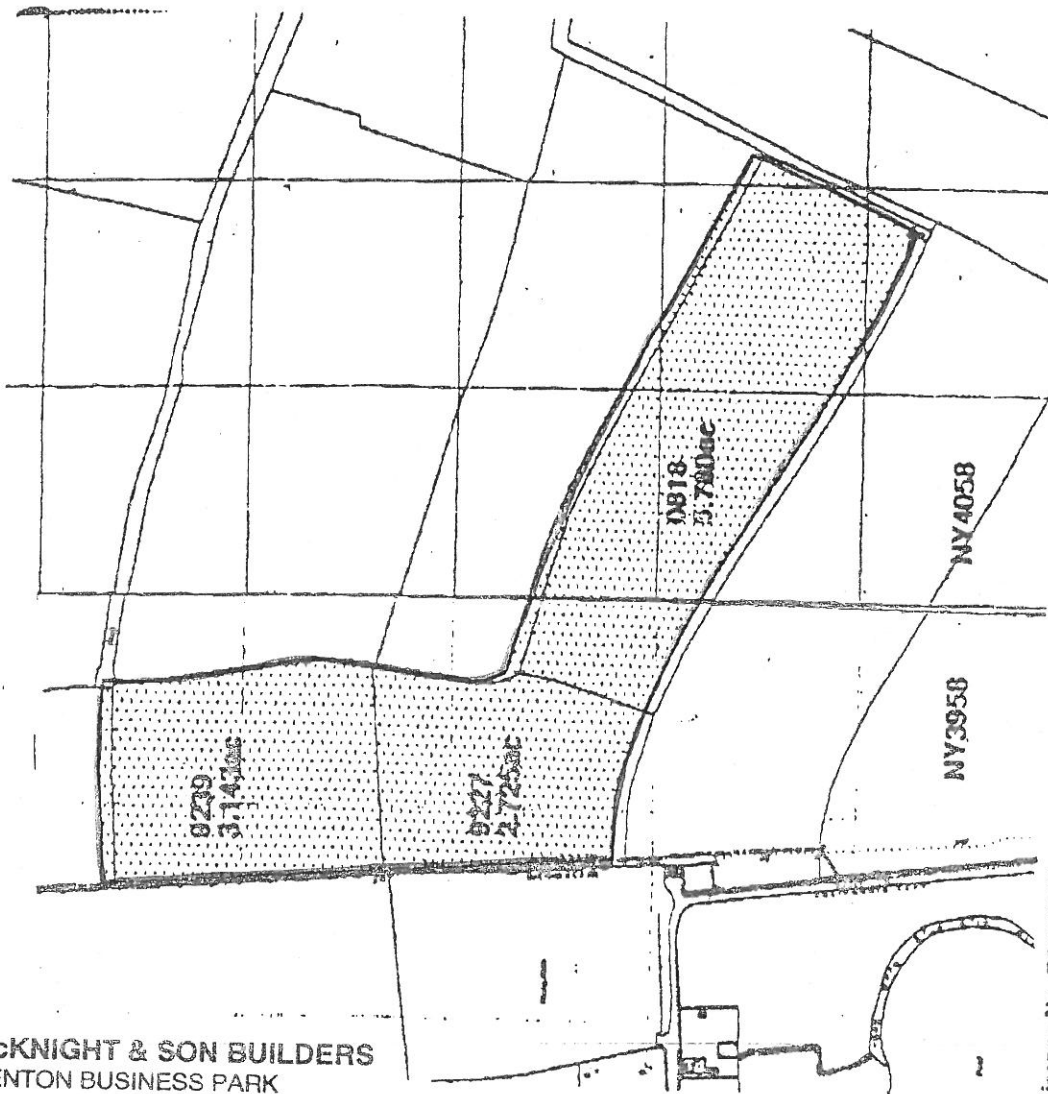
Maps of these sites are attached for reference and officers will update members on the individual site details.

HOUSING URBAN I



McKnight Builders
Land at
California Road
Carlisle

McKNIGHT & SON BUILDERS
DENTON BUSINESS PARK
DENTON STREET, CARLISLE
CA2 5EL (TEL: 01228 520352)
E-mail: mcknight-builders@lineone.net



ward for

McKNIGHT & SON BUILDERS
DENTON BUSINESS PARK
DENTON STREET, CARLISLE
CA2 5EL (TEL: 01228 520352)
E-mail: mcknight-builders@lineone.net

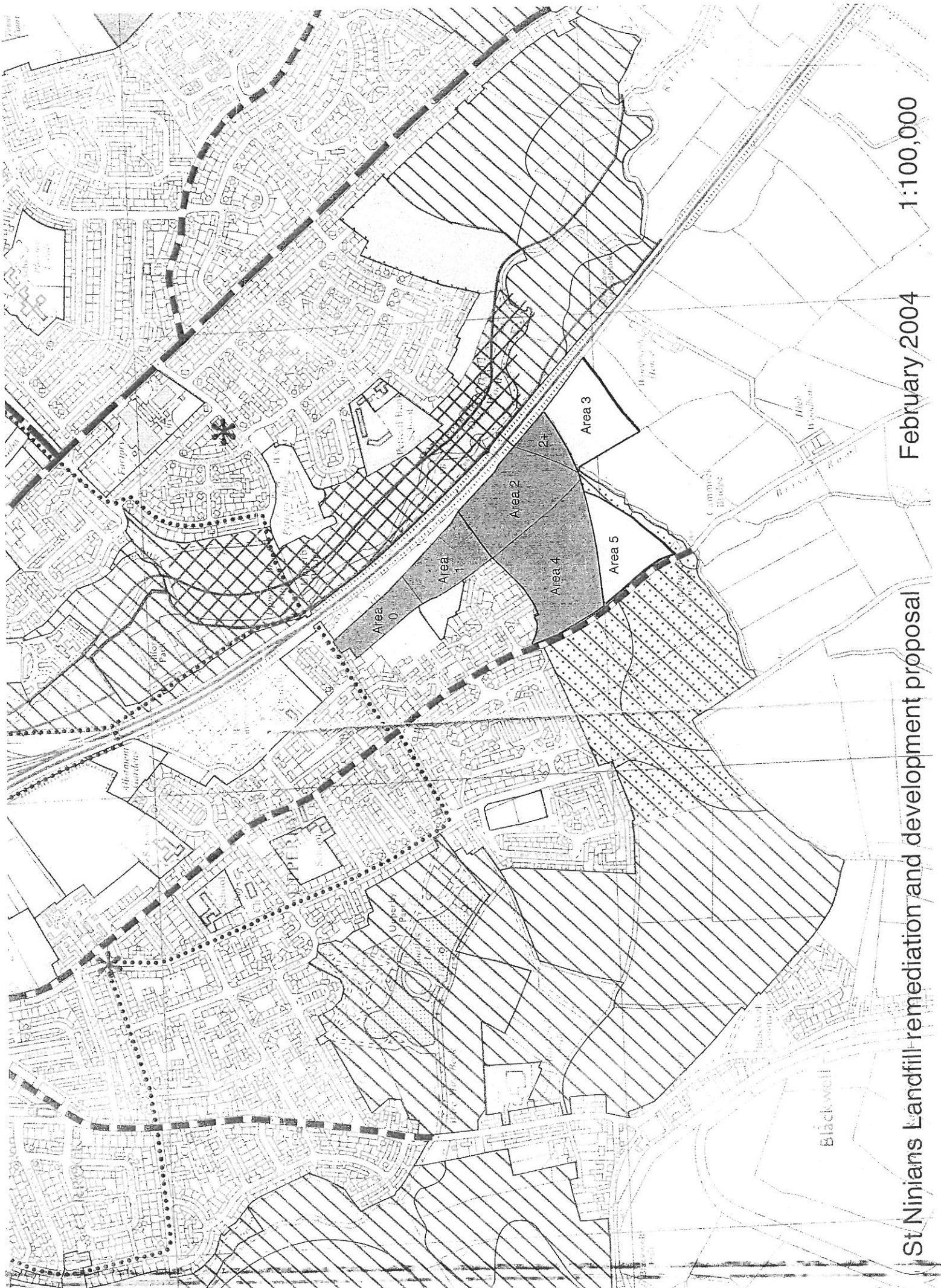
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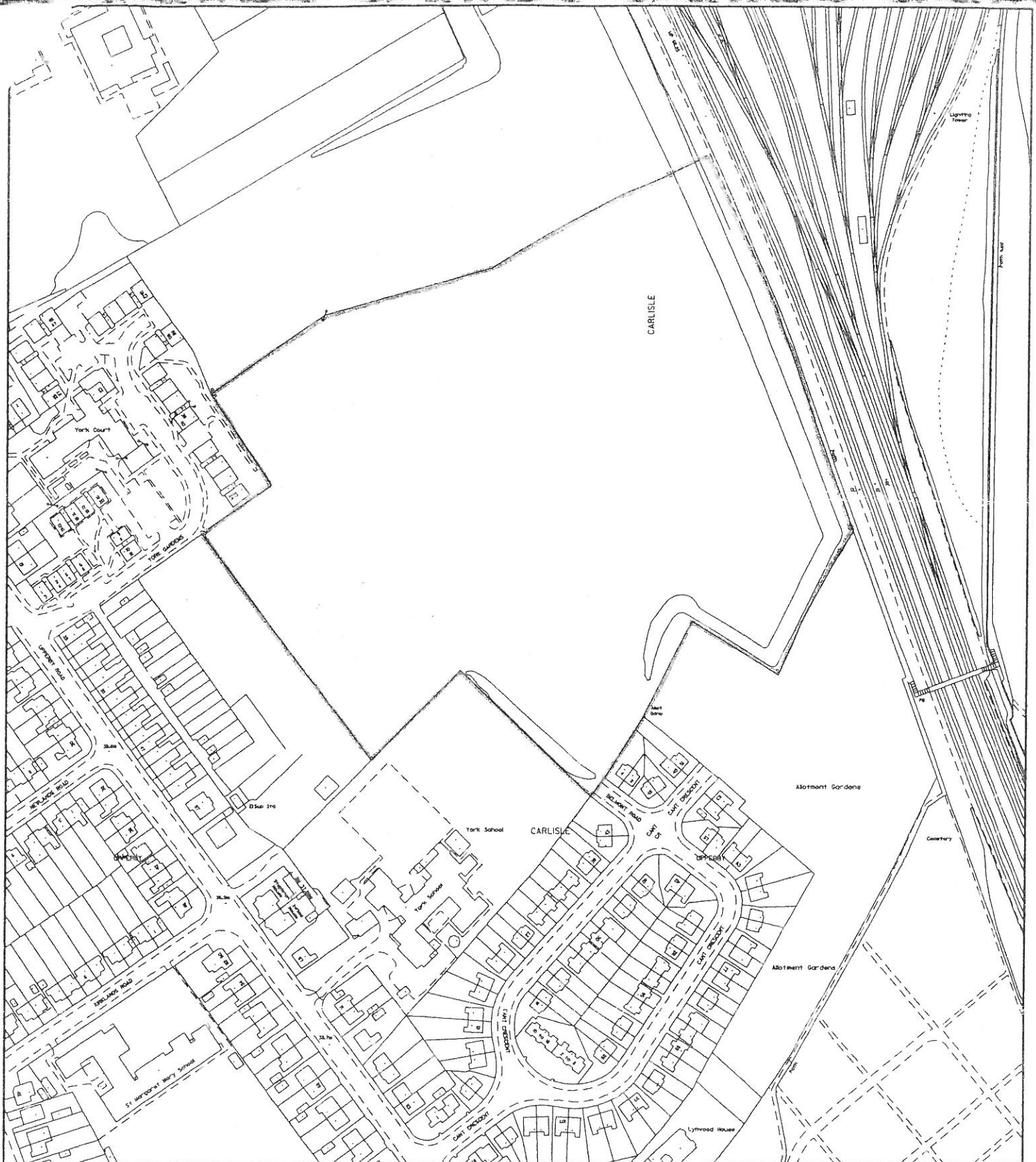
HOUSING URBAN SITE 3

1:100,000

February 2004

St Ninians Landfill remediation and development proposal

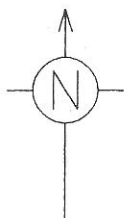




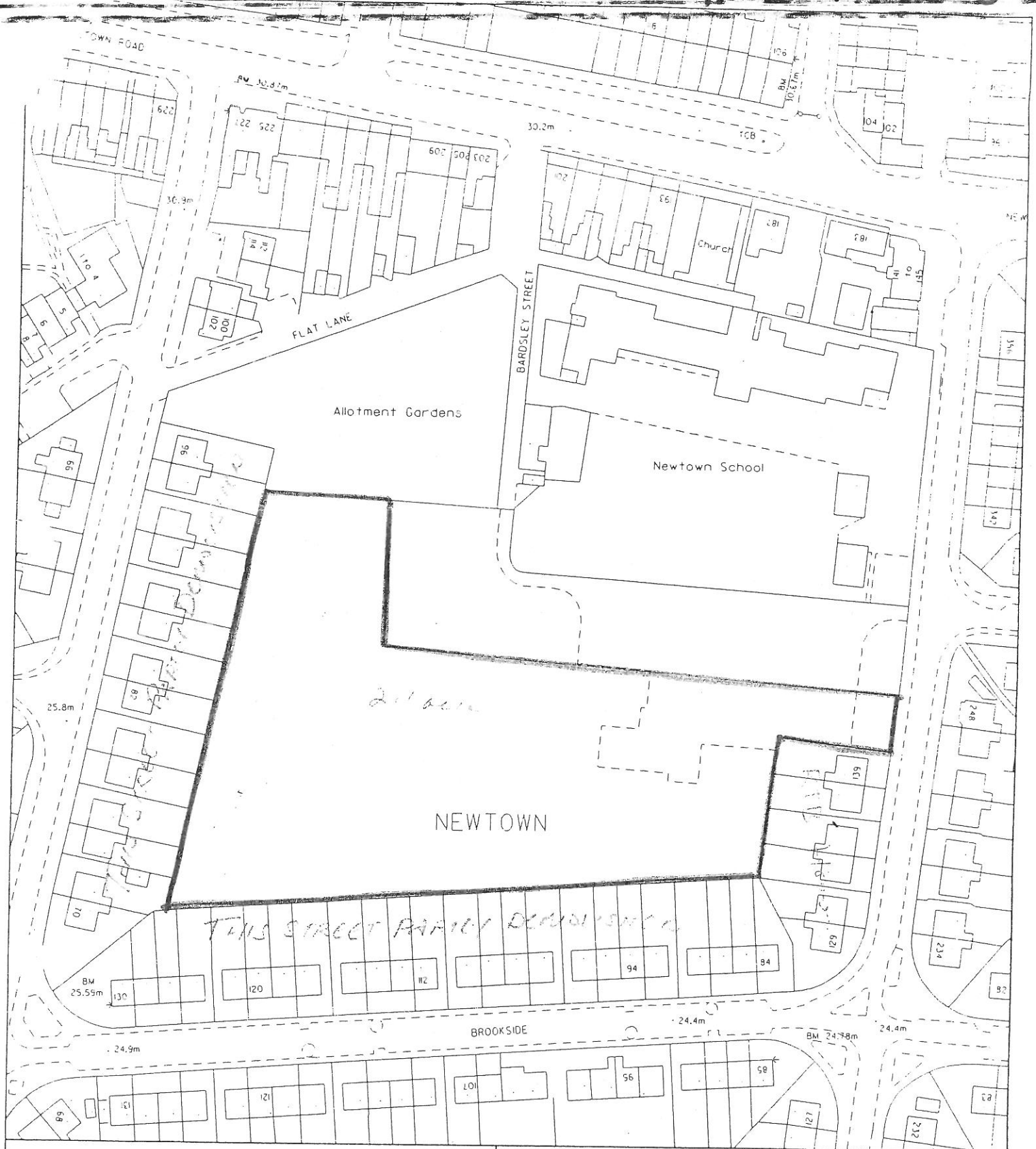
Cumbria County Council
The Map Room

Scale 1:2500 E:340690 Date:28-9-1997
O.S.:NY4053 N:553850 Operator:DF

Building & Design
15 Portland Square
Carlisle
CA1 1QQ
Tel: 01228 606118
Fax: 01228 606066



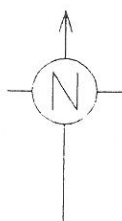
LAND AT THE FORMER YORK SCHOOL



Cumbria County Council
The Map Room

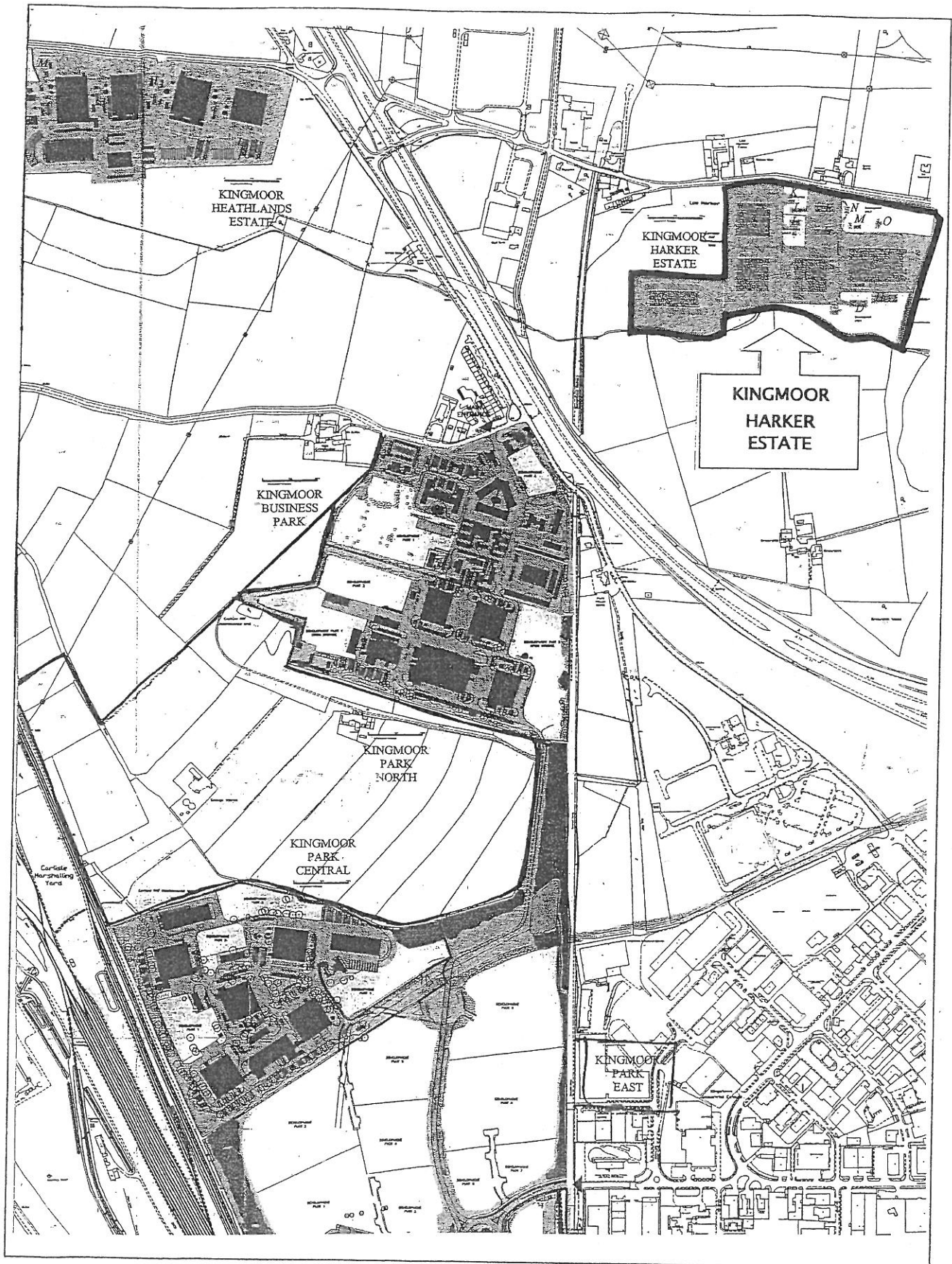
Scale 1:1250 E:338110 Date:22-5-1995
O.S.:NY3855 N:555760 Operator:DF

Building & Design
15 Portland Square
Carlisle
CA1 1QQ
Tel: 0228 812199
Fax: 0228 512370



LAND ADJACENT TO H.K. CAMPBELL SCHOOL

HOUSING RURAL 1

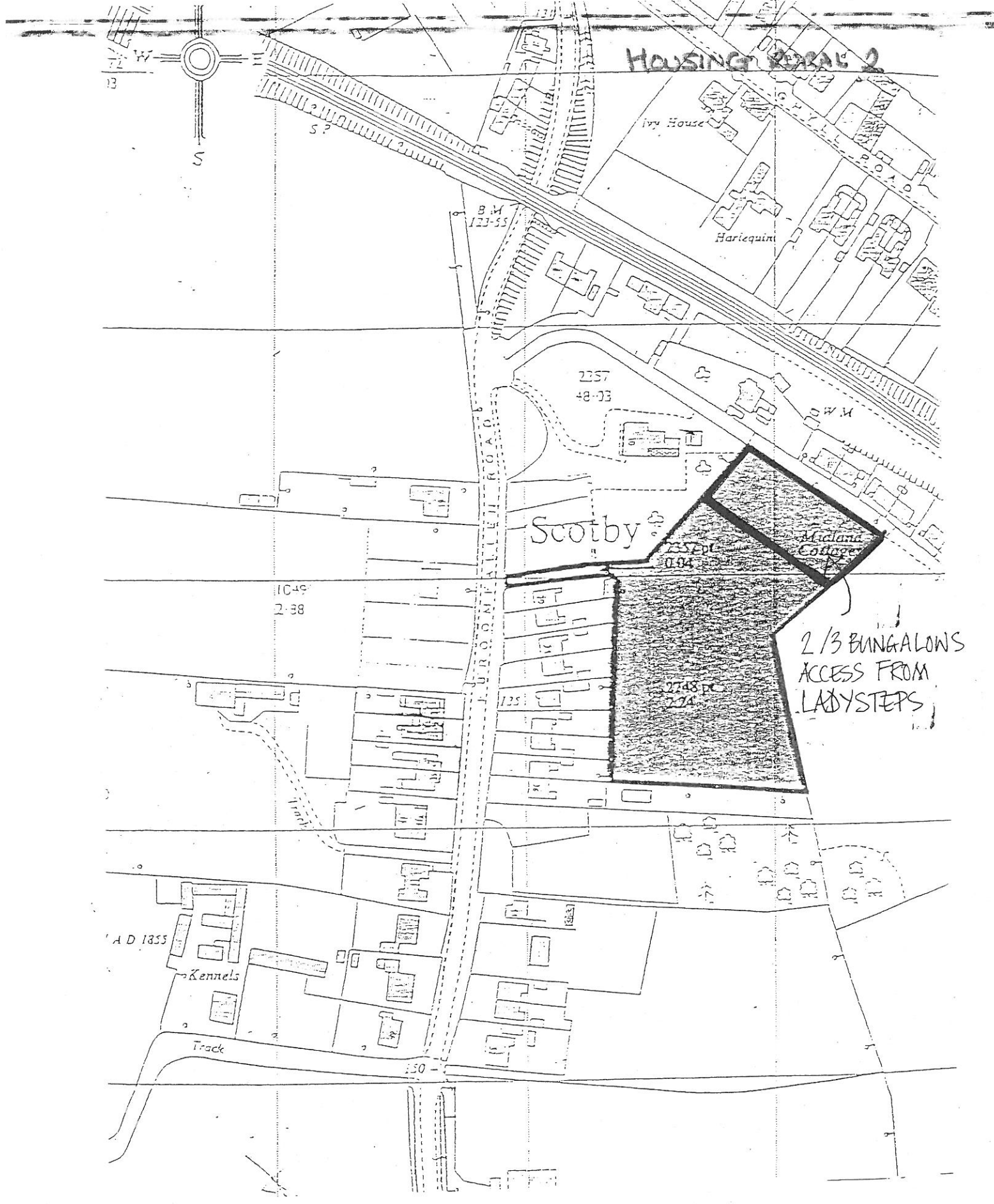


Plan2. Kingmoor Harker Estate, Carlisle

May 2003

Scale 1 :5000





Housing Estate 2

Ivy House

Harlequin

B.M.
123-55

2357
48-03

Scotby

Midland
Cottages

2357 sq
0.04

2748 sq
204

2/3 BUNGALOWS
ACCESS FROM
LADYSTEPS

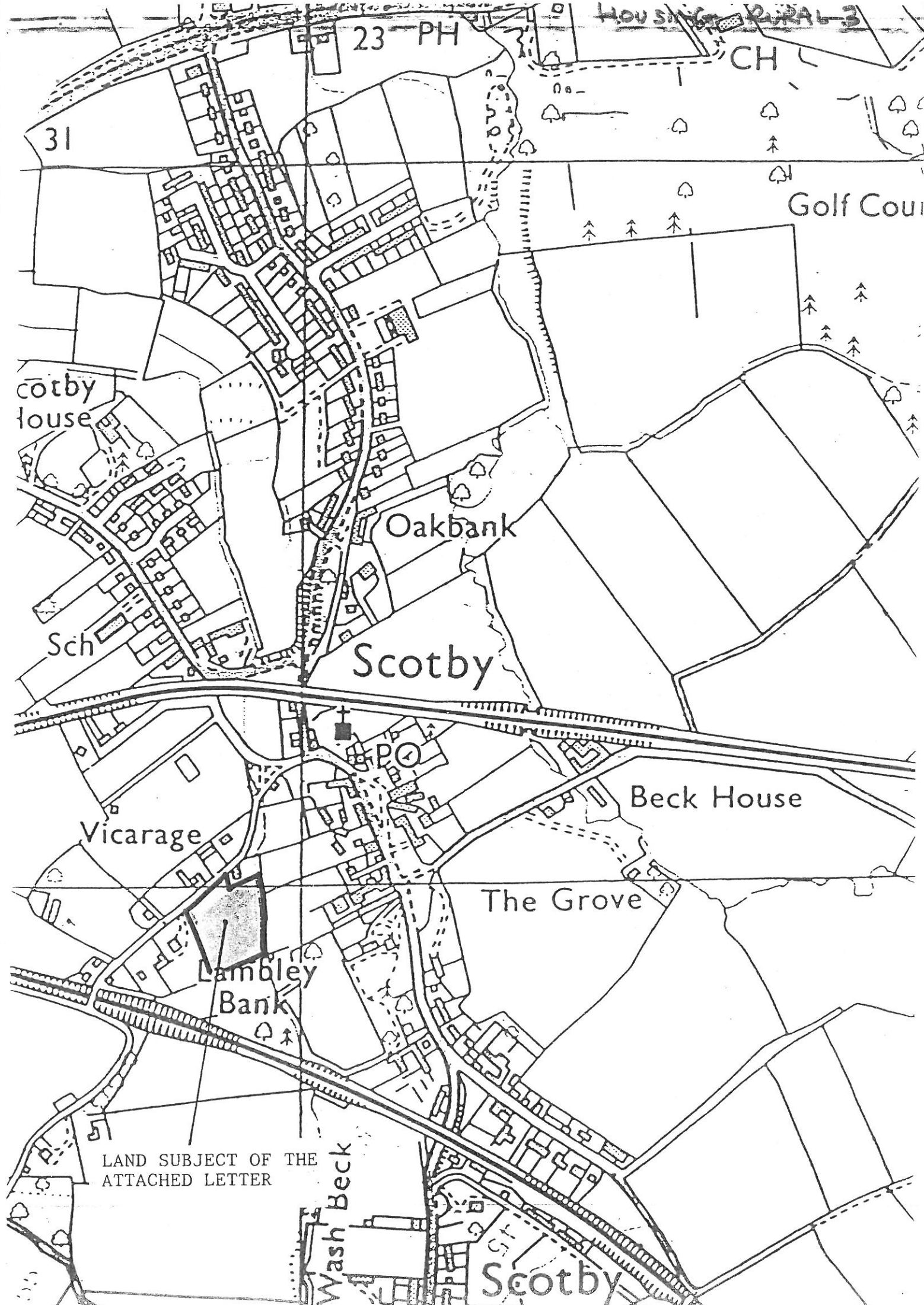
1049
2-38

A.D. 1855

Kennels

Track

150



LAND SUBJECT OF THE
ATTACHED LETTER

WETHERAL WARD

HOUSING RURAL 4

BROOMFALLEN ROAD

SCOTBY VILLAGE

AREA 1 173412

1.173 ha

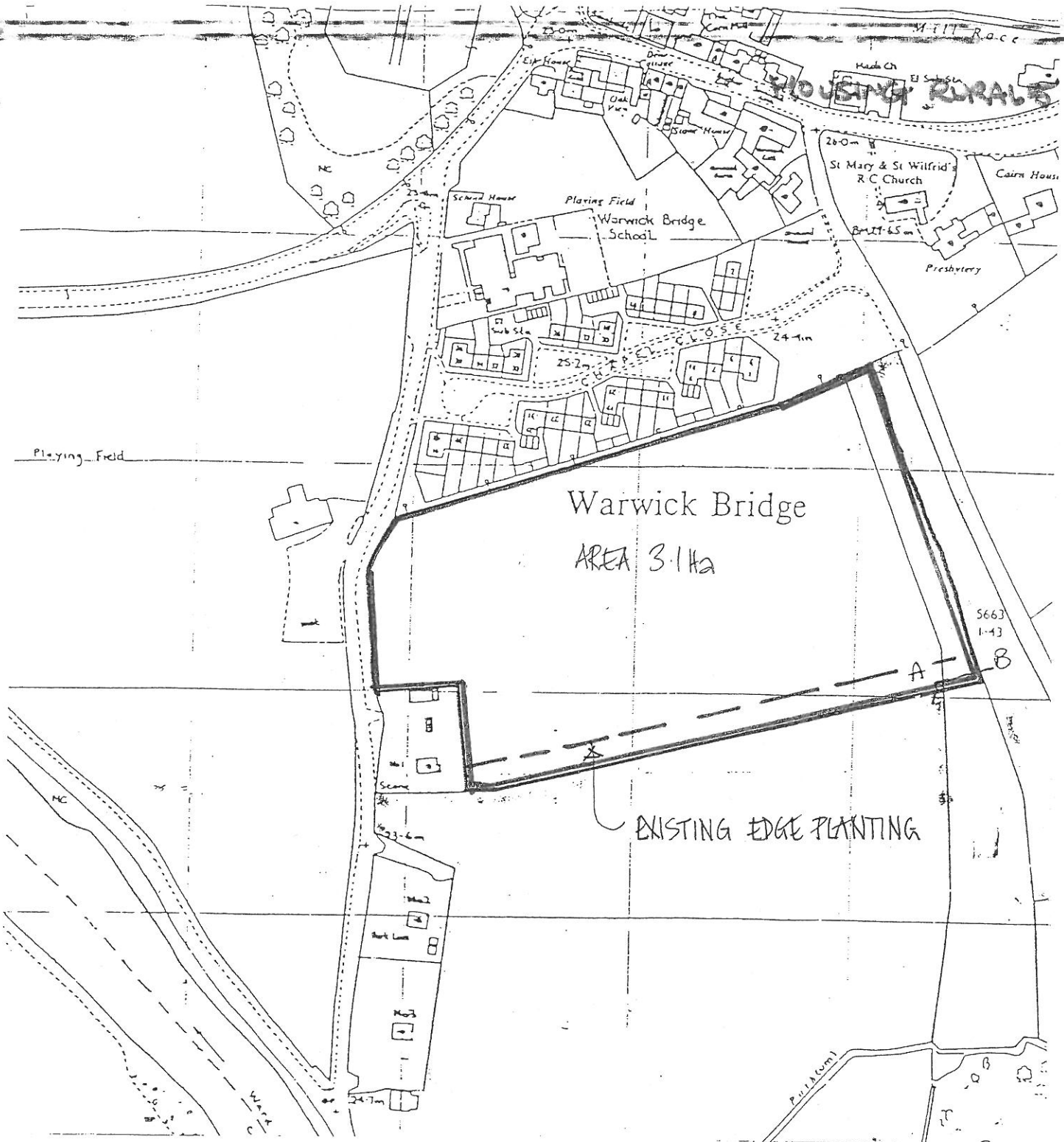
CUMBRIA COUNTY

CARLISLE DIST

TO CUMWHINTON

CUMBR

CONST





HOUSING RURAL 6

PENRITH

34706

AREA 2.4 Ha.

EXISTING SCREEN
PLANTING

ACCESS

NY 4653

464

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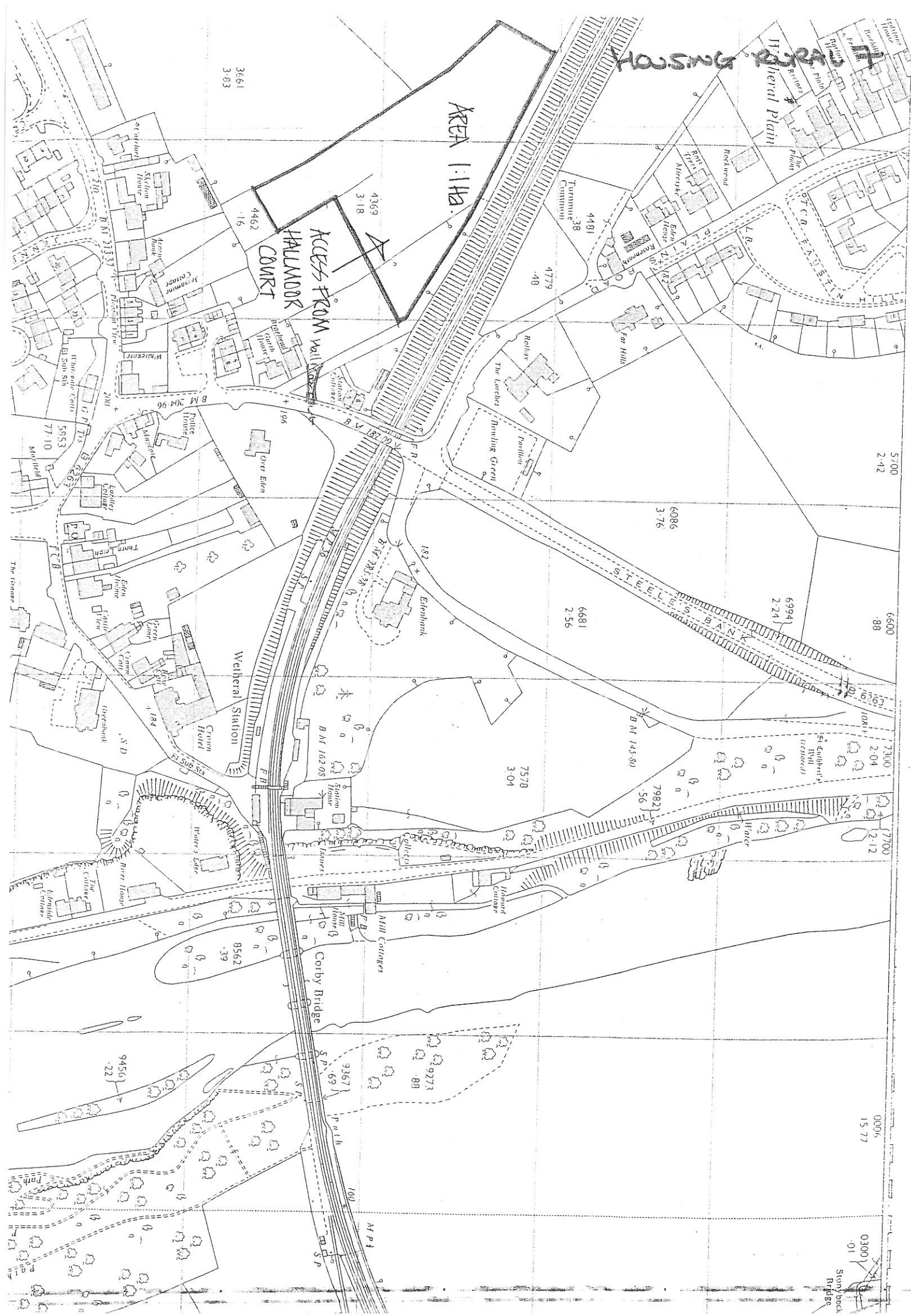
496

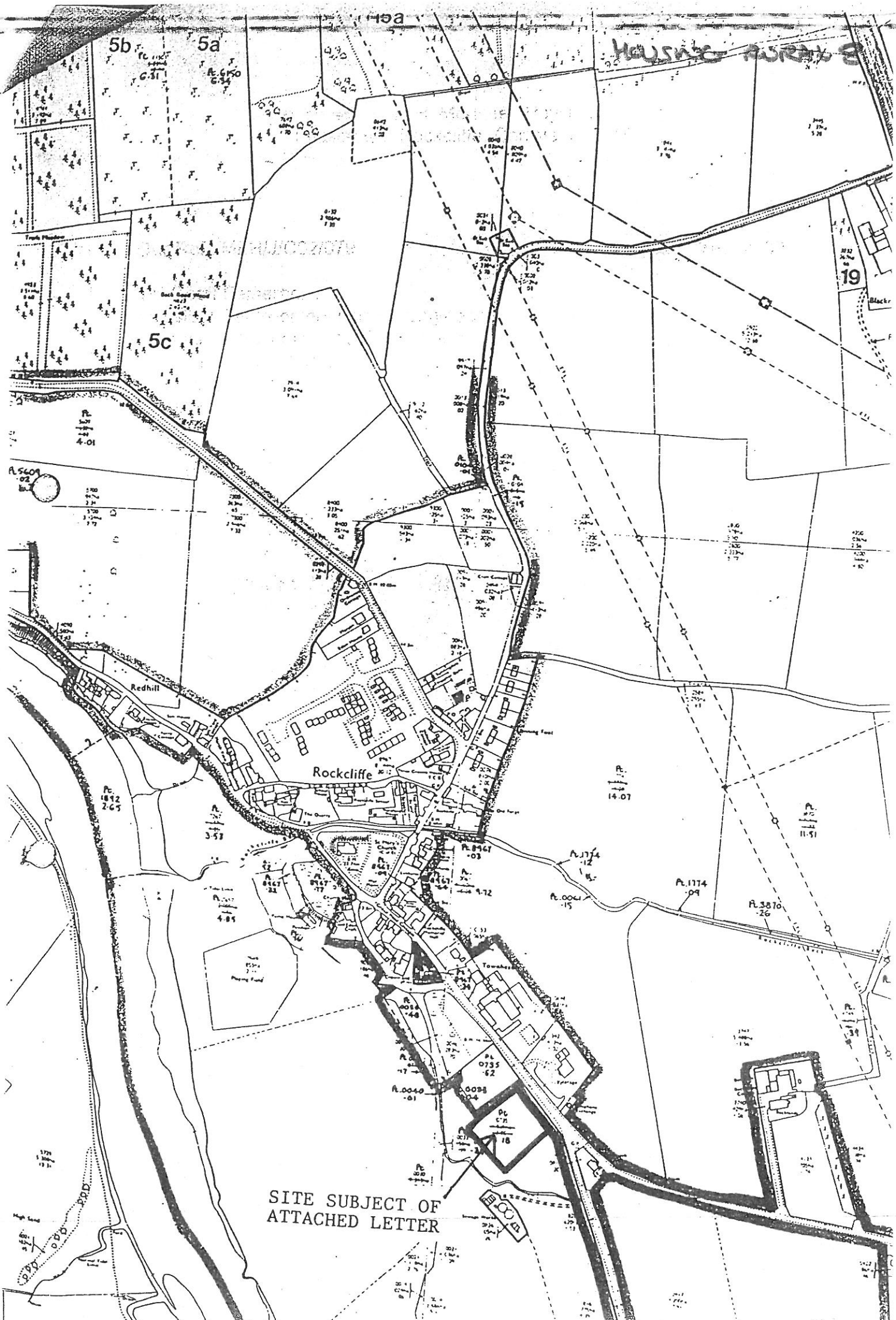
497

498

499

500





SITE SUBJECT OF
ATTACHED LETTER

DRAWN FROM O.S.
LICENCE H* 100009864

FIELD NO 0001
(HOUSING SITE)

HOUSING RURAL 9

15
?)

VISIBILITY SPYAY
4.5 x 120 x 120 m

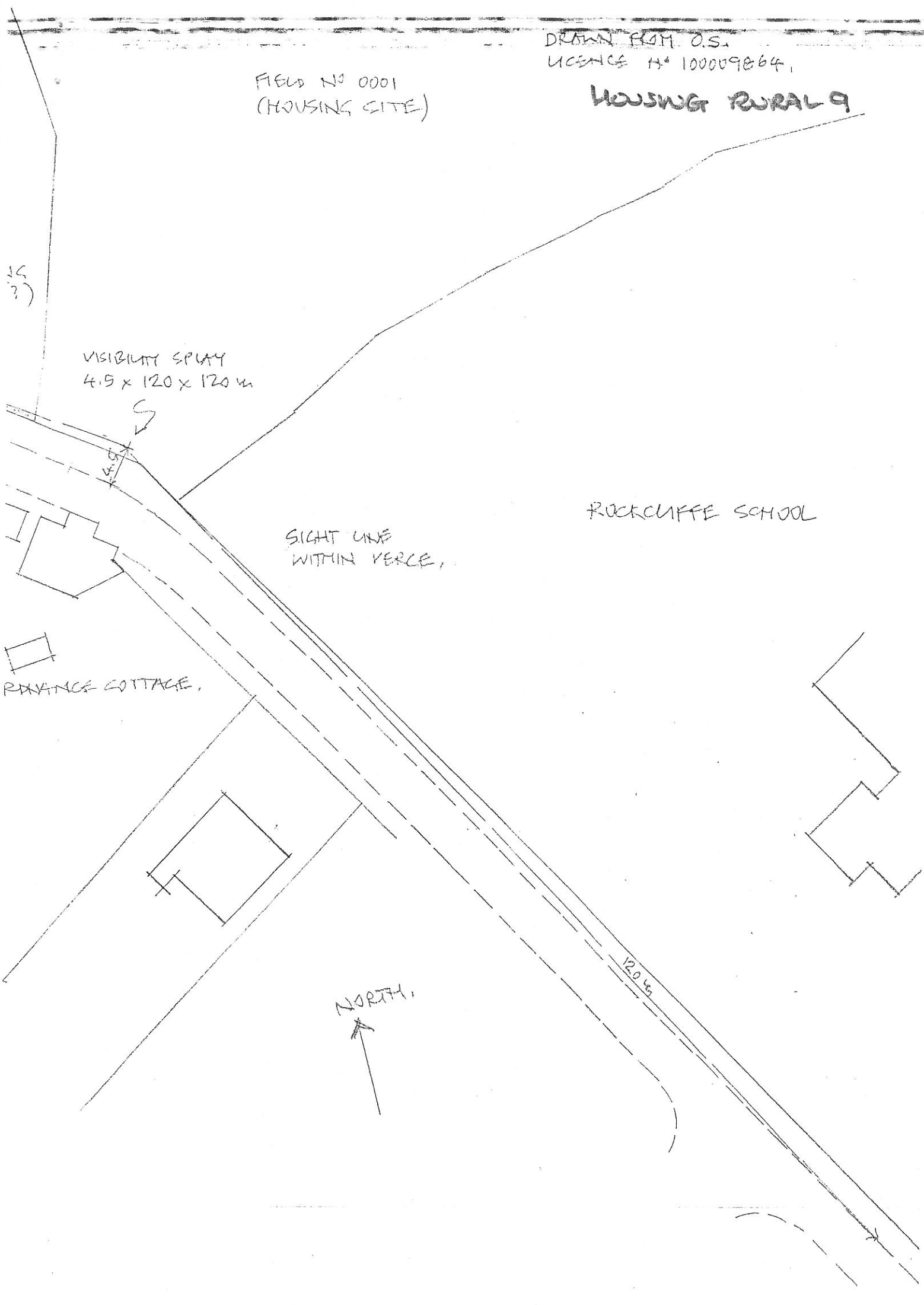
SIGHT LINE
WITHIN VERGE,

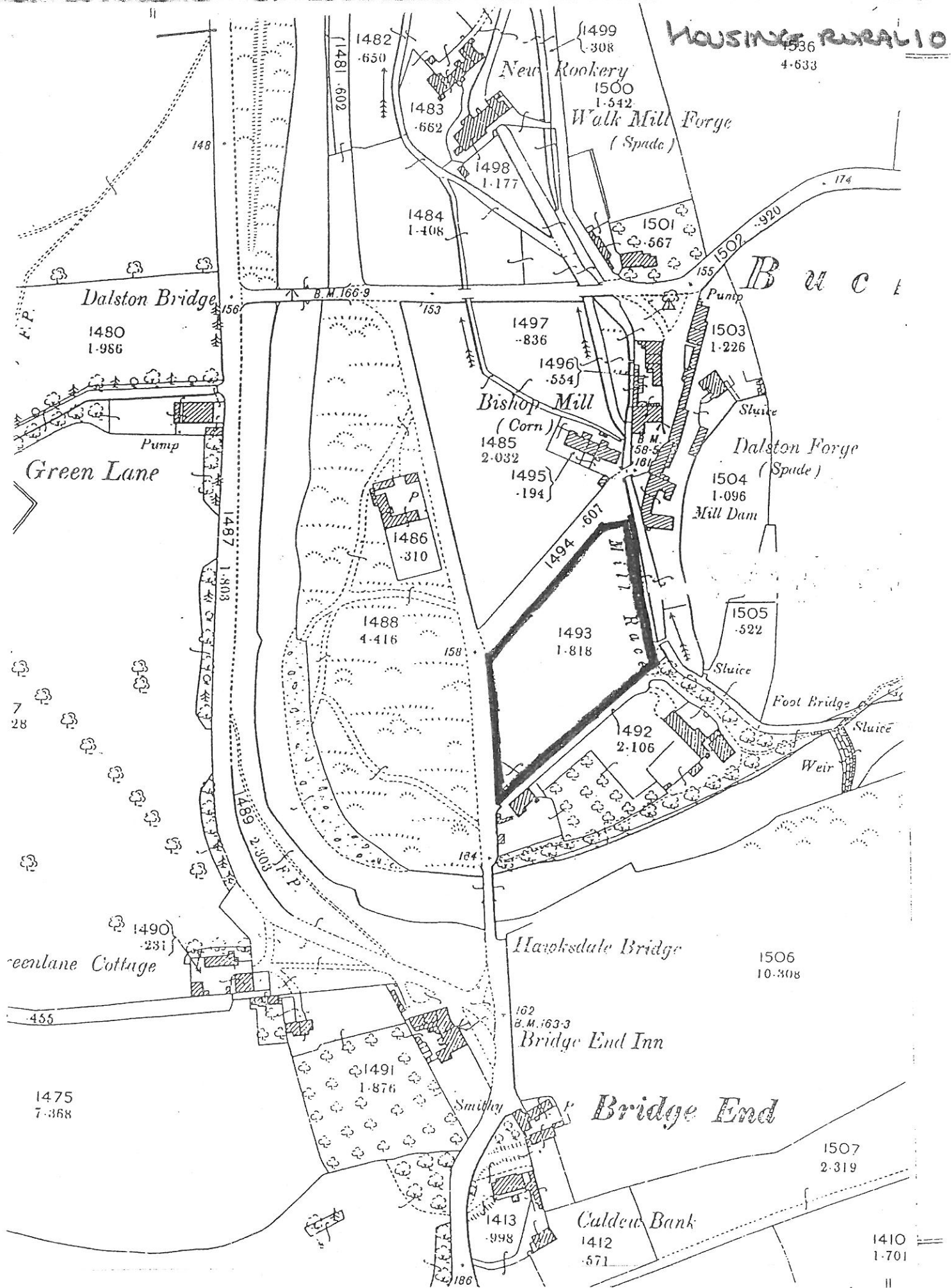
ROCKCLIFFE SCHOOL

PRINCE COTTAGE,

NORTH.

120 m





HEADING RURAL II



551

Caldewhurst

Barras Brow

Transport Depot

Bucbank Lane (Track)

Works

Station

School

Out Storage Depots

Dalston

Madam House Farm

Town Head

550

Bucbank Lane

SITE SUBJECT OF THE
ACCOMPANYING LETTER

Madam Banks

Recreation Field

The Green

Pol Ho

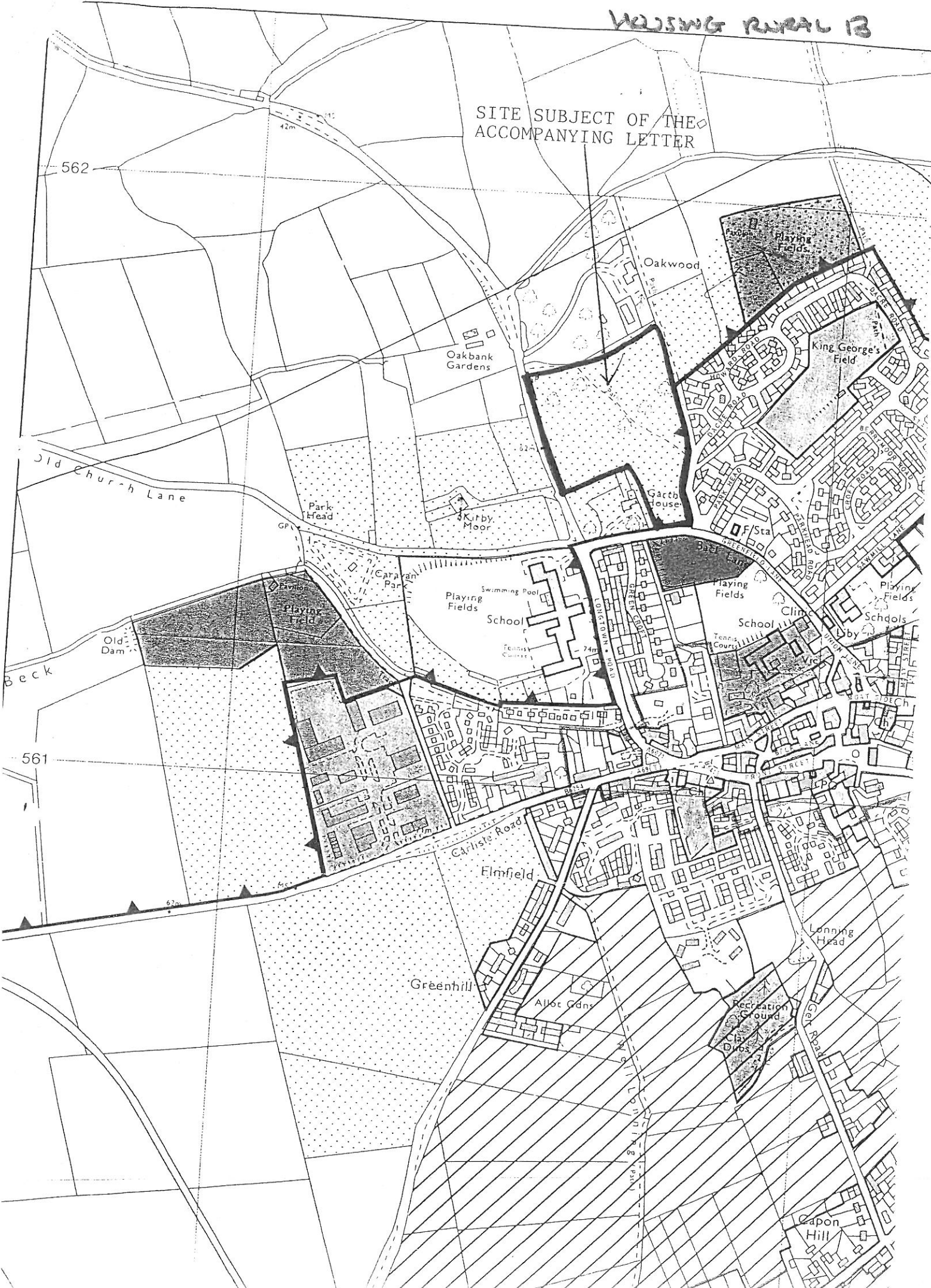
Gill Wood

Ladywood

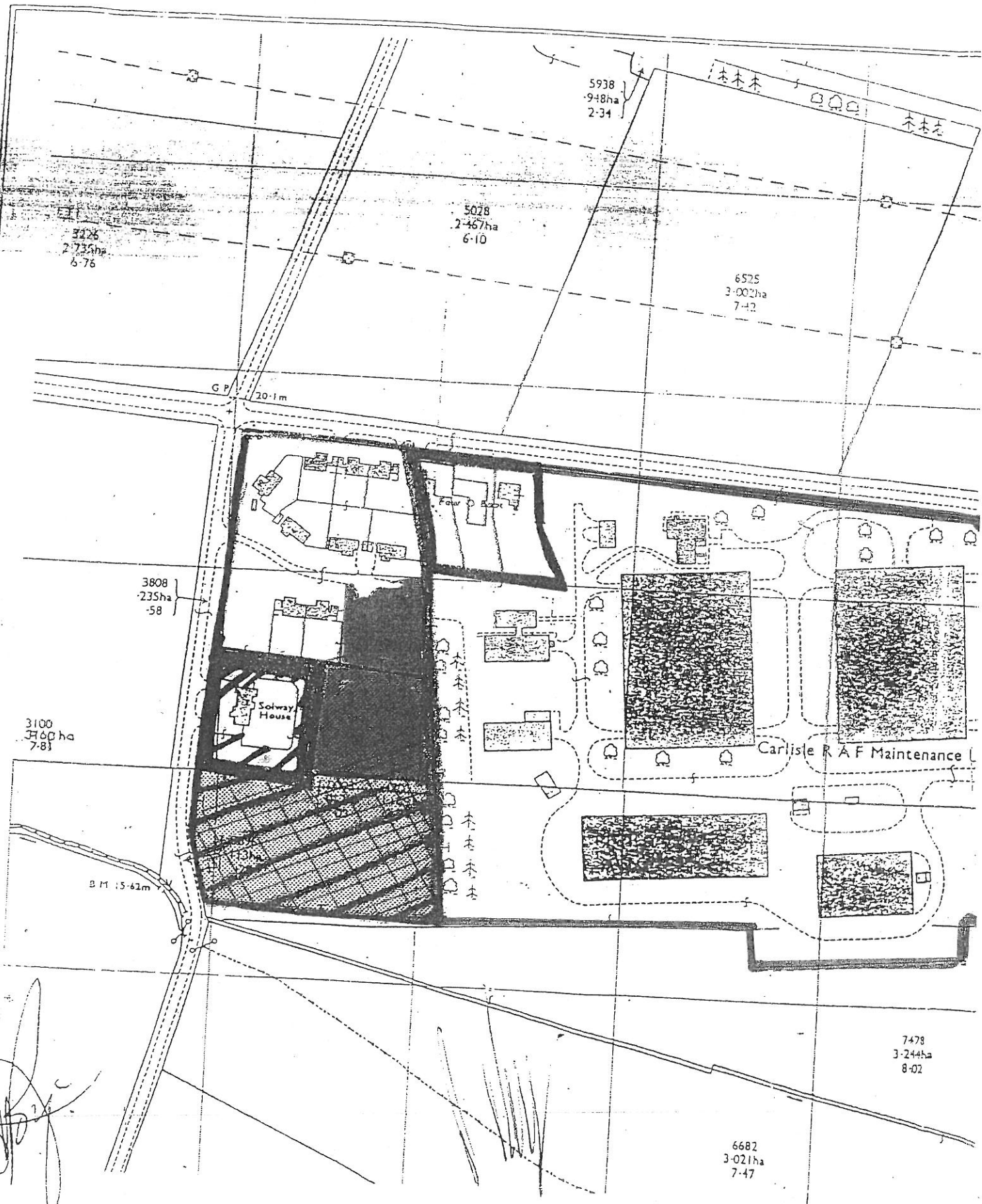
Elms Mill (rotten)



SITE SUBJECT OF THE
ACCOMPANYING LETTER



HOUSING RURAL 14



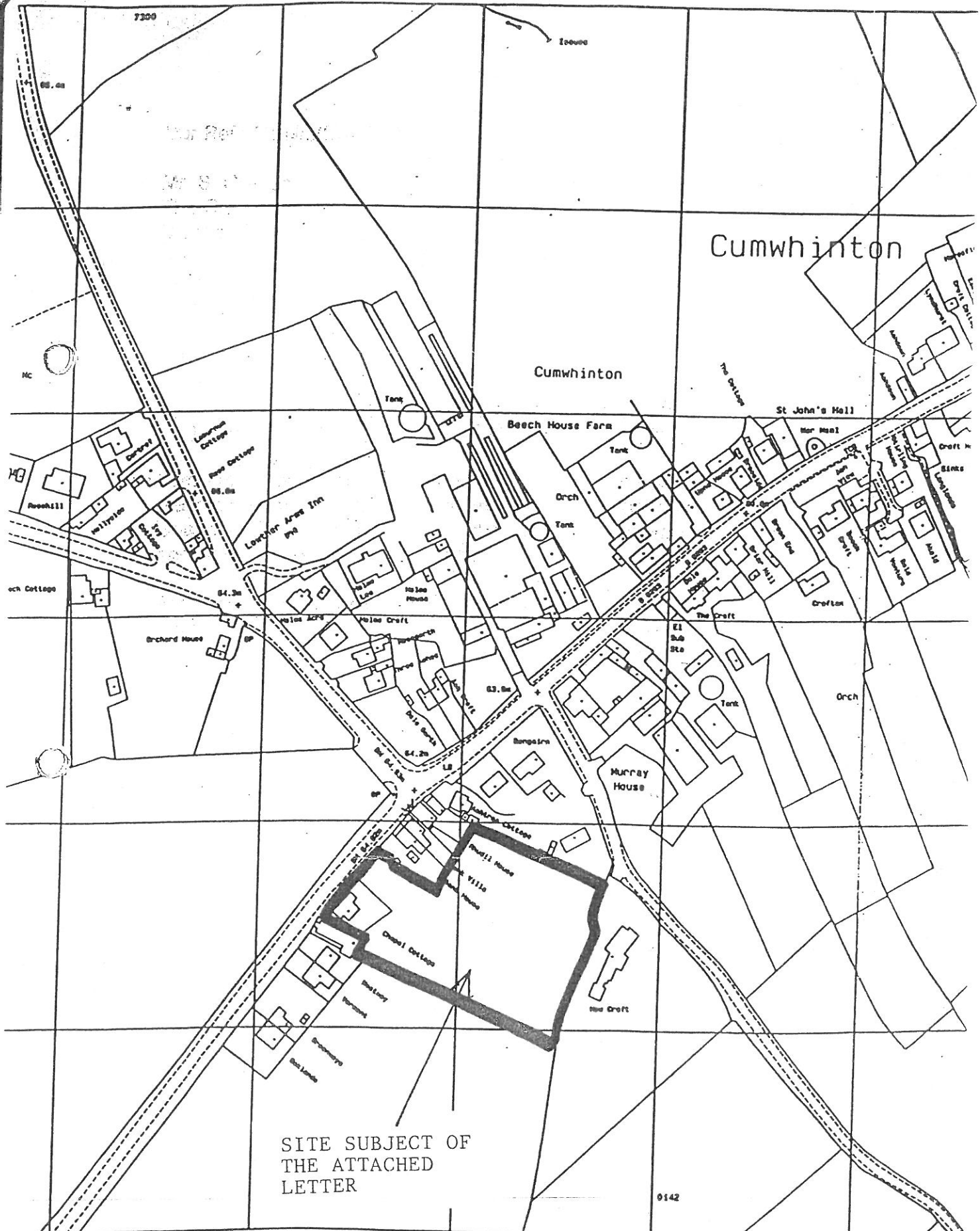
447

448

449

2450000

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SITE SUBJECT OF
THE ATTACHED
LETTER

447

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2450000

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Mr J. Bowman
Land near Cummersdale,
Carlisle

LOCATION PLAN

