

# Report to Council

**Agenda  
Item:**

**18**

Meeting Date: 5<sup>th</sup> March 2019  
 Portfolio: Culture, Heritage and Leisure  
 Key Decision: N/A  
 Within Policy and Budget Framework N/A  
 Public / Private Public

Title: Response to the Sands Centre Motion (6<sup>th</sup> November 2018)  
 Report of: The Deputy Chief Executive  
 Report Number: CS11/19

## **Purpose / Summary:**

The purpose of this report is to respond to the motion carried by Council 6<sup>th</sup> November 2018.

The final carried motion read –

*“This Council shares the concerns of Carlisle Flood Action Group and the people of Carlisle. That the proposed £19m redevelopment at the Sands Centre is not only at risk of flooding itself but will add to the existing problems along the river Eden and cause even higher water level dispersal impact over a wider area of Carlisle’s three main rivers and the surrounding communities.  
 We ask that this Council look at alternative sites making the findings accessible to the public domain before we move to the next stage.”*

Since this motion was carried the Sands Centre extension (and temporary facilities) applications for planning permission have been considered by Development Control Committee and granted permission to proceed, subject to a small number of site specific conditions.

This response report seeks to clarify the actions that have been taken during this project to examine alternative sites for this major project and explain the outcomes of these exercises.

The report builds on the Informal Council briefing held 22<sup>nd</sup> January 2019 where the Sands Centre Project Team explained the choice of site and outlined the key design elements related to potential flood issues.

## **Recommendation:**

That Council reviews this report and agrees to move forward into the next planned stage of the project as agreed by Council 6<sup>th</sup> March 2018.

### **1.0 Chronology and scope of site assessments:**

The process for planning and delivering the future provision and management of our indoor sports facilities has now been in operation for six years. During this period a range of exercises have been undertaken to determine the scale, scope, location and form of our most significant indoor sports facilities. Alongside this work the Council has retendered its leisure management contract to establish the most economically advantageous way of operating the current and any new facilities.

### **2.0 Strategic Facilities Strategy 2014 (alongside the Sport and Physical Activity Strategy)**

During 2013 the Council (with external support from Sport England) developed a Sport and Physical Activity Strategy and used this base to also establish a Strategic Facilities Strategy. This later strategy was agreed at Executive (15<sup>th</sup> January 2014) having already been considered at the Community Overview and Scrutiny Panel (9<sup>th</sup> January 2014).

The report outlined the current baseline of usage and indicated future usage trends and patterns of our facilities across the city. Regarding sports halls and swimming pools the report concluded the following:

***The Sands Centre*** - A new swimming pool, a new sports hall and an improved health & fitness offer is best located at the Sands Centre. Provision here maximises both existing infrastructure and the opportunities for business development, mitigating initial capital costs and presenting opportunities to reduce revenue cost. Other reasons for locating new facilities at the Sands Centre include:

- *The Sands Centre is already the recognised 'flagship' facility in Carlisle.*
- *The Sands Centre is well located in the city centre.*
- *A significant level of infrastructure, such as car parking, already exists.*
- *A management and staffing structure would not have to be duplicated (this is estimated to save £150,000 p/a on revenue staffing costs, compared to locating the development at Morton).*
- *It presents innovative pricing and cross-selling opportunities, combining both the swimming pool and fitness offer. For example, female participation rates are based on swimming and fitness; combining the offer provides chances to increase income.*

• *It provides the opportunity to link with the College and University. Both could become anchored tenants, utilising facilities during the day (off-peak hours). By providing teaching and learning opportunities at the Sands Centre, the Sands Centre could become a sporting hub for both the University and the College; effectively providing 'the student experience at the Sands Centre'.*

Following the adoption of this strategy officers began working on the delivery of its key objectives at a variety of sites within the district.

Key to delivery of the strategy was the development of the Sands site and the management contract for operating the current and proposed facilities. The Council had (at this stage) a contract for management with GLL (and prior to this Carlisle Leisure Limited) which was due to end November 2017. It became clear that the Council requirements for funding any new facilities, whilst also seeking to achieve revenue savings would be bound to a new management contract.

## **2.1 Post Flood Facility Assessment**

In the weeks that followed the 2015 floods the Council commission a short piece of work to determine the value and potential of relocating some its main facilities away from the river Eden, to the Council held land at Morton.

This work led to a draft report (this has been made available to all members) produced by V4.

The report put two options forward:

- Sands redevelopment and extension as now proposed
- A new 'greenfield' develop on Council owned land at Morton, to also include the athletics track and 3G football pitches

This work resulted in a recommendation for continuing with the Sands development for the following reasons:

- Lower upfront capital costs
- Supports more efficient use of a city centre site at the Sands
- Reserves the Morton site for a potential commercial capital gain
- Supports the 'one site' approach for a new leisure operator
- Less favourable response from Sport England
- Insurance settlement likely to be lower than an on-site project (Sheepmount)

No further work was conducted on this exercise.

## **2.2 Sport And Leisure Management Contract**

The process for developing, tendering and signing a new 15-year sport and leisure contract is well documented elsewhere in background reports. The purpose of mentioning the contract process in this report is to remind members of the following:

- During the soft market testing phase of this exercise all interested parties were asked for their views on the Strategic Facilities Strategy and the potential for achieving a zero-subsidy aligned to development of the Sands facilities. All agreed that they believed this to be feasible.
- In the subsequent tender process applicants were asked to bid on the basis of an extension of the Sands Centre to include more sports hall space, new pools and a larger fitness suite. The bids returned complied and offered a net zero subsidy, this was predicated on the choice of site and facility mix offered.

It should be noted that this process took place after the 2015 floods and tender applicants were fully aware of the impact of these floods.

## **3.0 Alternative Sites (As Assessed During the Planning Process)**

The Council has been working with a comprehensive project team of architects, engineers, quantity surveyors, works contractors and flood specialists for the past twelve months, to ensure that we could submit proposals to our Development Control Committee and subsequently make final recommendations to Executive, Scrutiny and Full Council.

The Sands extension now has full planning permission (23<sup>rd</sup> November and the subsequent Section 73 amendment).

This team have also been working closely with Sport England to develop a capital fund bid for £2M. The bid has now been submitted and will be determined 6<sup>th</sup> March 2019.

In undertaking this planning process, the Council followed National Planning Policy Framework guidance and our own Local Plan. This detailed work has quite rightly placed particular focus on the issues relating to flood risk at the Sands Centre.

Early in the design process, members of the Executive asked the project team to consider the issues of flood resistance and resilience in this new extension.

This has resulted in a design that will allow flood waters to enter the site should the defences be breached, except for the pool hall and associated changing areas. These sensitive areas will be elevated above the rest of the site by 450mm to protect

the facility. The rest of the facility will be built to be more flood resilient, using durable materials that can be cleaned and made safe for use again.

Whilst developing this design our project team has held an ongoing dialogue with the Environment Agency, County Council and planning officers at the City Council. The detail contained in the 110 documents on our planning page demonstrate the detailed considerations that have been undertaken.

Of particular note amongst these documents are the Flood Risk Assessment and the Town Centre and Flood Risk Sequential Assessments.

### **Flood Risk Assessment (FRA):**

National policy requires all developments in Flood Zone 3 to carry out an FRA.

National Planning Policy Framework (para 163) allows development in high flood risk areas where it can be demonstrated that:

- The most vulnerable development is located in areas of lowest flood risk, where possible;
- The development is appropriately flood resistant and resilient;
- Sustainable drainage systems are incorporated, where appropriate;
- Any residual risk can be safely managed; and
- Safe access and escape routes are included where appropriate.

The FRA is attached to this report at Appendix A.

**Pre-application consultation** – BuroHappold (our project engineers) started consultation with the Environment Agency (EA) and Lead Local Flood Authority (LLFA) in early 2018. Comprehensive discussions were held regarding how the FRA should be completed to ensure a robust assessment.

FRA conclusion – the FRA concluded that the proposal would result in “an increase of less than 10mm depth to the defended flood cell...the estimated increase is not considered to be significant.”

FRA conclusion was agreed by statutory consultees – the EA and LLFA were both satisfied that the impact of development would not be significant, and the proposals were therefore acceptable.

### **Town Centre and Flood Risk Sequential Assessments**

These two tests aim to direct main town centre uses such as leisure towards defined centres and to direct development to areas at lowest risk of flood.

Both tests were carried out independently of each other but were intrinsically linked. For example, low flood risk sites out of the town centre would automatically fail the Town Centre assessment.

In total 226 sites were assessed; 11 sites were subsequently assessed in further detail to ensure a comprehensive approach.

The results demonstrated that the choice of the Sands site met the demands of both assessments.

This planning exercise is attached to this report at Appendix B.

Subsequent to the submission of these reports to the Development Control committee the following comment was recorded.

### **Environment Agency**

“We have reviewed the Flood Risk Assessment (FRA) for the redevelopment of the Sands Centre, Carlisle (reference 0040400 Revision 02; dated 31 August 2018) produced by Burohappold Engineering as submitted with the application. We are satisfied that it demonstrates that the proposed development will not be at an unacceptable risk of flooding or exacerbate flood risk elsewhere.”

## **4.0 Conclusion**

Having again reviewed these documents the Council has already fully examined all other potential sites, to note that none are more suitable; and that the primary consultee on matters of flooding, the Environment Agency are satisfied with the work undertaken.

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### **Appendices attached to report:**

**A:    Sands Centre Flood Risk Assessment**

**B: Town Centre and Flood Sequential Assessments**

**Note: in compliance with section 100d of the Local Government (Access to Information) Act 1985 the report has been prepared in part from the following papers:**

- None

### **CORPORATE IMPLICATIONS/RISKS:**

- None

Planning Statement  
Town Centre Sequential Assessment  
Flood Risk Sequential Assessment

**The Sands Centre, Carlisle**  
**On behalf of Carlisle City Council**

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# 1 Introduction

1.1 This Planning Statement is prepared on behalf of Carlisle City Council (“the Applicant”) in support of a full planning application for the demolition and redevelopment of the existing leisure facilities at The Sands Centre, Carlisle, CA1 1JQ (“the Site”).

1.2 The description of development (herein referred to as “the Proposal”) is as follows:

*“Part demolition of existing leisure facilities (2,916 m<sup>2</sup> – excluding main arena) and construction of approximately 6,498m<sup>2</sup> of new leisure centre floorspace (Use Class D2) and ancillary facilities comprising: 2 swimming pools; separate wet and dry changing facilities; a 4 court sports hall; spectator’s area; fitness suite; studios; bar and café; ancillary physiotherapy suite; as well as the reconfiguration of car parking, landscaping and associated works at The Sands Centre, Carlisle”*

1.3 This planning application has been submitted electronically via the Planning Portal (Planning Portal reference: PP-07133908). The following documents/drawings have been submitted in support of this application:

## **Application documents:**

- Planning Application Form (signed and dated)
- Land Ownership Certificates (signed and dated)
- Site Location Plan (1:1250) – 17024-GT3-00-XX-DR-A-08-9000-S2-P01

## **Drawings prepared by GT3 Architects:**

- Block Plan (1:500) – 17024-GT3-00-XX-DR-A-08-9002-S2-P01
- Existing Site Layout (1:500) – 17024-GT3-00-XX-DR-A-08-9001-S2-P01
- Existing Ground Floor Plan (1:200) – 17024-GT3-00-GF-DR-A-08-0000-S2-P01
- Existing First Floor Plan (1:200) – 17024-GT3-00-01-DR-A-08-1000-S2-P01
- Existing Roof Plan (1:200) – 17024-GT3-00-RF-DR-A-08-2000-S2-P01
- Existing Site Sections (1:200) – 17024-GT3-00-ZZ-DR-A-08-0015-S2-P01
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- Existing Site Sections (1:500) – 17024-GT3-00-ZZ-DR-A-08-9000-S2-P01
- Existing North and East Elevations (1:200) – 17024-GT3-00-ZZ-DR-A-08-0000-S2-P01
- Existing South and West Elevations (1:200) – 17024-GT3-00-ZZ-DR-A-08-0001-S2-P01
- Proposed Demolition Plan (1:500) – 17024-GT3-00-XX-DR-A-08-9003-S2-P01

- Proposed Site Layout (1:500) – 17024-GT3-00-XX-DR-A-08-9002-S2-P01
- Proposed Ground Floor Plan (1:200) – 17024-GT3-00-GF-DR-A-08-0001-S2-P01
- Proposed First Floor Plan (1:200) – 17024-GT3-00-01-DR-A-08-1001-S2-P01
- Proposed Roof Plan (1:200) – 17024-GT3-00-RF-DR-A-08-2001-S2-P01
- Proposed Site Sections (1:200) – 17024-GT3-00-ZZ-DR-A-08-0018-S2-P01
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- Detailed Strip Section, Sport (1:20) – 17024-GT3-00-ZZ-DR-A-08-0051-S2-P01
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- Detail Strip Section, Street (1:20) – 17024-GT3-00-ZZ-DR-A-08-0081-S2-P01
- Proposed Elevations (1:200) – 17024-GT3-00-XX-DR-A-21-0001-P01
- Proposed North & East Elevations (1:200) – 17024-GT3-00-ZZ-DR-A-08-0005-S2-P01
- Proposed South & West Elevations (1:200) – 17024-GT3-00-ZZ-DR-A-08-0007-S2-P01

#### **Other drawings:**

- Topographical Survey (1:500) prepared by AMR Geomatics – P10357/amr/1
- Proposed Landscaping Plan (1:500) prepared by OOB – GT1385-OOB-SI-ZZ-DR-L-0001
- Proposed Landscaping Plan (1:200) prepared by OOB – GT1385-OOB-SI-ZZ-DR-L-0002
- Proposed Surface Water Drainage Layouts (1:100) prepared by Caley Water:
  - 800100-36-DRA-SW-GA-002-P0-03;
  - 800100-36-DRA-SW-GA-002-P1-03;
  - 800100-36-DRA-SW-GA-002-P2-03;
  - 800100-36-DRA-SW-GA-002-P3-03;
  - 800100-36-DRA-SW-GA-002-P4-03;
- Proposed Foul Water Drainage Layout (1:200) prepared by Caley Water – 800100-36-DRA-FW- GA-003-03;
- External Lighting Strategy (1:500) prepared by BuroHappold Engineering – 0040400

#### **Reports and Technical Documents:**

- Air Quality Assessment (31.08.18) prepared by Redmore Environmental Ltd – 2361-2r2
- Arboricultural Impact Assessment (31.08.18) prepared by All About Trees - Rev.B.

- Archaeological Desk-Based Assessment (August 2018) prepared by CgMs – JAC24748/SP
- Design and Access Statement and Sustainability Statement prepared by GT3 Architects (29.08.2018) – 17024
- Ecological Appraisal (Preliminary) prepared by All About Trees (Aug. 2018)–REV.A
- Environmental Noise Survey (12.7.18) prepared by Pace Consult – PC-17-0201-RP1
- Flood Risk Assessment (31.08.18) prepared by BuroHappold Engineering – 0040400 REV02
- Foul Water Strategy (31.08.18) prepared by BuroHappold Engineering;
- Geo-Environmental Desk Study (Phase 1) prepared by BuroHappold Engineering (27.07.18) – 0040400
- Geotechnical Interpretative Report (28.08.18) prepared by BuroHappold Engineering - 0040400
- Ground Investigation Interpretative Report (June 2010) prepared by Shadbolt Environmental LLP – E0058/SR/GIINT/Issue 2 (to be read in conjunction with the Phase 1 Geo-Environmental Desk Study and Geotechnical Interpretative Report prepared by BuroHappold Engineering);
- Heritage Assessment (August 2018) prepared by Emma Adams & Partners – EA/AT/2018.020/Rpt01
- Lighting Assessment (31.08.2018) prepared by Redmore Environmental Ltd – 2361-1r2
- Planning Statement prepared by Gerald Eve LLP – U0006200/DPA – including:
  - Main Town Centre Use Sequential Assessment; and
  - Flood Risk Sequential Assessment
- Statement of Community Engagement (August 2018) prepared by UK Networks Land & Property Ltd
- Surface Water Drainage Strategy (31.08.2018) prepared by BuroHappold Engineering
- Transport Assessment and Framework Travel Plan (24.8.18) prepared by BuroHappold Engineering – 0040400

1.4 An internal transfer has been made within Carlisle City Council to the Development Management department (“the Local Planning Authority”) in the amount of £27,965, this being the requisite statutory planning application fee in this instance.

1.5 This Planning Statement provides a summary of the site and the development proposals before analysing the key issues and setting out the planning justification for this proposal. The remainder of this Statement is set out in the following sections:

- Background
- Site Description and Allocations
- Planning History
- Pre-Application
- Proposed Development
- Planning Policy
- Main Town Centre Use Sequential Assessment
- Flood Risk Sequential Assessment
- Planning Analysis
- Summary.

## 2 Background

### **Carlisle City Council: Applicant and Determining Local Planning Authority**

- 2.1 The existing Sands Centre is owned by Carlisle City Council and operated by Greenwich Leisure Limited (GLL). The Site is located within the jurisdiction of Carlisle City Council and as such, Carlisle City Council is both the Applicant and the determining local planning authority in this instance; however, it should be noted that separate departments are involved in preparing the application and in decision making.
- 2.2 For the purposes of transparency and robustness, the planning and development process has been managed by GT3 Architects, which has instructed the wider project team on behalf of the Applicant. For the avoidance of doubt, Carlisle City Council's Development Management department (the Local Planning Authority) is legally required to determine the planning application on its merits in accordance with the provisions of the Town and Country Planning Act 1990 (as amended) and The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). If any technical or policy-related matters are not sufficiently robust to grant planning permission the Local Planning Authority (LPA) may refuse the planning application.
- 2.3 The LPA has demonstrated its independent position as a decision maker through the determination of previous planning applications including a number of refusals which were subsequently determined by way of appeal. A full copy of the Site's planning history is provided at **Appendix A**.
- 2.4 For the avoidance of doubt, references to distinguish between the two functions of the Council throughout this Statement include:
- Carlisle City Council as the Applicant – “the Applicant”
  - Carlisle City Council as the Local Planning Authority – “LPA”

### **Existing and Proposed Use**

- 2.5 While the Sands Centre is a leading venue for entertainment and sports, the existing facilities are somewhat dated. As such, this proposal provides an opportunity to redevelop and modernise the facilities on offer within Carlisle.
- 2.6 The existing entertainment venue, situated immediately to the east of the existing leisure facilities, is to be retained. The existing leisure facilities will be demolished to make way for

the new proposed leisure facilities. The new development will be of the same use class as the existing Sands Centre (Use Class D2 assembly and leisure).

- 2.7 The new leisure facilities will include two swimming pools which will replace the swimming facilities at The Pools on James Street (also owned by the Applicant) which are scheduled to close following completion of the Sands Centre redevelopment, currently scheduled for the second half of 2020. The planned closure of The Pools forms part of a strategy to consolidate two leisure sites into one (i.e. The Sands), which would result in a significant saving on operational costs in the long term. This proposed sequence of events ensures that there will be continuous public access to swimming pools in Carlisle throughout the construction period and following the closure of the existing swimming pools.
- 2.8 The proposed development will primarily be funded by the Applicant, although potential exists to gain some funding from Sport England. This funding structure ensures that the Proposal can be delivered and is considered to retain control over the facility provision for the Applicant.
- 2.9 Sport England has been consulted throughout the design process in order to gain advice in relation to appropriate specifications to ensure the Proposal comprises a high quality scheme that satisfies Sport England's design standards (e.g. swimming pool dimensions, sports hall specifications and changing facilities). The guidance received has informed the current proposal subject of this planning application.

### **Flood History**

- 2.10 The Site is located within Flood Zone 3 (which is discussed further in Sections 9, 10 and 11 of this Statement). The flood history of Carlisle and the Site is particularly important in this instance given the two significant flood events that have occurred in recent years.
- 2.11 In January 2005 the Pennines and Lake District experienced a period of heavy rainfall resulting in a large area of Carlisle flooding due the River Eden's banks being breached. It should be noted that the leisure centre did not flood during this event. The Environment Agency has provided a flood map which showed flooding within the site boundary, but not within the building.
- 2.12 A second flood event occurred in December 2015 following Storm Desmond. The Site was affected by this flood due to the extent of flooding overtopping defences through a disabled access gate to the north of the Site; however, the impact on the existing leisure facility included water levels measured at approximately 2-3 inches within the Sands Centre.

Entertainment functions of the Sands Centre re-opened within 9 days, with the whole Centre re-opening within a number of weeks.

### **Timescales**

- 2.13 It is envisaged that demolition works could commence as early as spring 2019, subject to planning permission being granted within the statutory 13 week determination period and any pre-demolition and/or pre-commencement requirements being addressed as necessary.
- 2.14 Assuming that the anticipated project schedule is observed, and there are no unexpected delays, completion of the new leisure facilities is expected in the second half of 2020. Further detail on the project programme is provided in Section 5.

### 3 Site Description and Allocations

#### Site Description

- 3.1 The Site is located in the north west of England in Carlisle, Cumbria. Carlisle is located at the confluence of the Rivers Eden, Caldew and Petteril, 10 miles south of the Scottish border, and approximately 3km west of Junction 43 on the M6 motorway.
- 3.2 The Site measures approximately 1.98ha and is bound by the River Eden to the north, Bridgewater Road to the west, Swifts Bank Car Park to the east and Newmarket Road separates the Site from the DFS retail unit to the south. A Site Location Plan is attached at **Appendix B** with the Site boundary edged red (the blue line denotes the Applicant's wider land ownership).
- 3.3 The Site is located approximately 220m from the retail core of Carlisle City Centre, and is therefore considered to be in an edge of centre location in accordance with the National Planning Policy Framework (NPPF). Further information about the Site's edge of centre location is provided at Section 7.
- 3.4 Pedestrian access to the Site can be gained from Carlisle City Centre via the pedestrian tunnel under Hardwicke Circus roundabout. Access by motor-vehicles can be gained from the M6 to the east, via the A7 from the north or via Georgian Way and Castle Way from the south and west. All vehicular access can be made via the Hardwicke Circus roundabout, taking the New Market Street exit, or alternatively via Newmarket Terrace.
- 3.5 The nearest bus stop to the Site is to the north on Standwix Bank at Carlisle Cricket Club (approximately a 7 minute walk from the Site). A further bus stop is located on West Tower Street, which benefits from direct services (39, 554, BR1, BR2) from the City's suburban areas and villages.
- 3.6 The Site is also adjacent to local and national cycle routes. National Cycle Route 7 is located on either side of Bridgewater Road and provides links through to Sunderland and Inverness. The path of the River Eden, to the north of the Site forms part of National Cycle Route 72 which links Kendal and Silloth via the Cumbrian coast and Barrow-in-Furness. The proximity of the Site to these cycle routes encourages sustainable methods of accessing the leisure facilities.



- 3.7 The Site comprises The Sands Centre and its associated car park. The Sands Centre is made up of two elements, the existing leisure facilities and the adjoining entertainment venue. The existing carpark has capacity for 299 vehicles.
- 3.8 There are two designated heritage assets within the Site boundary, there the walls, railings and piers to the west and south of the Sands Sports Centre, each being Grade II listed. In addition to these, the Eden Bridge (north west of the Site) and The Turf Inn (south east of the Site) are Grade I and Grade II listed respectively.
- 3.9 Rickerby Park is a Grade II registered park that is located to the north east of the Site.
- 3.10 While the Site itself is not located within a conservation area, the City Centre Conservation Area is located to the south and the Stanwix Conservation Area is located to the north, beyond the River Eden.
- 3.11 The Hadrian's Wall World Heritage Site buffer zone runs to the north of the site. Further information in relation to designated and non-designated heritage assets relevant to this Proposal are set out in detail in the Heritage Assessment prepared by Emma Adams & Partners submitted in support of this application.
- 3.12 The Environment Agency's flood map for planning identifies the Site as being located within Flood Zone 3 and benefitting from flood defences.

### **Allocations**

- 3.13 The Site is not allocated for a specific land use as shown on the Local Plan Proposals Map 2015-2030.
- 3.14 The Site is surrounded by open space to the north and east, and is located outside, but in close proximity to the Hadrian's Wall World Heritage Buffer Zone. The River Eden, located to the north of the Site is a Site of Special Scientific Interest (SSSI).

## 4 Planning History

- 4.1 A search of the LPA's online planning register revealed a long planning history at the Site. The majority of the Site's planning history relates to the implementation of signage and other minor developments. The full planning history of the Site can be viewed at **Appendix A**, however a table of the planning decisions considered to be most relevant to this planning application is provided below:

| Reference | Description of Development  | Status                                |
|-----------|---|---------------------------------------|
| 13/0419   | Display of 1no. internally illuminated LED sign   | Approved<br>08/08/2013                |
| 12/0106   | Installation of 30kw Solar Photovoltaic panel system on the roof (Part Retrospective)   | Approved<br>29/03/2012                |
| 10/0631   | Proposed extension and refurbishment including demolition of existing gymnasium, to provide new public swimming pool, sports hall, gymnasium and educational facility with new hard and soft landscaping, revised car park layout and relocation of main vehicle access | Approved<br>25/11/2010                |
| 02/1116   | Extension to fitness suite  | Approved by<br>appeal<br>Date unknown |

- 4.2 The approval of planning application 10/0631 ("the 2010 Planning Permission") on 25 November, 2010 is of note, which allowed the redevelopment of the Sands Centre to provide 6,344m<sup>2</sup> of Use Class D2 floorspace, including a new swimming pool, sports hall, gymnasium and educational facility.
- 4.3 The 2010 Planning Permission was never implemented and subsequently expired on 5 July 2017 and as such a new planning permission is required. It is understood that the 2010 planning permission was not implemented due to the withdrawal of third party funding, rendering the proposal undeliverable. The current Proposal addresses this issue as it is to be funded by Carlisle City Council, and possibly Sport England (subject to funding approval). In any case, the Proposal comprises a new design concept; therefore, a new planning permission is required regardless of the status of the 2010 Planning Permission.
- 4.4 The principle of both the photovoltaic panels and the LED sign has been established on Site. The existing photovoltaic panels (or possibly new panels) are incorporated into the Proposal; however, a new sign would be subject to a separate application for advertisement consent once the Applicant has decided where it is to be positioned.

## **5 Pre-Application**

### **Pre-Application Discussions with the LPA**

- 5.1 Prior to the submission of this planning application, formal pre-application discussions have taken place with the LPA. An initial meeting was held on 1 May 2018, following which an open line of communication was established with the LPA and subsequent meetings held.
- 5.2 Members of the LPA's Development Management department were present at the meeting, along with project team representatives from Pick Everard, GT3 Architects, Gerald Eve and BuroHappold Engineering.
- 5.3 The initial Proposal was presented and discussed during the meeting and the following key considerations were identified:
- Flood risk;
  - Sequential assessments; and
  - Scope of the planning application.
- 5.4 The location of the Site within Flood Zone 3, along with Carlisle's flood history presents a key consideration that would require robust investigation prior to the submission of a planning application. The LPA advised that the Environment Agency and the Lead Local Flood Authority (LLFA) must be consulted in order to inform the Flood Risk Assessment prepared by BuroHappold Engineering to ensure the necessary technical work was undertaken.
- 5.5 It was also discussed with the LPA that a Flood Risk Sequential Assessment would need to be carried out in accordance with national planning policy in order to identify any alternative sites that could deliver the Proposal that may be located within a lower flood zone. The scope of the assessment was agreed via exchange of emails in May 2018 and further detail relating to the Flood Risk Sequential Test is provided at Section 9.
- 5.6 It was agreed during the discussions that given the proposed use and the location of the Site that a Main Town Centre Use Sequential Assessment would also be required in line with national planning policy to identify any other suitable, available and viable sites located within the town centre that could deliver the Proposal. The scope and methodology for the sequential assessment was also agreed in writing in May 2018, and detailed information on this is provided in Section 8 of this Statement.

5.7 The scope of the planning application was also agreed with the LPA during pre-application discussions. Given the tight project timescales with demolition works scheduled to begin by spring 2019, advice was sought from the LPA in relation to the level and type of detail that should be submitted in order to minimise the number of pre-demolition and pre-commencement planning conditions attached to the planning permission. Examples include:

- Demolition Method Statement;
- Construction Environmental Management Plan;
- Temporary Event Management Plan; and
- Sample materials;

5.8 Some or all of this information may be submitted during the determination period in order to reduce the number of pre-demolition and/or pre-commencement planning conditions imposed on the planning permission. Whilst the above matters have been discussed, this does not preclude other conditions from being imposed.

### **Environmental Impact Assessment Screening Request**

5.9 The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (“the EIA Regulations”) set out the circumstances where a development proposal would require an Environmental Impact Assessment (EIA) by statute. The EIA Regulations confirm that EIA is mandatory for development appearing in Schedule 1 and for development appearing in Schedule 2 where significant environmental effects would result by virtue of its nature, size or location, in accordance with Regulation 2.

5.10 The proposed development at the Site is not Schedule 1 development, and is not located within a “sensitive area” (defined as sites of Special Scientific Interest, National Parks, World Heritage Sites, a scheduled monument, an area of outstanding natural beauty and European sites). However, the Site does fall under the definition of ‘Urban Development Projects’ in accordance with Class 10(b) of Schedule 2 of the EIA Regulations, and exceeds the 1ha site area threshold for non-residential development. As such, the proposed development needed to be screened in accordance with Regulation 6 to assess whether it is likely to give rise to significant effects on the environment.

5.11 Gerald Eve LLP submitted an EIA Screening Request to the LPA on 25 July 2018, considering the selection criteria outlined in Schedule 3 of the EIA Regulations. The LPA

adopted a Screening Opinion on 3 August 2018 confirming that the Proposal would not constitute EIA development, a copy of which is attached at **Appendix C**.

### **Pre-Application Community Engagement**

- 5.12 In line with best practice, and given that the development is for public use, community engagement was a priority for this planning application. Given the importance of the views of the community and undertaking appropriate engagement, industry specialists UK Networks Land & Property Ltd was instructed to advise on and manage the community engagement process and associated matters.
- 5.13 The scope of the community engagement comprised:
- Distribution of leaflets within a defined area to provide information relating to the Proposal and the community engagement event;
  - Advertisement of the community engagement event within the CN and the News and Star newspapers;
  - Information provided on websites and social media platforms;
  - Public exhibition and community engagement event.
- 5.14 The specific date, time and location of the community engagement event was given careful consideration in order to ensure that the event was accessible to as many people as possible, and therefore increase the attendance potential.
- 5.15 The community engagement event took place between 12:30 – 19:00 on 20 July 2018 (prior to the end of the school summer term) in the Sands Centre, providing the community and stakeholders with an opportunity to give feedback on the Proposal.
- 5.16 Exhibition boards were displayed at the event, which provided background information as well as floor plans and visual representations of the Proposal. A model of the Proposal was also displayed.
- 5.17 176 people attended the community engagement event, and some of the key issues raised included:
- Flood risk
  - Accessibility
  - Changing facilities
  - Climbing wall provision

- Squash court provision
- Swimming pool length and depths

5.18 Further information on the community engagement undertaken and the responses received can be found in the Statement of Community Engagement prepared by UK Networks Land & Property Ltd.

## 6 Proposed Development

6.1 The description of development for which full planning permission is sought is:

*“Part demolition of existing leisure facilities (2,916 m<sup>2</sup> – excluding main arena) and construction of approximately 6,498m<sup>2</sup> of new leisure centre floorspace (Use Class D2) and ancillary facilities comprising: 2 swimming pools; separate wet and dry changing facilities; a 4 court sports hall; spectator’s area; fitness suite; studios; bar and café; ancillary physiotherapy suite; as well as the reconfiguration of car parking, landscaping and associated works at The Sands Centre, Carlisle”*

### Demolition Works

6.2 The existing Sands Centre leisure facilities are to be demolished and redeveloped. The adjoining entertainment venue will be retained and will remain in operation during the demolition and construction period.

6.3 A total of 2,916m<sup>2</sup> of existing floorspace is to be demolished as part of this Proposal. The area to be demolished comprises all of the existing floorspace to the west of the wall that separates the leisure facilities from the entertainment venue. Drawing reference: 17024-GT3-00-XX-DR-A-08-9003-S2-P01 provides further clarification in relation to the extent of the demolition works.

### Proposed Facilities

6.4 The new leisure facilities will include the following:

- Reception area;
- 4 court sports hall;
- Spectator area;
- 25m, 8 lane swimming pool, with a traditional shallow to deep gradient from 1-2m;
- 20m learner pool with a moveable floor (1.6m-0m depth);
- Communal wet and dry changing facilities;
- Dedicated Changing Places to accommodate disabled people (including full body hoist);
- 120 station fitness suite;
- Studios;
- Physiotherapy suite;
- Café;

- Bar; and
- Ancillary accommodation (plant rooms, offices, equipment, stores).

6.5 The existing leisure facilities currently provide a climbing wall and a squash court, neither of which will be retained or replaced in the new leisure development. Justification for the removal of the climbing wall and squash court is provided in Section 10.

### **Layout**

6.6 The proposed leisure facilities will be positioned within the Site in the same orientation as the existing leisure facilities (i.e. fronting the car park). The south facing entrance will welcome customers from the car park and pedestrian approaches.

6.7 On arrival at the proposed centre, a central street will provide access to the reception area whilst affording views of the River Eden with the ancillary physiotherapy suite located immediately to the east.

6.8 The street area contains a café that opens out onto the riverside. The street also provides sufficient area and facilities for the events arena, with increased toilet provision.

6.9 A 4 court sports hall will be located on the ground floor at the front of the development, to the west of the central street. The changing facilities and swimming pools are proposed to the centre and rear of the new building respectively and will include ramp access where necessary. The fitness suite and studios are proposed to be located on the first floor, including a cantilevered section overhanging the main entrance, and can be accessed via stairs or a lift.

6.10 Improvements are proposed to the outdoor areas, with a plaza and seating area proposed at the entrance and a terrace and seating proposed to the rear of the leisure centre.

6.11 63 car parking spaces will be lost as a result of the larger building footprint. As such, the parking area is proposed to be reconfigured and discussions are ongoing to explore the possibility of mitigating this loss by utilising spaces in the adjacent Swifts Bank car park located to the east of the Site.

### **Scale and Massing**

6.12 The footprint of the proposed leisure facilities is 2,094m<sup>2</sup> larger than the existing leisure facilities, totalling a footprint of 4,190m<sup>2</sup>. The net increase of floorspace overall (across ground and first floors) is 3,582m<sup>2</sup> resulting in the total floor area of 6,498 m<sup>2</sup>.



- 6.13 The existing leisure facility has a maximum height of 14.6m in height, although the general overall height is 12.76m. The proposed height for the centre is 11.4m which will be noticeably lower than the existing building, and is not taller than the surrounding built environment.
- 6.14 Whilst the footprint of the building is significantly larger, the reduced height overall will help to minimise the bulk of the Proposal. The scale of the proposed development respects the spatial context within which it is located.

### **Access**

- 6.15 The Site is located in close proximity to Carlisle City Centre, and is accessible on foot or by car. The Site is considered to be in a sustainable and easily accessible location, which is supported by the fact that the existing leisure facilities have been well used for in excess of 30 years.
- 6.16 Vehicular access to the new leisure centre will be as existing, via the Newmarket Road exit of Hardwicke Circus roundabout and pedestrian access will remain via the tunnel under Hardwicke Circus.
- 6.17 231 parking spaces are proposed to be provided within the car park, including 15 dedicated spaces for those with disabilities. Given that the existing car park provides space for 294 vehicles, this is not considered to have a material impact on the proposal or the capacity of the surrounding road network.
- 6.18 The bin store will be located at the north east corner of the Site, to the rear of the events arena, as existing.
- 6.19 An area of hardstanding has been maintained to the area directly outside the main plant areas, allowing vehicular access. This will aid any ongoing maintenance and provide a location for chemical delivery for the pool plant.

### **Appearance**

- 6.20 The proposal has been designed to provide modern facilities, whilst also being in keeping with the character of the Site and surrounding area.
- 6.21 The pallet of colours to be used has been informed by the surroundings, aligning the appearance of the building with the historic fabric of Carlisle. A combination of neutral

colours and earth tones has been proposed to reflect the green space of Carlisle, as well as the red sandstone of historic buildings in the area.

- 6.22 A combination of different materials and finishes has been proposed externally that are complimentary to each other while also creating an interesting appearance to the proposed building. Brick has been chosen as the preferred material for the plinth material due to its appropriateness for 'resilient' use within the flood plain location.
- 6.23 Low level glazing to the rear will allow light to penetrate the pool hall, creating a bright atmosphere with views out towards the river, however the glazing will specified to minimise glare into the pool hall environment.
- 6.24 Timber fins are proposed to the upper elements of the pool hall façade, providing a natural looking finish reflecting the rural context of the north and the internal swimming facilities. In contrast the fitness suite over the main entrance is clad in metallic mesh providing a visual cue to visitors expressing the main point of access. These two contrasting materials work well together to represent the leisure facility and also create a stimulating aesthetic.
- 6.25 The vertical coloured fins to the sports hall similarly provide an animated finish to the building, and displays the pallet of colours reflecting the urban context of the southern aspect towards the city. The inclusion of coloured fins animates the large inward looking façade of the sports hall to the southern elevation.
- 6.26 The use of hard wearing materials throughout the centre supports the Proposal's flood resilience strategy, which is designed to allow water into parts of the building during extreme flood events, whilst the level of the pool hall, wet change and key areas of plant are slightly raised. The materials selection will aid the swift recovery of the building including easy cleaning of materials such as tiles and bricks and shorter drying times.
- 6.27 Full analysis of the design evolution for the Proposal is provided within the Design and Access Statement prepared by GT3 Architects and submitted in support of this application.

### **Landscaping**

- 6.28 Areas of landscaping are proposed around the redeveloped building, providing an aesthetically pleasing environment and reflecting the surrounding open space. The hard and soft proposals have been selected to provide the Site with year round interest.

- 6.29 63 trees are to be retained as part of the Proposal, with 28 trees and 3 groups of trees to be removed. The trees that are to be removed will make way for the increased footprint of the building. Further information relating to the retention and removal of existing trees is provided at Section 11 of this Statement, and within the Arboricultural Impact Assessment submitted in support of this application.
- 6.30 Shrub and flower planting is proposed to create a buffer between the existing car park and the minibus drop off area. This area will slope gently down to the existing levels of the car park. Five additional trees will screen the drop off area, creating a sheltered environment.
- 6.31 A delineated porous surface will frame the seating area on the terrace, surrounded by block paving. A spending area for guide dogs will be located to the north eastern and western edges of the building as per the Sport England requirements.

### **Temporary Facilities**

- 6.32 Temporary leisure facilities will be required to be provided during the demolition and construction phase for this development. The specific location, layout and detail of the temporary facilities have not yet been confirmed, and as such are not included within this application.
- 6.33 For the avoidance of doubt, a separate planning application for the temporary facilities will be submitted in due course.

## 7 Planning Policy

- 7.1 This Section sets out the relevant local and national planning policy context in respect of the Site and the proposed land uses. In particular, it highlights any policy constraints and/or tests against which new development proposals should be considered.

### The Development Plan

- 7.2 All planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise, as indicated at Section 38(6) of the Planning and Compulsory Purchase Act (2004).
- 7.3 The Development Plan in this instance comprises the Carlisle District Local Plan 2015-2030 (adopted 8 November 2016).
- 7.4 The Carlisle District Local Plan 2015-2030 (“the Local Plan”) sets out the LPA’s vision, strategy, district wide policies and site allocations that will shape the future of Carlisle.
- 7.5 The following Local Plan policies are considered to be relevant to the Site and the proposed development; the full policy wording is provided at **Appendix D**:
- Policy SP1: Sustainable Development
  - Policy SP4: Carlisle City Centre and Caldew Riverside
  - Policy SP6: Securing Good Design
  - Policy SP7: Valuing our Heritage and Cultural Identity
  - Policy SP9: Healthy and Thriving Communities
  - Policy EC5: District and Local Centres
  - Policy EC6: Retail and Main Town Centre Uses Outside Defined Centres
  - Policy EC9: Arts, Culture, Tourism and Leisure Development
  - Policy IP2: Transport and Development
  - Policy IP3: Parking Provision
  - Policy IP5: Waste Minimisation and the Recycling of Waste
  - Policy IP6: Foul Water Drainage on Development Sites
  - Policy CC3: Energy Conservation, Efficiency and Resilience
  - Policy CC4: Flood Risk and Development
  - Policy CC5: Surface Water Management and Sustainable Drainage Systems
  - Policy CM3: Sustaining Community Facilities and Services
  - Policy CM4: Planning Out Crime

- Policy CM5: Environmental and Amenity Protection
- Policy HE1: Hadrian's Wall World Heritage Site
- Policy G13: Biodiversity and Geodiversity
- Policy GI6: Trees and Hedgerows

7.6 Whilst all of the above policies are relevant, planning Policies EC6, SP9 and CC4 are of particular importance due to the proposed use and the Site's situation.

7.7 Planning Policy EC6: Retail and Main Town Centre Uses Outside Defined Centres states, *inter alia*:

*"Development proposals for new retail and main town centre uses should in the first instance be directed towards defined centres, and for comparison retailing proposals the designed Primary Shopping Areas (where designated) within these centres, in accordance with the hierarchy set out in Policy SP2.*

*"In line with national policy proposals outside of defined centres will be required to undertake a sequential test."*

7.8 Policy EC6 seeks to ensure that the vitality and viability of defined retail centres is not undermined by proposals for retail and other main town centre uses outside of these centres. As such, this application is required to include a Sequential Test, which is presented at Section 8.

7.9 Policy SP9 seeks to proactively improve the health and sense of wellbeing of the District's population. The Policy states:

*"The Council will, through planning decisions and in fulfilling its wider functions, work with partners to proactively improve the health and sense of wellbeing of the District's population, and reduce health inequalities. The Council will support development of new/enhanced healthcare infrastructure and will aim to ensure that all development contributes to enhancing health and wellbeing outcomes through the following measures:*

- 1) *Creating high-quality and inclusive environments that support people in making healthy choices, and that make these choices easier by encouraging development proposals to maximise the opportunity for walking and cycling, social interaction, sport and physical activity, whilst providing accessible local services, facilities and*

- jobs, a diverse and useable integrated network of green infrastructure assets and convenient public transport facilities;*
- 2) Providing high quality design which ensures that developments consider their lifetime quality, create safe and accessible environments and minimise and mitigate against potential harm from risks such as pollution and other environmental hazards;*
  - 3) Encouraging the development of decent homes that are adaptable for the life course of the occupiers;*
  - 4) Carrying out Health Impact Assessments for significant strategic proposals and for proposals that are likely to have a significant impact on the health and wellbeing of the local population, or particular groups within it, in order to identify measures to maximise the health benefits of development and avoid any potential adverse impacts;*
  - 5) Preparing for extreme weather events by creating environments and communities that are resilient to the impacts of extreme weather, ultimately cause by climate change;*
  - 6) Protecting and promoting the role of community food growing spaces including allotments, community orchards and community gardens in providing social and mental health benefits and access to healthy, affordable locally produced food as part of Carlisle's role as a Food City; and*
  - 7) Maximising opportunities for renewable and decentralised energy."*

7.10 Policy CC4: Flood Risk and Development states, *inter alia*:

*"Most new development should be located in Flood Zone 1 and development within Flood Zones 2, 3a and 3b (with the exception of water compatible uses and key infrastructure (as defined by PPG)) will only be acceptable when they are compliant with the NPPF and when the sequential test and exception test where applicable have been satisfied."*

- 7.11 In accordance with Policy CC4, this Statement includes a Flood Risk Sequential Test at Section 9. It was established during pre-application discussions with the LPA that the Exception Test is not required as the proposed use is considered to be 'less vulnerable'. Policy CC4 goes on to require all development proposals within Flood Zones 3 to be supported by a Flood Risk Assessment. Part 2 of the policy indicates that necessary mitigation will be secured through planning conditions.

## **National Planning Policy Framework (2018)**

- 7.12 The Government published its revised National Planning Policy Framework (NPPF) on 24 July 2018. The NPPF set out the Government's planning policies to inform all planning decisions and which is a significant material consideration for in this instance. The following paragraphs are considered to be of most relevance to the Proposal.
- 7.13 **Paragraph 39** of the NPPF recognises the significant potential of early engagement in improving the efficiency and effectiveness of the planning application system. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.
- 7.14 **Paragraph 41** confirms that the more issues that are resolved at pre-application stage, the greater the benefits.
- 7.15 **Paragraph 43** recognises that the right information is crucial to good decision-taking where formal assessments are required (such as a Flood Risk Assessment). To avoid delay, the policy confirms that applicants should discuss what information is needed with the local planning authority and expert bodies as early as possible.
- 7.16 **Paragraph 47** of the NPPF states that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 7.17 **Paragraph 55** of the NPPF confirms that planning conditions should be relevant, enforceable, precise and reasonable. Agreeing conditions early is beneficial and can speed up decision making. Importantly, pre-commencement planning conditions should be avoided in accordance with the paragraph.
- 7.18 **Paragraph 86** seeks to direct main town centre uses towards town centres (including leisure uses as defined at Annex 2 of the NPPF), then edge of centre locations and only if suitable sites are not available (or expected to become available within a reasonable period), should out of centre sites be considered. The Paragraph states that LPAs should apply a sequential test to planning applications for main town centre uses that are not located within an existing centre and are not in accordance with an up-to-date local plan.
- 7.19 **Paragraph 87** confirms that applicants and LPAs should demonstrate flexibility on issues such as format and scale, so that opportunities to utilise suitable town centre or edge of centre sites are fully explored.

- 7.20 **Paragraph 89** requires an impact assessment for leisure development outside of town centres which are not in accordance with an up-to-date plan if the development is over a proportionate, locally set floorspace threshold (or 2,500m<sup>2</sup> if there is no locally set threshold).
- 7.21 **Paragraph 90** of the NPPF indicates that where an application fails to satisfy the sequential test it should be refused.
- 7.22 **Paragraph 92** outlines that planning decisions should plan positively for the provision of community facilities such as sports venues and guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs.
- 7.23 **Paragraph 96** notes the importance of access to opportunities for sport and physical activity for the health and well-being of communities.
- 7.24 **Paragraph 97** prohibits building on sports and recreational buildings and land unless (*inter alia*) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss.
- 7.25 **Paragraph 155** seeks to direct development away from areas at highest risk of flooding.
- 7.26 **Paragraph 158** indicates that development should not be permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The Paragraph concludes that a sequential approach should be used in areas known to be at risk from any form of flooding.
- 7.27 **Paragraph 159** states that if it is not possible for development to be located in zones with a lower risk of flooding, an Exception Test can be applied if appropriate. The need for an Exception Test will depend on the potential vulnerability of the site and of the development proposed in line with the Flood Risk Vulnerability Classification set out in national planning guidance.
- 7.28 **Paragraph 160** suggests that for the Exception Test to be passed it must be demonstrated that the development provides wider sustainability benefits to the community that outweigh the flood risk, and that it will be safe throughout its lifetime taking account of the vulnerability of its users without increasing flood risk elsewhere.



- 7.29 **Paragraph 163** sets out that in determining planning applications, local planning authorities should, inter alia, ensure that flood risk is not increased elsewhere.

### **Interpretation of Planning Policy**

- 7.30 Given that the proposed development is for a leisure use outside of the main town centre (in an edge of centre location), a Sequential Assessment has been undertaken in accordance with Paragraph 86 of the NPPF and Policy EC6 of the Local Plan. Further information on the Main Town Centre Use Sequential Assessment is provided in the following Section.
- 7.31 The proposed leisure facilities are considered to be in accordance with the Council's up-to-date Local Plan, and as such an impact assessment is not required in this instance in accordance with Paragraph 89 of the NPPF.
- 7.32 A Flood Risk Sequential Test has been completed in accordance with Paragraph 158 of the NPPF and Policy CC4 of the Local Plan, as the Site is located within Flood Zone 3. Detail on the Sequential Test undertaken is provided at Section 9 of this Statement.
- 7.33 The proposed use is considered to be 'less vulnerable' in line with Table 2 of Planning Practice Guidance (ID ref: 7-066-20140306). The presence of the NHS physiotherapy suite does not increase the vulnerability of the use as it does not need to be used during periods of flooding, PPG Table 3 (ref: 7-067-20140306) therefore confirms that an Exception Test is not required. This position was agreed with the LPA and that an Exception Test would not be required to be submitted as part of this planning application.
- 7.34 To summarise the planning policy that is relevant to this application, the key tests that need to be satisfied are:
- Main Town Centre Use Sequential Assessment
  - Flood Risk Sequential Test
  - Technical issues included flood risk
  - Other matters
- 7.35 The above key tests are discussed in the subsequent sections of this Statement.

## 8 Main Town Centre Use Sequential Assessment

8.1 In accordance with both national and local planning policy outlined in Section 7, a main town centre use Sequential Assessment has been undertaken. This Section sets out the methodology undertaken for completing the Assessment, which was agreed during pre-application discussions with the LPA. It also provides analysis of the key sites identified during the Assessment before providing a summary of the findings.

8.2 The schedule of assessed sites is attached at **Appendix E**.

### Location of Main Town Centre Use in an Edge-of-Centre Location

8.3 Annex 2 of the NPPF includes leisure uses in its definition of main town centre uses. Paragraph 86 of the NPPF states that main town centre uses should be directed towards town centres, then edge of centres and only if suitable sites are not available should out of centre sites be considered.

8.4 Annex 2 defines edge of centre locations as:

*“For all other main town centre uses, a location within 300 metres of a town centre boundary [...]In determining whether a site falls within the definition of edge of centre, account should be taken of local circumstance.”*

8.5 The Site is located approximately 220m beyond the city centre boundary and is therefore in an edge of centre location. A map showing the extent of the City Centre and the extent of the edge of centre area is attached at **Appendix F**.

8.6 Paragraph 86 of the NPPF and Policy EC6 of the Council’s Local Plan confirms that proposals for main town centre uses that are not in an existing centre must pass a sequential assessment to demonstrate that there are no sequentially preferable sites within the town centre that could deliver the proposed development.

8.7 Given that the proposal is for a leisure centre (Use Class D2) that is in accordance with the up-to-date local development plan, an impact assessment was not required in this instance in accordance with Local Plan Policy EC6 and Paragraph 89 of the NPPF. This was agreed with the LPA as part of the pre-application discussions.

## Methodology

- 8.8 This Section sets out the methodology for completing the Main Town Centre Use Sequential Assessment.
- 8.9 Planning Practice Guidance (PPG) identifies that the extent of a Sequential Assessment should be proportionate and appropriate for the given proposal (ID: 2b-010). PPG indicates that potential alternative sites should be discussed with the LPA at the earliest opportunity.
- 8.10 PPG sets out a checklist for considering a sequential assessment as part of a planning application. The checklist (ID:02b-010) includes the following points:
- *With due regard to the requirement to demonstrate flexibility, has the suitability of more central sites to accommodate the proposal been considered? Where the proposal would be located in an edge of centre or out of centre location, preference should be given to accessible sites that are well connected to the town centre. Any associated reasoning should be set out clearly.*
  - *Is there scope for flexibility in the format and/or scale of the proposal? It is not necessary to demonstrate that a potential town centre or edge of centre site can accommodate precisely the scale and form of development being proposed, but rather to consider what contribution more central sites are able to make individually to accommodate the proposal.*
  - *If there are not suitable sequentially preferable locations, the sequential test is passed.*
- 8.11 With regard to the degree of flexibility that has been afforded in this Sequential Assessment, consideration has been given to the case of Tesco Stores Ltd v. Dundee City Council<sup>1</sup> whereby Lord Hope confirms at paragraph 38 of the judgement, that Main Town Centre Use Sequential Assessments should be:
- “...directed to what the developer is proposing, not some other proposal which the planning authority might seek to substitute for it which is for something less than sought by the developer”.*
- 8.12 As such, it is appropriate to apply flexibility in accordance with both case law and National planning policy, but this must remain proportionate to what is being proposed at the Site.

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<sup>1</sup> Tesco Stores Limited (Appellants) v Dundee City Council (Respondents) /9Scotland) [2012] UKSC 13 on appeal from: [2011] CSIH 9

8.13 The adopted methodology has been informed by previous case law and national planning policy. The methodology was discussed with the LPA during pre-application discussions and it was agreed that each identified site would be assessed against the following measures:

- Location (in town centre, edge of centre or out of centre);
- Site area/ property floor area;
- Last known land use;
- Planning status;
- Availability;
- Suitability; and
- Viability.

8.14 In order for a site to be assessed as sequentially preferable in terms of the principles listed above, a number of criteria needed to be satisfied; the detail of which is provided below.

*Be situated in a sequentially preferable location.*

8.15 Given that the Site is situated within an edge of centre location, it was agreed that sites within the town centre would be considered sequentially preferable in terms of location. For the avoidance of doubt, edge of centre and out of centre sites will *not* be sequentially preferable to the Site and will therefore fail the Sequential Assessment.

8.16 It was agreed that only the City Centre needed to be assessed and other designated Centres (e.g. Dalston, Longtown and Brampton) did not need to be included within the Assessment, as these locations are some distance from Carlisle City Centre and would not be capable of accommodating such major development. For completeness and to be completely robust, a number of sites outside of Carlisle were identified and assessed in full.

*Capacity to Deliver +/-10% of the Proposed Floorspace*

8.17 Paragraph 87 of the NPPF states that applicants and local planning authorities should demonstrate flexibility on issues such as format and scale. In view of the Tesco Stores Ltd v. Dundee judgement, as well as local and National planning policy, a capacity threshold of +/-10% of the proposed floorspace has been applied. A deviation of +/-10% is considered to be proportionate to the Proposal and would allow for a similar quantum of development to be delivered without significant sacrifice of facilities proposed.

- 8.18 As such, in order to pass the sequential test, sites must have capacity for 5,848-7,148m<sup>2</sup> of floorspace.
- 8.19 In order to allow for the possibility of two storey development, the assessment has also considered sites that have a floor space of +/-10% of the proposed building footprint of 4,190m<sup>2</sup>. As such, sites that have a ground floor area of between 3,771m<sup>2</sup> and 4,609m<sup>2</sup> and have potential for two storey development will be considered as an appropriate size to accommodate the Proposal for the purposes of the assessment.
- 8.20 Equally, where development land may be available, a site area of between 1.8ha and 2.2ha would be considered acceptable (i.e. +/- 10% of the Site area of 2 ha) for the purposes of this assessment.

*Lawful Use for Use Class D2 Purposes*

- 8.21 The site must have an extant planning permission and/or have been last used for the proposed use class (D2) in order to be suitable for the proposed development. For the avoidance of doubt, there are no leisure allocations within Carlisle.

*The Site Must Be Available*

- 8.22 Sites that are not vacant or that have an extant planning permission (other than for D2 use) will not be considered available. Sites that are currently under offer or are sold will also be assessed as being unavailable.

*The Site Must Be Suitable*

- 8.23 The suitability of each site will be assessed against the ability to deliver a development with a maximum of 2 storeys, appropriate parking provision to serve the facility, level and open access to the main entrance, easy access to a range of transport modes including the primary highway network and must also have a prominent frontage to aid marketing and attract passing traffic.
- 8.24 The topography of each site will be taken into consideration in the assessment. Flat sites that provide an appropriate foundation for development will be assessed as being suitable. Sites that have an uneven topography and varying levels will generally be considered unsuitable.
- 8.25 Given that the existing Sands Centre currently adjoins an entertainment venue, and has adequate access arrangements and parking provision to serve the use, sites will only be

assessed as suitable where these facilities are in place, in very close proximity or could be provided on site.

#### *The Site Must Be Viable*

- 8.26 Delivering the new leisure facilities on the existing Sands Centre site and closing The Pools at James Street will result in one consolidated leisure centre rather than two separate venues, ultimately reducing costs of operation. Delivering the proposed development on an alternative site will defeat the purpose of this strategy and would likely result in associated costs of developing and operating a completely new site.
- 8.27 The Site is brownfield in nature due to the existing centre being in place. As such, a lot of infrastructure including surface water and foul drainage and utility connections is in place as well as other ground-based works that would otherwise need to be installed on a greenfield / previously undeveloped site. As such, greenfield sites are unlikely to be commercially viable when compared against the proposed development.
- 8.28 Moreover, the retained entertainment arena is intrinsically linked to the financial viability and long term performance of the development. The absence of existing entertainment facilities would therefore detrimentally impact a site's viability in terms of the assessment and will therefore be discounted.

#### **Data Sources**

- 8.29 It was agreed that the sites to be included within the Sequential Assessment would be identified using property agent websites and by carrying out a site visit to identify any additional sites actively being marketed via to let/sale boards. The following agency websites were reviewed:

- BNP Paribas Real Estate
- Carigiet Cowen
- Carlisle Business
- Carter Towler
- CBRE
- Chancery Gate
- Colliers
- Cushman & Wakefield
- Edwin Thompson

- Fleurets
- Gerald Eve LLP
- Griffiths Procter Land & Development
- GVA
- Hyde Harrington
- JLL
- John Taylor
- Knight Frank
- M Seven Real Estate
- Peill & Co
- Savills UK
- Stanton Mortimer Ltd / Young PRS
- Walton Goodland

- 8.30 All sites that were marketed for rent or sale were included in the Sequential Assessment. Sites that were marketed for rent would be assessed as being available; however they would be unsuitable on the grounds that demolition and significant redevelopment works could not be carried out in order to deliver a similar development to the Proposal.
- 8.31 PPG (ID: 2b-010) encourages applicants to liaise with LPAs to identify potential alternative sites at the earliest opportunity. During pre-application discussions the LPA identified three sites that should be included within the Sequential Assessment in accordance with PPG. These sites were Newman School, Caldew Riverside and the car park adjacent Iceland. All three sites have been included in the Sequential Assessment.
- 8.32 A total of 226 opportunities were included within the Sequential Assessment. A number of the sites were assessed more than once for the reasons that they were marketed for a number of different uses and/or on multiple property agent websites. The sites were assessed for each use class they were being marketed for.
- 8.33 Each site/opportunity was input into the table at **Appendix E** and a full assessment of the criteria above was undertaken and recorded.

### **Main Town Centre Use Sequential Assessment Results**

- 8.34 In summary, the Sequential Assessment attached at **Appendix E** demonstrates that there are no sequentially preferable sites and as such, the Site **passes** the Assessment. That is to say, there are no sites that are located within the town centre, that have capacity for +/-

10% of the proposed floor space, that were last used for Use Class D2 purposes and that are suitable, available and viable in line with the methodology above.

- 8.35 Whilst none of the sites assessed fit within the thresholds set out above, 11 of the 226 sites/opportunities assessed were close to satisfying the +/-10% capacity threshold and/or met other individual criterion; however when assessed as a whole did not pass the Sequential Assessment. For completeness and to provide further explanation as to the reasons why these sites were not sequentially preferable, further analysis of these sites is provided below.

#### **Car Park Adjacent Iceland, CA3 8DP**

- 8.36 The car park site adjacent to Iceland is located within the Carlisle City Centre boundary and was put forward by the LPA during pre-application discussions as a site to assess.
- 8.37 The car park is approximately 4,500m<sup>2</sup>, significantly below the overall +/-10% capacity threshold but fits within the ground floor / footprint threshold noted at paragraph 8.19 above. However, if the Proposal was built out on this site, the footprint of the building would take up the majority of the site leaving only a few hundred square metres to provide adequate access, car parking and landscaping, failing the suitability test.
- 8.38 The site is currently used as a car park (sui generis) and is assessed as being unavailable due to it being occupied and having an extant planning permission for a 3,438.2m<sup>2</sup> retail unit along with a multi-storey car park with capacity for 368 vehicles. (Use Class A1/sui generis) (Reference: 14/0849, as amended by 16/0020).
- 8.39 Although the site is within the City Centre, and is therefore sequentially preferable in terms of location, the site is significantly smaller than the Application Site, and cannot deliver a similar scale of development. In addition to this, the site is not available due to having an extant planning permission for Use Class A1 purposes. In view of this the car park adjacent Iceland is not sequentially preferable.

#### **Caldew Riverside, CA2 5BN**

- 8.40 Caldew Riverside was not identified during the site search; however, it was advised by the LPA that it should be included within the Sequential Assessment.
- 8.41 Caldew Riverside is an edge of centre site, and is therefore not sequentially preferable ahead of the Site. The Caldew Riverside site comprises 1.34ha of vacant brownfield land,



which is outside the site area threshold noted at 8.20 above. While the Caldew Riverside site could deliver a similar level of floorspace as the Proposal it is not considered that the site is large enough to also provide a similar level car parking provision, and would not be able to deliver an entertainment venue as well (i.e. satisfying the project's overall purpose of consolidating two sites into one). As such, the site is not considered to be suitable for the proposed development.

- 8.42 The site does not have an extant planning permission associated with it, however planning permission has previously been granted for a supermarket (Reference: 07/0857). This planning permission has now expired.
- 8.43 Although there is no extant planning permission, the site is identified on Part 1 of the LPA's Brownfield Register. As such, the site is considered to be suitable, available and viable for residential development rather than leisure uses.
- 8.44 In view of the above, the site is not assessed as sequentially preferable as it is not located within the City Centre, and does not have planning permission for Use Class D2 purposes. Further, the capacity of the site does not fit within the +/-10% thresholds noted above.

#### **Newman School, CA1 1NA**

- 8.45 Newman School was identified by the LPA to be included within the Sequential Assessment.
- 8.46 The site is located in an out of centre location, and is therefore not sequentially preferable. The former school building measures 15,180m<sup>2</sup>.
- 8.47 The site does not have an extant planning permission, and the last known use was a school (Use Class D1).
- 8.48 The site is not considered to be sequentially preferable due to its out of centre location. The site does not have planning permission for D2 uses and is significantly above the capacity thresholds and as such is unsuitable for the proposed development.

#### **Other Sites**

- 8.49 The table below sets out the other sites that almost satisfy the Assessment criteria and the reasoning that they are not assessed as sequentially preferable to the Site.

| Site No. | Site Address                                      | Reason   |
|----------|---|--|
| 8        | Unit C, Kingmoor Park,<br>Heathlands, CA6 4RP     | Out of centre location<br>Absence of planning permission allowing D2 use   |
| 9        | Unit B, Kingmoor Park<br>South, CA6 4RD           | Out of centre location<br>Last used for B1/B2/B8 and does not have<br>planning permission for D2 uses and is therefore<br>unsuitable.<br>Under offer and therefore unavailable   |
| 10       | Land Adjacent High Hesketh<br>House Farm, CA4 0HU | Out of centre location<br>Located in Eden District Council jurisdiction<br>Absence of planning permission allowing D2 use<br>and therefore unsuitable<br>Previous planning permission for residential (C3)<br>use  |
| 39/40/43 | Silloth Street, CA2 5UR                           | Out of centre location<br>Marketed for retail, development and other<br>Significantly below the capacity threshold and<br>therefore unsuitable<br>Under offer and therefore unavailable<br>Planning permission granted for residential<br>development 20 July 2018 (18/0300). Therefore<br>unavailable |
| 119      | Land Adjacent Brookside<br>House, Thurstonfield   | Out of centre location<br>Development land therefore unviable<br>Previous planning permission for residential<br>development (Use Class C3) (reference: 14/0028)   |
| 175      | St Nicholas Yard, St<br>Nicholas Bridge, CA2 4AA  | Out of centre location<br>Marketed for retail development (Use Class A1)<br>Previous planning permission for food retail store<br>(Use Class A1) (reference 05/0266)   |
| 183      | Land at Rockcliffe, CA6<br>4AA                    | Out of centre location<br>Development land therefore unviable<br>Offers closed 25 November 2016<br>Previous outline planning permission for<br>residential development (reference: 14/0901)  |
| 216      | Burn Street, CA6 5TB                              | Out of centre location<br>Marketed as a residential development<br>opportunity (Use Class C3) and therefore<br>unsuitable<br>Under offer and therefore unavailable<br>Previous planning permission for 9 residential<br>dwellings (reference: 11/0279)   |

## **Summary**

- 8.50 The Main Town Centre Use Sequential Assessment concludes that there are no sites that are considered to be sequentially preferable in terms of location, suitability, availability and viability that could deliver a similar scale of development to the Proposal including the associated works required to make the development sustainable (e.g. car parking, access to the primary highway network etc).
- 8.51 Given that the Sands Centre is already used as a leisure centre, and the principle of the use is well established, it is considered that the Site is the most suitable and viable option for the proposed development.

## 9 Flood Risk Sequential Test

- 9.1 This Section details the methodology undertaken for the Flood Risk Sequential Test that is required by Paragraph 158 of the NPPF and paragraph 07-033 of PPG that seeks to direct development away from areas at higher risk of flood.
- 9.2 The purpose of the Flood Risk Sequential Test, as set out in PPG and National planning policy is to identify any alternative site that is available and suitable to accommodate the proposed development and, importantly, is located within a lower flood zone.
- 9.3 The Site is located within Flood Zone 3 benefitting from existing flood defences according to the Environment Agency's flood map for planning (attached at **Appendix G**) and as set out in detail within the Flood Risk Assessment prepared by BuroHappold Engineering and submitted in support of this planning application.
- 9.4 PPG outlines that a Sequential Test does not need to be applied for individual developments on sites which have been allocated in development plans through the Sequential Test, or for applications for minor development or change of use (paragraph 07-033). As this is not the case with the Sands Centre, a Sequential Test must be carried out.
- 9.5 It is considered that even if an alternative site in a lower Flood Zone was identified from the Flood Risk Sequential Test, such a site would not be appropriate for this development proposal as it would fail the Main Town Centre Sequential Assessment (i.e. there are no available, suitable or viable sites within the town centre, regardless of flood zone, as assessed in Section 8). Regardless, the Flood Risk Sequential Test has been carried out independently of the Main Town Centre Use Sequential Assessment.

### Methodology

- 9.6 The methodology to be adopted when undertaking this Flood Risk Sequential Test was informed by the above guidance set out in PPG and national planning policy and was agreed with the LPA during the pre-application discussions.
- 9.7 Paragraph 07-033 of PPG confirms that the area within which to apply the Sequential Test should be defined by local circumstances. In this instance, and in accordance with PPG paragraph 07-033, the Test area has been informed by the methodology for the Main Town Centre Use Sequential Assessment. The map at **Appendix F** presents the Test area, comprising town centre and edge of centre locations only, for consistency with the Main

Town Centre Use Sequential Assessment. Whilst out of centre sites have also been considered for robustness, these sites have already been discounted under Section 8.

9.8 As with the Main Town Centre Use Sequential Assessment, regard has been had to the Supreme Court case of *Tesco Stores Ltd v Dundee City Council* (2012) which, while relating to retail Sequential Assessments, can be applied to Sequential Tests in general (see paragraph 8.11).

9.9 Furthermore, Paragraph 07-33 of PPG confirms that a pragmatic approach should be taken when assessing the availability of alternative sites, for example:

*“...in considering planning applications for extensions to existing business premises it might be impractical to suggest that there are more suitable alternative locations for that development elsewhere.”*

9.10 This approach is particularly relevant to the Proposal, which extends an existing leisure and entertainment centre.

9.11 NPPF paragraph 159 requires that an Exception Test be carried out where development in higher risk areas cannot be avoided. PPG provides more detail as to the specific types of development that must complete the Exception Test, depending on the flood zone in which the proposal exists. PPG sets out the land use vulnerability classifications at Table 2 of different types of development, which confirms that assembly and leisure uses are considered to be ‘less vulnerable’.

9.12 As the Proposal is not a ‘more vulnerable’ use in accordance with paragraphs 07-35 of PPG, an Exception Test is not necessary in this instance and therefore has not been undertaken. Consultation with the LPA and the Environment Agency confirmed that an Exception Test would not be required in this instance.

9.13 In view of PPG and the NPPF, a site will only be considered to be sequentially preferable in terms of flood risk where it meets all of the criteria detailed below.

#### *Located within a Lower Flood Zone*

9.14 As the Site is located within Flood Zone 3, sites located within Flood Zones 1 or 2 will be assessed as sequentially preferable.

*Have Capacity to Deliver +/- 10% of the Proposed Floorspace.*

- 9.15 This planning application proposes 6,498m<sup>2</sup> of leisure floorspace. As such, in order to pass the Sequential Test sites must have capacity for 5,845-7,144m<sup>2</sup> of floorspace in order to demonstrate flexibility in terms of scale. As noted within Section 8, the Assessment has also considered variations for the purpose of being robust. As such, sites that have capacity to deliver a ground floor area of between 3,771m<sup>2</sup> and 4,609m<sup>2</sup> and have potential for two storey development will be considered as an appropriate size to accommodate the Proposal for the purposes of the Assessment.
- 9.16 Equally, where development land may be available, a site area of between 1.8ha and 2.2ha would be considered acceptable (i.e. +/- 10% of the Site area of 2 ha) for the purposes of this Assessment.

*The Site Must Be Available*

- 9.17 In order for a site to be sequentially preferable, it must be available. Sites that are not vacant, are currently under offer, or that have an extant planning permission have been assessed as being unavailable.

*The Site Must Be Suitable*

- 9.18 In accordance with previous case law and PPG a site will only be assessed as suitable where it can deliver a similar development at a similar scale to that which is being proposed on the Site.
- 9.19 The suitability of each site will be assessed against the ability to deliver a development with a maximum of 2 storeys, appropriate parking provision to serve the facility, level and open access to the main entrance, easy access to a range of transport modes including the primary highway network and must also have a prominent frontage to aid marketing and attract passing traffic.
- 9.20 The topography of each site will be taken into consideration in the assessment. Flat sites that provide an appropriate foundation for development will be assessed as being suitable. Sites that have an uneven topography and varying levels will generally be considered unsuitable.
- 9.21 Given that the existing Sands Centre currently adjoins an entertainment venue, and has adequate access arrangements and parking provision to serve the use, sites will only be

assessed as suitable where these facilities are in place, in very close proximity or could be provided on site.

- 9.22 It was agreed that the sites that would be identified to be included within the Flood Risk Sequential Test would be the same as the sites that were included in the Main Town Centre Sequential Assessment (i.e. the data sources noted at 8.31 are the same). As such, all sites that formed the Main Town Centre Use Sequential Assessment were also assessed as part of the Flood Risk Sequential Test and a separate search for sites was not necessary.
- 9.23 The Environment Agency's flood map for planning was used to identify the specific Flood Zone that each site was located within.
- 9.24 A schedule of all sites and the full Flood Risk Sequential Assessment is attached at **Appendix H**.

#### **Flood Risk Sequential Test Results**

- 9.25 A considerable number of sites that were assessed are identified as being located within Flood Zone 1, and are therefore sequentially preferable in terms of flood risk. However, no sites were identified that were sequentially preferable in terms of availability and suitability and the Site therefore **passes** the Sequential Test. The full assessment is attached at **Appendix H**.
- 9.26 Further commentary is provided below on the sites recommended for inclusion by the LPA, and a table sets out the sites which almost satisfied the Test criteria and provides reasons that each site was not considered to be sequentially preferable.

#### **Newman School, CA1 1NA**

- 9.27 Newman School is located within Flood Zone 3 and is therefore not sequentially preferable to the Site.
- 9.28 In any case, the site is located out of centre and has capacity for 15,180m<sup>2</sup> of floorspace, which fails to meet the threshold criteria set out above in order for the site to be considered sequentially preferable.

#### **Carpark Adjacent Iceland, CA3 8DP**

- 9.29 The carpark adjacent Iceland is identified as being in Flood Zone 1 and therefore is sequentially preferable to the Site in terms of flood risk.

- 9.30 The car park site is also located within the town centre; however it does not have the capacity to deliver a similar scale of development and is therefore considered to fail the Sequential Test as it is unsuitable.

#### **Caldew Riverside, CA2 5BN**

- 9.31 Caldew Riverside is located in Flood Zone 3 in an edge of centre location, and is therefore not considered to be sequentially preferable to the Site in terms of both flood risk and location. In any case, the site measures approximately 13,400m<sup>2</sup> and is not within the +/- 10% capacity thresholds, so is unsuitable.

#### **Other Sites**

- 9.32 The table below sets out the other sites that almost satisfy the Assessment criteria and the reasoning that they are not assessed as sequentially preferable to the Site.

| <b>Site no.</b> | <b>Site Address</b>                            | <b>Reason</b>  |
|-----------------|--|--|
| 8               | Unit C, Kingmoor Park, Heathlands, CA6 4RP     | Out of centre location<br>Below the capacity threshold and therefore unsuitable<br>Fails the Main Town Centre Use Sequential Assessment  |
| 9               | Unit B, Kingmoor Park South, CA6 4RD           | Out of centre location<br>Below the capacity threshold and therefore unsuitable<br>Under offer and therefore unavailable<br>Fails the Main Town Centre Use Sequential Assessment |
| 10              | Land Adjacent High Hesketh House Farm, CA4 0HU | Out of centre location<br>Below the capacity threshold and therefore unsuitable<br>Fails the Main Town Centre Use Sequential Assessment  |
| 175             | St Nicholas Yard, St Nicholas Bridge, CA2 4AA  | Out of centre location<br>Below the capacity threshold (albeit marginally)<br>Fails the Main Town Centre Sequential Assessment   |
| 216             | Burn Street, CA6 5TB                           | Out of centre location<br>Under offer and therefore unavailable<br>Fails the Main Town Centre Use Sequential Assessment  |



## **Summary**

- 9.33 The Flood Risk Sequential Assessment revealed that there are no sites that are considered to be sequentially preferable in terms of flood risk, location, availability and suitability.
- 9.34 The majority of sites that were included within the Sequential Test were located within a lower flood zone, however failed the Sequential Test on other criteria, such as not being located within a sequentially preferable location (in town centre or edge of centre locations) or not having capacity to deliver a similar scale of development to what is being proposed.
- 9.35 As there is no need to carry out the Exception Test in this instance, it is considered that the policy tests in respect of flood risk have been satisfied.

## 10 Planning Analysis

- 10.1 This Section analyses the key planning matters which are relevant to the determination of this planning application.
- 10.2 The key matters are listed below and are each discussed in further detail in turn:
- Principle of Development
  - Flood Risk
  - Community Engagement
  - Summary of Technical Matters

### Principle of Development

- 10.3 The existing Sands Centre is not a sensitive building such as being listed, nor is it within a sensitive location such as a conservation area. As such the proposed demolition works are considered to be acceptable in order to make way for the new development.
- 10.4 Given the existing leisure use (D2), the principle of a leisure centre and associated facilities is well-established and considered to be acceptable in principle. Local Plan Policy SP9 confirms, *inter alia*, that the LPA will encourage development proposals to maximise the opportunity for social interaction and sport and physical activity (the full policy wording is attached at **Appendix D**). As such, the Proposal is compliant with Policy SP9.
- 10.5 The Proposal includes measures specifically designed to mitigate flood risk and be resilient in the event of a flood, including the proposed layout and materials in accordance with Policy SP9 which seeks to provide developments that will mitigate and be resilient in the face of extreme weather events.
- 10.6 Section 6 of this Planning Statement provides detail relating to the scale and design of the Proposal. The proposed building is lower in height than the existing retained Sands Centre entertainment venue, and whilst it is larger in footprint it is considered that the additional massing is in keeping with its surroundings. The design of the building has been informed by local materials and colours in accordance with Local Plan Policy SP6 which states that:

*“Proposals should respond to the local context and the form of surrounding buildings in relation to density, height, scale, massing and established street patterns and be making use of appropriate materials and detailing.”*

- 10.7 As discussed in Section 2 of this Statement, the Proposal seeks to provide one consolidated leisure centre by providing swimming facilities and other leisure functions in one single location, rather than across two sites (the Sands Centre and The Pools at James Street). The consolidation of two leisure sites into one has wider sustainability benefits, for example by reducing the number of journeys that will be made as all facilities are provided in one place.
- 10.8 The Proposal also includes energy generating and efficiency measures to ensure that the new Centre exceeds current building regulation standards. This includes the installation of photovoltaic panels, energy efficient materials, combined heat and power unit and low consumption products relating to water usage. This approach accords with Local Plan Policy SP1, which sets a presumption in favour of sustainable development. The full policy wording is provided at **Appendix D**.
- 10.9 Section 8 of this Statement demonstrates that the Main Town Centre Use Sequential Assessment has been passed, as there are no available, suitable or viable sites located within the city centre or in more preferable edge of centre locations that have capacity to deliver a similar scale of development. In view of this, the principle of development at the Site (in an edge of centre location) is acceptable in accordance with Policy EC6 and paragraph 86 of the NPPF which require a sequential test for main town centre use proposals outside of defined centres (full Local Plan policy wording is provided at **Appendix D**).
- 10.10 Overall, the principle of demolishing part of the existing centre and redeveloping the leisure facilities is considered to be wholly appropriate and no conflicts exist with local or national policy in respect of land use or design.

### **Flood**

- 10.11 In view of the flood history of Carlisle, significant consideration has been given in relation to protecting against and mitigating the risk of flood. BuroHappold Engineering has undertaken a Flood Risk Assessment (FRA) that has been submitted in support of this planning application to consider the impact the development will have on the site and the wider area. The Proposal has been designed to allow water into some parts of the building rather than defending the building from flooding. This approach reduces the potential impact of increasing flood risk elsewhere in comparison to a defensive approach.

- 10.12 The FRA estimates an increase of 10mm in flood levels as a result of the Proposal, and while this is not considered to be significant an assessment of the impact of this increase is yet to be made. At the time of submission, BuroHappold Engineering is awaiting the necessary data from the Environment Agency in order to quantify the impact associated with the increased flood level. As such, a supplementary note or addendum will be submitted to the LPA during the application period following further discussions with the Environment Agency.
- 10.13 A Flood Risk Sequential Test has been undertaken in accordance with Policy CC4, which indicates that development in Flood Zone 3 will only be acceptable when a sequential test has been satisfied. The full policy wording of CC4 is provided at **Appendix D**.
- 10.14 Section 9 of this Statement outlines the methodology adopted and the results of the Flood Risk Sequential Test. The criteria and methodology adopted complies with local and national policy.
- 10.15 The Site passed the Flood Risk Sequential Assessment as there are no other sites that are suitable, available and located within a lower Flood Zone than the Site.
- 10.16 The Site is 'less vulnerable' risk classification according to PPG and as such an Exception Test is not necessary in this instance in accordance with paragraph 159 of the NPPF. Paragraph 159 states that the requirement for an Exception Test will depend on the potential vulnerability of the site and of the development proposed in line with PPG.
- 10.17 The FRA and the Foul Water and Surface Water Drainage Strategies have been prepared in accordance with the requirements of Policy CC4, which requires all proposals for new development in Flood Zone 3 to be supported by an FRA and adequate detail in respect of drainage. For the avoidance of doubt, the Flood Risk Sequential Test included within this Planning Statement (Section 9) addresses part c) of the Policy CC4 which requires the confirmation that no other low risk alternative sites exist. The full policy wording of Policy CC4 is provided at **Appendix D**.
- 10.18 The FRA identifies a number of existing flood defences that were constructed following the 2005 flood event. The defences consist of earth embankments, flood walls and flood gates along the River Caldey and the River Eden.
- 10.19 The FRA has considered the flood history of the area and the potential impacts of climate change.

10.20 The FRA identified five types of flooding that could affect the Proposal, in accordance with Policy CC4 which requires FRAs to establish “whether a proposed development is likely to be affected by current or future flooding from any source”. The findings of the FRA are summarised below:

- **Fluvial and Tidal Flooding** – The Site is out of the tidal extent of the River Eden and at low risk of tidal flooding. Fluvial flood risk is the primary risk to the site and is located within Flood Zone 3 in an area benefitting from flood defences.
- **Ground Water Flooding** – Groundwater was recorded at depths between 3.7m to 6.4m below ground level. The variability suggests hydraulic connectivity with the river. The risk is currently considered to be low to medium.
- **Surface Water Flooding** – The Site is at low risk of surface water flooding and has no historical records of flooding.
- **Sewer Flooding** – There is no record of sewer flooding on the site, nor are there any known capacity issues within the vicinity of the Site. As such, there is considered to be a low risk of sewer flooding on the site.
- **Flooding from Artificial Sources** – There is no history of flooding from artificial sources. The Site is at risk in the event of a breach of the Haweswater reservoir; the residual risk is very low.

10.21 The FRA identified a number of mitigation measures to reduce the impact of flooding at the Site in accordance with Policy CC4 which requires FRAs to establish, *inter alia*, “whether appropriate mitigation measures are proposed to deal with potential risks and effects”.

10.22 A safe access and egress route is identified via Newmarket Road, Swifts Bank and footpaths to the A7. In the event of the overtopping of the flood defences, there will not be dry access and egress to the site. In the event of surface water flooding, vehicle access will need to be via Swifts Bank and Newark Terrace.

10.23 With regards to the surface water drainage strategy, filter drains, and geocellular storage is proposed. Runoff from the proposed roof is to be limited to the greenfield runoff rates, which is a standard requirement.

10.24 The FRA identifies a residual risk of overtopping of the existing defences. A Flood Warning and Evacuation Plan will be required to manage the residual risk posed to both people and vehicles on the Site. In addition resilience measures have been incorporated in the design and detailed below.

### *Design Response to Flood Matters*

- 10.25 With regard to addressing flood related issues, there are existing defence mechanisms in place. The Sands Centre is currently elevated above the River Eden, which provides a level of protection to the Site. An existing flood defence wall which extends east from the Site provides further protection.
- 10.26 Additional measures are proposed as part of the Proposal to further minimise the risk of flooding, and to minimise the recovery time following a flood event to allow the Sands Centre to be fully operational and re-open as soon as possible.
- 10.27 The Proposal incorporates a 'water entry strategy'. Effectively this means that the proposed building has been designed to flood and allow water to enter the ground floor via the central street. The aspects of the Proposal that would be more complicated to recover after a flood (e.g. swimming pools, changing rooms etc.) are raised approximately 400-600mm above typical ground floor levels. The fitness suite is proposed to be located on the first floor, protecting all gym and audio/visual equipment against potential flood waters.
- 10.28 The water entry strategy outlined above inevitably means that certain parts of the building will be damaged by flood water, with the sports hall floor particularly being at risk due to the type of materials and sprung timber floor required. This approach and the risk of damage/replacement flooring, is considered to be a more sustainable approach than defending the building, which could increase the risk or severity of flooding elsewhere in Carlisle.
- 10.29 In addition to the strategic layout and design of the proposal, materials have been selected for their flood resilient properties that will enable easy recovery (i.e. cleaning and drying) after a flood event, allowing re-opening to occur much faster.
- 10.30 Importantly, the proposed flood resilience strategy is considered to result in an insignificant increased risk of flood elsewhere; however, as noted at paragraph 10.12 a quantified impact assessment has not yet been undertaken (this will be submitted in due course).
- 10.31 The inclusion of mitigation measures within this Proposal complies with Policy SP9, which requires preparation for extreme weather events by creating environments that are resilient. The impact of the development in terms of flood risk is considered to be acceptable in planning policy terms and does not conflict with any local or national planning policies.

## **Community Engagement**

- 10.32 Section 5 of this Statement set out the community engagement that was undertaken prior to the submission of this application. Subsequent to the public exhibition that was held, 67 feedback forms were completed and the responses were reviewed and analysed by UK Networks Land and Property Ltd. Further detail regarding the responses is provided in the Statement of Community Engagement submitted in support of this application; however some of the key themes are outlined below.

### *Climbing Wall*

- 10.33 The Proposal does not include the retention of the existing climbing wall that is currently provided in the Sands Centre.
- 10.34 A review of the annual average adult use of the existing climbing wall found that in an average year the climbing wall was used by around 600 and 1,000 adults. The existing wall accommodates numerous junior courses but, when combined with adult visits, these do not generate sufficient income to justify the premium of including adequate floorspace within the new development.
- 10.35 The Applicant has brought forward the Proposal to try and create a Centre that meets the needs of as many people as possible within Carlisle and beyond. However, due to spatial and budgetary limitations, the Proposal cannot include facilities that do not generate sufficient return in order to sustain the new Centre in the long term.
- 10.36 It is worth noting that the Eden Rock bouldering centre provides high quality alternative climbing facilities and is approximately 3 miles (10 minute drive) from the Site. Given the relatively low usage of the existing climbing wall at the Sands Centre, the commercial decision was made to prioritise other facilities such as the swimming pool and sports hall.

### *Pool Dimensions*

- 10.37 One of the recurring queries raised during the community engagement event was in relation to the pool dimensions, including requests for an Olympic standard 50 metre pool with a constant depth of 2 metres from end to end.
- 10.38 Whilst the Applicant recognises the benefits that a 50m pool could bring to Carlisle, the Site is unable to accommodate such a facility both in terms of the floorspace required or the

public funding available. Redesigning the Proposal to provide a 50 me pool would result in a large portion of other important facilities being sacrificed. .

- 10.39 It is considered that the two proposed swimming pools and their flexible use makes them accessible to all whilst protecting the full range of facilities that satisfy the demands of non-swimming users.

#### *Accessibility*

- 10.40 The Proposal has been designed in order to be accessible to a full range of users in accordance with the Equality Act, building regulations and Local Plan Policy SP9, which seeks to reduce health inequalities.
- 10.41 Access to the Centre will be graded/level. All doors, corridors and entry points have been designed to be wide enough to allow wheelchair access and a lift is also proposed to ensure that equal access to the first floor studios and fitness suite is available.
- 10.42 The Proposal includes a fully equipped 'Changing Places' area that provides ample space, a changing bench and a body hoist to accommodate those with specific requirements and to provide a suitable changing facility. The Changing Places area is accessible by a ramp, and is available for both pool users and users of other facilities.
- 10.43 The swimming pools have been designed to provide a flexible and accessible swimming facility. The main swimming pool is a traditional shallow-to-deep end pool (1m-2m) to allow classes to take place, as well as providing an opportunity for swimmers to gradually transfer from the learner pool into the main pool. The main swimming pool also includes a stepped entry point with a hand rail, as well as a docking station for a moveable lifting platform.
- 10.44 The learner swimming pool incorporates a moveable floor, which again provides a further opportunity for classes to take place and allow the pools to be shared between a variety of users (e.g. disabled users, baby/toddlers, adult aerobics etc). The floor can be moved up to be level with the pool side, allowing wheelchair users to easily transfer into the swimming pool and be lowered down, and again a docking station for a movable lifting platform will also be available to ensure the swimming facilities can be accessed by all.

#### *Squash Court*

- 10.45 The Proposal excludes replacement of the existing squash court. There are alternative squash courts in Carlisle that are considered to adequately provide for demand, which has



generally been low at the Sands Centre in recent years. The Carlisle Squash Rackets Club on Warwick Road provides six squash courts available for public use. The Applicant has applied the same rationale as used for the climbing wall in focussing on the selection of facilities that are in greatest demand, that provide the most flexible and accessible use and can support themselves in the long term through generating sufficient revenue to cover running and maintenance costs.

#### *Parking and Public Transport*

- 10.46 During the community engagement event queries were raised in relation to the level of parking that would be provided.
- 10.47 The car park currently has space for 294 vehicles, comprising 281 standard spaces and 13 spaces for disabled people.
- 10.48 Section 6 of this Statement confirms that 63 parking spaces will be lost as a result of this Proposal, which will provide 216 standard parking spaces and 15 spaces for disabled people. The reduction in the total number of parking spaces to be provided will occur due to the increased footprint of the building. The Swifts Bank car park to the east of the Site could support the Sands Centre during periods of high demand, and discussions are ongoing within the Council which owns and operates the car park. Parking capacity could therefore increase to 419 spaces, which supports the objectives of Local Plan Policy IP 3, and the guidance provided by the Local Highway Authority (Cumbria County Council), which does not provide standards specifically for D2 use.
- 10.49 The proposal includes bicycle parking for 12 bicycles, in accordance with Cumbria's parking guidance.
- 10.50 BuroHappold Engineering has prepared a Transport Statement in support of this application. The Transport Statement assesses a 'worst-case scenario' of a sell-out event at the entertainment venue, and concludes that the majority of demand can be accommodated at the Sands car park and also Swifts Bank car park (which is currently available for users of the Sands Centre during the evening and weekends). The requirement for additional parking can be accommodated by surrounding car parks in the city. On non-event days, the Sands Car Park and the Swifts Bank Car Park have sufficient capacity to accommodate demand.
- 10.51 The Transport Statement confirms that the Proposal will not fundamentally affect servicing arrangements at The Sands Centre, with most deliveries being made to the east side of the

development, and car and small van deliveries specifically for the leisure use taking place at the western side of the development.

- 10.52 The Transport Statement includes a trip generation study, which demonstrates that the proposed development will not have a significant impact on the transport network once operational.
- 10.53 The Transport Statement concludes that the Proposal is in accordance with transport policy guidance, and is appropriate for the location. As such, there is no reason why the development proposal should not be granted planning permission on transport grounds.
- 10.54 With regards to public transport, the nearest bus stop to the Site is located on West Tower Street, approximately a 7minute walk south. Local Plan Policy IP2 states that new development must demonstrate/provide convenient access to public transport, and it is considered that the current bus services are sufficient and well located in order to adequately serve this Proposal.

## **Summary of Technical Matters**

### *Contamination*

- 10.55 A Geo-environmental Desk Study has been submitted in support of this planning application. The Study assesses the ground conditions with respect to the nature and extent of contamination and potential associated risks to people and the environment.
- 10.56 Three potential sources of contamination were identified in the Study, including: made ground; ground gases; and off-site uses. It is considered that these potential contamination sources could impact human health, controlled waters, ecology and the built environment.
- 10.57 The main potential contaminant source is associated with the Made Ground which may contain ash, tarmac and possibly asbestos. As a result, options for disposal of soil off-site may be limited.
- 10.58 The Study identifies the potential risks assessed as greater than low are:
- The inhalation of on-site soils potentially containing asbestos by investigation, maintenance and construction workers and Site neighbours (during construction); and

- Potential accumulation of ground gases in hazardous concentrations within enclosed spaces from on-site soil sources leading to explosion, fire or asphyxiation.

- 10.59 The risks identified in the study can be reduced to 'low' risk by good construction practice and mitigation measures such as capping layers and gas impermeable membrane. Other potential risks associated with the possible presence of contamination from on-site and off-site sources were assessed at Low or Very Low.
- 10.60 Having identified the potential risks the Study recommends a geo-environmental and geotechnical intrusive ground investigation to determine the ground conditions beneath the Site. The results of the investigation will be used to inform potential mitigation measures including any remediation requirements.
- 10.61 Given that there is a low contamination risk associated with the Site, the Proposal is considered to be in compliance with Policy CM5 which confirms that the Council will only support development which would not lead to an adverse impact on the environment or health or amenity of future or existing occupier.
- 10.62 The Phase 1 Geo-environmental Desk Study prepared by BuroHappold Engineering and submitted in support of this application provides further detail in relation to the ground conditions and risk of contamination at the Site.

### *Ecology*

- 10.63 A Preliminary Ecological Appraisal Report has been prepared by All About Trees in order to consider the presence of protected species and any valuable habitats. .
- 10.64 The Ecological Appraisal identifies potential habitat areas including individual trees, amenity grassland, the existing building and shrubs within the Site boundary as well as adjacent tree belts along the banks of the River Eden. Invasive species including *Rosa rugosa* and *Cotoneaster* have been identified at the Site, although these can be removed using standard qualified methods.
- 10.65 The Report concludes that no bats were observed roosting in the buildings planned for demolition, and no other protected species were found to be present on Site or within the immediate vicinity. As such it is considered that this application complies with Policy GI 3 which seeks to protect priority habitats and protect species. Bat activity was observed to the north of the Site along the River Eden corridor, with trees providing foraging and potential bat roosts.

## *Trees*

- 10.66 An Arboricultural Impact Assessment (AIA) and Arboricultural Method Statement (AMS) have been prepared by All About Trees and submitted in support of this planning application as required by Policy GI 6. The AIA includes a survey of the existing trees within the Site boundary, and makes recommendations regarding safety and Arboricultural management. The AMS concerns the protection and management of significant trees.
- 10.67 The AIA identified 104 trees and 3 groups of trees within the survey area. The surveyed areas included the trees located at Hardwicke Circus for completeness, however Hardwicke Circus does not form part of the Site and the trees will not be affected by the Proposal. As such, 91 trees and 3 groups of trees are located within the Site boundary.
- 10.68 The AIA confirms that there are no Tree Protection Orders (TPOs) or other restrictions protecting trees on Site.
- 10.69 A total of 29 individual trees and 3 groups would be removed, of which the 3 groups and 19 individual trees have a low/moderate rating. Their removal is considered to be acceptable in accordance with Policy GI6 as they do not contribute positively to the Site and locality. The remaining 10 trees to be removed have a high rating.
- 10.70 A total of 22 trees are proposed to be planted as part of the Proposal (as shown on plan references: GT1385-OOB-SI-ZZ-DR-L-0001 and GT1385-OOB-SI-ZZ-DR-L-0002), in order to satisfy the objective of Policy GI6, which requires replacement planting of an appropriate number and species where it is practicable to do so. The area available for replacement planting is restricted due to the increased footprint of the development and the need to retain sufficient car parking spaces, access and areas of public realm. As such, the proposed level of replacement trees is considered to be acceptable and in compliance with Policy GI 6.
- 10.71 The remaining 63 trees within the Site boundary will be retained in accordance with Policy GI6, which confirms that Proposals for new development should provide for the protection of existing trees where they make a positive contribution to the area.
- 10.72 The AIA concludes that British Standard protection measures would ensure that there was no significant damage to the trees to be retained during the demolition or construction phase and the tree cover should flourish in the longer term.

### *Noise*

- 10.73 Pace Consult have prepared an Environment Noise Survey in support of this planning application. The noise report includes an assessment of the existing ambient and background noise climate at the Site and proposes specific measures in order to control noise emissions from the proposed leisure facilities.
- 10.74 It is considered that the main sources of noise that will result from the proposed leisure facilities will be from the mechanical services. The noise levels recorded on Site have been used to set the noise limiting criteria for mechanical services from the new leisure facilities.
- 10.75 In view of the measured noise levels and occupational noise emissions that have been assessed, the report proposes that standard constructions selected for thermal, air tightness and structural purposes would be sufficient, and no specific acoustic requirements are necessary to render any occupational noise level inaudible at the nearest residential dwellings. As such, the Proposal complies with Policy CM5 which states that development will not be permitted where it would generate or result in exposure to noise which cannot be satisfactorily mitigated.

### *Heritage Assets*

- 10.76 A Heritage Report has been prepared by Emma Adams & Partners in support of this application. Further detail in relation heritage assets that have potential to be affected by this Proposal can be viewed in the submitted Report, however a summary of the key findings are provided below.
- 10.77 There are two designated heritage assets within the Site boundary including the walls, railings and piers to the west and south of the Sands Sports Centre, both of which are Grade II listed. In addition to these, the Eden Bridge (north west of the Site) and The Turf Inn (south east of the Site) are listed Grade I and Grade II respectively.
- 10.78 The Report concludes that the Proposal addresses the significance of the local heritage assets and preserves and enhances the significance of the designated heritage assets in compliance with Policy HE 3.
- 10.79 Further, an archaeological desk-based assessment has been completed by CgMs. The assessment concludes that, given the previously developed nature of the site and the volume of made ground, the risk to buried heritage assets is very low. However, further

discussions are in progress with the LPA and Cumbria County Council to consider whether any mitigation is required, such as a watching brief during excavation works.

#### *Lighting*

- 10.80 Redmore Environmental Ltd has prepared a Lighting Assessment that has been submitted in support of this application.
- 10.81 The Proposal includes low level bollards and uplighting units as well as the retention of the existing car parking lights. The Assessment considered the likely effects of artificial lighting included within the Proposal. The specification of exact fixtures and positioning was not available at the point of submission, and as such the suitability of the Proposal has been assessed on a qualitative basis.
- 10.82 The Assessment concludes that the nature of the development and the location of existing receptors, impacts associated with the lighting of the scheme are not considered to be significant.
- 10.83 A number of mitigation measures were identified that could be implemented in order to satisfy the relevant control criteria. Mitigation measures identified include a vegetation buffer zone along the northern boundary. Lighting should be carefully directed and should be designed to the correct standard. Further information relating to control criteria and the mitigation measures can be read in the Lighting Assessment submitted in support of this application.

#### *Air Quality*

- 10.84 An Air Quality Assessment has been undertaken by Redmore Environmental Ltd and submitted in support of this application. The Assessment determined the baseline conditions and assessed the potential effects that would result from the Proposal.
- 10.85 It is concluded that the air quality impacts of the construction phase would be “not significant” provided that good practice control measures are implemented.
- 10.86 The impact of vehicles travelling to and from the Site on air quality has also been assessed. It is concluded that the impact on air quality as a result of traffic generated by the Proposal would likely be negligible.

10.87 In view of the above, air quality factors are not considered to be a constraint to the development. Further detail in relation to air quality matters and the assessment undertaken can be viewed in the Air Quality Assessment submitted in support of this application.

## 11 Summary

- 11.1 This Planning Statement is prepared on behalf of Carlisle City Council in support of a full planning application for the redevelopment of the existing leisure facilities at The Sands Centre, Carlisle.
- 11.2 The proposed development seeks to demolish 2,916m<sup>2</sup> of existing leisure floorspace, and provide 6,498m<sup>2</sup> of new leisure facilities (Use Class D2), including: 2 swimming pools, wet and dry changing facilities, a 4 court sports hall, spectators area, fitness suite, studios, ancillary bar and café, and an ancillary physiotherapy suite. Access to the site would be as existing, via Newmarket Road.
- 11.3 The site measures 1.98ha and includes an entertainment venue and car parking. The River Eden is located to the north, Newmarket Road to the south, Bridgewater Road and Hardwicke Circus to the west and Swifts Bank carpark to the east.
- 11.4 Planning permission was previously granted on 25 November 2010 for an extension to, and refurbishment of, the existing leisure facilities, including a new swimming pool – that planning permission has now expired.
- 11.5 The planning policy review undertaken in Section 7 confirms that a Main Town Centre Use Sequential Assessment and a Flood Risk Sequential Test are required for this Proposal.
- 11.6 The Main Town Centre Use Sequential Assessment assessed 226 opportunities. The Assessment concludes that there are no sequentially preferable sites located within the town centre or edge of centre (i.e. within 300 metres of the core shopping area).
- 11.7 The Flood Risk Sequential Assessment assessed 226 opportunities. The Assessment identified many sites located within a lower flood zone; however, none of the sites were sequentially preferable in terms of flood risk, location and suitability.
- 11.8 The application is supported by a comprehensive suite of technical documents, the scope of which was agreed with the Local Planning Authority during pre-application discussions.
- 11.9 There is a risk of the Site flooding in the future as identified within the FRA, due to the proximity to the River Eden. The Proposal has been designed to be resilient to flood through the adoption of a 'water entry strategy' rather than defending the building, which may have increased the risk of flooding elsewhere in Carlisle more significantly. Whilst the FRA anticipates that flood levels would be increased by approximately 10mm, the impact of



this has not been quantified due to the absence of data provided by the Environment Agency. The projected flood level increase is not considered to be significant; however, a supplementary note assessing the impacts will be submitted to the LPA following receipt of the necessary information from the Environment Agency.

- 11.10 Matters relating to accessibility and car parking have also been fully considered. Importantly, the proposed car parking provision on Site and within the immediate vicinity (including the Swifts Bank car park immediately to the east) is considered to be appropriate for the scale of development and during peak times, even with the proposed loss of 63 spaces to make way for the building footprint.
- 11.11 A public consultation exercise has also been completed prior to the application being submitted and the issues raised have been fully considered in the evolution of the design and during the preparation of this Statement. Whilst the Proposal may not meet the specific requirements or wishes of specific groups, the Applicant has designed the Proposal to meet the needs of as many people as possible. In some cases, the Applicant has had to take a commercial decision as to those facilities that can or cannot be included within the scheme.
- 11.12 The principle of the land use is already established and the design of the building is considered to be in keeping with the scale of the existing centre and its surroundings in this central location. This Statement and the suite of supporting documents provide that the proposed development is in substantial compliance with the relevant local and national policies and Proposal is therefore considered to accord with the Development Plan overall.
- 11.13 There are no other material considerations that weigh against the Proposal and it is considered that the scheme is a sustainable form of development overall. As such, in line with national policy, is considered appropriate that planning permission be granted without delay.

## **Appendix A**

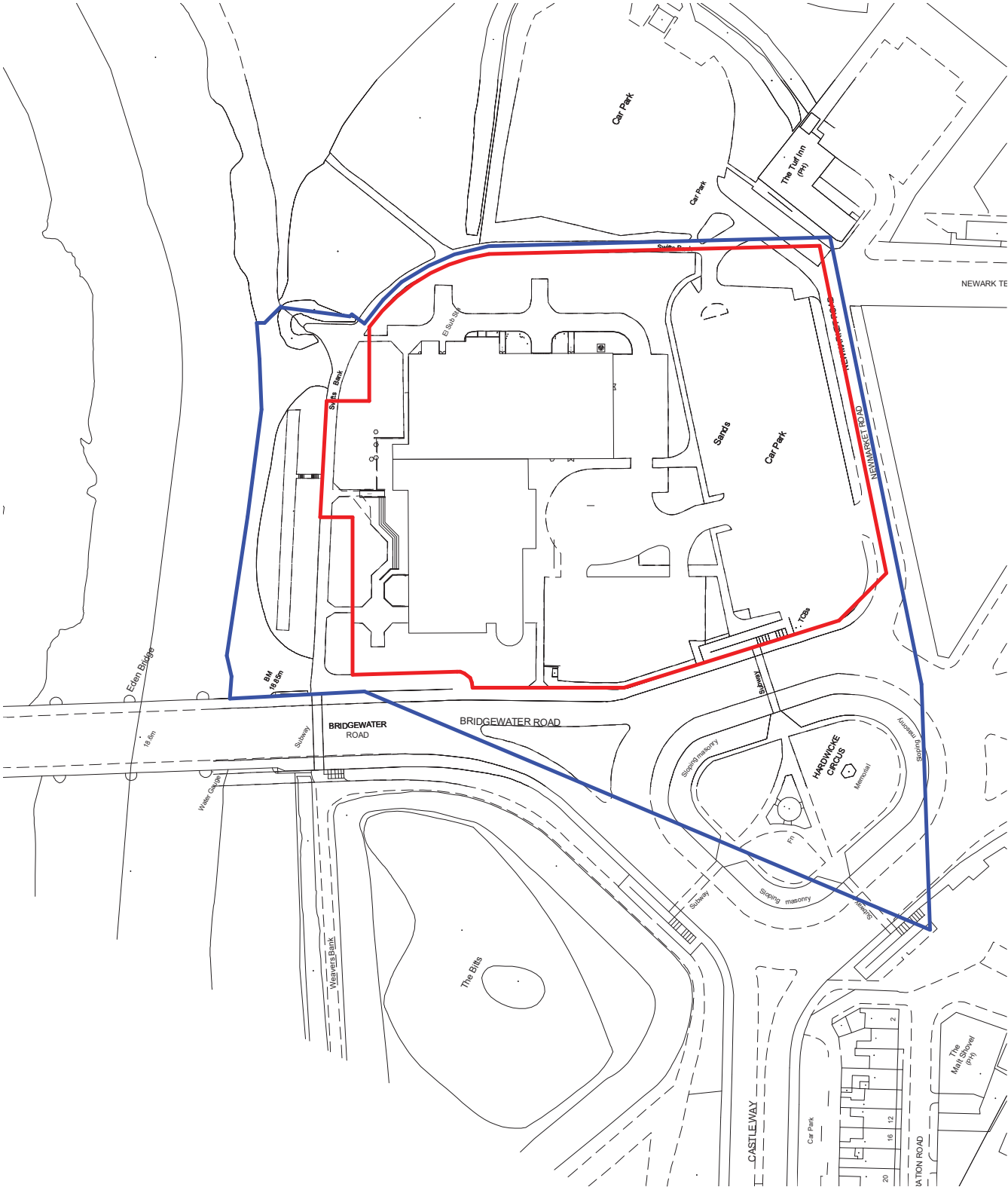
### **FULL PLANNING HISTORY**

| Reference | Description of Development  | Status                             |
|-----------|---|------------------------------------|
| 13/0419   | Display of 1no. internally illuminated LED sign   | Approved<br>08/08/2013             |
| 12/0106   | Installation of 30kw Solar Photovoltaic panel system on the roof (Part Retrospective)   | Approved<br>29/03/2012             |
| 11/0936   | Display of illuminated and non-illuminated signage (Revised Application)  | Approved<br>21/12/2011             |
| 10/1140   | Display of illuminated and non-illuminated signage  | Withdrawn<br>24/02/2011            |
| 10/0889   | Proposed development consists of one new bespoke 4m high orientation beacon and one new 2.235m high information board located at the back of the Sands Centre adjacent to the River Eden as part of the Carlisle Roman Gateway public realm and Interpretation Project. | Approved<br>25/11/2010             |
| 10/0631   | Proposed extension and refurbishment including demolition of existing gymnasium, to provide new public swimming pool, sports hall, gymnasium and educational facility with new hard and soft landscaping, revised car park layout and relocation of main vehicle access | Approved<br>25/11/2010             |
| 05/0084   | Erection of non-illuminated interpretation panel  | Approved<br>07/04/2005             |
| 04/0837   | Extension to restaurant and alterations to entrance foyer   | Approved by appeal<br>31/08/2004   |
| 02/1116   | Extension to fitness suite  | Approved by appeal<br>Date unknown |
| 02/0015   | Erection of sculpture mounted on sandstone plinth   | Approved by appeal<br>Date         |

|         |   |                                       |
|---------|---|---------------------------------------|
|         |   | unknown                               |
| 99/0926 | Renewal of temporary permission (3 years) to site Portakabin unit as office accommodation   | Approved by appeal<br>Date<br>unknown |
| 97/0706 | Extension of existing leisure centre to include new theatre, extension to bar and restaurants and general improvements to existing facilities | Withdrawn<br>Date<br>unknown          |
| 96/0734 | Temporary permission (3 years) to site Portakabin unit as office accommodation to side of Sands Centre  | Approved by appeal<br>Date<br>unknown |
| 95/0689 | Hard paving of existing grassed terrace with pedestrian balustrade, new seating, steps and interpretation                                     | Approved by appeal<br>Date<br>unknown |
| 95/0465 | Siting of steel container to rear of building for storage   | Approved by appeal<br>Date<br>unknown |
| 90/1122 | Extension to fitness suite  | Appeal<br>Approved<br>Date<br>unknown |
| 88/1236 | Erection of sign (to announce forthcoming events)   | Approved by appeal<br>Date<br>unknown |

## **Appendix B**

### **SITE LOCATION PLAN**



Site Location Plan  
Scale:- 1 : 1250

## **Appendix C**

**CARLISLE CITY COUNCIL SCREENING OPINION (03.08.2018)**

## **Economic Development**

Corporate Director **J E Meek** BSc (Hons) Dip TP MRTPI

### **Development Management**

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Mr D Page  
Gerald Eve  
1 Marsden Street  
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**Case Officer:**

**Direct Line:**

**E-mail:**

**Your Ref:**

**Our Ref:**

Stephen Daniel

01228 817375

[Stephen.Daniel@carlisle.gov.uk](mailto:Stephen.Daniel@carlisle.gov.uk)

SD/DC/18/0003 ESO

03 August 2018

Dear Mr Page

**Proposal:** EIA Screening Opinion For The Demolition Of Existing Leisure Facilities (Excluding Main Arena) And Construction Of A New Leisure Centre Extension to Retained Main Arena

**Location:** The Sands Centre, Carlisle

**Appn Ref:** 18/0003 ESO

Thank you for your letter and attachments received 25th July 2018 in respect of the above matter.

In accordance with Part 2, Section 6 of the Environmental Impact Assessment (EIA) regulations the Carlisle City Council as the Local Planning Authority is required to adopt a screening opinion following your request. This is a written opinion as to whether the development is 'EIA development' likely to have a significant effect on the environment by virtue of the nature of the development, its size and its location.

The proposed development falls within Class 10(b) of Schedule 2 of the EIA Regulations (Urban Development Projects) and exceeds the threshold of 1 hectare of urban development which is not residential development.

The City Council has taken into account the criteria in Schedule 3 of the EIA Regulations, which you will be aware are listed under the headings of "Characteristics of the Development", "Location of the Development", and "Types and Characteristics of Potential Impact". In relation to these matters, I am mindful of the advice within the Planning Practice Guidance with regard to the circumstances when development would generally be required to be subject of an EIA.

Having taken into account the advice in the PPG as well as the criteria in Schedule 3 of the 2017 EIA Regulations it is my opinion that the proposal would not be likely to have significant effects on the environment by virtue of facts such as its size, nature or location. Accordingly, Carlisle City Council considers that the proposal is not EIA development.

Yours faithfully

**Stephen Daniel**  
**Principal Planning Officer**



## **Appendix D**

### **PLANNING POLICIES**

## **Policy SP1: Sustainable Development**

*When considering development proposals Carlisle City Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). It will always work proactively with applicants, and communities, jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions of the District.*

*Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood development plans) will be approved without delay, unless material considerations indicate otherwise.*

*Where there are no policies relevant to the application, or relevant policies are out of date at the time of making the decision, then the Council will grant permission unless material considerations indicate otherwise - taking into account whether:*

- 1. any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or*
- 2. specific policies in the NPPF indicate that development should be restricted.*

## **Policy SP4: Carlisle City Centre and Caldew Riverside**

*In order to maintain and enhance its status, Carlisle City Centre, as defined on the Policies Map, will be the principal focus for comparison retail within the District, in addition to leisure, office and other main town centre uses.*

*Development proposals within the City Centre should support its vitality and viability and respond to opportunities to:*

- 1. create a diverse mix of uses, including City Centre living, which support vitality through generating daytime and evening activity;*
- 2. preserve or enhance the character, appearance and wider setting of the City Centre, Botchergate and Portland Square/ Chatsworth Square Conservation Areas and contribute towards the delivery of objectives within their respective Management Plans;*
- 3. create new and enhance the existing public realm through imaginative hard and soft landscaping;*

4. *improve connectivity within the City Centre specifically with regards to increasing pedestrian and cycle permeability and accessibility; and*
5. *bring back into beneficial use vacant and redundant buildings and upper floors particularly where to do so would increase City Centre living or generate job growth.*

*Land to the north of Lowther Street including Rickergate has been identified for a potential future expansion of the Primary Shopping Area. Retail led development proposals within this area will be supported where they are in response to identified needs, are guided by a comprehensive strategy and where it can be demonstrated that the proposal would integrate effectively with the existing Primary Shopping Area. Proposals within this area which would prejudice the ability to respond to an identified need to deliver additional comparison retail floor space will be unlikely to be supported, unless the benefits of doing so outweigh the benefits of safeguarding the potential expansion.*

*To the south of the City Centre a notable and significant opportunity exists in the locality of the Citadel, as defined on the Policies Map, to reuse and redevelop buildings and land for a mix of uses which could act as a catalyst to enhance the vitality and viability of the southern extent of the City Centre, including Botchergate, and further improve the sense of arrival for visitors using this important historic and iconic gateway. Consideration will be afforded to progressing a development brief for this locality to ensure that the opportunity to deliver a comprehensive and strategic development across this area is safeguarded. This approach will also ensure that the potential benefits are maximised and that any opportunities to accelerate delivery are identified. Proposals will be supported providing that they do not prejudice any longer term opportunities and respect the significance of the heritage assets which characterise this area.*

*Caldew Riverside, as defined on the Policies Map, constitutes a significant regeneration opportunity outwith but in close proximity to the City Centre, to bring back into beneficial use land for a mix of uses which would complement those found in the City Centre and in doing so aid its overall attractiveness. Development proposals for main town centres uses on this site will be considered on their merits, 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. Development proposals should demonstrate how they would contribute to the delivery of the comprehensive redevelopment of the wider site and positively interact with the River Caldew, including enhancing the riverside walk/cycle way, as well as improving linkages with the City's West Walls and the City Centre beyond.*

*All proposals will need to consider their impacts on the transportation network.*

### **Policy SP6: Securing Good Design**

*Development proposals will be assessed against the following design principles. Proposals should:*

- 1. respond to the local context and the form of surrounding buildings in relation to density, height, scale, massing and established street patterns and by making use of appropriate materials and detailing;*
- 2. take into consideration any important landscape or topographical features and respect local landscape character;*
- 3. reinforce local architectural features to promote and respect local character and distinctiveness;*
- 4. take into consideration the historic environment including both designated and undesignated heritage assets and their settings;*
- 5. ensure all components of the proposal, such as buildings, car parking, and new connections, open space and landscaping are accessible and inclusive to everyone, safe and well related to one another to ensure a scheme which is attractive and well integrated with its surroundings;*
- 6. seek to ensure that streets are designed, where appropriate, to encourage low vehicle speeds which allow streets to function as social spaces;*
- 7. ensure there is no adverse effect on the residential amenity of existing areas, or adjacent land uses, or result in unacceptable conditions for future users and occupiers of the development;*
- 8. aim to ensure the retention and enhancement of existing trees, shrubs, hedges and other wildlife habitats through avoidance, including alternative design. If the loss of environmental features cannot be avoided, appropriate mitigation measures should be put in place and on-site replacement of those features will be sought;*
- 9. include landscaping schemes (both hard and soft) to assist the integration of new development into existing areas and ensure that development on the edge of settlements is fully integrated into its surroundings;*
- 10. ensure that the necessary services and infrastructure can be incorporated without causing unacceptable harm to retained features, or cause visual cluttering;*
- 11. ensure that the layout and design incorporates adequate space for waste and recycling bin storage and collection; and*

12. *when agreed by the Highway Authority, the reinstatement of existing traditional materials will also be sought, following repairs to roads, pavements, kerbs and underground services.*

*All proposals should be designed to maximise opportunities to employ sustainable design and construction techniques.*

### **Policy SP7: Valuing our Heritage and Cultural Identity**

*All The Council will, through planning decisions and in fulfilling its wider functions, proactively manage and work with partners to protect and enhance the character, appearance, archaeological and historic value and significance of the District's designated and undesignated heritage assets and their settings.*

*Opportunities will also be pursued, to aid the promotion, enjoyment, understanding and interpretation of both heritage and cultural assets, as a means of maximising wider public benefits and in reinforcing Carlisle's distinct identity.*

*Key elements which contribute to the distinct identity of Carlisle District, and which will therefore be a priority for safeguarding and enhancing into the future, include;*

1. *the outstanding universal value of the World Heritage Site associated with the Roman frontier including Hadrian's Wall and associated Roman sites such as Bew Castle;*
2. *medieval castles and other fortifications including Carlisle Castle and the City Walls, the Citadel, Brampton Mote, Bew Castle, Naworth Castle, Rose Castle, Scaleby Castle and other bastles and fortified houses;*
3. *Battle of the Solway Moss battlefield;*
4. *the historic quarter of Carlisle City including the Cathedral and its precinct, Carlisle Castle and the City Walls, Tullie House Museum, the Market Cross, Old Town Hall and the Guildhall, as well as the important streets and spaces which interconnect and provide a setting for these assets;*
5. *important industrial heritage including Tindale, Forest Head Quarries and prominent and historically significant mill / factory buildings in West Carlisle including Dixon's Chimney;*
6. *key religious sites and their settings including the Cathedral precinct, Brampton, Burgh by Sands, Lanercost, Wreay and Bewcastle Cross;*

7. *conservation areas across the District and particularly Botchergate and the City Centre which fulfil important social and economic functions for the District and wider sub-region; and*
8. *key cultural assets encompassing parklands, landscapes, museums, art galleries, public art, local food and drink and local customs and traditions.*

*As well as fulfilling its statutory obligations, the Council will:*

- a) *seek to identify, protect and enhance locally identified heritage assets;*
- b) *promote heritage-led regeneration including in relation to development opportunities in the City Centre;*
- c) *produce conservation area appraisals and management plans;*
- d) *develop a positive strategy to safeguard the future of any heritage assets that are considered to be 'at risk'; and*
- e) *adopt a proactive approach to utilising development opportunities to increase the promotion and interpretation of the District's rich archaeological wealth.*

*A more detailed suite of policies as a key mechanism through which to help safeguard the above assets and wider archaeological interest is set out in the historic environment chapter of the Plan.*

### **Policy SP9: Healthy and Thriving Communities**

*The Council will, through planning decisions and in fulfilling its wider functions, work with partners to proactively improve the health and sense of wellbeing of the District's population, and reduce health inequalities. The Council will support development of new/enhanced healthcare infrastructure and will aim to ensure that all development contributes to enhanced health and wellbeing outcomes through the following measures:*

1. *creating high-quality and inclusive environments that support people in making healthy choices, and that make these choices easier by encouraging development proposals to maximise the opportunity for walking and cycling, social interaction, sport and physical activity, whilst providing accessible local services, facilities and jobs, a diverse and useable integrated network of green infrastructure assets and convenient public transport facilities;*
2. *providing high quality design which ensures that developments consider their lifetime quality, create safe and accessible environments and minimise and mitigate against potential harm from risks such as pollution and other environmental hazards;*

3. *encouraging the development of decent homes that are adaptable for the life course of the occupiers;*
4. *carrying out Health Impact Assessments for significant strategic proposals and for proposals that are likely to have a significant impact on the health and wellbeing of the local population, or particular groups within it, in order to identify measures to maximise the health benefits of development and avoid any potential adverse impacts;*
5. *preparing for extreme weather events by creating environments and communities that are resilient to the impacts of extreme weather, ultimately caused by climate change;*
6. *protecting and promoting the role of community food growing spaces including allotments, community orchards and community gardens in providing social and mental health benefits and access to healthy, affordable locally produced food as part of Carlisle's role as a Food City; and*
7. *maximising opportunities for renewable and decentralised energy.*

#### **Policy EC5: District and Local Centres**

*Within District and Local Centres, as identified on the Policies Map, proposals for retail development and other main town centre uses will be acceptable providing that:*

1. *it is of a scale and nature appropriate to the area served by the centre;*
2. *it does not adversely affect the amenity of any adjacent residential areas;*
3. *appropriate access, parking and security arrangements can be achieved; and*
4. *the design of any new development is attractive and in keeping with the character of the locality.*

*Non-retail proposals within Local Centres will be supported only where they act to enhance the vitality and viability and overall attractiveness of the centre.*

#### **Policy EC 6: Retail and Main Town Centre Uses Outside Defined Centres**

*Development proposals for new retail and main town centre uses should in the first instance be directed towards defined centres, and for comparison retailing proposals the defined Primary Shopping Areas (where designated) within these centres, in accordance with the hierarchy set out in Policy SP 2.*

*In line with national policy proposals outside of defined centres will be required to undertake a sequential test. 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.*



*This approach also applies to proposals for the extension of floorspace (including the use of a mezzanine floor) at existing stores or retail warehouses where these are outside defined centres.*

*Any proposals for a food store will be required, as part of the impact test, to demonstrate that that they would not undermine the planned delivery of the Morton District Centre food store anchor, or impact on its trading viability.*

#### **Policy EC 9: Arts, Culture, Tourism and Leisure Development**

*Proposals will be supported where they contribute towards the development and/or protection of the arts, cultural, tourism and leisure offer of the District and support the economy of the area.*

*Proposals for main town centre uses which are ancillary to established tourist, leisure or cultural attractions will be exempt from the need to undertake a sequential and impact test. New proposals where no attraction currently exists, or those which go beyond what can be regarded as ancillary, will have to have regard to Policy EC 6.*

*All proposals for arts, cultural, tourism and leisure development must also accord with the following criteria:*

- 1. the scale and design of the development is compatible with the character of the surrounding area;*
- 2. adequate access by a choice of means of transport, including sustainable modes of travel such as cycling or long distance walking, and appropriate car parking is provided; and*
- 3. where relevant, the value and significance of the attraction is not compromised.*

*Hadrian's Wall World Heritage Site (WHS) is a major attraction for tourism and proposals for new tourism development which are sustainable and aim to promote the enjoyment and understanding of the WHS whilst meeting the above criteria will be permitted.*

#### **Policy IP2: Transport and Development**

*All new development will be assessed against its impact upon the transport network. Development that will cause severe issues that cannot be mitigated against will be resisted. Development likely to generate significant levels of transport within isolated and poorly accessible areas will be resisted unless a clear environmental, social or economic need can be demonstrated.*

*New development that will be accessible to the public will be required to prioritise safe and convenient access for cyclists and pedestrians, and to take opportunities to contribute to the*



*creation and enhancement of an integrated and continuous sustainable transport network. All new development must demonstrate/provide convenient access to public transport, although a more flexible approach may be justified in rural areas where public transport options are more limited.*

*Proposals that would facilitate a modal shift in freight transport from road to rail and/or air will be supported where the impact on the surrounding road network and land uses can be accommodated without significant adverse effect.*

### **Travel Plans and Transport Assessments:**

*Development which through reference to national guidance requires the submission of a Transport Assessment and/or Travel Plan, should, in addition to responding to national guidance, demonstrate how:*

- 1. the needs of cyclists and pedestrians will be met and prioritised on site;*
- 2. the development will help to reduce the need to travel, particularly by private motor car;*
- 3. the movement of freight and goods by rail will be maximised where possible and appropriate;*
- 4. the site will safely and conveniently connect to public and green transport routes, and contribute to creating a multifunctional and integrated green infrastructure network;*
- 5. the accessibility needs of more vulnerable people have been taken into account;*
- 6. the impact of heavy goods vehicles accessing the site, where this is a required aspect of operations, will be minimised, including restrictions on operating hours and how route plans involving the movement of HGVs will avoid residential areas where possible; and*
- 7. all other sustainable transport concerns will be addressed.*

### **Sustainable Vehicle Technology:**

*Developers will be encouraged to include sustainable vehicle technology such as electric vehicle charging points within proposals.*

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- 6. the impact of heavy goods vehicles accessing the site, where this is a required aspect of operations, will be minimised, including restrictions on operating hours and how route plans involving the movement of HGVs will avoid residential areas where possible; and*
- 7. all other sustainable transport concerns will be addressed.*

### **Sustainable Vehicle Technology:**

*Developers will be encouraged to include sustainable vehicle technology such as electric vehicle charging points within proposals.*

### **Policy IP3: Parking Provision**

*Where appropriate, proposals for new development will be expected to provide a minimum number of parking spaces per new dwelling/m<sup>2</sup> of floor space depending on the type and*

*location. In consultation with the Local Highway Authority and in accordance with any local standards in operation.*

*In areas suffering from significant on-street parking problems, greater provision will be sought where possible, or alternative measures to address the issues will be required. In all areas the need to encourage the use of alternative means of travel, other than the private car, shall be an important consideration when applying parking standards.*

*Provision for convenient and secure bicycle parking will also be expected to be provided in line with standards. A minimum standard for disabled parking spaces within new development will also be applied.*

*Off and on street parking provision will be required to be well designed, safe and appropriate for the street scene. Proposed car parking provision that would have a significant adverse impact upon the character of an area will be resisted. The Council will expect developers to have regard to the Manual for Streets when considering parking design.*

#### **Policy IP5: Waste Minimisation and the Recycling of Waste**

*All new development should follow the principles of sustainable waste management and must include details of facilities for the storage, collection and recycling of waste produced on-site for both during and after construction. On new housing estates of 20 or more new dwellings developers will be encouraged to make provision for collective, accessible and secure waste and recycling areas that create a single, sheltered point for waste storage and collection to serve a number of dwellings.*

*Developers will be expected to provide waste storage units for every new dwelling or unit within a new development, either as large euro-bins for collective waste areas or smaller wheelie bins for individual dwellings. These bins must meet Council standards for quality, size, colour and design, and must be in place before any dwelling is occupied. Where necessary this requirement will be secured through the imposition of planning conditions and/or planning obligations.*

#### **Policy IP6: Foul Water Drainage on Development Sites**

*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. 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.*

*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.*

### **Policy CC3: Energy Conservation, Efficiency and Resilience**

*New development should make the fullest contribution to creating environments which enable carbon reduction and are resilient to the effects of climate change.*

*Development proposals must take into account the need for energy conservation and efficiency in their design, layout and choice of materials. The principles should be introduced in the early stages of the design process in order to consider the orientation of buildings to maximise solar gain and introduce options for alternative methods of heating. The efficient and effective use of land, including the reuse of existing buildings and the use of environmentally sustainable and recycled materials is also expected within the design.*

*Proposals which incorporate other micro-renewable sources of renewable energy like photovoltaic cells will be supported in accordance with other policies in the Plan.*

*The Council will encourage all major developments to explore the potential for a District Heating Network or Decentralised Energy Network. Proposals for renewable, low carbon or decentralised energy schemes will be supported provided they do not result in unacceptable harm which cannot be successfully mitigated. This includes support for community led renewable energy schemes.*

### **Policy CC4: Flood Risk and Development**

*The Council will seek to ensure that new development does not result in unacceptable flood risk or drainage problems.*

*Most new development should be located in Flood Zone 1 and development within Flood Zones 2, 3a and 3b (with the exception of water compatible uses and key infrastructure (as defined in the PPG)) will only be acceptable when they are compliant with the NPPF and when the sequential test and exception test where applicable have been satisfied.*

*Development should:*

- 1. be supported by a Flood Risk Assessment for all proposals of 1 hectare or greater in Flood Zone 1 or in an area within Flood Zone 1 which has surface water concerns or is listed as an area of concern in the Lead Local Flood Authority local flood risk management strategy; all proposals for new development (including minor development and changes of use) in Flood Zones 2 and 3; and where proposed development or a change of use to a more vulnerable class may be subject to other sources of flooding; to establish:*
  - a) whether a proposed development is likely to be affected by current or future flooding from any source, taking into account the increased risk associated with climate change;*
  - b) whether it will increase flood risk elsewhere or interfere with flood flows;*
  - c) that no other lower risk alternative site exists;*
  - d) whether appropriate mitigation measures are proposed to deal with potential risks and effects;*
  - e) how access and egress can reasonably be maintained at times of flood risk;*
  - f) that adequate floodplain storage capacity can be provided and that the capacity of the water supply, drainage and sewerage networks have been considered in liaison with the relevant statutory bodies for water and wastewater, to establish the impact of development on infrastructure; and*
  - g) that where flood defences exist the residual risk of flooding that remains behind defences has been considered. This should include reference to overtopping of defences in extreme events and possible breach analysis evidence.*
- 2. take account of the Council's Strategic Flood Risk Assessment (or the most up to date flood risk information available) along with any evidence from the Lead Local Flood Authority (Cumbria County Council) and the Environment Agency.*

*Where mitigation is required to make and identified impacts acceptable these will, where necessary, be secured through condition or planning obligations.*

## **Policy CC5: Surface Water Management and Sustainable Drainage Systems**

*Development proposals should prioritise the use of sustainable drainage systems. Surface water should be managed at the source, not transferred; and discharged in the following order of priority:*

1. *into the ground (infiltration at source);*
2. *attenuated discharge to a surface water body;*
3. *attenuated discharge to surface water sewer, highway drain or another drainage system; and as last resort*
4. *attenuated discharge to a combined sewer.*

*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.*

*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.*

*Where SUDS are incorporated, a drainage strategy should be submitted detailing:*

- a) *the type of SUDS and/or measures proposed;*
- b) *hydraulic design details/calculations;*
- c) *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*
- d) *the proposed maintenance and management regime.*

*Drainage requirements including detailed maintenance and management arrangements for the lifetime of the development will be secured by way of planning conditions and/or planning obligations.*

### **Policy CM3: Sustaining Community Facilities and Services**

*Proposals which involve the loss of valued community facilities such as shops, public houses and other facilities of value to the local community will only be permitted where it can be demonstrated that:*

1. *its current use is no longer viable or there is adequate alternative provision in the locality to serve the local community;*
2. *all options for their continuance have been fully explored, including any scope for alternative community uses; and*



3. *any asset listed on a Community Asset Register has satisfied the requirements under this obligation.*

#### **Policy CM4: Planning Out Crime**

*New development should make a positive contribution to creating safe and secure environments by integrating measures for security and designing out opportunities for crime.*

*Proposals should be designed with the following principles in mind in order to create secure environments which deter crime:*

1. *developments should be laid out and buildings positioned with the intention of creating active and vibrant neighbourhoods and maximising natural surveillance opportunities;*
2. *public and private spaces should have clearly defined boundaries, utilising appropriate physical treatments and promoting the concept of defensible space;*
3. *footpaths and cycle ways should be designed to maximise legitimate use and consideration should be given to the route to avoid presenting direct opportunities for concealment, unobserved access, or an excess of routes that could aid escape;*
4. *effective lighting should be recognised as essential to deterring criminal and anti-social activity, but care should be taken to avoid nuisance, annoyance and unnecessary spill or pollution; and*
5. *careful consideration should be afforded to landscaping schemes to ensure that they do not create secluded areas, impede surveillance opportunities, or position elements that could be exploited as climbing aids.*

*Applicants will be expected (where appropriate) to demonstrate how the above principles have been adhered to.*

*The deployment of CCTV (Closed Circuit Television) may be considered necessary in certain circumstances.*

#### **Policy CM5: Environmental and Amenity Protection**

*The Council will only support development which would not lead to an adverse impact on the environment or health or amenity of future or existing occupiers. Development will not be permitted where:*

1. *it would generate or result in exposure to, either during construction or on completion, unacceptable levels of pollution (from contaminated substances, odour,*

- noise, dust, vibration, light and insects) which cannot be satisfactorily mitigated within the development proposal or by means of compliance with planning conditions;*
- 2. it would cause demonstrable harm to the quality, quantity and associated ecological features of groundwater and surface waters or impact on human health;*
  - 3. it is on contaminated or unstable land which would pose an unacceptable risk to human health or the environment, unless suitable mitigation and/or remediation is or can be carried out to ensure safe development;*
  - 4. it would be subject to unacceptable risk from existing hazardous installations; and/or*
  - 5. proposals for new hazardous installations (e.g. certain gases, liquids and explosive chemicals) pose an unacceptable risk to the health or safety of users of the site, neighbouring land and/or the environment.*

*Proposals may be required to submit detailed assessments in relation to any of the above criteria to the Council for approval.*

*Where development is permitted which may have an impact on such considerations, the Council will consider the use of conditions or planning obligations to ensure any appropriate mitigation measures are secured.*

### **Policy HE1: Hadrian's Wall World Heritage Site**

*There is a presumption in favour of preserving the fabric, integrity and authenticity of archaeological sites that form part of the Outstanding Universal Value of Hadrian's Wall World Heritage Site.*

*New development will not normally be permitted on currently open land on the line of the wall.*

*New development within the Hadrian's Wall World Heritage Site and its buffer zone which enhances or better reveals its significance, or which accords with the approved Management Plan will be supported.*

*Proposed development in the buffer zone should be assessed for its impact on the site's Outstanding Universal Value and particularly on key views both into and out of it.*

*Development that would result in substantial harm will be refused.*

*Proposed development outside the boundaries of the buffer zone will, where appropriate, be carefully assessed for its effect on the site's Outstanding Universal Value, and any that would result in substantial harm will be refused.*



*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.*

### **Policy GI3: Biodiversity and Geodiversity**

*Biodiversity assets across the District will be protected and, where possible, enhanced. All proposals for development should protect and (where possible) enhance any priority habitats, European and nationally protected species, and priority species as defined in the England, Natural Environment and Rural Communities Act (2006). Development proposals should also maintain and (where appropriate) enhance any recognised geodiversity assets identified in the Local Geodiversity Action Plan for Cumbria which may be affected by the development.*

*When considering planning applications and the need to conserve and enhance biodiversity, the following principles apply:*

- 1. permission for development will be refused if significant harm resulting from development cannot be avoided, adequately mitigated or, as a last resort, compensated for;*
- 2. proposals where the primary objective is to conserve or enhance biodiversity will be approved;*
- 3. the incorporation and integration of wildlife corridors and other habitats in and around development sites will be required, wherever the opportunity arises;*
- 4. species appropriate provision will be sought on development sites to encourage an increase in biodiversity and;*
- 5. development which would result in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland will be refused unless the need for, and the benefits of, the development in that location clearly outweigh the loss.*

***Internationally Designated Sites:*** *internationally designated sites identified under the Natura 2000 network (European Sites) which consist of Special Areas of Conservation (SAC), Special Protection Areas (SPA) and Ramsar Sites will be afforded the highest levels of protection, as they are of exceptional importance in respect of rare, endangered or vulnerable natural habitats and species.*

*Development which is likely to have a significant effect on the integrity of such sites, and is not directly connected with or necessary to the management of the site will be resisted*

*unless an overriding public interest can be demonstrated and no alternative solutions are available and necessary compensatory measures are taken to ensure that the overall coherence of Natura 2000 is protected. Proposals which may have an impact upon a Natura 2000 site must be accompanied by a Habitats Regulation Assessment (HRA).*

*Where the HRA identifies the need for an Appropriate Assessment, the presumption in favour of sustainable development will not apply.*

**Nationally Designated Sites:** *any proposal which is likely to have an adverse effect on the special interest features of a Site Of Special Scientific Interest (SSSI) will only be permitted where the benefits of the development clearly outweigh both the impacts that the development is likely to have on the special interest features of the site, and any broader impacts on the national network of SSSIs.*

**Locally Designated Sites:** *local wildlife designations such as County Wildlife Sites, Local Nature Reserves and Ancient Woodlands, as well as Regionally Important Geological/Geomorphological Sites (RIGGS) and other, locally important and irreplaceable habitats including lowland raised mires, lowland valley mires and ancient meadow sites will be protected from development which would result in the loss or deterioration of the site, unless the need for, and benefits of, the development in that location clearly outweigh the loss.*

*Species and habitats surveys should be provided where the potential to impact upon bio or geodiversity exists. Species and habitats surveys must be carried out at an appropriate time of year by a qualified ecologist.*

**Mitigation:** *Where the need for mitigation or compensatory measures has been identified this will be secured, through appropriate habitat creation, restoration or enhancement on site or elsewhere, via planning conditions, agreements or obligations.*

## **GI6: Trees and Hedgerows**

*Proposals for new development should provide for the protection and integration of existing trees and hedges where they contribute positively to a locality, and/or are of specific natural or historic value. Planning conditions requiring protective fencing around trees to be retained, in line with the current and most up to date British Standard: BS 5837 will be used to ensure adequate protection of valued trees during construction.*

**Tree Surveys:** Where trees and hedges are present on a development site a survey, in accordance with the current and most up to date British Standard: BS 5837 must be carried out by a qualified arboriculturist and presented as part of the planning application.

*Layouts will be required to provide adequate spacing between existing trees and buildings, taking into account the existing and future size of the trees, and their impact both above and below ground.*

*Proposals which would result in the unacceptable or unjustified loss of existing trees or hedges or which do not allow for the successful integration of existing trees or hedges identified within the survey will be resisted.*

**Ancient Woodland:** Development which would result in the loss of any areas of recognised ancient woodland, or plantations on ancient woodland sites, will normally be resisted unless strong, overriding social or economic benefits or need can be demonstrated that clearly outweighs the potential harm.

**Landscaping and Replanting:** Any proposals for onsite landscaping schemes should seek to incorporate the planting of native tree species where practicable. Where trees are lost due to new development, the Council will require developers to replant trees of an appropriate species on site where it is practicable to do so, or to contribute via planning conditions and/or legal agreement, to the replanting of trees in an appropriate, alternative location. The extent of replanting required will be representative of the age, number and size of trees, or length of hedgerows, originally lost.

*All new development should also have regard to the current Trees and Development Supplementary Planning Document.*

## **Appendix E**

### **MAIN TOWN CENTRE USE SEQUENTIAL ASSESSMENT**

| Ref | Date       | Site Address  | Location       | Site Area (m <sup>2</sup> ) | Floor Area (m2) | Last Land Use     | Planning Status          | Extant Planning Permission? | Available        | Suitable | Viable | Sequentially Preferable? |
|-----|------------|---|----------------|-----------------------------|-----------------|-------------------|--------------------------|-----------------------------|------------------|----------|--------|--------------------------|
| 1   | 04.06.2018 | Kingmoor Park, Enterprise Zone Status, CA6 4SE                  | Out-of-Centre  | 4,480,000                   |                 | B1/B2/B8/Land     | 09/0170- A1/A3           | No                          | Yes              | No       | No     | No                       |
| 2   | 04.06.2018 | Land at Kingmoor, CA3 9QZ                                       | Out-of-Centre  | 48,764                      |                 | Agricultural      | n/a                      | No                          | Yes              | No       | No     | No                       |
| 3   | 25.06.2018 | High Hasket, Old Town, CA4 0BW                                  | Out-of-Centre  |                             | 16,187          | B1/B2             | 15/0841- C3              | Yes                         | No (Planning)    | No       | No     | No                       |
| 4   | 25.06.2018 | High Hasket, Old Town, CA4 0BW                                  | Out-of-Centre  |                             | 16,187          | B1/B2             | 15/0841- C3              | Yes                         | No (Planning)    | No       | No     | No                       |
| 5   | 25.06.2018 | High Hasket, Old Town, CA4 0BW                                  | Out-of-Centre  | 13,600                      |                 | Out-of-Centre     | 15/0841- C3              | Yes                         | No (Planning)    | No       | No     | No                       |
| 6   | 09.08.2018 | Site 1, Park House, Chandler Way, CA3 0JQ                       | Out-of-Centre  | 11,400                      |                 | Vacant Land       | 18/0619 - SG /B8         | Pending                     | No (Under offer) | No       | No     | No                       |
| 7   | 04.06.2018 | Gateway 44, Parkhouse Road, CA3 0GW                             | Out-of-Centre  | 11,300                      |                 | Vacant Land       | n/a                      | No                          | Yes              | No       | No     | No                       |
| 8   | 04.06.2018 | Unit C, Kingmoor Park, Heathlands, CA6 4RP                      | Out-of-Centre  |                             | 5,742.34        | B1/B8             | n/a                      | No                          | Yes              | No       | No     | No                       |
| 9   | 04.06.2018 | Unit B, Kingmoor Park South, CA6 4RD                            | Out-of-Centre  |                             | 5,624.30        | B1/B2/B8          | 18/0230 - B2             | No                          | No (Under offer) | No       | No     | No                       |
| 10  | 04.06.2018 | High Hasket House Farm (Land adj.), CA4 0HU                     | Out-of-Centre  | 5,503                       |                 | Vacant Land       | 14/0028 - C3             | Yes                         | Yes              | No       | No     | No                       |
| 11  | 09.08.2018 | Site 1, Park House, Chandler Way, CA3 0JQ                       | Out-of-Centre  |                             | 5,000           | Vacant Land       | 18/0619 - SG /B8         | Pending                     | No (Under offer) | No       | No     | No                       |
| 12  | 04.06.2018 | Gateway 44, Parkhouse Road, CA3 0GW                             | Out-of-Centre  |                             | 5,000           | Vacant Land       | n/a                      | No                          | Yes              | No       | No     | No                       |
| 13  | 04.06.2018 | Gateway 44, Parkhouse Road, CA3 0GW                             | Out-of-Centre  |                             | 5,000           | Vacant Land       | n/a                      | No                          | Yes              | No       | No     | No                       |
| 14  | 04.06.2018 | Gateway 44, Parkhouse Road, CA3 0GW                             | Out-of-Centre  |                             | 5,000           | Vacant Land       | n/a                      | No                          | Yes              | No       | No     | No                       |
| 15  | 04.06.2018 | Site 1, Park House, Chandler Way, CA3 0JQ                       | Out-of-Centre  |                             | 5,000           | Vacant Land       | 18/0619 - SG /B8         | Pending                     | No (Under offer) | No       | No     | No                       |
| 16  | 04.06.2018 | Unit A, Kingmoor Park Central                                   | Out-of-Centre  |                             | 4,391.54        | B1/B8             | n/a                      | No                          | No               | No       | No     | No                       |
| 17  | 04.06.2018 | Unit C, Kingmoor Park South, CA6 4RD                            | Out-of-Centre  |                             | 4,036.71        | B1/B2/B8          | n/a                      | No                          | Yes              | No       | No     | No                       |
| 18  | 04.06.2018 | Unit B, Kingmoor Park Central, CA6 4SG                          | Out-of-Centre  |                             | 3,919.42        | B1/B2/B8          | n/a                      | No                          | Yes              | No       | No     | No                       |
| 19  | 04.06.2018 | Unit E, Kingmoor Park North, CA6 4RD                            | Out-of-Centre  |                             | 3,606           | B1/B8             | n/a                      | No                          | Yes              | No       | No     | No                       |
| 20  | 04.06.2018 | N1-N8, Kingmoor Park Central, CA6 4SD                           | Out-of-Centre  |                             | 3,240           | Vacant Employment | 17/0839 - B1/B2/B8       | Yes                         | No (Planning)    | No       | No     | No                       |
| 21  | 04.06.2018 | Unit A1, Kingmoor Park, Heathlands Estate, CA6 4RN              | Out-of-Centre  |                             | 3,222.25        | B1/B8             | n/a                      | No                          | Yes              | No       | No     | No                       |
| 22  | 04.06.2018 | Site 1, Park House, Chandler Way, CA3 0JQ                       | Out-of-Centre  |                             | 2,500           | Vacant Land       | 18/0619 - SG/B8          | Pending                     | No (Under offer) | No       | No     | No                       |
| 23  | 04.06.2018 | Gateway 44, Parkhouse Road, CA3 0GW                             | Out-of-Centre  |                             | 2,500           | Vacant Land       | n/a                      | No                          | Yes              | No       | No     | No                       |
| 24  | 04.06.2018 | 4-16 Victoria Place, CA1 1ES                                    | Edge-of-Centre |                             | 2,385           | B1a/A2            | n/a                      | No                          | Yes              | No       | No     | No                       |
| 25  | 04.06.2018 | 4-16 Victoria Place, CA1 1ES                                    | Edge-of-Centre |                             | 2,385           | B1a/A2            | n/a                      | No                          | Yes              | No       | No     | No                       |
| 26  | 04.06.2018 | Unit D1, Kingmoor Park, CA6 4SD                                 | Out-of-Centre  |                             | 2,281.40        | B1/B2/B8          | n/a                      | No                          | Yes              | No       | No     | No                       |
| 27  | 04.06.2018 | Unit C2, Kingmoor Park Central, CA6 4SE                         | Out-of-Centre  |                             | 1,705.42        | B1/B2/B8          | n/a                      | No                          | Yes              | No       | No     | No                       |
| 28  | 04.06.2018 | Unit E1, Kingmoor Park Central, CA2 4SE                         | Out-of-Centre  |                             | 1,599.74        | B1/B2/B8          | n/a                      | No                          | Yes              | No       | No     | No                       |
| 29  | 04.06.2018 | R1-R11, Kingmoor Park Central, CA6 4SD                          | Out-of-Centre  |                             | 1,584           | B1/B2/B8          | 18/0075- B1/B2/B8        | Yes                         | No (Planning)    | No       | No     | No                       |
| 30  | 04.06.2018 | Unit 11, Kingstown Industrial Estate, Brunthill Road, CA3 0EH   | Out-of-Centre  |                             | 1,467.90        | B8                | n/a                      | No                          | Yes              | No       | No     | No                       |
| 31  | 04.06.2018 | Magnet, Lancaster Street, CA1 1TF                               | Out-of-Centre  |                             | 1,364.98        | A1/B2/B8          | n/a                      | No                          | Yes              | No       | No     | No                       |
| 32  | 04.06.2018 | Magnet, Lancaster Street, CA1 1TF                               | Out-of-Centre  |                             | 1,364.98        | A1/B2/B8          | n/a                      | No                          | Yes              | No       | No     | No                       |
| 33  | 04.06.2018 | Newtown Road Industrial Estate, Caxton Road, CA2 7NS            | Out-of-Centre  |                             | 1,189           | B1/B2/B8          | n/a                      | No                          | Yes              | No       | No     | No                       |
| 34  | 04.06.2018 | 64 Millbrook Road, Kingstown Industrial Estate, CA3 0HP         | Out-of-Centre  |                             | 1,134.66        | B8                | 05/0657 - B8             | No                          | Yes              | No       | No     | No                       |
| 35  | 04.06.2018 | Unit 13, Millbrook Road, Kingstown Industrial Estate, CA3 0EX   | Out-of-Centre  |                             | 1,096           | B1/B8             | n/a                      | No                          | Yes              | No       | No     | No                       |
| 36  | 25.06.2018 | Unit 1, Site 18, Willowholme Industrial Estate, CA2 5RT         | Out-of-Centre  |                             | 916.74          | Sui Generis       | 18/0354 -Sui Generis     | Yes                         | No (Under Offer) | No       | No     | No                       |
| 37  | 04.06.2018 | Suite 3, 50 Lowther Street, CA3 8DP                             | In Town Centre |                             | 893             | B1a               | n/a                      | No                          | Yes              | No       | No     | No                       |
| 38  | 04.06.2018 | Office 100, Kingston Industrial Estate, Brunthill Road, CA3 0EH | Out-of-Centre  |                             | 880.16          | B1a               | n/a                      | No                          | Yes              | No       | No     | No                       |
| 39  | 09.08.2018 | Silloth Street, CA2 5UR   | Out-of-Centre  |                             | 763.2           | D1                | 18/0300-C3               | Yes                         | No (Sold)        | No       | No     | No                       |
| 40  | 09.08.2018 | Silloth Street, CA2 5UR   | Out-of-Centre  |                             | 763.2           | D1                | 18/0300-C3               | Yes                         | No (Sold)        | No       | No     | No                       |
| 41  | 04.06.2018 | Unit 10, Englishgate Plaza, CA1 1RP                             | Edge-of-Centre |                             | 747             | A3/A4/Sui Generis | n/a                      | No                          | Yes              | No       | No     | No                       |
| 42  | 04.06.2018 | Unit 10, Englishgate Plaza, CA1 1RP                             | Edge-of-Centre |                             | 747             | A3/A4/Sui Generis | n/a                      | No                          | Yes              | No       | No     | No                       |
| 43  | 04.06.2018 | Silloth Street, CA2 5UR   | Out-of-Centre  |                             | 700             | D1                | 18/0300 - C3             | Yes                         | No (Under offer) | No       | No     | No                       |
| 44  | 04.06.2018 | Unit 1, Kingmoor Park Central, CA6 4SD                          | Out-of-Centre  |                             | 696.75          | B1/B2/B8          | n/a                      | No                          | Yes              | No       | No     | No                       |
| 45  | 04.06.2018 | Unit 1, Kingmoor Park Central, CA6 4SE                          | Out-of-Centre  |                             | 696             | B1/B2/B8          | 16/0639-B1b/C2/B2/B8     | Yes                         | No (Under offer) | No       | No     | No                       |
| 46  | 04.06.2018 | Site 50, Kingstown Broadway, CA3 0HA                            | Out-of-Centre  |                             | 546             | B8                | n/a                      | No                          | Yes              | No       | No     | No                       |
| 47  | 04.06.2018 | Denton Holme Trade Centre, Milbournie Street, CA2 5DF           | Out-of-Centre  |                             | 500             | B1/B2/B8          | n/a                      | No                          | Yes              | No       | No     | No                       |
| 48  | 04.06.2018 | Units 1-3, Petteril Terrace, CA1 2PS                            | Out-of-Centre  |                             | 483.08          | B8                | n/a                      | No                          | No (Under offer) | No       | No     | No                       |
| 49  | 04.06.2018 | Units 1-3, Petteril Terrace, CA1 2PS                            | Out-of-Centre  |                             | 483.08          | B8                | n/a                      | No                          | Yes              | No       | No     | No                       |
| 50  | 04.06.2018 | Townfoot Industrial Estate, Unit 1, Brampton, CA8 1SW           | Out-of-Centre  |                             | 442.78          | B8                | n/a                      | No                          | No (Under offer) | No       | No     | No                       |
| 51  | 04.06.2018 | Unit 3, Parkhouse Business Centre, Merchants Drive, CA3 0IW     | Out-of-Centre  |                             | 416.69          | B1                | n/a                      | No                          | Yes              | No       | No     | No                       |
| 52  | 04.06.2018 | Suite 4, Second Floor, Englishgate Plaza, CA1 1RP               | Edge-of-Centre |                             | 380.9           | B1a               | n/a                      | No                          | Yes              | No       | No     | No                       |
| 53  | 04.06.2018 | Roadside Site, London Road, CA1 2PR                             | Out-of-Centre  |                             | 372             | Sui Generis       | 17/0770 - A3/A5          | Yes                         | No (Under offer) | No       | No     | No                       |
| 54  | 04.06.2018 | Kingston Road, Greymoor Farm House & Barn, CA4 0HS              | Out-of-Centre  |                             | 343             | D1                | 11/0867 - D1             | No                          | Yes              | No       | No     | No                       |
| 55  | 04.06.2018 | Kingston Road, Greymoor Farm House & Barn, CA4 0HS              | Out-of-Centre  |                             | 343             | D1                | 11/0867 - D1             | No                          | Yes              | No       | No     | No                       |
| 56  | 04.06.2018 | Kingston Road, Greymoor Farm House & Barn, CA4 0HS              | Out-of-Centre  |                             | 343             | D1                | 11/0867 - D1             | No                          | Yes              | No       | No     | No                       |
| 57  | 04.06.2018 | Units 4 & 5, Canal Court Business Centre, CA2 7AN               | Out-of-Centre  |                             | 334.48          | B1a               | n/a                      | No                          | Yes              | No       | No     | No                       |
| 58  | 04.06.2018 | Units 4 & 5, Canal Court Business Centre, CA2 7AN               | Out-of-Centre  |                             | 334.48          | B1a               | n/a                      | No                          | Yes              | No       | No     | No                       |
| 59  | 04.06.2018 | 36-38 Botchergate, CA1 1QS                                      | Edge-of-Centre |                             | 323.5           | SG/A3             | n/a                      | No                          | Yes              | No       | No     | No                       |
| 60  | 04.06.2018 | Castle Street, Stockland House, CA3 8SY                         | Edge-of-Centre |                             | 323.42          | B1a/D1            | 15/1069 - D1 (1st floor) | Yes                         | No (Under offer) | No       | No     | No                       |
| 61  | 04.06.2018 | Kingstown Road, Greymoor Farm House & Barn, CA3 0HS             | Out-of-Centre  | 300                         |                 | D1                | 11/0867 - D1             | No                          | Yes              | No       | No     | No                       |
| 62  | 04.06.2018 | Suite 2, Second Floor, Englishgate Plaza, CA1 1RP               | Edge-of-Centre |                             | 272             | B1a               | 06/1038 - A3             | No                          | Yes              | No       | No     | No                       |
| 63  | 04.06.2018 | Suite 1, Second Floor, Englishgate Plaza, CA1 1RP               | Edge-of-Centre |                             | 262.13          | B1a               | n/a                      | No                          | Yes              | No       | No     | No                       |
| 64  | 25.06.2018 | Unit 5, Canal Court Business Centre, Infirmary Street, CA2 7AN  | Out-of-Centre  |                             | 208.65          | B1a               | n/a                      | No                          | No (Under Offer) | No       | No     | No                       |
| 65  | 04.06.2018 | Unit 5, Canal Court Business Centre, Infirmary Street, CA2 7AN  | Out-of-Centre  |                             | 208.65          | B1a               | n/a                      | No                          | No (Under Offer) | No       | No     | No                       |
| 66  | 04.06.2018 | 61 English Drive, CA3 8JU                                       | In Town Centre |                             | 203.09          | D1                | n/a                      | Yes                         | Yes              | No       | No     | No                       |
| 67  | 04.06.2018 | 38 Hether Drive, CA3 0ES  | Out-of-Centre  |                             | 195.68          | D1                | 18/0661 - A1/B1          | Yes                         | No (Under offer) | No       | No     | No                       |
| 68  | 04.06.2018 | 38 Hether Drive, CA3 0ES  | Out-of-Centre  |                             | 195.68          | D1                | 18/0661 - A1/B1          | Yes                         | No (Under offer) | No       | No     | No                       |
| 69  | 25.06.2018 | Office Suite 3, Carlyle's Court, CA3 8RY                        | In Town Centre |                             | 168.9           | A3                | n/a                      | No                          | No (Under offer) | No       | No     | No                       |
| 70  | 04.06.2018 | Victoria House, Victoria Viaduct, CA3 8AJ                       | In Town Centre |                             | 136.79          | B1a               | 9/70251                  | No                          | Yes              | No       | No     | No                       |
| 71  | 04.06.2018 | Oakvale House, Burgh Road Industrial Estate, CA2 7ND            | Out-of-Centre  |                             | 132.91          | B1/B2             | 99/0125 - B1/B2          | No                          | Yes              | No       | No     | No                       |

|     |            |   |                |        |        |                     |                      |     |  |                  |    |    |    |
|-----|------------|---|----------------|--------|--------|---------------------|----------------------|-----|--|------------------|----|----|----|
| 72  | 04.06.2018 | Warwick Mill Business Village, CA4 BRR                      | Out-of-Centre  |        | 171.22 | SG                  | 06/1301 - SG         | No  |  | Yes              | No | No | No |
| 73  | 04.06.2018 | Warwick Mill Business Village, CA4 BRR                      | Out-of-Centre  |        | 171.22 | SG                  | 06/1301 - SG         | No  |  | Yes              | No | No | No |
| 74  | 04.06.2018 | Warwick Mill Business Village, CA4 BRR                      | Out-of-Centre  |        | 171.22 | SG                  | 06/1301 - SG         | No  |  | Yes              | No | No | No |
| 75  | 04.06.2018 | Unit 4, Canal Court Business Centre, CA2 7AN                | Out-of-Centre  |        | 125.83 | B1a                 | n/a                  | No  |  | No (Under offer) | No | No | No |
| 76  | 04.06.2018 | Suite 3A, Second Floor, Englishgate Plaza, CA1 1RP          | Edge-of-Centre |        | 122    | B1a                 | n/a                  | No  |  | No               | No | No | No |
| 77  | 04.06.2018 | 31/33 Scotland Road, CA3 9HS                                | Out-of-Centre  |        | 119.95 | A1                  | n/a                  | No  |  | Yes              | No | No | No |
| 78  | 04.06.2018 | 48 Newtown Road, CA2 7L                                     | Out-of-Centre  |        | 93.37  | A1/C3               | n/a                  | No  |  | Yes              | No | No | No |
| 79  | 04.06.2018 | Unit 3B, Townfoot Industrial Estate, Brampton, CA8 1SW      | Out-of-Centre  |        | 91.97  | B1/B2/B8            | n/a                  | No  |  | Yes              | No | No | No |
| 80  | 04.06.2018 | Suite 3B, Second Floor, Englishgate Plaza, CA1 1RP          | Edge-of-Centre |        | 90.6   | B1a                 | n/a                  | No  |  | No (Under offer) | No | No | No |
| 81  | 04.06.2018 | Unit 4, Carlyle's Court, CA3 8RY                            | In Town Centre |        | 87.51  | A1                  | n/a                  | No  |  | No (Under offer) | No | No | No |
| 82  | 25.06.2018 | 39 Castle Street, CA3 8SY                                   | In Town Centre |        | 80.18  | B1a                 |                      | No  |  | No (Let)         | No | No | No |
| 83  | 25.06.2018 | 1 Chapel Street, First Floor, CA1 1JA                       | Edge-of-Centre |        | 78.6   | A1                  | n/a                  | No  |  | No (Under offer) | No | No | No |
| 84  | 25.06.2018 | 1 Chapel Street, First Floor, CA1 1JA                       | Edge-of-Centre |        | 78.6   | A1                  | n/a                  | No  |  | No (Under offer) | No | No | No |
| 85  | 04.06.2018 | 38 Hether Drive, Lowry Hill, CA3 0ES                        | Out-of-Centre  |        | 77.51  | D1                  | 18/0661 - A1/B1      | Yes |  | No (Under offer) | No | No | No |
| 86  | 04.06.2018 | 38 Hether Drive, Lowry Hill, CA3 0ES                        | Out-of-Centre  |        | 77.51  | D1                  | 18/0661 - A1/B1      | Yes |  | No (Under offer) | No | No | No |
| 87  | 04.06.2018 | Unit 7, St Albans Row, CA3 8JF                              | In Town Centre |        | 74.3   | B1                  | 14/0535 - B1         | No  |  | Yes              | No | No | No |
| 88  | 04.06.2018 | Unit 14, St Cuthberts Lane, CA3 8AG                         | In Town Centre |        | 68.7   | A1                  | n/a                  | No  |  | Yes              | No | No | No |
| 89  | 04.06.2018 | 87 London Road, CA1 2LG                                     | Out-of-Centre  |        | 68.38  | D1                  | 87/0711 - A1 Pending | No  |  | No (Under offer) | No | No | No |
| 90  | 04.06.2018 | 5 Victoria Viaduct, CA3 8AJ                                 | In Town Centre |        | 63.3   | Sui Generis         | 18/0553 - A1 Pending | No  |  | No (Under offer) | No | No | No |
| 91  | 04.06.2018 | 10 London Road, CA1 2EL                                     | Out-of-Centre  |        | 56.11  | A5                  | n/a                  | No  |  | Yes              | No | No | No |
| 92  | 04.06.2018 | 3 Market Street, Crème Café, CA3 8QJ                        | Edge-of-Centre |        | 44.92  | A3                  | n/a                  | No  |  | No (Under offer) | No | No | No |
| 93  | 04.06.2018 | 18 Fisher Street Galleries, CA3 8RH                         | Edge-of-Centre |        | 40.69  | B1a/A3              | n/a                  | No  |  | Yes              | No | No | No |
| 94  | 04.06.2018 | Bourne House, Milbourne Street, CA2 5XF                     | Out-of-Centre  |        | 37.16  | B1a                 | 14/0400 - D1 (rooms) | No  |  | Yes              | No | No | No |
| 95  | 04.06.2018 | Unit 6 Scotch Street, Market Arcade, CA3 8RD                | In Town Centre |        | 34.65  | A1                  | n/a                  | No  |  | Yes              | No | No | No |
| 96  | 04.06.2018 | 39 Castle Street, First Floor, CA3 8SY                      | In Town Centre |        | 27.19  | B1a                 | n/a                  | No  |  | No (Let)         | No | No | No |
| 97  | 25.06.2018 | Unit 1, St Albans Row, CA3 8JF                              | In Town Centre |        | 22.4   | A1                  | n/a                  | No  |  | No (Under offer) | No | No | No |
| 98  | 25.06.2018 | Unit 5 Scotch Street, Market Arcade, CA3 8QZ                | In Town Centre |        | 20.7   | A1                  | n/a                  | No  |  | No (Under offer) | No | No | No |
| 99  | 04.06.2018 | 39 Castle Street, CA3 8SY                                   | In Town Centre |        | 38.53  | B1a                 | n/a                  | No  |  | No (Let)         | No | No | No |
| 100 | 04.06.2018 | 39 Liddle Close, CA3 0DP                                    | Out-of-Centre  |        |        | C3                  | n/a                  | No  |  | No               | No | No | No |
| 101 | 04.06.2018 | Ground Floor & Lower Ground, 48-50 Warwick Road, CA1 1DN    | Edge-of-Centre |        | 284    | A4                  | 16/0886 - A4         | Yes |  | No (Planning)    | No | No | No |
| 102 | 04.06.2018 | Land North of 401 Durdar Road, CA2 4TR                      | Out-of-Centre  | 1,900  |        | Grassland           | 18/0385 - C3 Pending | No  |  | No (Planning)    | No | No | No |
| 103 | 04.06.2018 | Woodlands Industrial Storage Estate, Brampton Road, CA6 5TR | Out-of-Centre  |        | 48,562 | B8                  | n/a                  | No  |  | Yes              | No | No | No |
| 104 | 04.06.2018 | 12-16 Lonsdale Street, CA1 1DB                              | Edge-of-Centre |        | 900    | A1                  | n/a                  | No  |  | Yes              | No | No | No |
| 105 | 04.06.2018 | 17 Orton Road, CA2 7HA                                      | Out-of-Centre  |        | 51     | SG                  | 18/0311 - S-G        | Yes |  | No (Under offer) | No | No | No |
| 106 | 04.06.2018 | 9-17 Victoria Place, CA1 1ER                                | Edge-of-Centre |        | 1,073  | B1a/A2              | n/a                  | No  |  | Yes              | No | No | No |
| 107 | 04.06.2018 | 6 Abbey Street, CA3 8TX                                     | Edge-of-Centre |        | 608    | A1                  | n/a                  | No  |  | Yes              | No | No | No |
| 108 | 04.06.2018 | Former Mitchell Dryers Site, Denton Street, CA2 5DU         | Out-of-Centre  |        | 4,645  | B1                  | 17/0909 - D1         | Yes |  | No (Planning)    | No | No | No |
| 109 | 04.06.2018 | Land North Side Station Road, CA7 9AX                       | Out-of-Centre  |        |        | B8                  | n/a                  | No  |  | Yes              | No | No | No |
| 110 | 04.06.2018 | First Floor, 20-24 Lonsdale Street, CA1 1DB                 | Edge-of-Centre | 2,023  | 234    | Sui Generis         | 01/0923 - A5         | No  |  | Yes              | No | No | No |
| 111 | 04.06.2018 | 48-50 Warwick Road, CA1 1DN                                 | Edge-of-Centre |        | 284    | A4                  | 16/0886 - A4         | Yes |  | No (Planning)    | No | No | No |
| 112 | 04.06.2018 | Ashmore, Crawhall, Brampton, CA8 1TD                        | Out-of-Centre  | 4,411  |        | D1 - Ecclesiastical | n/a                  | No  |  | No (Under offer) | No | No | No |
| 113 | 04.06.2018 | Caldew Bank Field, CA2 8BN                                  | Out-of-Centre  | 24,281 |        | Grazing Land        | n/a                  | No  |  | Yes              | No | No | No |
| 114 | 04.06.2018 | New Retail Units, West Walls, CA3 8UB                       | Edge-of-Centre |        | 66     | Sui Generis         | 18/0665 - A1/C3      | Yes |  | Yes              | No | No | No |
| 115 | 04.06.2018 | New Warehouse, Woodlands Industrial Storage Estate, CA6 5TR | Out-of-Centre  |        | 3,694  | B8                  | 16/0198 - B8         | Yes |  | Yes              | No | No | No |
| 116 | 04.06.2018 | 2 Ceil Street, CA1 1NL                                      | Edge-of-Centre |        | 38     | S G/A1/D1           | 90/0362 - S G/A1/D1  | No  |  | Yes              | No | No | No |
| 117 | 04.06.2018 | 5 West Tower Street, CA3 8QT                                | Edge-of-Centre |        | 68     | A1                  | n/a                  | No  |  | Yes              | No | No | No |
| 118 | 08.06.2018 | Durranihill Industrial Estate, CA1 3NW                      | Out-of-Centre  | 34,600 |        | HGV Parking         | 15/0525 - B1C/B2/B8  | Yes |  | Yes              | No | No | No |
| 119 | 08.06.2018 | Land adj. Brookside House, Thurstonfield, CA5 6HQ           | Out-of-Centre  | 5,300  |        | Yard & House        | 15/0001 - C3         | No  |  | Yes              | No | No | No |
| 120 | 08.06.2018 | 22 The Square, Dalston, CA5 7PY                             | Out-of-Centre  |        | 183    | C3                  | 17/0009 - A1         | No  |  | Yes              | No | No | No |
| 121 | 08.06.2018 | Land at Regent Street, Off Blackwell Road, CA2 4HD          | Out-of-Centre  | 1,200  |        | B2/Yard             | 17/1074 - C3         | Yes |  | No (Under offer) | No | No | No |
| 122 | 08.06.2018 | Toad Hall Interiors, 1 High Street, Wigton, CA7 9NU         | Out-of-Centre  |        | 126    | A1                  | n/a                  | No  |  | Yes              | No | No | No |
| 123 | 08.06.2018 | Land and Buildings, Regent Street, CA2 4HD                  | Out-of-Centre  |        | 500    | B1/B8               | n/a                  | No  |  | Yes              | No | No | No |
| 124 | 08.06.2018 | 1 Central Avenue, CA1 3QB                                   | Out-of-Centre  |        | 88     | A1                  | n/a                  | No  |  | Yes              | No | No | No |
| 125 | 08.06.2018 | 2-4 Petteril Bank Road, CA1 3AH                             | Out-of-Centre  |        | 274    | A1                  | n/a                  | No  |  | Yes              | No | No | No |
| 126 | 08.06.2018 | St Andrew's Church, Longtown, CA6 5UB                       | Out-of-Centre  |        | 156    | D1                  | n/a                  | No  |  | Yes              | No | No | No |
| 127 | 08.06.2018 | 46-48 Castle Street, CA3 8JA                                | In Town Centre |        | 579    | A1                  | n/a                  | No  |  | Yes              | No | No | No |
| 128 | 08.06.2018 | Former Haulage Yard, Woodlands, Brampton Road, CA6 5TR      | Out-of-Centre  |        | 706    | Sui Generis         | 02/1053 - B1a        | No  |  | Yes              | No | No | No |
| 129 | 08.06.2018 | 45 Lowther Street, CA3 8EJ                                  | In Town Centre |        | 321    | A1                  | n/a                  | No  |  | Yes              | No | No | No |
| 130 | 08.06.2018 | Suite 2, 2nd Floor, Englishgate Plaza, CA1 1RP              | Edge-of-Centre |        | 269    | B1a                 | n/a                  | No  |  | Yes              | No | No | No |
| 131 | 08.06.2018 | Unit 10, Englishgate Plaza, CA1 1RP                         | Edge-of-Centre |        | 747    | A3/A4/Sui Generis   | n/a                  | No  |  | No (Under offer) | No | No | No |
| 132 | 08.06.2018 | 11 West Tower Street, CA3 8QT                               | Edge-of-Centre |        | 323    | A1                  | n/a                  | No  |  | No (Let)         | No | No | No |
| 133 | 08.06.2018 | 12 Lowther Street, CA3 8DA                                  | Edge-of-Centre |        | 132    | A1/A2               | n/a                  | No  |  | Yes              | No | No | No |
| 134 | 08.06.2018 | 45 Bank Street, CA3 8HJ                                     | In Town Centre |        | 69     | A1/A3/A5            | n/a                  | No  |  | Yes              | No | No | No |
| 135 | 08.06.2018 | 7-9 Warwick Road, CA1 1DH                                   | Edge-of-Centre |        | 74     | A2                  | n/a                  | No  |  | Yes              | No | No | No |
| 136 | 08.06.2018 | Cookware Co. Victoria Viaduct, CA3 8AN                      | In Town Centre |        | 287    | A1                  | n/a                  | No  |  | Yes              | No | No | No |
| 137 | 08.06.2018 | Units 12/13 Earls Lane Shopping Centre, CA3 8DG             | In Town Centre |        | 150    | A1                  | 17/0843 - A1         | Yes |  | No (Planning)    | No | No | No |
| 138 | 08.06.2018 | 47 Bank Street, CA3 8HJ                                     | In Town Centre |        | 50     | A1                  | n/a                  | No  |  | Yes              | No | No | No |
| 139 | 08.06.2018 | Unit 3, Wavell Drive, Rosehill                              | Out-of-Centre  |        | 108    | B1a                 | n/a                  | No  |  | Yes              | No | No | No |
| 140 | 08.06.2018 | 23-31 Brook Street, CA1 2JA                                 | Out-of-Centre  |        | 542    | B1/B2/SG            | 12/0499 - C3         | No  |  | Yes              | No | No | No |
| 141 | 08.06.2018 | 34 Central Avenue, CA1 3QB                                  | Out-of-Centre  |        | 102    | A1                  | n/a                  | No  |  | Yes              | No | No | No |
| 142 | 08.06.2018 | Unit 3, Earls Lane Shopping Centre, CA3 8DG                 | In Town Centre |        | 117    | A1                  | n/a                  | No  |  | Yes              | No | No | No |
| 143 | 08.06.2018 | 23-25 Market Place, Brampton, CA8 1RW                       | Out-of-Centre  |        | 1505   | A3                  | n/a                  | No  |  | Yes              | No | No | No |
| 144 | 08.06.2018 | 22 The Square, Dalston, CA5 7PY                             | Out-of-Centre  |        | 143    | C3                  | 12/0009 - A1         | No  |  | Yes              | No | No | No |
| 145 | 08.06.2018 | 7 West Tower Street, CA3 8QT                                | Edge-of-Centre |        | 73     | A1                  | n/a                  | No  |  | Yes              | No | No | No |

|     |            |  |                |          |      |          |  |                |                     |         |                      |    |    |    |
|-----|------------|--|----------------|----------|------|----------|--|----------------|---------------------|---------|----------------------|----|----|----|
| 146 | 08.06.2018 | Rose Cottage Yard, Laversdale Road End, CA6 4PS              | Out-of-Centre  |          |      | 133      |  | SG/B1/B2/B8    | 18/0345-B2          | Yes     | No (Planning)        | No | No | No |
| 147 | 08.06.2018 | 57-61 Newtown Road, CA2 7JB                                  | Out-of-Centre  |          |      | 76       |  | A1             | n/a                 | No      | Yes                  | No | No | No |
| 148 | 08.06.2018 | 18 Lonsdale Street, CA1 1DB                                  | Edge-of-Centre |          |      | 106      |  | A1/Sul Generis | 17/0406-Sul Generis | Yes     | No (Planning)        | No | No | No |
| 149 | 08.06.2018 | 25-29 John Street, CA2 5TR                                   | Out-of-Centre  |          |      | 57       |  | A1             | n/a                 | No      | Yes                  | No | No | No |
| 150 | 08.06.2018 | 35 London Road, CA1 2IZ                                      | Out-of-Centre  |          |      | 56       |  | A1/C3          | n/a                 | No      | Yes                  | No | No | No |
| 151 | 08.06.2018 | 38 Lowther Street, CA3 8DH                                   | In Town Centre |          |      | 87       |  | A3             | n/a                 | No      | No (Under offer)     | No | No | No |
| 152 | 08.06.2018 | Thomas Armstrong, English Damside, CA3 8AU                   | Edge-of-Centre |          |      | 225      |  | B1a            | n/a                 | No      | No (Under offer)     | No | No | No |
| 153 | 08.06.2018 | 60 Denton Street, CA2 5EH                                    | Out-of-Centre  |          |      | 30       |  | A1             | n/a                 | No      | Yes                  | No | No | No |
| 154 | 08.06.2018 | 9 King Street, Wigton, CA7 9OT                               | Out-of-Centre  |          |      | 64       |  | A1             | 2/2010/0733-A2      | No      | Yes                  | No | No | No |
| 155 | 08.06.2018 | 1 Tail Street, CA1 1RU                                       | Out-of-Centre  |          |      | 29       |  | A1             | n/a                 | No      | Yes                  | No | No | No |
| 156 | 08.06.2018 | 26A Castle Street, CA3 8TP                                   | Edge-of-Centre |          |      | 42       |  | B1a/A2         | n/a                 | No      | No (Under offer)     | No | No | No |
| 157 | 08.06.2018 | 24 Tail Street, CA1 1RX                                      | Out-of-Centre  |          |      | 22       |  | A1/A2/A3       | 18/0007-A1          | Yes     | No (Planning)        | No | No | No |
| 158 | 08.06.2018 | Unit 3, Waterloo Foundry, CA1 2EG                            | Out-of-Centre  |          |      | 69       |  | B1/B8          | n/a                 | No      | No (Let)             | No | No | No |
| 159 | 08.06.2018 | Church Tower, Warwick Road, CA1 1EE                          | Edge-of-Centre |          |      | 20       |  | A1/A3          | n/a                 | No      | Yes                  | No | No | No |
| 160 | 08.06.2018 | Unit 13c Clifford Court, Parkhouse, CA3 0UG                  | Out-of-Centre  |          |      | 31       |  | B1a/A2         | n/a                 | No      | Yes                  | No | No | No |
| 161 | 08.06.2018 | 90 Botchergate, CA1 1SW                                      | Out-of-Centre  |          |      | 650      |  | A4             | n/a                 | No      | Yes                  | No | No | No |
| 162 | 08.06.2018 | Crown Works, Crown Street, CA2 5AB                           | Out-of-Centre  |          |      | 774      |  | B1             | n/a                 | No      | Yes                  | No | No | No |
| 163 | 12.06.2018 | Concrete Depot & Site, Stephenson Industrial Estate, CA2 5RN | Out-of-Centre  |          |      | 1,376    |  | B2             | n/a                 | No      | Yes                  | No | No | No |
| 164 | 12.06.2018 | 50 Kingstown Broadway, CA3 0HA                               | Out-of-Centre  |          |      | 684.64   |  | B8             | n/a                 | No      | Yes                  | No | No | No |
| 165 | 12.06.2018 | Old Brewery Yard, Brampton, CA8 1TR                          | Out-of-Centre  |          |      | 105.9    |  | A1/B8/C3       | 18/0359-A1/B8       | Pending | Yes                  | No | No | No |
| 166 | 12.06.2018 | Kingmoor Park, CA6 4SD                                       | Out-of-Centre  |          | 9290 |          |  | B1/B2/B8/Land  | n/a                 | No      | Yes                  | No | No | No |
| 167 | 12.06.2018 | 31-33 Scotland Road, CA3 9HS                                 | Out-of-Centre  |          |      | 119.95   |  | A2             | n/a                 | No      | Yes                  | No | No | No |
| 168 | 12.06.2018 | 14 High Street, Wigton, CA7 9WY                              | Out-of-Centre  |          |      | 145.9    |  | A2             | n/a                 | No      | Yes                  | No | No | No |
| 169 | 12.06.2018 | 86-88 English Street, CA3 8HP                                | In Town Centre |          |      | 192      |  | A1             | n/a                 | No      | Yes                  | No | No | No |
| 170 | 12.06.2018 | 77A The Crescent, CA1 1QW                                    | Edge-of-Centre |          |      | 135.42   |  | A1/A5/B1a      | 18/0545-SG          | Pending | No (Sold)            | No | No | No |
| 171 | 12.06.2018 | 84 English Street, CA3 8HP                                   | In Town Centre |          |      | 255.09   |  | A5             | n/a                 | No      | Yes                  | No | No | No |
| 172 | 12.06.2018 | 70A Botchergate, CA1 1QL                                     | Out-of-Centre  |          |      | 181      |  | A5             | n/a                 | Yes     | No (Planning)        | No | No | No |
| 173 | 12.06.2018 | 48-50 South John Street, CA2 5AJ                             | Out-of-Centre  |          |      | 192      |  | B1/C3          | n/a                 | No      | Yes                  | No | No | No |
| 174 | 12.06.2018 | Eden House, Lancaster Street, CA1 1TF                        | Out-of-Centre  |          |      | 1,612    |  | A1/B1/D2       | 15/0552-A1/B1/D2    | No      | Yes                  | No | No | No |
| 175 | 13.06.2018 | St Nicholas Yard, St Nicholas Bridges, CA2 4AA               | Out-of-Centre  | 6,474.90 |      |          |  | Commercial     | 05/0266-A1          | No      | Yes                  | No | No | No |
| 176 | 13.06.2018 | Argus Hotel, 14-16 Scotland Road, CA3 9UG                    | Out-of-Centre  |          |      | 430      |  | C1             | n/a                 | No      | Yes                  | No | No | No |
| 177 | 13.06.2018 | Land at Deer Park, Kingmoor Road, CA3 9RP                    | Out-of-Centre  | 39,600   |      |          |  | Former Mansion | n/a                 | No      | Yes                  | No | No | No |
| 178 | 13.06.2018 | Land at California Road, Greymoorhill, CA3 0BS               | Out-of-Centre  | 64,749   |      |          |  | D1             | n/a                 | No      | Yes                  | No | No | No |
| 179 | 13.06.2018 | Former Salvation Army Premises, CA1 2EF                      | Out-of-Centre  |          |      | 471.2    |  | B8             | n/a                 | No      | Yes                  | No | No | No |
| 180 | 13.06.2018 | Stobart Distribution Centre, Eden Park, CA6 4NW              | Out-of-Centre  |          |      | 4,890    |  | B8             | 17/0568-B2/B8       | Yes     | No (Planning)        | No | No | No |
| 181 | 13.06.2018 | Stobart Distribution Centre, Eden Park, CA6 4NW              | Out-of-Centre  | 30,658   |      |          |  | B8             | 17/0568-B2/B8       | Yes     | No (Planning)        | No | No | No |
| 182 | 13.06.2018 | Solway House, Parkhouse Road, CA6 4BT                        | Out-of-Centre  |          |      | 1,715.80 |  | Vacant Land    | n/a                 | No      | Yes                  | No | No | No |
| 183 | 13.06.2018 | Land at Rockcliffe, CA6 4AA                                  | Out-of-Centre  | 5,100    |      |          |  | B1/SG          | 14/0901-C3          | Yes     | No (Closed 25.11.16) | No | No | No |
| 184 | 13.06.2018 | 1 West View, CA11 9QJ  | Out-of-Centre  | 600      |      |          |  | Sul Generis    | 17/1072-C3          | Yes     | No (Planning)        | No | No | No |
| 185 | 13.06.2018 | Carlisle Lake District Airport, CA6 4NW                      | Out-of-Centre  | 125,500  |      |          |  | n/a            | n/a                 | No      | No (Withdrawn)       | No | No | No |
| 186 | 13.06.2018 | Land at Cumwhitton, CA8 9EX                                  | Out-of-Centre  | 23,472   |      |          |  | n/a            | 16/0004-C3          | Yes     | No (Planning)        | No | No | No |
| 187 | 13.06.2018 | Former ESX Brickworks, Brisco Road, CA4 0QY                  | Out-of-Centre  |          |      | 27,300   |  | B2/B8          | n/a                 | No      | Yes                  | No | No | No |
| 188 | 13.06.2018 | Land at East View, Rickerby, CA3 9AA                         | Out-of-Centre  | 1,000    |      |          |  | Grassland      | n/a                 | No      | Yes                  | No | No | No |
| 189 | 13.06.2018 | Netherby Road, Longtown, CA6 5NR                             | Out-of-Centre  |          |      | 100      |  | C3             | n/a                 | No      | Yes                  | No | No | No |
| 190 | 13.06.2018 | The Krells Farm, Houghton, CA6 4JG                           | Out-of-Centre  | 8,515    |      |          |  | Agricultural   | 17/0346-C3          | No      | Yes                  | No | No | No |
| 191 | 13.06.2018 | Eden Park, CA6 4NW   | Out-of-Centre  |          |      | 4,890    |  | B8             | 17/0568-B2/B8       | Yes     | No (Planning)        | No | No | No |
| 192 | 13.06.2018 | Land and Property at Tower Farm, Rickerby, CA3 9AA           | Out-of-Centre  | 12,140   |      |          |  | Agricultural   | n/a                 | No      | No (Closed 12.07.18) | No | No | No |
| 193 | 13.06.2018 | Unit 12b, Clifford Court, Parkhouse Business Park, CA3 0IG   | Out-of-Centre  |          |      | 59.09    |  | B1a/A2         | n/a                 | No      | No (Let)             | No | No | No |
| 194 | 13.06.2018 | String of Horses Hotel, CA8 9EG                              | Out-of-Centre  |          |      |          |  | C1             | n/a                 | No      | Yes                  | No | No | No |
| 195 | 13.06.2018 | Car Park Adjacent Iceland, CA3 8DP                           | In Town Centre | 4,500    |      |          |  | Sul Generis    | 16/0020-A1/SG       | Yes     | No (Planning)        | No | No | No |
| 196 | 13.06.2018 | Caldew Riverside, CA2 5BN                                    | Edge-of-Centre | 13,400   |      |          |  | Vacant Land    | n/a                 | No      | Yes                  | No | No | No |
| 197 | 13.06.2018 | Newman School, CA1 1NA                                       | Out-of-Centre  |          |      | 15,180   |  | D1             | n/a                 | No      | Yes                  | No | No | No |
| 198 | 13.06.2018 | Former Argos, 40-42 Lowther Street, CA3 8DH                  | In Town Centre |          |      | 350      |  | A1             | n/a                 | No      | Yes                  | No | No | No |
| 199 | 19.06.2018 | 28 Botchergate, CA1 1QS                                      | Edge-of-Centre |          |      | 225.19   |  | A5             | n/a                 | No      | Yes                  | No | No | No |
| 200 | 19.06.2018 | 46A Cecil Street, CA1 1NT                                    | Out-of-Centre  |          |      | 252.6    |  | A3             | n/a                 | No      | Yes                  | No | No | No |
| 201 | 19.06.2018 | 73-75 Castle Street, CA3 8SL                                 | In Town Centre |          |      | 220      |  | A1             | n/a                 | No      | Yes                  | No | No | No |
| 202 | 19.06.2018 | 28 Castle Street, CA3 8TP                                    | Edge-of-Centre |          |      | 130      |  | Sul Generis    | n/a                 | No      | Yes                  | No | No | No |
| 203 | 25.06.2018 | 2-4 English Street, CA3 8HX                                  | In Town Centre |          |      | 124.84   |  | A1             | 17/0280-A1          | Yes     | No (Planning)        | No | No | No |
| 204 | 27.06.2018 | Units 2 & 3 Coleridge House, CA2 5TU                         | Out-of-Centre  |          |      | 548.11   |  | Sul Generis    | n/a                 | No      | Yes                  | No | No | No |
| 205 | 27.06.2018 | Former White Horse Centre, Berlin Street, CA1 2PF            | Out-of-Centre  |          |      | 256      |  | D1             | n/a                 | No      | Yes                  | No | No | No |
| 206 | 27.06.2018 | Paton House, Victoria Viaduct, CA3 8AN                       | Edge-of-Centre |          |      | 205      |  | A1/B1A/A2      | n/a                 | No      | Yes                  | No | No | No |
| 207 | 27.06.2018 | Units A-K Dempsey Way, Roseshill Business Park, CA1 2RW      | Out-of-Centre  |          |      | 160      |  | B1/B2/B8       | 16/0690-A1/B1/B2/B8 | Yes     | No (Planning)        | No | No | No |
| 208 | 27.06.2018 | Unit H, Rockcliffe Estate, CA6 4RW                           | Out-of-Centre  |          |      | 130      |  | B1a/A2         | n/a                 | No      | Yes                  | No | No | No |
| 209 | 27.06.2018 | Company House, Stephenson Road, CA1 3NX                      | Out-of-Centre  |          |      | 123.4    |  | B1a/A2         | n/a                 | No      | Yes                  | No | No | No |
| 210 | 27.06.2018 | First Floor, Crown House, CA1 2ST                            | Out-of-Centre  |          |      | 83.7     |  | B1a            | n/a                 | No      | Yes                  | No | No | No |
| 211 | 27.06.2018 | Unit 17 Westwood Nurseries, CA5 6LB                          | Out-of-Centre  |          |      | 54.25    |  | B1a/B8         | n/a                 | No      | Yes                  | No | No | No |
| 212 | 27.06.2018 | 6-8 Bank Street, CA3 8EU                                     | In Town Centre |          |      | 50.44    |  | A1             | n/a                 | No      | No (Under Offer)     | No | No | No |
| 213 | 27.06.2018 | 111 Denton Street, CA2 5EH                                   | Out-of-Centre  |          |      | 42.83    |  | A2             | n/a                 | No      | Yes                  | No | No | No |
| 214 | 27.06.2018 | 4 Market Arcade, CA3 8QZ                                     | In Town Centre |          |      | 21.27    |  | A1             | n/a                 | No      | Yes                  | No | No | No |
| 215 | 27.06.2018 | Dalston Road, CA2 5NP  | Out-of-Centre  | 16,900   |      |          |  | Land           | n/a                 | No      | No (Under offer)     | No | No | No |
| 216 | 27.06.2018 | Burn Street, CA6 5TB   | Out-of-Centre  | 6,500    |      |          |  | Land           | n/a                 | No      | No (Under offer)     | No | No | No |
| 217 | 27.06.2018 | Land to Rear 25-39 London Road, CA1 2IZ                      | Out-of-Centre  | 2,000    |      |          |  | Land           | PD-C3               | No      | Yes                  | No | No | No |
| 218 | 27.06.2018 | 9-11 London Road, CA1 2IU                                    | Out-of-Centre  |          |      | 29.64    |  | A1/C4          | n/a                 | No      | Yes                  | No | No | No |
| 219 | 27.06.2018 | Garages, Granville Road, CA2 7BX                             | Out-of-Centre  |          |      | Unknown  |  | Sul Generis    | n/a                 | No      | Yes                  | No | No | No |

|     |            |   |                |  |         |                   |                      |     |  |          |    |    |    |    |
|-----|------------|---|----------------|--|---------|-------------------|----------------------|-----|--|----------|----|----|----|----|
| 220 | 27.06.2018 | 21 Lowther Street, CA3 8ES                          | Edge-of Centre |  | 210     | A3/D1             | n/a                  | No  |  | Yes      | No | No | No | No |
| 221 | 27.06.2018 | The Globe, CA2 5SX                                  | Out-of-Centre  |  | 177     | Sui Generis/Mixed | 18/0399- Sui Generis | Yes |  | No (Let) | No | No | No | No |
| 222 | 27.06.2018 | Former Mitchell Dryers Site, Denton Street, CA2 5DU | Out-of-Centre  |  | >10,000 | B1/B2/B8          | 17/0909 - D1         | Yes |  | No (Let) | No | No | No | No |
| 223 | 27.06.2018 | 38 Denton Street, CA2 5EL                           | Out-of-Centre  |  | 120     | Sui Generis       | 17/0023- Sui Generis | Yes |  | No (Let) | No | No | No | No |
| 224 | 27.06.2018 | 31 Lorne Crescent, CA2 5XW                          | Out-of-Centre  |  | 456     | B1a/B8            | n/a                  | No  |  | No (Let) | No | No | No | No |
| 225 | 27.06.2018 | Junction Street, CA2 5WE                            | Out-of-Centre  |  | 29.7    | B1a               | n/a                  | No  |  | No (Let) | No | No | No | No |
| 226 | 27.06.2018 | 139 Barchergate, CA1 1RZ                            | Out-of-Centre  |  | 100     | A1                | n/a                  | No  |  | No (Let) | No | No | No | No |



## **Appendix F**

### **MAP OF CITY CENTRE AND EDGE OF CENTRE CATCHMENT AREA**







## **Appendix G**

### **ENVIRONMENT AGENCY FLOOD MAP FOR PLANNING EXCERPT**

# Flood map for planning

Your reference  
**EA Flood Map**

Location (easting/northing)  
**340187/556514**

Created  
**8 Aug 2018 8:40**

**Your selected location is in flood zone 3 – an area with a high probability of flooding that benefits from flood defences.**

## This means:

- you may need to complete a flood risk assessment for development in this area
- you should ask the Environment Agency about the level of flood protection at your location and request a Flood Defence Breach Hazard Map (You can email the Environment Agency at: [enquiries@environment-agency.gov.uk](mailto:enquiries@environment-agency.gov.uk))
- you should follow the Environment Agency's standing advice for carrying out a flood risk assessment (find out more at [www.gov.uk/guidance/flood-risk-assessment-standing-advice](http://www.gov.uk/guidance/flood-risk-assessment-standing-advice))

## Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

The Open Government Licence sets out the terms and conditions for using government data.  
<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

## Flood map for planning

Your reference

**EA Flood Map**

Location (easting/northing)

**340187/556514**

Scale

**1:2500**

Created

**8 Aug 2018 8:40**



Selected point



Flood zone 3



Flood zone 3: areas  
benefitting from flood  
defences



Flood zone 2



Flood zone 1



Flood defence



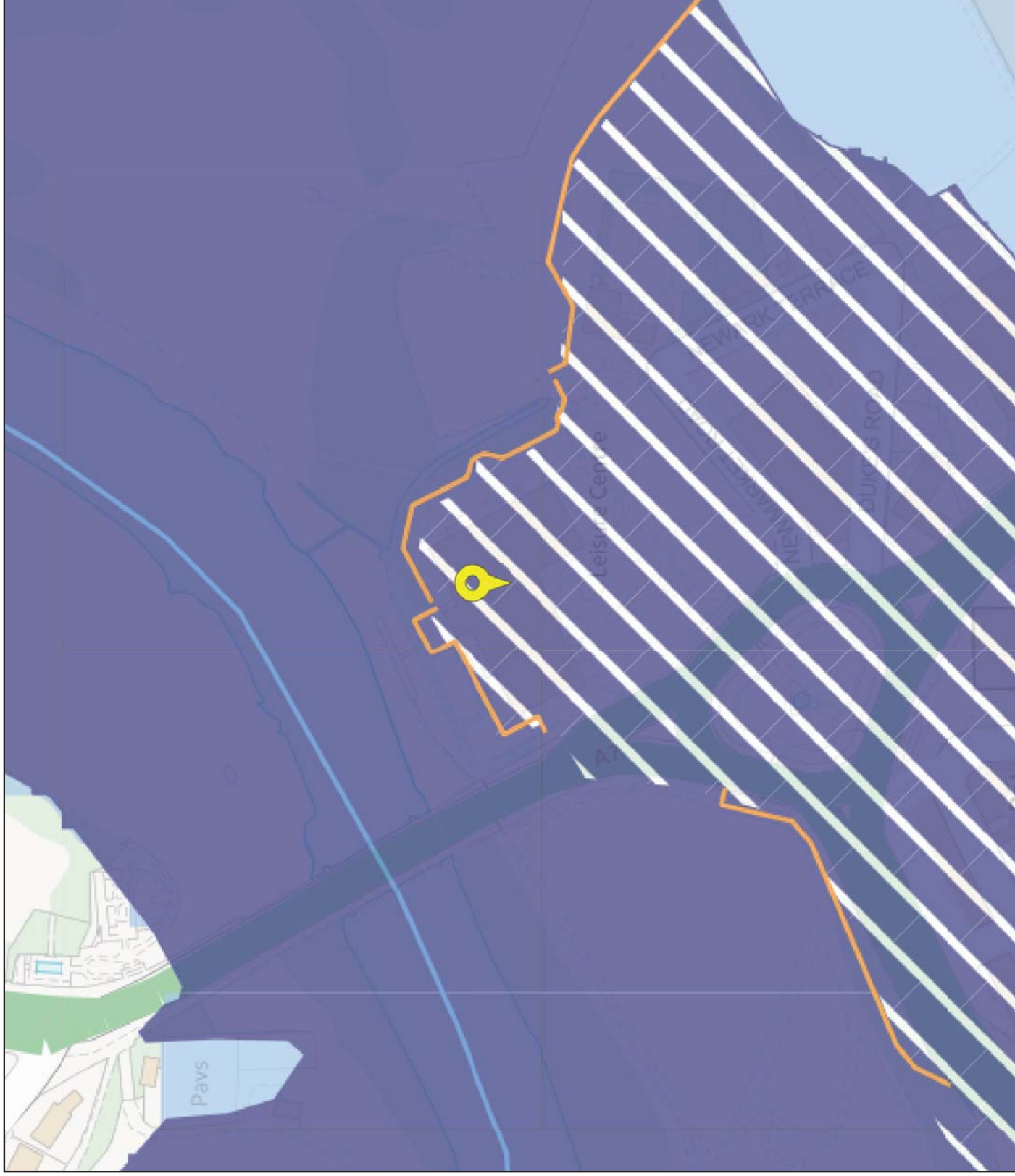
Main river



Flood storage area



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## **Appendix H**

### **FLOOD RISK SEQUENTIAL TEST**

| Ref | Date       | Site Address  | Location       | Property Agency                  | Site Area (m <sup>2</sup> ) | Floor Area (m <sup>2</sup> ) | Available        | Suitable | Flood Zone   | Sequentially Preferable? | Notes               |
|-----|------------|---|----------------|----------------------------------|-----------------------------|------------------------------|------------------|----------|--------------|--------------------------|---------------------|
| 1   | 04.06.2018 | Kingmoor Park, Enterprise Zone Status, CA6 4SE                  | Out-of-Centre  | Carliget Cowen                   | 4,480,000                   |                              | Yes              | No       | Flood Zone 1 | No                       |                     |
| 2   | 04.06.2018 | Land at Kingmoor, CA3 9QZ                                       | Out-of-Centre  | Walton Goodland                  | 48,764                      |                              | Yes              | No       | Flood Zone 1 | No                       |                     |
| 3   | 25.06.2018 | High Hesket, Old Town, CA4 0BW                                  | Out-of-Centre  | Carliget Cowen                   |                             | 16,187                       | No (Planning)    | No       | Flood Zone 1 | No                       |                     |
| 4   | 25.06.2018 | High Hesket, Old Town, CA4 0BW                                  | Out-of-Centre  | Carliget Cowen                   |                             | 16,187                       | No (Planning)    | No       | Flood Zone 1 | No                       |                     |
| 5   | 25.06.2018 | High Hesket, Old Town, CA4 0BW                                  | Out-of-Centre  | Carliget Cowen                   | 13,600                      |                              | No (Planning)    | No       | Flood Zone 1 | No                       |                     |
| 6   | 04.06.2018 | Site 1, Park House, Chandler Way, CA3 0IQ                       | Out-of-Centre  | Carliget Cowen                   | 11,400                      |                              | No (Under offer) | No       | Flood Zone 1 | No                       |                     |
| 7   | 04.06.2018 | Gateway 44, Parkhouse Road, CA3 0GW                             | Out-of-Centre  | Carliget Cowen / Chancery Gate   | 11,300                      |                              | Yes              | No       | Flood Zone 1 | No                       |                     |
| 8   | 04.06.2018 | Unit C, Kingmoor Park, Heathlands, CA6 4RP                      | Out-of-Centre  | Carliget Cowen                   |                             | 5,742.34                     | Yes              | No       | Flood Zone 1 | No                       |                     |
| 9   | 04.06.2018 | Unit B, Kingmoor Park South, CA6 4RD                            | Out-of-Centre  | Carliget Cowen                   |                             | 5,624.30                     | No (Under offer) | No       | Flood Zone 1 | No                       |                     |
| 10  | 04.06.2018 | High Hesket House Farm (Land adj.), CA4 0HU                     | Out-of-Centre  | Carliget Cowen                   | 5,503                       |                              | Yes              | No       | Flood Zone 1 | No                       |                     |
| 11  | 04.06.2018 | Site 1, Park House, Chandler Way, CA3 0IQ                       | Out-of-Centre  | Carliget Cowen                   |                             | 5,000                        | No (Under offer) | No       | Flood Zone 1 | No                       |                     |
| 12  | 04.06.2018 | Gateway 44, Parkhouse Road, CA3 0GW                             | Out-of-Centre  | Carliget Cowen                   |                             | 5,000                        | Yes              | No       | Flood Zone 1 | No                       |                     |
| 13  | 04.06.2018 | Gateway 44, Parkhouse Road, CA3 0GW                             | Out-of-Centre  | Carliget Cowen                   |                             | 5,000                        | Yes              | No       | Flood Zone 1 | No                       |                     |
| 14  | 04.06.2018 | Gateway 44, Parkhouse Road, CA3 0GW                             | Out-of-Centre  | Carliget Cowen                   |                             | 5,000                        | Yes              | No       | Flood Zone 1 | No                       |                     |
| 15  | 04.06.2018 | Site 1, Park House, Chandler Way, CA3 0IQ                       | Out-of-Centre  | Carliget Cowen                   |                             | 5,000                        | No (Under offer) | No       | Flood Zone 1 | No                       |                     |
| 16  | 04.06.2018 | Unit A, Kingmoor Park Central                                   | Out-of-Centre  | Carliget Cowen                   |                             | 4,391.54                     | No               | No       | Flood Zone 1 | No                       |                     |
| 17  | 04.06.2018 | Unit C, Kingmoor Park South, CA6 4RD                            | Out-of-Centre  | Carliget Cowen                   |                             | 4,036.71                     | Yes              | No       | Flood Zone 1 | No                       |                     |
| 18  | 04.06.2018 | Unit B, Kingmoor Park Central, CA6 4SG                          | Out-of-Centre  | Carliget Cowen                   |                             | 3,919.42                     | Yes              | No       | Flood Zone 1 | No                       |                     |
| 19  | 04.06.2018 | Unit E, Kingmoor Park North, CA6 4RD                            | Out-of-Centre  | Carliget Cowen                   |                             | 3,606                        | Yes              | No       | Flood Zone 1 | No                       |                     |
| 20  | 04.06.2018 | N1-N6, Kingmoor Park Central, CA6 4SD                           | Out-of-Centre  | Carliget Cowen                   |                             | 3,240                        | No (Planning)    | No       | Flood Zone 1 | No                       |                     |
| 21  | 04.06.2018 | Unit A1, Kingmoor Park, Heathlands Estate, CA6 4RN              | Out-of-Centre  | Carliget Cowen                   |                             | 3,222.25                     | Yes              | No       | Flood Zone 1 | No                       |                     |
| 22  | 04.06.2018 | Site 1, Park House, Chandler Way, CA3 0IQ                       | Out-of-Centre  | Carliget Cowen                   |                             | 2,500                        | No (Under offer) | No       | Flood Zone 1 | No                       |                     |
| 23  | 04.06.2018 | Gateway 44, Parkhouse Road, CA3 0GW                             | Out-of-Centre  | Carliget Cowen                   |                             | 2,500                        | Yes              | No       | Flood Zone 1 | No                       |                     |
| 24  | 04.06.2018 | 4-16 Victoria Place, CA1 1ES                                    | Edge-of-Centre | Carliget Cowen                   |                             | 2,385                        | Yes              | No       | Flood Zone 1 | No                       |                     |
| 25  | 04.06.2018 | 4-16 Victoria Place, CA1 1ES                                    | Edge-of-Centre | Carliget Cowen                   |                             | 2,385                        | Yes              | No       | Flood Zone 1 | No                       |                     |
| 26  | 04.06.2018 | Unit D1, Kingmoor Park, CA6 4SD                                 | Out-of-Centre  | Carliget Cowen                   |                             | 2,281.40                     | Yes              | No       | Flood Zone 1 | No                       |                     |
| 27  | 04.06.2018 | Unit C2, Kingmoor Park Central, CA6 4SE                         | Out-of-Centre  | Carliget Cowen                   |                             | 1,705.42                     | Yes              | No       | Flood Zone 1 | No                       |                     |
| 28  | 04.06.2018 | Unit E1, Kingmoor Park Central, CA6 4SE                         | Out-of-Centre  | Carliget Cowen                   |                             | 1,599.74                     | Yes              | No       | Flood Zone 1 | No                       |                     |
| 29  | 04.06.2018 | RL X1.1, Kingmoor Park Central, CA6 4SD                         | Out-of-Centre  | Carliget Cowen                   |                             | 1,584                        | No (Planning)    | No       | Flood Zone 1 | No                       |                     |
| 30  | 04.06.2018 | Unit 11, Kingstown Industrial Estate, Brunthill Road, CA3 0EH   | Out-of-Centre  | Carliget Cowen                   |                             | 1,467.90                     | Yes              | No       | Flood Zone 1 | No                       |                     |
| 31  | 04.06.2018 | Magnet, Lancaster Street, CA1 1TF                               | Out-of-Centre  | Carliget Cowen                   |                             | 1,364.98                     | Yes              | No       | Flood Zone 1 | No                       |                     |
| 32  | 04.06.2018 | Magnet, Lancaster Street, CA1 1TF                               | Out-of-Centre  | Carliget Cowen                   |                             | 1,364.98                     | Yes              | No       | Flood Zone 1 | No                       |                     |
| 33  | 04.06.2018 | Newton Road Industrial Estate, Caxton Road, CA2 7NS             | Out-of-Centre  | Carliget Cowen                   |                             | 1,189                        | Yes              | No       | Flood Zone 1 | No                       |                     |
| 34  | 04.06.2018 | 64 Millbrook Road, Kingstown Industrial Estate, CA3 0HP         | Out-of-Centre  | Carliget Cowen                   |                             | 1,134.66                     | Yes              | No       | Flood Zone 1 | No                       |                     |
| 35  | 04.06.2018 | Unit 13, Gearhill Road, Kingstown Industrial Estate, CA3 0EX    | Out-of-Centre  | Carliget Cowen                   |                             | 1,096                        | Yes              | No       | Flood Zone 1 | No                       |                     |
| 36  | 25.06.2018 | Unit 1, Site 18, Willowholme Industrial Estate, CA2 5RT         | Out-of-Centre  | Carliget Cowen                   |                             | 916.74                       | No (Under Offer) | No       | Flood Zone 3 | No                       | With flood defences |
| 37  | 04.06.2018 | Suite 3, 501 Lower Street, CA3 8DP                              | In Town Centre | Carliget Cowen                   |                             | 893                          | Yes              | No       | Flood Zone 1 | No                       |                     |
| 38  | 04.06.2018 | Office 100, Kingston Industrial Estate, Brunthill Road, CA3 0EH | Out-of-Centre  | Carliget Cowen                   |                             | 880.16                       | Yes              | No       | Flood Zone 1 | No                       |                     |
| 39  | 09.08.2018 | Siltho Street, CA2 5UR  | Out-of-Centre  | Carliget Cowen                   |                             | 763.2                        | No (Sold)        | No       | Flood Zone 1 | No                       |                     |
| 40  | 09.08.2018 | Siltho Street, CA2 5UR  | Out-of-Centre  | Carliget Cowen                   |                             | 763.2                        | No (Sold)        | No       | Flood Zone 1 | No                       |                     |
| 41  | 04.06.2018 | Unit 10, Englishgate Plaza, CA1 1RP                             | Edge-of-Centre | Carliget Cowen                   |                             | 747                          | Yes              | No       | Flood Zone 1 | No                       |                     |
| 42  | 04.06.2018 | Unit 10, Englishgate Plaza, CA1 1RP                             | Edge-of-Centre | Carliget Cowen                   |                             | 747                          | Yes              | No       | Flood Zone 1 | No                       |                     |
| 43  | 04.06.2018 | Siltho Street, CA2 5UR  | Out-of-Centre  | Carliget Cowen                   |                             | 700                          | No (Under offer) | No       | Flood Zone 1 | No                       |                     |
| 44  | 04.06.2018 | Unit 1, Kingmoor Park Central, CA6 4SD                          | Out-of-Centre  | Carliget Cowen                   |                             | 696.75                       | Yes              | No       | Flood Zone 1 | No                       |                     |
| 45  | 04.06.2018 | Unit J, Kingmoor Park Central, CA6 4SE                          | Out-of-Centre  | Carliget Cowen                   |                             | 696                          | No (Under offer) | No       | Flood Zone 1 | No                       |                     |
| 46  | 04.06.2018 | Site 50, Kingstown Broadway, CA3 0HA                            | Out-of-Centre  | Carliget Cowen                   |                             | 546                          | Yes              | No       | Flood Zone 1 | No                       |                     |
| 47  | 04.06.2018 | Denton Holme Trade Centre, Willbourne Street, CA2 5DF           | Out-of-Centre  | Carliget Cowen / Hyde Harrington |                             | 500                          | No (Under offer) | No       | Flood Zone 3 | No                       | With flood defences |
| 48  | 04.06.2018 | Units 1-3, Pettler Terrace, CA1 2PS                             | Out-of-Centre  | Carliget Cowen                   |                             | 483.08                       | Yes              | No       | Flood Zone 1 | No                       |                     |
| 49  | 04.06.2018 | Units 1-3, Pettler Terrace, CA1 2PS                             | Out-of-Centre  | Carliget Cowen                   |                             | 483.08                       | Yes              | No       | Flood Zone 1 | No                       |                     |
| 50  | 04.06.2018 | Townfoot Industrial Estate, Unit 1, Brampton, CA8 1SW           | Out-of-Centre  | Carliget Cowen                   |                             | 442.78                       | No (Under offer) | No       | Flood Zone 1 | No                       |                     |
| 51  | 04.06.2018 | Unit 3, Parkhouse Business Centre, Merchants Drive, CA3 0JW     | Out-of-Centre  | Carliget Cowen                   |                             | 416.69                       | Yes              | No       | Flood Zone 1 | No                       |                     |
| 52  | 04.06.2018 | Suite 4, Second Floor, Englishgate Plaza, CA1 1RP               | Edge-of-Centre | Carliget Cowen                   |                             | 380.9                        | Yes              | No       | Flood Zone 1 | No                       |                     |
| 53  | 04.06.2018 | Roadside Site, London Road, CA1 2PR                             | Out-of-Centre  | Carliget Cowen                   |                             | 372                          | No (Under offer) | No       | Flood Zone 1 | No                       |                     |
| 54  | 04.06.2018 | Kingston Road, Grey Moor Farm House & Barn, CA4 0HS             | Out-of-Centre  | Carliget Cowen                   |                             | 343                          | Yes              | No       | Flood Zone 1 | No                       |                     |
| 55  | 04.06.2018 | Kingston Road, Grey Moor Farm House & Barn, CA4 0HS             | Out-of-Centre  | Carliget Cowen                   |                             | 343                          | Yes              | No       | Flood Zone 1 | No                       |                     |
| 56  | 04.06.2018 | Kingston Road, Grey Moor Farm House & Barn, CA4 0HS             | Out-of-Centre  | Carliget Cowen                   |                             | 343                          | Yes              | No       | Flood Zone 1 | No                       |                     |
| 57  | 04.06.2018 | Units 4 & 5, Canal Court Business Centre, CA2 7AN               | Out-of-Centre  | Carliget Cowen                   |                             | 334.48                       | Yes              | No       | Flood Zone 3 | No                       |                     |
| 58  | 04.06.2018 | Units 4 & 5, Canal Court Business Centre, CA2 7AN               | Out-of-Centre  | Carliget Cowen                   |                             | 334.48                       | Yes              | No       | Flood Zone 3 | No                       |                     |
| 59  | 04.06.2018 | 36-38 Boathergate, CA1 1QS                                      | Edge-of-Centre | Carliget Cowen / Hyde Harrington |                             | 323.5                        | No (Under offer) | No       | Flood Zone 3 | No                       |                     |
| 60  | 04.06.2018 | Caste Street, Stocklind House, CA3 8SY                          | Edge-of-Centre | Carliget Cowen                   |                             | 323.42                       | Yes              | No       | Flood Zone 1 | No                       |                     |
| 61  | 04.06.2018 | Kingstown Road, Grey Moor Farm House & Barn, CA3 0HS            | Out-of-Centre  | Carliget Cowen                   | 300                         |                              | Yes              | No       | Flood Zone 1 | No                       |                     |
| 62  | 04.06.2018 | Suite 2, Second Floor, Englishgate Plaza, CA1 1RP               | Edge-of-Centre | Carliget Cowen                   |                             | 272                          | Yes              | No       | Flood Zone 1 | No                       |                     |
| 63  | 04.06.2018 | Suite 1, Second Floor, Englishgate Plaza, CA1 1RP               | Edge-of-Centre | Carliget Cowen                   |                             | 262.13                       | Yes              | No       | Flood Zone 1 | No                       |                     |
| 64  | 25.06.2018 | Unit 5, Canal Court Business Centre, Infirmary Street, CA2 7AN  | Out-of-Centre  | Carliget Cowen                   |                             | 208.65                       | No (Under Offer) | No       | Flood Zone 3 | No                       |                     |
| 65  | 04.06.2018 | Unit 5, Canal Court Business Centre, Infirmary Street, CA2 7AN  | Out-of-Centre  | Carliget Cowen                   |                             | 208.65                       | No (Under Offer) | No       | Flood Zone 3 | No                       |                     |
| 66  | 04.06.2018 | 61 English Street, CA3 8JU                                      | In Town Centre | Carliget Cowen                   |                             | 203.09                       | Yes              | No       | Flood Zone 1 | No                       |                     |
| 67  | 04.06.2018 | 38 Heher Drive, CA3 0ES   | Out-of-Centre  | Carliget Cowen                   |                             | 198.68                       | No (Under offer) | No       | Flood Zone 1 | No                       |                     |
| 68  | 04.06.2018 | 38 Heher Drive, CA3 0ES   | Out-of-Centre  | Carliget Cowen                   |                             | 198.68                       | No (Under offer) | No       | Flood Zone 1 | No                       |                     |
| 69  | 25.06.2018 | Office Suite 3, Carlyle's Court, CA3 8RY                        | In Town Centre | Carliget Cowen                   |                             | 168.9                        | No (Under offer) | No       | Flood Zone 1 | No                       |                     |
| 70  | 04.06.2018 | Victoria House, Victoria Viaduct, CA3 8AJ                       | In Town Centre | Carliget Cowen                   |                             | 136.79                       | Yes              | No       | Flood Zone 1 | No                       |                     |
| 71  | 04.06.2018 | Oakvale House, Burgh Road Industrial Estate, CA2 7ND            | Out-of-Centre  | Carliget Cowen                   |                             | 132.91                       | Yes              | No       | Flood Zone 1 | No                       |                     |
| 72  | 04.06.2018 | Warwick Mill Business Village, CA4 8RR                          | Out-of-Centre  | Carliget Cowen                   |                             | 171.22                       | Yes              | No       | Flood Zone 2 | No                       |                     |
| 73  | 04.06.2018 | Warwick Mill Business Village, CA4 8RR                          | Out-of-Centre  | Carliget Cowen                   |                             | 171.22                       | Yes              | No       | Flood Zone 2 | No                       |                     |
| 74  | 04.06.2018 | Warwick Mill Business Village, CA4 8RR                          | Out-of-Centre  | Carliget Cowen                   |                             | 171.22                       | Yes              | No       | Flood Zone 2 | No                       |                     |
| 75  | 04.06.2018 | Unit 4, Canal Court Business Centre, CA2 7AN                    | Out-of-Centre  | Carliget Cowen                   |                             | 125.83                       | Yes              | No       | Flood Zone 3 | No                       |                     |
| 76  | 04.06.2018 | Suite 3A, Second Floor, Englishgate Plaza, CA1 1RP              | Edge-of-Centre | Carliget Cowen                   |                             | 122                          | No (Under offer) | No       | Flood Zone 1 | No                       |                     |

|     |            |   |                |                                   |        |        |                  |    |              |    |                     |
|-----|------------|---|----------------|-----------------------------------|--------|--------|------------------|----|--------------|----|---------------------|
| 77  | 04.06.2018 | 31/33 Scotland Road, CA3 9HS                                | Out-of-Centre  | Carlisle Cowen                    |        | 119.95 | Yes              | No | Flood Zone 1 | No |                     |
| 78  | 04.06.2018 | 48 Newtown Road, CA2 7LL                                    | Out-of-Centre  | Carlisle Cowen                    |        | 93.37  | Yes              | No | Flood Zone 1 | No |                     |
| 79  | 04.06.2018 | Unit 3B, Townfoot Industrial Estate, Brampton, CA8 1SW      | Out-of-Centre  | Carlisle Cowen                    |        | 91.97  | Yes              | No | Flood Zone 1 | No |                     |
| 80  | 04.06.2018 | Suite 3B, Second Floor, Englishgate Plaza, CA1 1RP          | Edge-of-Centre | Carlisle Cowen                    |        | 90.6   | No (Under offer) | No | Flood Zone 1 | No |                     |
| 81  | 04.06.2018 | Unit 4, Carlyle's Court, CA3 8RY                            | In Town Centre | Carlisle Cowen                    |        | 87.51  | No (Under offer) | No | Flood Zone 1 | No |                     |
| 82  | 25.06.2018 | 39 Castle Street, CA3 8SY                                   | In Town Centre | Carlisle Cowen                    |        | 80.18  | No (Let)         | No | Flood Zone 1 | No |                     |
| 83  | 25.06.2018 | 1 Chapel Street, First Floor, CA1 1JA                       | Edge-of-Centre | Carlisle Cowen                    |        | 78.6   | No (Under offer) | No | Flood Zone 1 | No |                     |
| 84  | 25.06.2018 | 1 Chapel Street, First Floor, CA1 1JA                       | Edge-of-Centre | Carlisle Cowen                    |        | 78.6   | No (Under offer) | No | Flood Zone 1 | No |                     |
| 85  | 04.06.2018 | 38 Heiber Drive, Lowry Hill, CA3 0ES                        | Out-of-Centre  | Carlisle Cowen                    |        | 77.51  | No (Under offer) | No | Flood Zone 1 | No |                     |
| 86  | 04.06.2018 | 38 Heiber Drive, Lowry Hill, CA3 0ES                        | Out-of-Centre  | Carlisle Cowen                    |        | 77.51  | No (Under offer) | No | Flood Zone 1 | No |                     |
| 87  | 04.06.2018 | Unit 7, St Albans Row, CA3 8JF                              | In Town Centre | Carlisle Cowen                    |        | 74.3   | Yes              | No | Flood Zone 1 | No |                     |
| 88  | 04.06.2018 | Unit 14, St Cuthberts Lane, CA3 8AG                         | In Town Centre | Carlisle Cowen                    |        | 68.7   | Yes              | No | Flood Zone 1 | No |                     |
| 89  | 04.06.2018 | 87 London Road, CA1 2UG                                     | Out-of-Centre  | Carlisle Cowen                    |        | 68.38  | No (Under offer) | No | Flood Zone 1 | No |                     |
| 90  | 04.06.2018 | 5 Victoria Viaduct, CA3 8AJ                                 | In Town Centre | Carlisle Cowen                    |        | 63.3   | No (Under offer) | No | Flood Zone 1 | No |                     |
| 91  | 04.06.2018 | 10 London Road, CA1 2EL                                     | Out-of-Centre  | Carlisle Cowen                    |        | 56.11  | Yes              | No | Flood Zone 1 | No |                     |
| 92  | 04.06.2018 | 3 Market Street, Crème Café, CA3 8QJ                        | Edge-of-Centre | Carlisle Cowen                    |        | 44.92  | No (Under offer) | No | Flood Zone 2 | No |                     |
| 93  | 04.06.2018 | 18 Fisher Street Galleries, CA3 8RH                         | Edge-of-Centre | Carlisle Cowen                    |        | 40.69  | Yes              | No | Flood Zone 1 | No |                     |
| 94  | 04.06.2018 | Bourne House, Milbourne Street, CA2 5XF                     | Out-of-Centre  | Carlisle Cowen                    |        | 37.16  | Yes              | No | Flood Zone 3 | No | With flood defences |
| 95  | 04.06.2018 | Unit 6 Scotch Street, Market Arcade, CA3 8RD                | In Town Centre | Carlisle Cowen                    |        | 34.65  | Yes              | No | Flood Zone 3 | No | With flood defences |
| 96  | 04.06.2018 | 39 Castle Street, First Floor, CA3 8SY                      | In Town Centre | Carlisle Cowen                    |        | 27.19  | No (Let)         | No | Flood Zone 1 | No |                     |
| 97  | 25.06.2018 | Unit 1, St Albans Row, CA3 8JF                              | In Town Centre | Carlisle Cowen                    |        | 22.4   | No (Under offer) | No | Flood Zone 1 | No |                     |
| 98  | 25.06.2018 | Unit 5 Scotch Street, Market Arcade, CA3 8OZ                | In Town Centre | Carlisle Cowen                    |        | 20.7   | No (Under offer) | No | Flood Zone 1 | No |                     |
| 99  | 04.06.2018 | 39 Castle Street, CA3 8SY                                   | In Town Centre | Carlisle Cowen                    |        | 38.53  | No (Let)         | No | Flood Zone 1 | No |                     |
| 100 | 04.06.2018 | 9 Little Close, CA3 0DP                                     | Out-of-Centre  | Carlisle Cowen                    |        | 284    | No               | No | Flood Zone 1 | No |                     |
| 101 | 04.06.2018 | Ground Floor & Lower Ground, 48-50 Warwick Road, CA1 1DN    | Edge-of-Centre | Walton Goodland                   | 1,900  |        | No (Planning)    | No | Flood Zone 1 | No |                     |
| 102 | 04.06.2018 | Land North of 401 Durdar Road, CA2 4TR                      | Out-of-Centre  | Walton Goodland                   |        | 48,562 | Yes              | No | Flood Zone 1 | No |                     |
| 103 | 04.06.2018 | Woodlands Industrial Storage Estate, Brampton Road, CA6 5TR | Out-of-Centre  | Walton Goodland                   |        | 900    | Yes              | No | Flood Zone 1 | No |                     |
| 104 | 04.06.2018 | 12-16 Lonsdale Street, CA1 1DB                              | Edge-of-Centre | Walton Goodland                   |        | 51     | No (Under offer) | No | Flood Zone 1 | No |                     |
| 105 | 04.06.2018 | 17 Orton Road, CA2 7HA                                      | Out-of-Centre  | Walton Goodland                   |        |        |                  | No | Flood Zone 1 | No |                     |
| 106 | 04.06.2018 | 9-17 Victoria Place, CA1 1ER                                | Edge-of-Centre | Walton Goodland                   |        | 1,073  | Yes              | No | Flood Zone 1 | No |                     |
| 107 | 04.06.2018 | 6 Abbey Street, CA3 8YX                                     | Edge-of-Centre | Walton Goodland                   |        | 608    | Yes              | No | Flood Zone 1 | No |                     |
| 108 | 04.06.2018 | Former Mitchal Dryers Site, Denton Street, CA2 5DU          | Out-of-Centre  | Walton Goodland / Hyde Harrington |        | 4,645  | No (Planning)    | No | Flood Zone 1 | No |                     |
| 109 | 04.06.2018 | Land North Side Station Road, CA7 9AX                       | Out-of-Centre  | Walton Goodland                   | 2,023  |        | Yes              | No | Flood Zone 3 | No |                     |
| 110 | 04.06.2018 | First Floor, 20-24 Lonsdale Street, CA1 1DB                 | Edge-of-Centre | Walton Goodland                   |        | 234    | Yes              | No | Flood Zone 1 | No |                     |
| 111 | 04.06.2018 | 48-50 Warwick Road, CA1 1DN                                 | Edge-of-Centre | Walton Goodland                   |        | 284    | No (Planning)    | No | Flood Zone 1 | No |                     |
| 112 | 04.06.2018 | Asmore, Crowthall, Brampton, CA8 1TD                        | Out-of-Centre  | Walton Goodland                   | 4,411  |        | No (Under offer) | No | Flood Zone 1 | No |                     |
| 113 | 04.06.2018 | Caldew Bank Field, CA2 6BN                                  | Out-of-Centre  | Walton Goodland                   | 24,281 |        | Yes              | No | Flood Zone 1 | No |                     |
| 114 | 04.06.2018 | New Retail Units, West Walls, CA3 8UB                       | Edge-of-Centre | Walton Goodland                   |        | 66     | Yes              | No | Flood Zone 3 | No |                     |
| 115 | 04.06.2018 | New Warehouse, Woodlands Industrial Storage Estate, CA6 5TR | Out-of-Centre  | Walton Goodland                   |        | 3,694  | Yes              | No | Flood Zone 1 | No |                     |
| 116 | 04.06.2018 | 2 Cecil Street, CA1 1NL                                     | Edge-of-Centre | Walton Goodland                   |        | 38     | Yes              | No | Flood Zone 1 | No |                     |
| 117 | 04.06.2018 | 5 West Tower Street, CA3 8QT                                | Edge-of-Centre | Walton Goodland                   |        | 68     | Yes              | No | Flood Zone 2 | No |                     |
| 118 | 08.06.2018 | Durrahill Industrial Estate, CA1 3NW                        | Out-of-Centre  | Walton Goodland                   | 34,600 |        | Yes              | No | Flood Zone 1 | No |                     |
| 119 | 08.06.2018 | Land adj, Brookside House, Thurstonfield, CA5 6HQ           | Out-of-Centre  | Walton Goodland                   | 5,300  |        | Yes              | No | Flood Zone 1 | No |                     |
| 120 | 08.06.2018 | 22 The Square, Dalton, CA5 7PY                              | Out-of-Centre  | Walton Goodland                   |        | 183    | Yes              | No | Flood Zone 1 | No |                     |
| 121 | 08.06.2018 | Land at Regent Street, Off Blackwell Road, CA2 4HD          | Out-of-Centre  | Walton Goodland                   | 1,200  |        | No (Under offer) | No | Flood Zone 1 | No |                     |
| 122 | 08.06.2018 | Todd Hall Interiors, 1 High Street, Wigton, CA7 9NJ         | Out-of-Centre  | Walton Goodland                   |        | 126    | Yes              | No | Flood Zone 1 | No |                     |
| 123 | 08.06.2018 | Land and Buildings, Regent Street, CA2 4HD                  | Out-of-Centre  | Walton Goodland                   |        | 500    | Yes              | No | Flood Zone 1 | No |                     |
| 124 | 08.06.2018 | 1 Central Avenue, CA1 3QB                                   | Out-of-Centre  | Walton Goodland                   |        | 88     | Yes              | No | Flood Zone 1 | No |                     |
| 125 | 08.06.2018 | 2-4 Petteril Bank Road, CA1 3AH                             | Out-of-Centre  | Walton Goodland                   |        | 274    | Yes              | No | Flood Zone 1 | No |                     |
| 126 | 08.06.2018 | St Andrew's Church, Longtown, CA6 5UB                       | Out-of-Centre  | Walton Goodland                   |        | 156    | Yes              | No | Flood Zone 1 | No |                     |
| 127 | 08.06.2018 | 46-48 Castle Street, CA3 8JA                                | In Town Centre | Walton Goodland                   |        | 579    | Yes              | No | Flood Zone 1 | No |                     |
| 128 | 08.06.2018 | Former Haulage Yard, Woodlands, Brampton Road, CA6 5TR      | Out-of-Centre  | Walton Goodland                   |        | 706    | Yes              | No | Flood Zone 1 | No |                     |
| 129 | 08.06.2018 | 45 Lowther Street, CA3 8EJ                                  | In Town Centre | Walton Goodland                   |        | 321    | Yes              | No | Flood Zone 1 | No |                     |
| 130 | 08.06.2018 | Suite 2, 2nd Floor, Englishgate Plaza, CA1 1RP              | Edge-of-Centre | Walton Goodland                   |        | 269    | Yes              | No | Flood Zone 1 | No |                     |
| 131 | 08.06.2018 | Unit 10, Englishgate Plaza, CA1 1RP                         | Edge-of-Centre | Walton Goodland                   |        | 747    | Yes              | No | Flood Zone 1 | No |                     |
| 132 | 08.06.2018 | 11 West Tower Street, CA3 8QT                               | Edge-of-Centre | Walton Goodland                   |        | 323    | No (Let)         | No | Flood Zone 2 | No |                     |
| 133 | 08.06.2018 | 12 Lowther Street, CA3 8DA                                  | Edge-of-Centre | Walton Goodland                   |        | 132    | Yes              | No | Flood Zone 1 | No |                     |
| 134 | 08.06.2018 | 45 Bank Street, CA3 8HI                                     | In Town Centre | Walton Goodland                   |        | 69     | Yes              | No | Flood Zone 1 | No |                     |
| 135 | 08.06.2018 | 7-9 Warwick Road, CA1 1DH                                   | Edge-of-Centre | Walton Goodland                   |        | 74     | Yes              | No | Flood Zone 1 | No |                     |
| 136 | 08.06.2018 | Cookware Co, Victoria Viaduct, CA3 8AN                      | In Town Centre | Walton Goodland                   |        | 287    | Yes              | No | Flood Zone 1 | No |                     |
| 137 | 08.06.2018 | Units 12/13 Earls Lane Shopping Centre, CA3 8DG             | In Town Centre | Walton Goodland                   |        | 150    | No (Planning)    | No | Flood Zone 1 | No |                     |
| 138 | 08.06.2018 | 47 Bank Street, CA3 8HJ                                     | In Town Centre | Walton Goodland                   |        | 50     | Yes              | No | Flood Zone 1 | No |                     |
| 139 | 08.06.2018 | Unit 3, Wavell Drive, Rosehill, CA1 2ST                     | Out-of-Centre  | Walton Goodland / Hyde Harrington |        | 108    | Yes              | No | Flood Zone 1 | No |                     |
| 140 | 08.06.2018 | 23-31 Brook Street, CA1 2JA                                 | Out-of-Centre  | Walton Goodland                   |        | 542    | Yes              | No | Flood Zone 1 | No |                     |
| 141 | 08.06.2018 | 34 Central Avenue, CA1 3QB                                  | Out-of-Centre  | Walton Goodland                   |        | 102    | Yes              | No | Flood Zone 1 | No |                     |
| 142 | 08.06.2018 | Unit 3, Earls Lane Shopping Centre, CA3 8DG                 | In Town Centre | Walton Goodland                   |        | 117    | Yes              | No | Flood Zone 1 | No |                     |
| 143 | 08.06.2018 | 23-25 Market Place, Brampton, CA8 1RW                       | Out-of-Centre  | Walton Goodland                   |        | 150.5  | Yes              | No | Flood Zone 1 | No |                     |
| 144 | 08.06.2018 | 22 The Square, Dalton, CA5 7PY                              | Out-of-Centre  | Walton Goodland                   |        | 143    | Yes              | No | Flood Zone 1 | No |                     |
| 145 | 08.06.2018 | 7 West Tower Street, CA3 8QT                                | Edge-of-Centre | Walton Goodland                   |        | 73     | Yes              | No | Flood Zone 2 | No |                     |
| 146 | 08.06.2018 | Rose Cottage Yard, Laversdale Road End, CA6 4PS             | Out-of-Centre  | Walton Goodland                   |        | 133    | No (Planning)    | No | Flood Zone 1 | No |                     |
| 147 | 08.06.2018 | 57-61 Newton Road, CA2 7JB                                  | Out-of-Centre  | Walton Goodland                   |        | 76     | Yes              | No | Flood Zone 3 | No |                     |
| 148 | 08.06.2018 | 18 Lonsdale Street, CA1 1DB                                 | Edge-of-Centre | Walton Goodland                   |        | 106    | No (Planning)    | No | Flood Zone 1 | No | With flood defences |
| 149 | 08.06.2018 | 25-29 John Street, CA2 5TR                                  | Out-of-Centre  | Walton Goodland                   |        | 57     | Yes              | No | Flood Zone 3 | No |                     |
| 150 | 08.06.2018 | 35 London Road, CA1 2JZ                                     | Out-of-Centre  | Walton Goodland                   |        | 56     | Yes              | No | Flood Zone 1 | No |                     |
| 151 | 08.06.2018 | 38 Lowther Street, CA3 8DH                                  | In Town Centre | Walton Goodland                   |        | 87     | No (Under offer) | No | Flood Zone 1 | No |                     |
| 152 | 08.06.2018 | Thomas Armstrong, English Damside, CA3 8AU                  | Edge-of-Centre | Walton Goodland                   |        | 225    | No (Under offer) | No | Flood Zone 3 | No |                     |
| 153 | 08.06.2018 | 60 Denton Street, CA2 5EH                                   | Out-of-Centre  | Walton Goodland                   |        | 64     | Yes              | No | Flood Zone 3 | No | With flood defences |
| 154 | 08.06.2018 | 9 King Street, Wigton, CA7 9DT                              | Out-of-Centre  | Walton Goodland                   |        | 30     | Yes              | No | Flood Zone 1 | No |                     |
| 155 | 08.06.2018 | 1 Tail Street, CA1 1RU                                      | Out-of-Centre  | Walton Goodland                   |        | 29     | No (Under offer) | No | Flood Zone 1 | No |                     |



|     |            |  |                |                                     |          |          |                      |    |                |    |                     |
|-----|------------|--|----------------|-------------------------------------|----------|----------|----------------------|----|----------------|----|---------------------|
| 156 | 08.06.2018 | 26A Castle Street, CA3 8TP                                   | Edge-of-Centre | Walton Goodland                     |          | 42       | Yes                  | No | Flood Zone 1   | No |                     |
| 157 | 08.06.2018 | 2A Tail Street, CA1 1RX                                      | Out-of-Centre  | Walton Goodland                     |          | 22       | No (Planning)        | No | Flood Zone 1   | No |                     |
| 158 | 08.06.2018 | Unit 3, Waterloo Foundry, CA1 2EG                            | Out-of-Centre  | Walton Goodland                     |          | 69       | No (Let)             | No | Flood Zone 1   | No |                     |
| 159 | 08.06.2018 | Church Tower, Warwick Road, CA1 1EE                          | Edge-of-Centre | Walton Goodland                     |          | 31       | Yes                  | No | Flood Zone 1   | No |                     |
| 160 | 08.06.2018 | Unit 13c Clifford Court, Parkhouse, CA3 0IG                  | Out-of-Centre  | Walton Goodland                     |          | 20       | Yes                  | No | Flood Zone 1   | No |                     |
| 161 | 08.06.2018 | 90 Botchegate, CA1 1SW                                       | Out-of-Centre  | Walton Goodland                     |          | 650      | Yes                  | No | Flood Zone 1   | No |                     |
| 162 | 08.06.2018 | Crown Works, Crown Street, CA2 5AB                           | Out-of-Centre  | Walton Goodland                     |          | 774      | Yes                  | No | Flood Zone 1   | No |                     |
| 163 | 12.06.2018 | Concrete Depot & Site, Stephenson Industrial Estate, CA2 5RN | Out-of-Centre  | Gerald Ewe LLP                      |          | 1,376    | Yes                  | No | Flood Zone 3   | No | With flood defences |
| 164 | 12.06.2018 | 50 Kingstown Broadway, CA3 0HA                               | Out-of-Centre  | Cushman & Wakefield                 |          | 684.64   | Yes                  | No | Flood Zone 1   | No |                     |
| 165 | 12.06.2018 | Old Brewery Yard, Brampton, CA8 1TR                          | Out-of-Centre  | M Seven Real Estate                 |          | 105.9    | Yes                  | No | Flood Zone 3   | No |                     |
| 166 | 12.06.2018 | Kingmoor Park, CA6 4SD                                       | Out-of-Centre  | JLL                                 | 9290     |          | Yes                  | No | Flood Zone 1   | No |                     |
| 167 | 12.06.2018 | 31-33 Scotland Road, CA3 9HS                                 | Out-of-Centre  | Carter Towler                       |          | 119.95   | Yes                  | No | Flood Zone 1   | No |                     |
| 168 | 12.06.2018 | 14 High Street, Wigton, CA7 9WY                              | In Town Centre | GVA                                 |          | 145.9    | Yes                  | No | Flood Zone 1   | No |                     |
| 169 | 12.06.2018 | 86-88 English Street, CA3 8HP                                | Edge-of-Centre | Stanton Mortimer Ltd / Young RPS    |          | 192      | Yes                  | No | Flood Zone 1   | No |                     |
| 170 | 12.06.2018 | 7-7A The Crescent, CA1 1QW                                   | Edge-of-Centre | Pell & Co                           |          | 135.42   | No (Sold)            | No | Flood Zone 1   | No |                     |
| 171 | 12.06.2018 | 84 English Street, CA3 8HP                                   | In Town Centre | Stanton Mortimer Ltd / Young RPS    |          | 255.09   | Yes                  | No | Flood Zone 1   | No |                     |
| 172 | 12.06.2018 | 70A Botchegate, CA1 1QL                                      | Out-of-Centre  | Walton Goodland                     |          | 181      | No (Planning)        | No | Flood Zone 1   | No |                     |
| 173 | 12.06.2018 | 48-50 South John Street, CA2 5AJ                             | Out-of-Centre  | John Taylor                         |          | 192      | Yes                  | No | Flood Zone 3   | No | With flood defences |
| 174 | 12.06.2018 | Eden House, Lancaster Street, CA1 1TF                        | Out-of-Centre  | Portfolio Properties                |          | 1,612    | Yes                  | No | Flood Zone 1   | No |                     |
| 175 | 13.06.2018 | St Nicholas Yard, St Nicholas Bridges, CA2 4AA               | Out-of-Centre  | Griffiths Procter Land & Investment | 6,474.90 |          | Yes                  | No | Flood Zone 1   | No |                     |
| 176 | 13.06.2018 | Angus Hotel, 14-16 Scotland Road, CA3 9QG                    | Out-of-Centre  | Fleurets                            |          |          | Yes                  | No | Flood Zone 1   | No |                     |
| 177 | 13.06.2018 | Land at Diet Park, Kingmoor Road, CA3 9RP                    | Out-of-Centre  | Edwin Thompson                      | 39,600   |          | Yes                  | No | Flood Zone 1   | No |                     |
| 178 | 13.06.2018 | Land at California Road, Grey Moorhill, CA3 0BS              | Out-of-Centre  | Edwin Thompson                      | 64,749   |          | Yes                  | No | Flood Zone 1   | No |                     |
| 179 | 13.06.2018 | Former Salvation Army Premises, CA1 2EF                      | Out-of-Centre  | Edwin Thompson                      |          | 471.2    | Yes                  | No | Flood Zone 1   | No |                     |
| 180 | 13.06.2018 | Stobart Distribution Centre, Eden Park, CA6 4NW              | Out-of-Centre  | BNP Paribas Real Estate             |          | 4,890    | No (Planning)        | No | Flood Zone 1   | No |                     |
| 181 | 13.06.2018 | Stobart Distribution Centre, Eden Park, CA6 4NW              | Out-of-Centre  | BNP Paribas Real Estate             | 30,658   |          | No (Planning)        | No | Flood Zone 1   | No |                     |
| 182 | 13.06.2018 | Solway House, Parkhouse Road, CA6 4BY                        | Out-of-Centre  | Edwin Thompson                      |          | 1,715.80 | Yes                  | No | Flood Zone 1   | No |                     |
| 183 | 13.06.2018 | Land at Rockcliffe, CA6 4AA                                  | Out-of-Centre  | Savills UK                          | 5,100    |          | No (Closed 25.11.16) | No | Flood Zone 1   | No |                     |
| 184 | 13.06.2018 | 1 West View, CA11 9QJ  | Out-of-Centre  | Savills UK                          | 600      |          | No (Planning)        | No | Flood Zone 1   | No |                     |
| 185 | 13.06.2018 | Carlisle Lake District Airport, CN6 4NW                      | Out-of-Centre  | BNP Paribas Real Estate             | 125,500  |          | No (Withdrawn)       | No | Flood Zone 1   | No |                     |
| 186 | 13.06.2018 | Land at Cunwhiton, CA8 9EX                                   | Out-of-Centre  | Edwin Thompson                      | 23,472   |          | No (Planning)        | No | Flood Zone 1   | No |                     |
| 187 | 13.06.2018 | Former ESK Brickworks, Brisson Road, CA4 0QY                 | Out-of-Centre  | Edwin Thompson                      |          | 27,300   | Yes                  | No | Flood Zone 1   | No |                     |
| 188 | 13.06.2018 | Land at East View, Rickerby, CA3 9AA                         | Out-of-Centre  | Edwin Thompson                      | 1,000    |          | Yes                  | No | Flood Zone 1/2 | No |                     |
| 189 | 13.06.2018 | Netherby Road, Longtown, CA6 5NR                             | Out-of-Centre  | Edwin Thompson                      |          | 100      | Yes                  | No | Flood Zone 1   | No |                     |
| 190 | 13.06.2018 | The Knells Farm, Houghton, CA6 4UG                           | Out-of-Centre  | Edwin Thompson                      | 8,515    |          | Yes                  | No | Flood Zone 1   | No |                     |
| 191 | 13.06.2018 | Eden Park, CA6 4NW   | Out-of-Centre  | Edwin Thompson                      |          | 4,890    | No (Planning)        | No | Flood Zone 1   | No |                     |
| 192 | 13.06.2018 | Land and Property at Tower Farm, Rickerby, CA3 9AA           | Out-of-Centre  | Edwin Thompson                      | 12,140   |          | No (Closed 12.07.18) | No | Flood Zone 1   | No |                     |
| 193 | 13.06.2018 | Unit 12b, Clifford Court, Parkhouse Business Park, CA3 0IG   | Out-of-Centre  | Pell & Co                           |          | 59.09    | No (Let)             | No | Flood Zone 1   | No |                     |
| 194 | 13.06.2018 | String of Horses Hotel, CA8 9EG                              | Out-of-Centre  | Fleurets                            |          |          | Yes                  | No | Flood Zone 1   | No |                     |
| 195 | 13.06.2018 | Car Park Adjacent Iceland, CA8 8DP                           | In Town Centre | Identified by LPA                   | 4,500    |          | No (Planning)        | No | Flood Zone 1   | No |                     |
| 196 | 13.06.2018 | Caldew Riverside, CA2 5RN                                    | Edge-of-Centre | Identified by LPA                   | 13,400   |          | Yes                  | No | Flood Zone 3   | No | With flood defences |
| 197 | 13.06.2018 | Newman School, CA1 1VA                                       | In Town Centre | Identified by LPA                   |          |          | Yes                  | No | Flood Zone 3   | No | With flood defences |
| 198 | 19.06.2018 | Former Argos, 40-42 Lowther Street, CA3 8DH                  | Out-of-Centre  | Hyde Harrington                     |          | 225.19   | Yes                  | No | Flood Zone 1   | No |                     |
| 199 | 19.06.2018 | 28 Botchegate, CA1 1QS                                       | Out-of-Centre  | Edwin Thompson                      |          | 252.6    | Yes                  | No | Flood Zone 1   | No |                     |
| 200 | 19.06.2018 | 46 Cecil Street, CA1 1NT                                     | Out-of-Centre  | n/a (closed)                        |          |          | Yes                  | No | Flood Zone 1   | No |                     |
| 201 | 19.06.2018 | 73-75 Castle Street, CA3 8SL                                 | In Town Centre | Carliget Cowen                      |          |          | Yes                  | No | Flood Zone 1   | No |                     |
| 202 | 19.06.2018 | 28 Castle Street, CA3 8TP                                    | Edge-of-Centre | Carliget Cowen                      |          |          | Yes                  | No | Flood Zone 1   | No |                     |
| 203 | 25.06.2018 | 2-4 English Street, CA3 8HX                                  | In Town Centre | Carliget Cowen                      |          | 124.84   | No (Planning)        | No | Flood Zone 1   | No |                     |
| 204 | 27.06.2018 | Units 2 & 3 Coleridge House, CA2 5TU                         | Out-of-Centre  | Hyde Harrington                     |          | 548.11   | Yes                  | No | Flood Zone 3   | No | With flood defences |
| 205 | 27.06.2018 | Former White Horse Centre, Berlin Street, CA1 2PF            | Out-of-Centre  | Hyde Harrington                     |          | 256      | Yes                  | No | Flood Zone 1   | No |                     |
| 206 | 27.06.2018 | Paton House, Victoria Viaduct, CA3 8AN                       | Edge-of-Centre | Hyde Harrington                     |          | 205      | Yes                  | No | Flood Zone 1   | No |                     |
| 207 | 27.06.2018 | Units A4 Dempsey Way, Rosehill Business Park, CA1 2RW        | Out-of-Centre  | Hyde Harrington                     |          | 160      | No (Planning)        | No | Flood Zone 1   | No |                     |
| 208 | 27.06.2018 | Unit H, Rockcliffe Estate, CA6 4RW                           | Out-of-Centre  | Hyde Harrington                     |          | 130      | Yes                  | No | Flood Zone 1   | No |                     |
| 209 | 27.06.2018 | Company House, Stephenson Road, CA1 3NX                      | Out-of-Centre  | Hyde Harrington                     |          | 123.4    | Yes                  | No | Flood Zone 1   | No |                     |
| 210 | 27.06.2018 | First Floor, Crown House, CA1 2ST                            | Out-of-Centre  | Hyde Harrington                     |          | 83.7     | Yes                  | No | Flood Zone 1   | No |                     |
| 211 | 27.06.2018 | Unit 17 Westwood Nurseries, CA5 6LB                          | Out-of-Centre  | Hyde Harrington                     |          | 54.25    | Yes                  | No | Flood Zone 1   | No |                     |
| 212 | 27.06.2018 | 6-8 Bank Street, CA3 8EU                                     | In Town Centre | Hyde Harrington                     |          | 50.44    | Yes                  | No | Flood Zone 1   | No |                     |
| 213 | 27.06.2018 | 111 Denton Street, CA2 5EH                                   | Out-of-Centre  | Hyde Harrington                     |          | 42.83    | No (Under Offer)     | No | Flood Zone 1   | No |                     |
| 214 | 27.06.2018 | 4 Market Arcade, CA3 8QZ                                     | In Town Centre | Hyde Harrington                     |          | 21.27    | Yes                  | No | Flood Zone 3   | No | With flood defences |
| 215 | 27.06.2018 | Dalston Road, CA2 5NP  | Out-of-Centre  | Hyde Harrington                     | 16,900   |          | No (Under offer)     | No | Flood Zone 1   | No |                     |
| 216 | 27.06.2018 | Burn Street, CA6 5TB   | Out-of-Centre  | Hyde Harrington                     | 6,500    |          | No (Under offer)     | No | Flood Zone 1   | No |                     |
| 217 | 27.06.2018 | Land to Rear 25-39 London Road, CA1 2IZ                      | Out-of-Centre  | Hyde Harrington                     |          |          | Yes                  | No | Flood Zone 1   | No |                     |
| 218 | 27.06.2018 | 9-11 London Road, CA1 2IU                                    | Out-of-Centre  | Hyde Harrington                     |          | 29.64    | Yes                  | No | Flood Zone 1   | No |                     |
| 219 | 27.06.2018 | Garages, Granville Road, CA2 7BX                             | Out-of-Centre  | Hyde Harrington                     |          | Unknown  | Yes                  | No | Flood Zone 1   | No |                     |
| 220 | 27.06.2018 | 21 Lowther Street, CA3 8ES                                   | Edge-of-Centre | Hyde Harrington                     |          |          | Yes                  | No | Flood Zone 1   | No |                     |
| 221 | 27.06.2018 | The Globe, CA2 5SX   | Out-of-Centre  | McKnight & Son Lettings/ WG         |          | 177      | No (Let)             | No | Flood Zone 3   | No | With flood defences |
| 222 | 27.06.2018 | Former Mitchell Dryers Site, Denton Street, CA2 5DU          | Out-of-Centre  | McKnight & Son Lettings             |          | >10,000  | No (Let)             | No | Flood Zone 1   | No |                     |
| 223 | 27.06.2018 | 38 Denton Street, CA2 5EL                                    | Out-of-Centre  | McKnight & Son Lettings             |          | 120      | No (Let)             | No | Flood Zone 3   | No | With flood defences |
| 224 | 27.06.2018 | 31 Lorne Crescent, CA2 5XW                                   | Out-of-Centre  | McKnight & Son Lettings             |          | 456      | No (Let)             | No | Flood Zone 3   | No | With flood defences |
| 225 | 27.06.2018 | Junction Street, CA2 5WE                                     | Out-of-Centre  | McKnight & Son Lettings             |          | 29.7     | No (Let)             | No | Flood Zone 1   | No |                     |
| 226 | 27.06.2018 | 139 Botchegate, CA1 1BZ                                      | Out-of-Centre  | McKnight & Son Lettings             |          | 100      | No (Let)             | No | Flood Zone 1   | No |                     |

# **Redevelopment of The Sands Centre, Carlisle**

## **Flood Risk Assessment**

**0040400**

31 August 2018

Revision 02

| Revision | Description      | Issued by | Date       | Checked |
|----------|------------------|-----------|------------|---------|
| 00       | Final            | CJ        | 06/03/2018 | DKR     |
| 01       | FRA for Comment  | CJ        | 30/08/2018 | DP      |
| 02       | FRA for Planning | CJ        | 31/08/2018 | DP      |

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author **Clare Jones**

date **31 August 2018**

approved **David Palmer**

signature

date **31 August 2018**

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## Glossary

| Term                                   | Definition   |
|--|--|
| Annual Exceedance Probability (AEP)    | The Probability that a storm event will be exceeded in any given year  |
| Actual Risk                            | The risk that has been estimated based on quantitative assessment of the performance capability of the existing flood defences   |
| Attenuation                            | A method to reduce a flood peak to prevent flooding, often utilising temporary storage, but increasing the duration of the flow  |
| Design Flood Level                     | This is the level of flooding that flood defences or mitigation measures are designed against. This is typically the 1% (1 in 100) flood level with allowance for climate change.  |
| Discharge                              | The rate of flow of water measured in terms of volume per unit time  |
| Flood Defence                          | A natural or man-made infrastructure used to prevent certain areas from inundation from flooding, and / or the provision of flood warning systems  |
| Floodplain                             | Area of land adjacent to a water course which water flows or is stored during a flood event, or would otherwise be flooded in the absence of flood defences  |
| Flood Resistance                       | A flood risk mitigation approach which aims to reduce the risk of flooding to properties during a flood event through preventing water from entering the building  |
| Flood Resilience                       | A flood risk mitigation approach which allows floodwater to enter properties during a flood event but implements design measures to minimise the impact of flooding  |
| Flood Risk                             | The level of risk to personal safety and damage to property resulting from flooding due to the frequency or likelihood of flood events   |
| Flood Risk Assessment (FRA)            | An assessment of the flood risks to the proposed development over its expected lifetime and the possible flood risks to the surrounding areas, assessing flood flows, flood storage capacity and runoff  |
| Flood Warning Systems (FWS)            | A system by which to warn the public of the potential of imminent flooding. This is typically linked to a flood forecasting system   |
| Fluvial Flooding                       | Related or connected to a watercourse (river or stream)  |
| Groundwater                            | Water present within underground strata known as aquifers  |
| Groundwater Flooding                   | Water occurring below ground in natural formations (typically rocks, gravels and sands)  |
| Impermeable Surface                    | A surface that does not permit the infiltration of water and, therefore, generates surface water runoff during periods of rainfall   |
| Inundation                             | Flooding of land with water  |
| Mitigation                             | Actions taken to reduce either the probability of flooding or the consequences of flooding or a combination of the two   |
| Permeability                           | The measures of ease with which a fluid can flow through a porous medium.  |
| Red line boundary                      | Boundary drawn to indicate the site area on which the planning application is based  |
| Refuge                                 | Area for shelter / protection during flood events  |
| Residual Risk                          | The risk that remains after risk management and mitigation measures have been implemented  |
| Return Period                          | The average frequency of a specified condition. An 'n' year event is one that occurs on average over the long term, once every 'n' years   |
| Risk                                   | Risk is the probability that an event will occur and the impact (or consequences) associated with that event   |
| Runoff                                 | Water flow over surfaces to the drainage system. Runoff occurs if the ground is impermeable or if permeable ground is saturated.   |
| Strategic Flood Risk Assessment (SFRA) | An SFRA is the assessment and 'categorisation' of flood risk on an area-wide basis in accordance with PPS25  |
| Surface Water Flooding                 | Surface water flooding occurs when the volume of water is unable to filtrate through the ground to enter drainage systems, and therefore runs quickly off land and results in localised flooding. This type of flooding is usually associated with intense rainfall. |
| Sustainable Drainage Systems (SuDS)    | SuDS are used as a strategy to manage surface water in a sustainable manner or least damaging solution through management practices and physical structures.   |

# 1 Executive Summary

BuroHappold Engineering (BuroHappold) has prepared this FRA on behalf of Carlisle City Council to support the Planning Application for the redevelopment of the Sands Leisure Centre. A summary of the key findings of the FRA are provided below.

| Subject               | Element  | Findings  |
|-----------------------|--|---|
| Site Flood Risk       | Tidal  | The site is out of the tidal extent of the River Eden and at low risk of tidal flooding.  |
|                       | Fluvial  | Fluvial flooding is the primary risk to the site., located in defended Flood Zone 3. The site is protected by flood defences with a 1 in 200 year (0.5% AEP) Standard of Protection. Overtopping of the flood defences occurs for the 1% AEP + 30 % CC event. Modelled flood levels for the defended 1% AEP + 30 % CC event give a maximum flood level of 15.76 mAOD within the existing building (maximum 70mm flood depth). In the event of a breach in defences at Rickergate, the site car park could flood to a depth of 0.5 m, with velocities of up to 0.5m/s. |
|                       | Ground Water   | There is a medium risk of groundwater flooding. Seepage analysis for the 1% AEP + 30 % CC fluvial defended event has indicated a risk of groundwater flooding. The primary risk is from overtopping of the defences but there may be localised groundwater flooding landward of the flood defences prior to overtopping.  |
|                       | Surface Water  | There is a low risk of surface water flooding and the site has no history of surface water flooding.  |
|                       | Sewers and Artificial Sources  | There is no history of flooding from sewers or artificial sources. The site is at risk in the event of a breach of the Haweswater reservoir; the residual risk is low.  |
| Planning Requirements | Sequential Test and Exception Test   | The Sequential Test is required for the site. The LPA confirmed that the Exception Test will not be required. The Proposed Development has been classified as ' <i>Less Vulnerable</i> '.   |
|                       | Flood Defence  | The existing flood wall is proposed to be moved approximately 1.4m to the west. The EA has no in principal problems with the proposals. Further EA consultation and consents are required during detailed design.   |
| Mitigation measures   | Design Flood Event   | The design flood event is the defended 1 % AEP + 30 % climate change event.   |
|                       | Finished Floor Levels  | Finished Floor Levels are set at the level of the existing building for continuity: 15.69 mAOD; and raised to 16.14mAOD in the swimming area, wet and dry changing village. Appropriate resilient and resistant measures are being implemented for the proposed extension to a minimum 16.14m AOD level to minimise the damage and time for the building to return to operation.  |
|                       | Safe access and egress   | A safe access and egress route is available for the site via Newmarket Road, Swifts Bank and footpaths to the A7 for up to the 0.5% AEP fluvial event. In the event of the overtopping of the flood defences, there will not be dry access and egress to the site.  |
|                       | Floodplain compensation  | The Proposed Development will increase the footprint of the existing building by approximately 2100 m <sup>2</sup> . Less than 10mm increase in flood depth is estimated within the defended flood cell for the 1% AEP + 30% CC event as a result of the loss in floodplain storage. This estimated increase is not considered to be significant.   |
|                       | Surface water drainage strategy  | The surface water drainage strategy has been defined by Caley Water and is described in a separate document.  |
|                       | Residual Risk  | There is a residual risk to the site from overtopping of defences, flood gates remaining open, breach at Rickergate and groundwater flooding. The evacuation of people and vehicles will be managed through a Flood Warning and Evacuation Plan.  |
| Conclusion            | The primary flooding mechanism for the site is the overtopping of the defences. This FRA demonstrates that, through implementation of a Flood Warning and Evacuation Plan and resistant and resilient measures, there is low risk to people and property for the 1 in 100 fluvial flood event with 30% allowance for climate change event. |   |

## 2 Introduction

### 2.1 Background

This Flood Risk Assessment (FRA) has been prepared by BuroHappold Engineering (BuroHappold) to support a planning application submitted on behalf of Carlisle City Council ("the Applicant") in respect of redevelopment proposals for The Sands Centre, Carlisle. This FRA has been undertaken in accordance with the National Planning Policy Framework (NPPF).

The proposed development includes the demolition of the existing leisure facilities (2,916 m<sup>2</sup> of floorspace) excluding the main arena, which will remain in situ and fully operational whilst construction works progress. The proposals then comprise the erection of a new leisure centre to be attached to the main arena comprising approximately 6,498m<sup>2</sup> of floorspace over two floors.

The proposed leisure facilities will include an 8 lane swimming pool, a separate learner pool, wet and dry changing facilities, a 4 court sports hall, a spectators area, fitness suite and studios and bar and café, as well as other ancillary features (e.g. storage rooms, reception and office facilities, toilets etc).

This planning application aims to provide the local community with a brand new, modern leisure centre. The proposed leisure facilities will improve the health and wellbeing opportunities in the city as well as provide new ancillary facilities such as the physiotherapy suite.

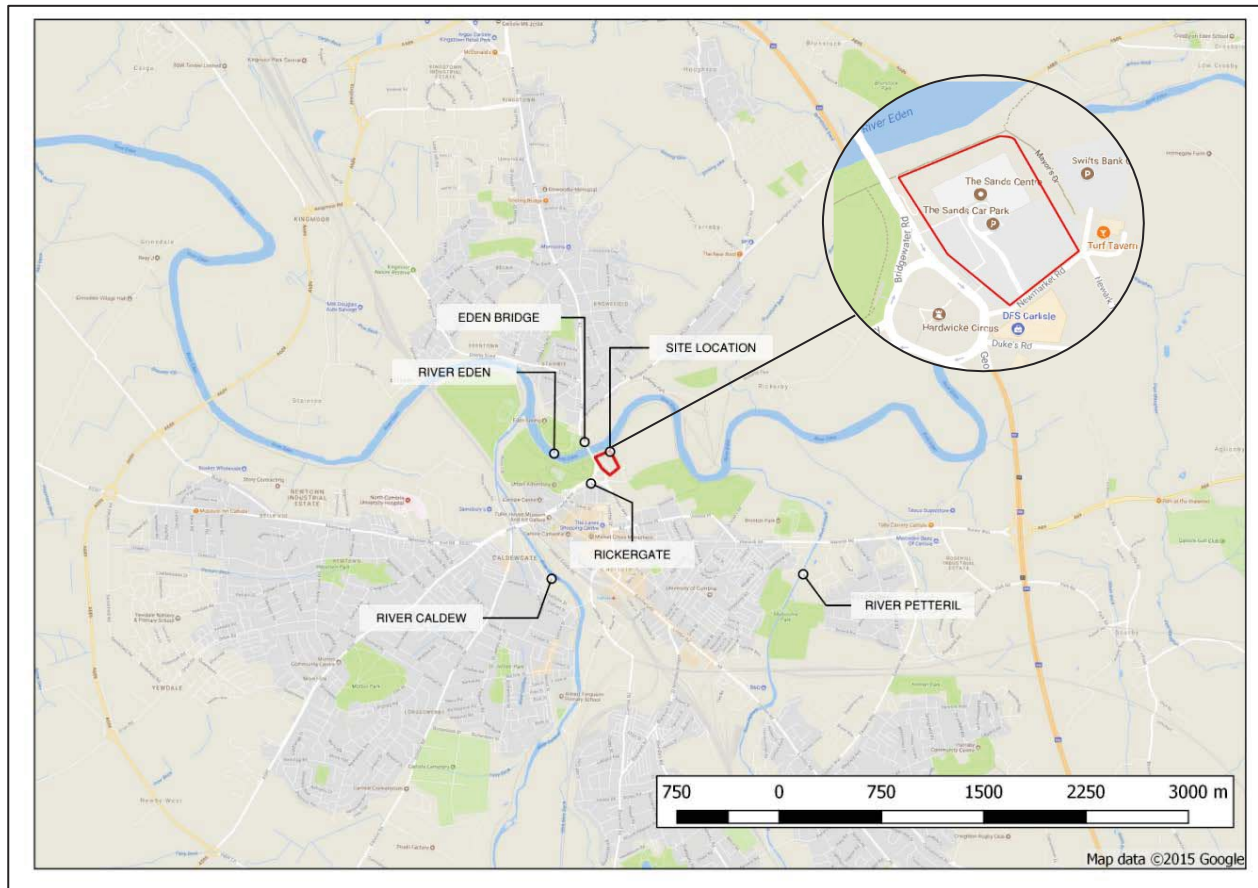
It is anticipated that temporary facilities will be available to use during the demolition construction phase of the project. The details of the temporary facilities will be submitted as part of a separate planning application in due course.

### 2.2 Site Description

The proposed development site is located in Carlisle, Cumbria, which is prone to flooding as it lies at the confluence of three major rivers; the Caldew, Petteril and Eden. The River Caldew meets the River Eden downstream of the site, while the River Petteril joins upstream. The River Eden flows from its source above the Mallerstand Common, northwards across eastern Cumbria towards the Solway Firth Estuary.

The site comprises of the current Sands Leisure Centre and car park. The site location is shown below in Figure 2-1 and the official Red Line Boundary is included in Appendix A.





**Figure 2-1 Site Location (Google Map Data, 2015)**

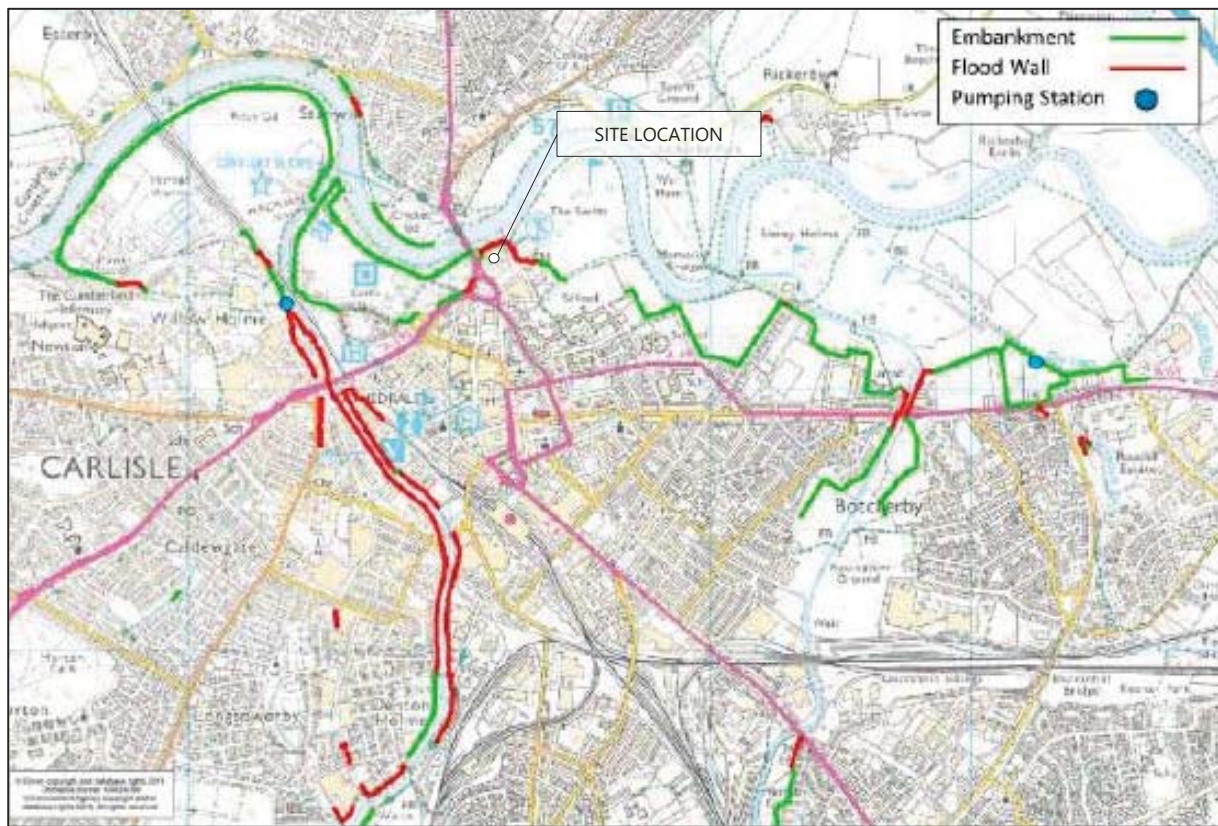
The site is bound to the north by the River Eden, Swifts Bank Golf Course and Car Park to the east, Newmarket Road to the south and the A7 to its west, which crosses the River Eden over Eden Bridge. The National Grid Reference at the development is Easting: 340155, Northing: 556546, and the postcode of the site is CA1 1JQ. The site is predominantly impervious due to the historic development on the site, consisting of the leisure centre, carpark and hardscaping areas. Small areas of the site are vegetated, the majority of which lie adjacent to the river and within the car park area.

The total area of the site for application is 1.98 ha. A topographic survey has been undertaken by amrGeomatics Chartered Land Surveyors on 25<sup>th</sup> May 2018. The site levels vary across the site from approx. 14.8 mAOD in the south east and 14.4 mAOD at the south west, up to approximately 15.2 mAOD and 15.9 mAOD along the eastern and western boundaries respectively. At the north of the site, the levels vary between 15.1 to 15.5 mAOD landward of the flood defence. These levels indicate a general fall from north to south by up to 1 m with raised levels along the western boundary.

The topographic survey is included in Appendix B.

### 2.2.1.1 Existing Flood Defences

The site is protected by several flood defences that were constructed following the 2005 flood event, which brought forward the proposals for the Eden and Petteril Flood Alleviation Scheme. The defences mostly consist of earth embankments in addition to flood walls and flood gates along the Rivers Caldew and Eden. These have been designed to a 1 in 200 year (0.5% AEP) standard and are shown below in Figure 2-2:



**Figure 2-2 Flood defences within Carlisle (Carlisle Flood Investigation Report, Cumbria County Council March 2017)**

The existing flood defences providing protection to the Sands Leisure Centre site are shown in Figure 2-3, the details of which are summarised in Table 2—1. The full list supplied by the Environment Agency (EA) is provided in Appendix C.



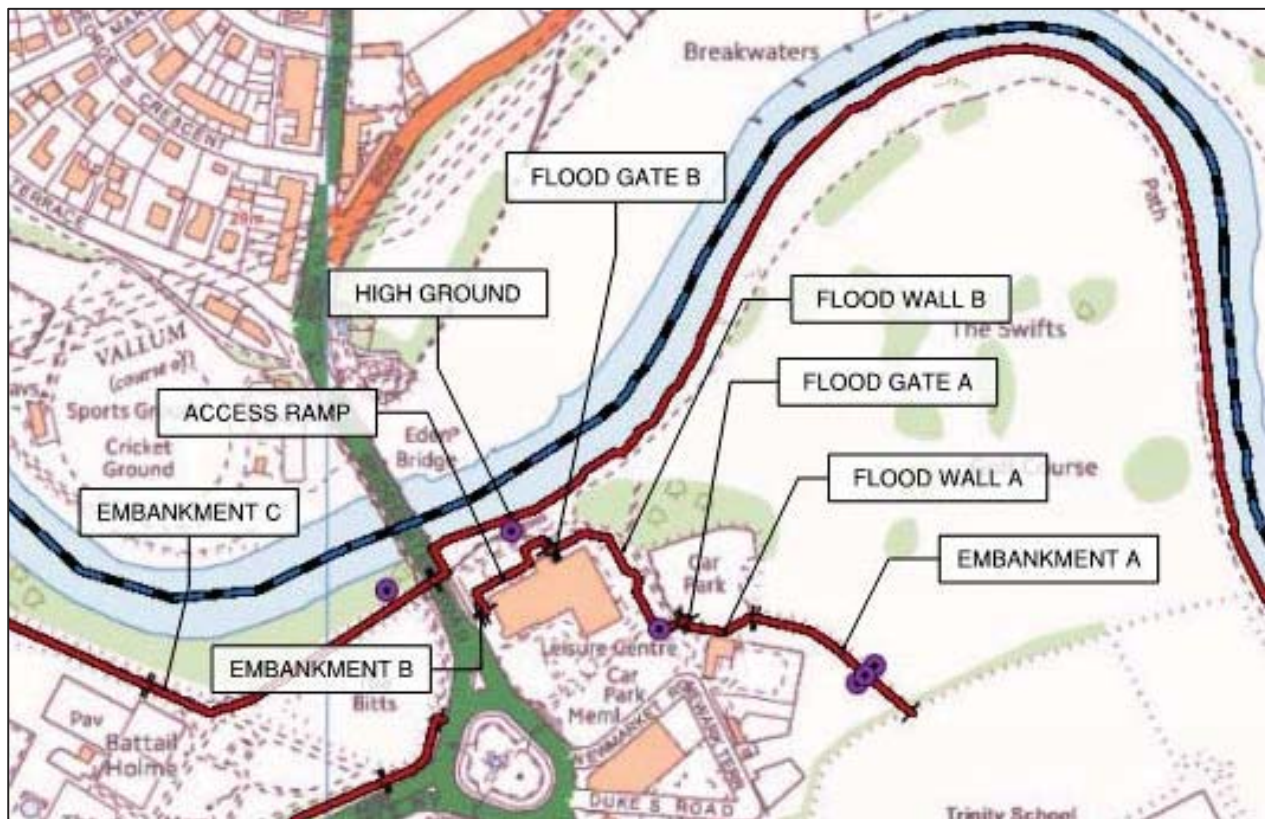


Figure 2-3 Defences providing protection to the Sands Leisure Centre (Image provided by the Environment Agency on 10th October 2017) (Contains Environment Agency Information © Environment Agency and/or database right))

Table 2—1 Summary of defence data provided by the Environment Agency

| Defence             | Length (m) | Design Standard (Return Period) | Upstream Effective Crest Level (mAOD) | Downstream Effective Crest Level (mAOD) | Condition (1 Excellent – 5 Very Poor)/ Maintenance | National Grid Reference |
|---------------------|------------|---------------------------------|---------------------------------------|---|--|-------------------------|
| <b>High Ground</b>  | 1406.0     | 20                              | -                                     | -                                       | 3/LA   | NY 40085 56527          |
| Embankment A        | 148.0      | 200                             | 16.51                                 | 16.51                                   | 2/EA   | NY 40337 56497          |
| <b>Flood Wall A</b> | 61.3       | 200                             | 16.44                                 | 16.44                                   | 2/EA   | NY 40284 56496          |
| Flood Gate A        | 5.2        | 200                             | 16.26                                 | 16.26                                   | 3/EA   | NY 40279 56494          |
| Flood Wall B        | 257.2      | 200                             | 16.44                                 | 16.26                                   | 2/EA   | NY 401265 56502         |
| Flood Gate B        | 4.5        | 200                             | 16.26                                 | 16.26                                   | 2/EA   | NY 40175 56549          |
| Embankment B        | 7.1        | 200                             | 16.03                                 | 16.03                                   | 2/EA   | NY 40120 56499          |
| Embankment C        | 260.0      | 50                              | 15.65                                 | 14.54                                   | 3/LA   | NY 39858 56443          |

As-built drawings showing the defences around the site were provided by the EA and are included in Appendix C. The defences that are located directly around the site are designed to provide a standard of protection for a 1 in 200 year (0.5% AEP) event, and also include a level of freeboard.

In 2015 during *Storm Desmond* the defences were overtopped at the site. This was estimated to be a 1 in 300 year event, meaning a 0.33% chance of the event being exceeded in any given year. The defences were overtopped in 2015 and with climate change, there is a residual risk of the defences overtopping again over the lifetime of the development. Refer to Section 4.1 for more details.

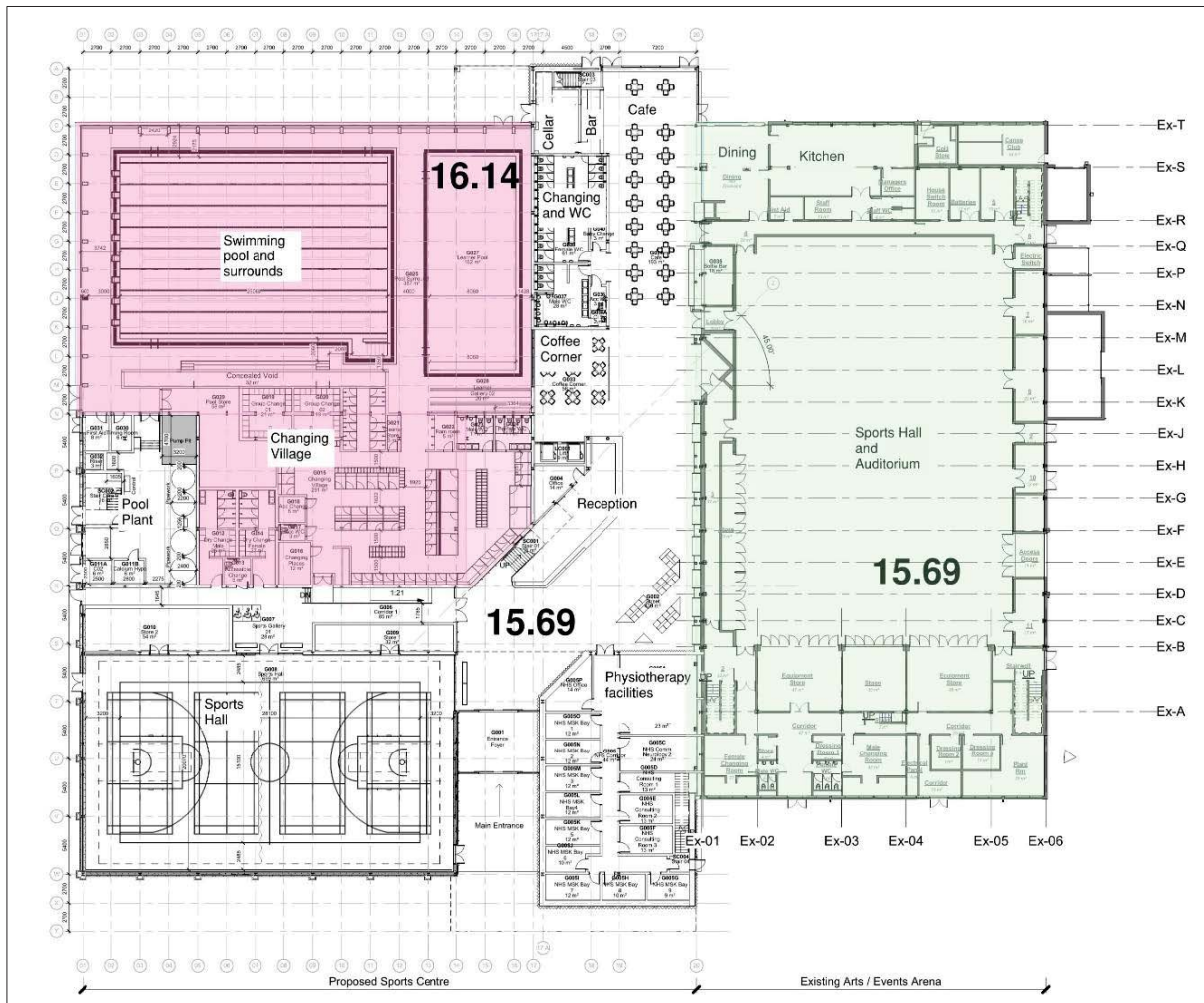
## 2.3 Proposed Development

The proposed development includes the demolition of the existing leisure facilities (2,916m<sup>2</sup> of floor space) excluding the main arena, which will remain in situ and fully operational whilst construction works progress. The proposals then comprise of the erection of a new leisure centre to be attached to the main arena comprising approximately 6,498m<sup>2</sup> of floorspace over two floors.

The proposed leisure facilities will include an 8 lane swimming pool, a separate learner pool, wet and dry changing facilities, a 4 court sports hall, a spectators area, fitness suite and studios and bar and café, as well as other ancillary features (e.g. storage rooms, reception and office facilities, toilets etc).

The proposed leisure facilities will improve the health and wellbeing opportunities in the city as well as provide new ancillary facilities such as the physiotherapy suite.

This is shown in Figure 2—4below, and proposed drawings are included in Appendix D.

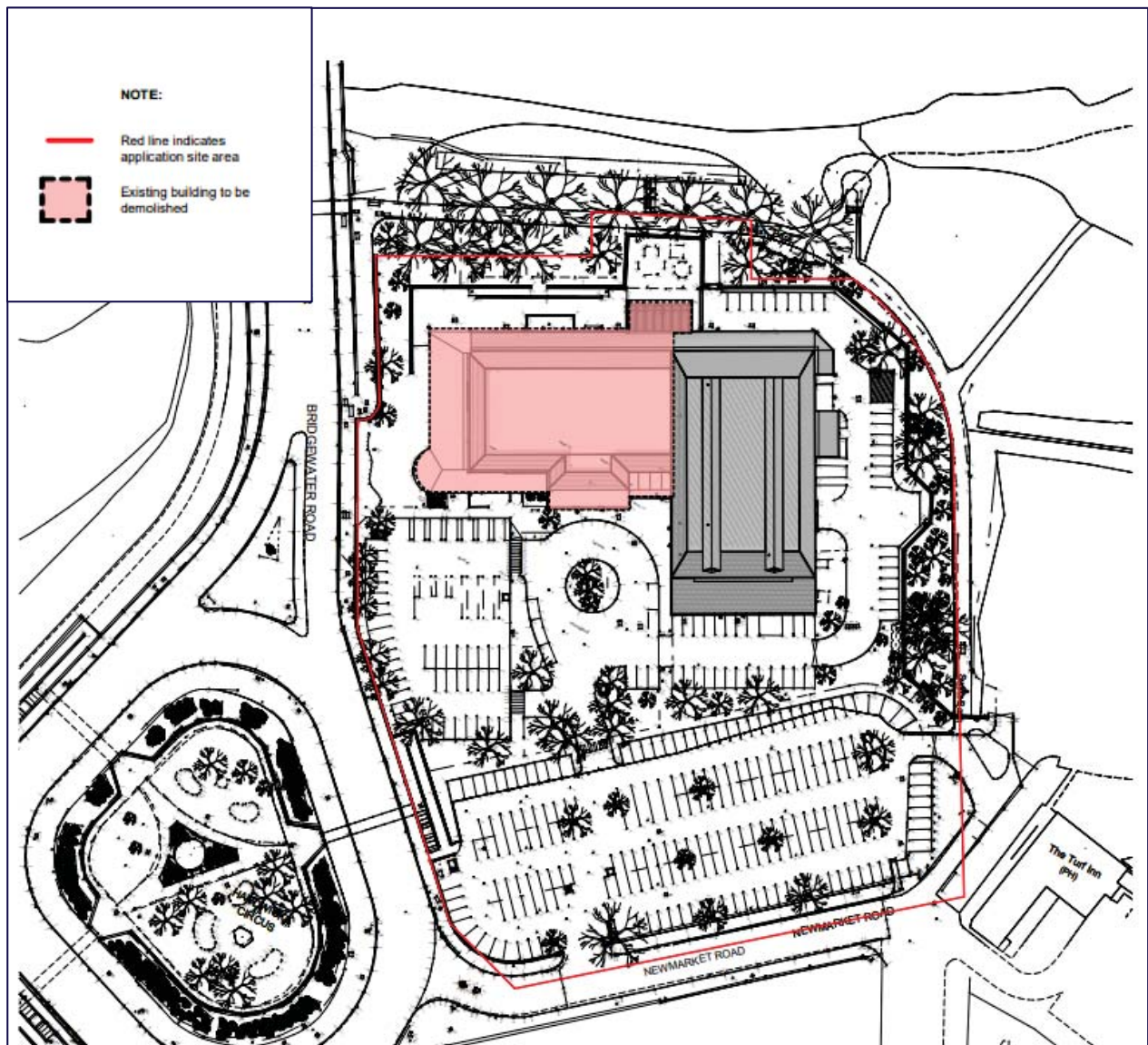


**Figure 2—4 Proposed ground floor layout showing levels and area uses (Drawing 17024-GT3-00-GF-DR-A-08-0001-S2-P01 revision P01 provided by GT3 Architects)**

The eastern side of the existing leisure centre will be retained (shown in green on Figure 2—4), whilst the western side is proposed to be demolished and replaced. The proposed new extension to the leisure centre (red and white on Figure 2—4) will increase the existing building footprint by 2094 m<sup>2</sup>. The current layout of the building is shown below in Figure 2—5 to highlight the area intended to be demolished.

The area to be demolished will be henceforth referred to as the 'existing leisure facilities' and the new leisure facilities will be referred to as 'the proposed leisure facilities'.

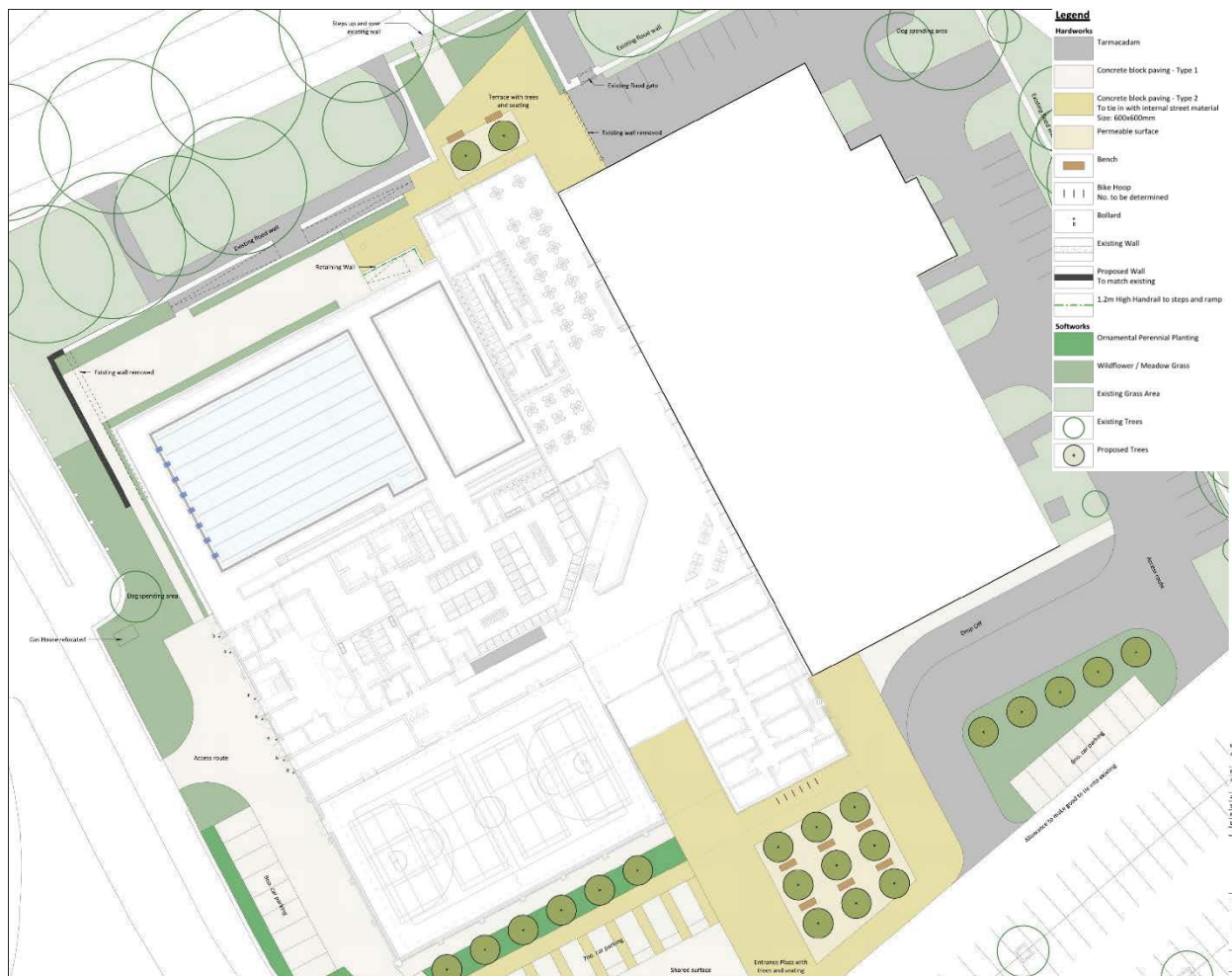




**Figure 2—5 Existing site plan showing area to be demolished in red (DWG: 17024-GT3-00-XX-DR-A-08-9003-S2-P01 Revision P01 (28/08/28))**

Figure 2—4 shows that there is a space allocated as 'Physiotherapy Facilities' in the south of the building. This is proposed to be a space for sports physiotherapy and is not required for other medical uses to be operational during a flood event. The space referred to as 'cellar' is proposed to be a store room for the adjacent bar and is not proposed to be at a lower basement level.

A full schematic showing the proposed scheme including the car park and surrounds of the proposed leisure centre is shown in Figure 2—6.



**Figure 2—6 Proposed Site Plan (DWG GT1385-OOB-SI-ZZ-DR-L-0002 Revision P08 (30 Aug 2018))**

Figure 2—6 shows the existing flood wall and the proposed realignment of the flood wall. It is proposed that a section of the flood wall is moved approximately 1.4m west in order to accommodate the excavation and construction of the new swimming pool and the extension of the building. It is also proposed that there are steps over the existing wall at the north, in order to provide pedestrian access between the river walkway and the development. Refer to section 4.1.1.11 for more details.

## 3 Planning Context

### 3.1 Policies and Guidelines

This Flood Risk Assessment (FRA) has been prepared in accordance with the policies and guidance applicable to the proposed leisure facilities outlined within the following publications:

- National Planning Policy Framework (NPPF) (July, 2018)
- NPPF Planning Practice Guidance – Flood Risk and Coastal Change (March 2014)
- Flood Risk Assessments: climate change allowances (February 2016, updated February 2017)
- Cumbria County Council, Local Flood Risk Management Strategy (2015)
- Cumbria Surface Water Management Plan, Draft (2012)
- Cumbria County Council, Flood Investigation Report Event 5-6<sup>th</sup> December 2015 (March 2017)
- Carlisle District Local Plan (adopted November 2016)
- Carlisle Strategic Flood Risk Assessment (2011)

### 3.2 National Policy

#### 3.2.1 National Planning Policy Framework

The National Planning Policy Framework<sup>1</sup> (NPPF) aims to avoid inappropriate development in areas at highest risk of flooding. The Planning Practice Guidance to the NPPF<sup>2</sup> contains a series of tables that help identify the risk of flooding to a development. These tables are reproduced in Appendix E of this report.

- Table 1 defines four Flood Zones based on the annual probability of river or sea flooding;
- Table 2 identifies specific land use types for each of the five flood risk vulnerability classifications (Essential Infrastructure, Highly Vulnerable, Less Vulnerable and Water Compatible Uses). For example, office buildings are classified as *less vulnerable*; and
- Table 3 identifies where development is appropriate for each flood risk vulnerability classification and whether the Exception Test is required.

The Flood Zones defined in the NPPF are as follows:

**Table 3—1 Flood zone probability classifications**

| Flood Zone | Annual Exceedance Probability of Flooding from Rivers or the Sea  | Probability           |
|------------|---|-----------------------|
| 1          | < 1 in 1,000 annual probability of river or sea flooding in any given year (< 0.1% Annual Exceedance Probability (AEP)).  | Low                   |
| 2          | Between 1 in 100 and 1 in 1,000 annual probability of river flooding in any year (1% - 0.1% AEP), or<br>Between 1 in 200 and 1 in 1,000 annual probability of sea flooding in any year (0.5% - 0.1% AEP). | Medium                |
| 3a         | > 1 in 100 annual probability of river flooding in any year (> 1% AEP), or<br>> 1 in 200 annual probability of sea flooding in any year (> 0.5% AEP).   | High                  |
| 3b         | > 1 in 20 annual probability of flooding in any year (5% AEP).  | Functional Floodplain |

<sup>1</sup> Department for Communities and Local Government (2018). *National Planning Policy Framework*.  
<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

<sup>2</sup> Department for Communities and Local Government (2014). *National Planning Policy Framework Planning Practice Guidance*.  
[online] Available at: <https://www.gov.uk/guidance/flood-risk-and-coastal-change>. [Accessed 22 March 2017].



### 3.2.2 Sequential Test

The NPPF states that *'inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere'*. The aim of the Sequential Test is to steer new development to areas with the lowest probability of flooding. If this cannot be achieved, the Exception Test is required if indicated by the conditions specified in NPPF Table 3. There are three outcomes of the Sequential Test:

- Development is deemed acceptable: the proposed development has passed the Sequential Test;
- Exception Test required: the proposed development may be permitted if the Exception Test can be satisfied, demonstrated through a site-specific flood risk assessment; and
- Development is not deemed acceptable: the proposed development has failed the Sequential Test and is not permitted.

The NPPF states that a Sequential Test should be carried out for developments in Flood Zone 2 or 3, but that there are exceptions to this requirement. The Sequential Test is not required if the proposed development is either classified as a Minor Development, a change of use (except where the development is to a caravan, camping, chalet, mobile home or park home site); or where a site has been allocated in the Local Plan. On the basis that the building footprint will increase by over 250 square metres, Cumbria County Council, the Lead Local Flood Authority (LLFA), has advised that the Sequential Test will be required to support the Planning Application. Carlisle City Council as Local Planning Authority has subsequently confirmed that a Sequential Test will be required. Refer to Appendix F for LPA consultation.

### 3.2.3 Exception Test

The Exception Test is a tool used to demonstrate that the flood risk to people and property is managed, allowing necessary development to proceed where suitable sites with a lower risk of flooding are not available. Through the Exception Test, development may be permitted if it can be demonstrated that:

- The development provides wider sustainability benefits to the community that outweigh flood risk, informed by a Strategic Flood Risk Assessment where one has been prepared; and
- The development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.

A table showing the correlation between Flood Zones and Vulnerability Classifications to determine whether or not the Exception Test is required is included in Appendix E and is summarised in Table 3—2.

**Table 3—2 Flood zone and vulnerability compatibility**

| Flood Zones | More Vulnerable         | Less Vulnerable |
|-------------|-------------------------|-----------------|
| Zone 1      | Compatible              | Compatible      |
| Zone 2      | Compatible              | Compatible      |
| Zone 3a     | Exception Test Required | Compatible      |
| Zone 3b     | Incompatible            | Incompatible    |

In accordance with the NPPF, a leisure centre which is considered commercial use is typically classified as *'Less Vulnerable'*. The proposed development would be considered compatible and no Exception Test required.

As explained in Section 2.3 there is a physiotherapy facility proposed in the building. This is a physiotherapy centre and as such, will not be being used in an emergency and will not be required to be operational during a flood event. Whilst hospitals and health services are considered to be classified as '*More vulnerable*', ambulance stations which are not required to be operational during flooding and other non-residential uses are classified as '*Less Vulnerable*'.

In this instance, the vulnerability may be considered to be lower than a typical hospital facility. This is on the basis that the building is principally a leisure centre with rooms used for physiotherapy to support the leisure centre facilities and will not be required to be operational during a flood event.

The EA agreed that the proposed development could be considered a '*Less Vulnerable*' Use but deferred to the Local Planning Authority (LPA) to confirm if an Exception Test was required. The LPA has subsequently confirmed that they consider the development to be classified '*Less Vulnerable*' and an Exception Test will therefore not be required.

### **3.3 Regional Policy**

#### **3.3.1 Strategic Flood Risk Assessment**

The Strategic Flood Risk Assessment (SFRA) must be carried out by the local planning authority (in this case, Carlisle City Council) in an assessment of flood risk in the area, and any risk to and from nearby areas.

The SFRA summarises their findings based on data collection and carrying out the Sequential Test. It provides an overview of planning and flood risk within Carlisle, considering future development and the impacts of climate change. It considers flood risk due to the following sources:

- Fluvial;
- Tidal;
- Sewers;
- Surface water
- Groundwater; and
- Reservoirs.

The SFRA outlines details of existing flood defences, considering sensitivity to breach and overtopping of defences and records information on historical flood events.

#### **3.3.2 Carlisle District Local Plan**

The City Council developed and adopted the Carlisle District Local Plan in November 2016. This plan outlines policies and proposals in relation with land use and future development in Carlisle. Within these policies are those summarised in Table 3—3 which are relevant to flood risk matters.

**Table 3—3 Key policy outlined in the Local Plan**

| Policy  | Outline  |
|---|--|
| CC4 Flood Risk and Development                                | The Council will seek to ensure that new development does not result in unacceptable flood risk or drainage problems. This requires Flood Risk Assessments, and consideration of the local SFRAs   |
| CC5 Surface Water Management and Sustainable Drainage Systems | Development proposals should prioritise the use of sustainable drainage systems. Surface water should be managed at the source, not transferred; and discharged in the following order of priority:<br>1. into the ground (infiltration at source);<br>2. attenuated discharge to a surface water body;<br>3. attenuated discharge to surface water sewer, highway drain or another drainage system; and as last resort<br>4. attenuated discharge to a combined sewer |

### 3.4 Consultation

#### 3.4.1 Environment Agency

The EA has provided BuroHappold with information which was used to inform the assessment of flood risk to the proposed development. A summary of the data received is summarised in Table 3—4.

**Table 3—4 Summary of Information received from the EA**

| Item   | Information received   |
|--|--|
| Item 1: Pre Application Product 4 Information                                    | <ul style="list-style-type: none"> <li>Flood Zone maps, confirming that the site lies in Flood Zone 3;</li> <li>Historic flood maps;</li> <li>Undefended and defended modelled fluvial flood levels and flood depths (without climate change); and</li> <li>Existing flood defence information.</li> </ul> |
| Item 2: EA Pre-planning consultation Response                                    | <ul style="list-style-type: none"> <li>EA Pre-planning consultation response letter dated 14/2/18.</li> </ul>  |
| Item 3: Draft Flood Outlines and Levels  | <ul style="list-style-type: none"> <li>1D flood draft flood levels within the river from the current Carlisle Scheme Appraisal Model (for various return period events, not including climate change allowance)</li> <li>Draft Flood extents</li> </ul>  |
| Item 4: EA Data  | <ul style="list-style-type: none"> <li>As built drawings of the flood defences for the Sands site</li> <li>2015 hydraulic model including results files and modelling report</li> </ul>  |
| Item 5: EA Flood Model Results for the 1 % AEP + 30 % CC event                   | <ul style="list-style-type: none"> <li>2D result files from the current Carlisle Scheme Appraisal model showing depths, levels, velocities and hazard ratings and 1D flood levels within the river for the defended 1 % AEP + 30 % allowance for climate change event</li> </ul>                           |
| Item 6: Pre-planning consultation relating to realignment of existing flood wall | <ul style="list-style-type: none"> <li>Consultation advice on the principle of moving the flood defence wall</li> </ul>  |

The consultation information items, and correspondence with the EA, is included in full in Appendix C. In summary, the EA confirmed the following:

- On the basis that the development is non-residential and the physiotherapy facilities are not required to be operational during flooding, the EA would agree that the development could be classified as '*less vulnerable*', but advised that the LPA is responsible for making decisions on whether an Exception Test is required;

- Climate change must be considered within the FRA in accordance with the 2016 guidance. The EA advised that the Higher Central allowance of 30% should be applied based on the Solway River Basin district with a lifespan of 60 years;
- The FRA should consider the impact of the increased footprint within the defended flood cell in the event of an exceedance event such as *Storm Desmond*;
- The FRA will have to give special attention to Flood Action Planning and safe access and egress. The EA recommends that the FRA is informed by a UK flood hazard rating;
- The FRA should include a recommended Flood Warning and Evacuation Plan (FWEP), and it is the responsibility of the LPA to decide if the access and egress arrangements are 'safe' and the FWEP procedures are sufficient;
- Breach analysis modelling will not be required, but overtopping of defences must be considered within the FRA; and
- The EA do not have any in principal problems with the re-alignment of the existing flood wall subject to agreement of an appropriate scheme at detailed design stage. Further consultation is required and Environmental Permits required for the works.

### 3.4.2 Cumbria County Council

Cumbria County Council as the LLFA has been consulted and a summary of their comments relating to the items raised is included below:

- The LLFA is unaware of any historical instances of groundwater or surface water flooding at the site location;
- The LLFA confirmed that they do not hold any breach analysis maps for the breach analysis included in Appendix D of the SFRA;
- The LLFA's view is that a Sequential Test is required on the basis that the increase in footprint exceeds 250 m<sup>2</sup>;
- The LLFA suggested that the development may be classified as '*More Vulnerable*' due to the physiotherapy facility; and
- A flood evacuation and management plan is acceptable to manage residual flood risk on site.

A copy of the consultation is provided in Appendix G

### 3.4.3 United Utilities Water plc (UW)

UW were consulted and confirmed that they hold no record of historical sewer flooding in the vicinity of the site. It was also confirmed that there are no known drainage network capacity issues in the area. Correspondence with UW is included in Appendix H.

### 3.4.4 Carlisle City Council (LPA)

The LPA were consulted regarding the requirement for the Sequential Test and the Exception Test. They confirmed that:

- The Sequential Test is required to be undertaken for the site for planning;

- The building is classified as '*Less Vulnerable*' on the basis that it is a non-residential building with a physiotherapy room which will not be required in the event of a flood; and
- The Exception Test is not required for the site as it is classified as '*Less Vulnerable*'.

The correspondence is provided in Appendix F.

## 4 Appraisal and Management of Flood Risk

### 4.1 Fluvial and Tidal Flooding

Fluvial flooding occurs when sustained or intense rainfall events increase the flow in rivers causing water level to rise above the level of the banks and into surrounding areas. The primary source of flood risk to the site is fluvial flooding from the River Eden due to overtopping of defences.

Tidal flooding occurs when especially high tides coincide with storm surges, temporarily raising sea levels. The SFRA states that a tidal analysis was undertaken by the EA in 2006, as part of a review of the 2005 floods in Carlisle. This model indicated that tide levels in excess of those experienced in 2005 would not have an effect on the River Eden levels within Carlisle. The SFRA<sup>3</sup> states that there are no identified locations that are at risk of tidal flooding in the 0.5 % AEP event within the catchment.

The SFRA and Flood Investigation Report confirm that the site is located upstream of the tidal flood extent and therefore there is a low risk of tidal flooding at the site.

#### 4.1.1 Baseline

##### 4.1.1.1 Flood Zone Assessment

The Flood Zone map, provided by the Environment Agency on 10/10/2018, shows that the site is located within Flood Zone 3 and is considered at high risk of flooding. The site is shown as an area benefitting from defences as shown in Figure 4-1. This is due to the flood defences discussed in Section 2.2.1.1.

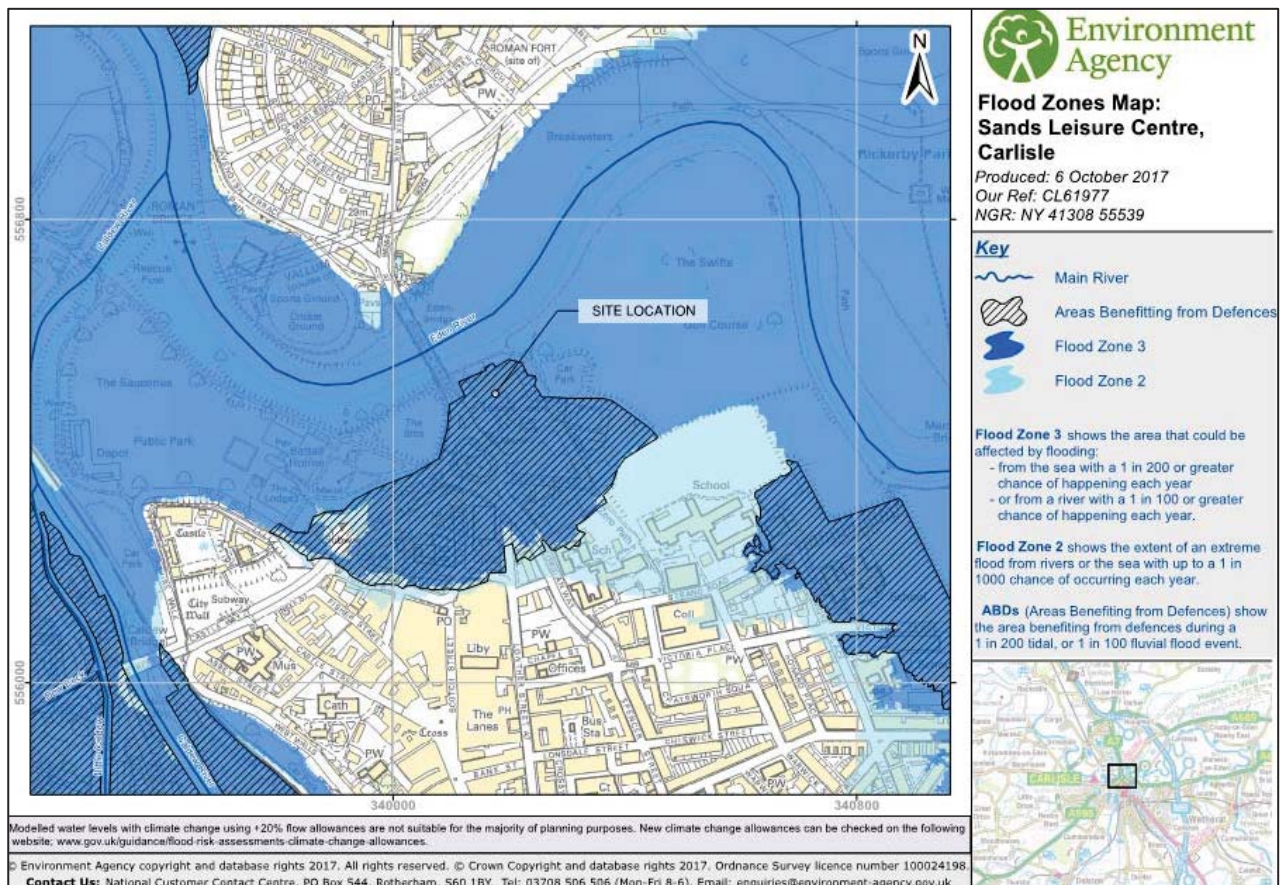
Fluvial Flood Zones are categorised according to flood risk as shown below in Table 4—1:

**Table 4—1 Flood Zone Descriptions**

| <b>Flood Zone</b>                   | <b>Definition</b>  |
|-------------------------------------|--|
| Zone 1: Low Probability             | Land having a less than 1 in 1,000 (0.1 % AEP) annual probability of river or sea flooding. (Shown as 'clear' on the Flood Map – all land outside Zones 2 and 3)   |
| Zone 2: Medium Probability          | Land having between a 1 in 100 (1 % AEP) and 1 in 1,000 annual probability of river flooding; or land having between a 1 in 200 and 1 in 1,000 annual probability of sea flooding. (Land shown in light blue on the Flood Map)   |
| Zone 3a: High Probability           | Land having a 1 in 100 or greater annual probability of river flooding; or Land having a 1 in 200 (0.5 % AEP) or greater annual probability of sea flooding. (Land shown in dark blue on the Flood Map)  |
| Zone 3b: The Functional Flood Plain | This comprises land where water has to flow or be stored in times of flood. Local planning authorities should identify in their Strategic Flood Risk Assessments areas of functional floodplain and its boundaries accordingly, in agreement with the Environment Agency. (Not separately distinguished from Zone 3a on the Flood Map) |

<sup>3</sup> SFRA Final Report, Version 3.0, Carlisle, November 2011





**Figure 4-1 Flood zones map provided by the EA 10/10/2017** (Contains Environment Agency Information © Environment Agency and/or database rights 2017).

#### 4.1.1.2 Historical Fluvial Flooding

Carlisle is prone to fluvial flooding and has flooded on several occasions. According to the 2016 Carlisle Flood Investigation Report, the site has flooded most recently in 2005 and 2015. The 2005 event was reportedly a 1 in 170 year event, which affected approximately 1865 properties and resulted in the loss of 3 lives. This event led to the construction of a flood defence scheme in 2009, which was designed to provide a 1 in 200 standard of protection. An overview of the defences is outlined in Section 2.2.1.1.

In 2015, during *Storm Desmond*, the site flooded again as defences were overtopped upstream of Eden Bridge, which had become blocked with debris. The flood levels reported during *Storm Desmond* were 0.6 m higher than those recorded in 2005. The 2015 flood event was estimated to be a 1 in 300 year event, meaning that there is a 0.33% chance of the event being exceeded in any given year. Whilst existing defences reduced the damage and delayed the onset of flooding allowing the residents time to evacuate, the event directly affected 2,100 properties. Defences were overtopped at approximately 02:15 AM on 6<sup>th</sup> December upstream of Eden Bridge, which had become blocked in the left arch with debris. Maps showing the extent of flooding in 2005 and 2015 are shown in Figure 4-2 and Figure 4-3 respectively.

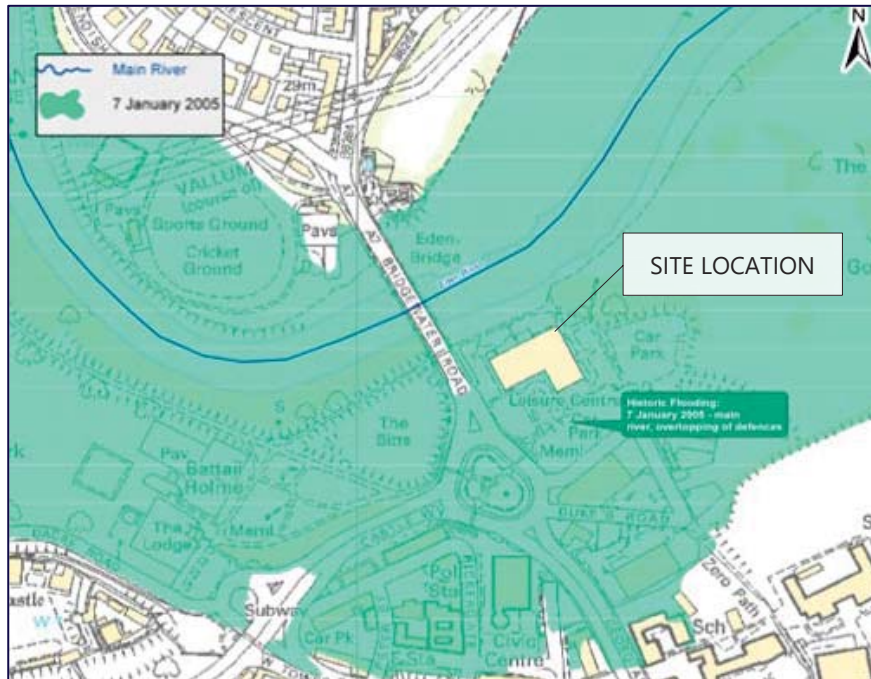


Figure 4-2 Model showing flood extent in 2005 (provided by the EA, 10/10/17)

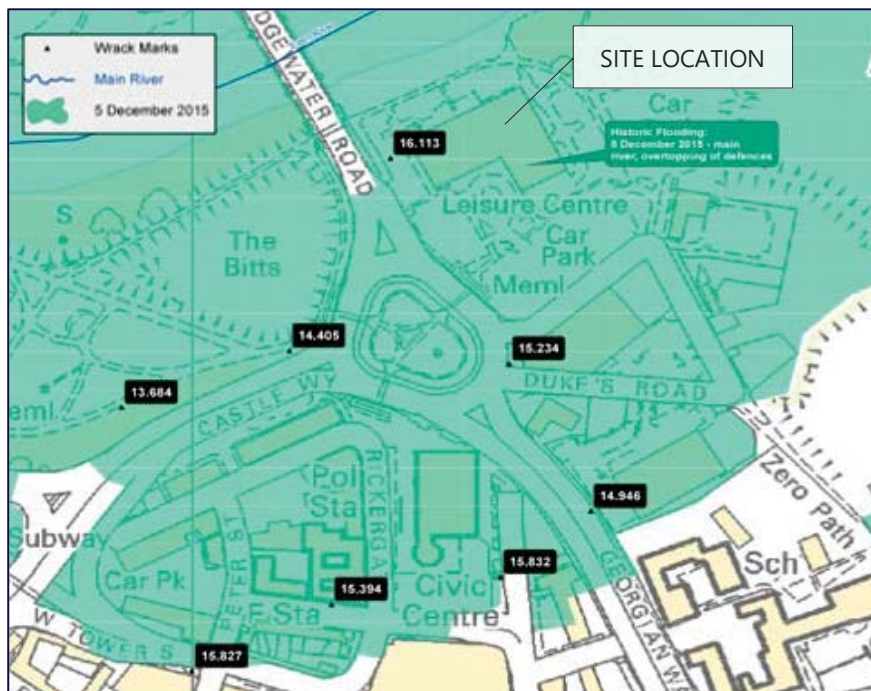


Figure 4-3 Model showing flood extent and flood levels in 2015 (provided by the EA, 10/10/17)



Properties in the vicinity of the Sands Leisure Centre, which is located directly adjacent to Eden Bridge, are reported to have flooded to a depth of 2.0 m. The Environment Agency has provided flood depths for the *Storm Desmond* event as shown in Figure 4-3. Based on a flood level of 16.11 mAOD recorded in the north west of the site, the flood depth was estimated to be 0.2m based on the topographical data. The point showing a flood level of 16.11m AOD coincides with the higher ground levels on site, and so the flood depth is likely to have varied throughout the site. It is not confirmed whether this level was recorded riverside of the formal flood defences, where levels may have been higher, or within the defended area. However, the Operator of the Sands Leisure Centre has advised that flooding was experienced to a depth of approximately 2-3 inches (up to 76mm) within the building. This is comparable to the maximum flood level for the 1 % AEP + 30% climate change allowance event flood level (15.76m AOD in the building).

An aerial view of the leisure centre showing the flooding from 2015 is shown in Figure 4-4.



**Figure 4-4 Aerial view of the leisure centre showing flooding in 2015 (EA Carlisle Flood Investigation Report, 2016)**

The Flood Investigation Report<sup>4</sup>, produced by the EA following this flood event, provided a graphic showing probable flow paths to the affected areas of Carlisle. The flow paths to the Sands Leisure Centre are shown below in Figure 4-5. This map shows that in 2015, the flood event was from the River Eden and that existing defences were overtopped with floodwaters entered the site via the north east boundary.

<sup>4</sup> Carlisle Flood Investigation Report, *Flood Event 5<sup>th</sup> – 6<sup>th</sup> December 2015* (March 2017), Environment Agency

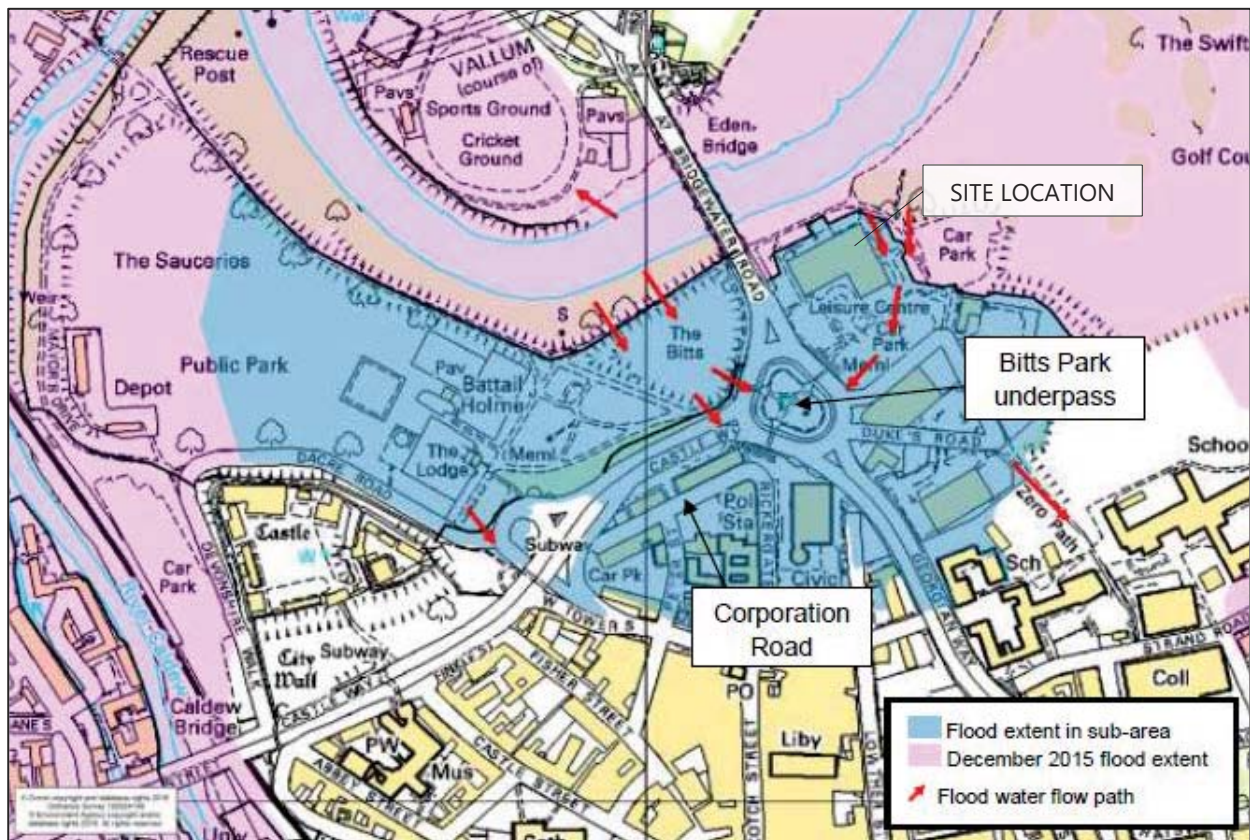


Figure 4-5 Flow paths during 2015 flood event in Carlisle (EA Carlisle Flood Investigation Report, 2016)

#### 4.1.1.3 Flood Levels

In October 2017, BuroHappold received undefended and defended flood levels and flood information from the Environment Agency as part of the Product 4 Pre-Planning Enquiry for information. The model flood level information for the defended scenario was provided by the EA at two points for each of the 1 %, 0.5 %, and 0.1 % AEP events, and one point for the 5 % AEP event. This data is from the Carlisle Scheme Performance Review 2017 hydraulic model.

Figure 4-6 shows that points were taken both to the eastern side of the Sands Leisure Centre, and to the western side. For the undefended scenario, the levels quoted were provided at the building location.



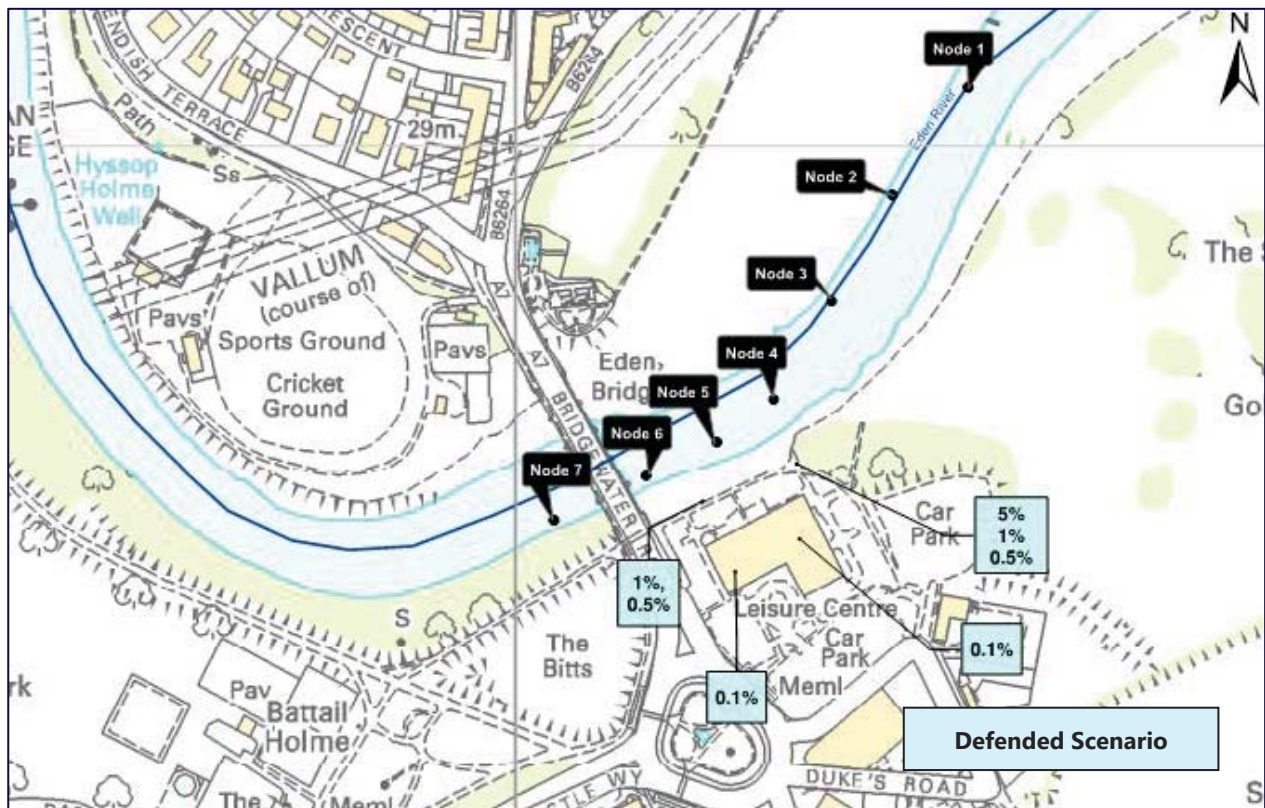


Figure 4-6 Map showing nodes and locations of modelled defended levels (EA, provided on 10/10/2017)

The results showing flood levels at the site within the floodplain are summarised in Table 4—2 below:

Table 4—2 Modelled levels at the site for the undefended and defended scenario (EA 10/10/2017)

|            |               | Location | 5 % AEP | 1 % AEP | 0.5 % AEP | 0.1 % AEP |
|------------|---------------|----------|---------|---------|-----------|-----------|
| Defended   | Levels (mAOD) | Eastern  | 14.23*  | 15.44*  | 15.91*    | 17.30     |
|            |               | Western  | -       | 15.39*  | 15.88*    | 17.08     |
| Undefended | Levels (mAOD) | Site     | 14.14*  | 15.53   | 15.86     | 17.17     |

\*These flood levels do not reach the site.

The EA provided draft 1D flood level information within the river for various return period events from the current Carlisle Scheme Appraisal model. This are provided Appendix C

#### 4.1.1.4 Climate Change Allowances

Allowances for the predicted effects of climate change must be taken into account when preparing site-specific flood risk assessments. The guidance<sup>5</sup> published by the EA to support the NPPF contains sensitivity ranges that are recommended to be applied to peak rainfall intensities, peak river flows, offshore wind speeds and wave heights. The general trend is for each parameter to increase in the future, which in turn will increase the risk of flooding to any site.

The climate change allowances for peak river flow are provided in Table 4—3**Error! Reference source not found.** showing anticipated changes to peak flows according to river basin districts. In order to determine the appropriate climate change allowance, the allowance category is identified based on percentiles which describe the proportion of potential scenarios that fall below and allowance level. In this instance, the EA have recommended that the Higher Central allowance (based on the 70<sup>th</sup> percentile) is applied.

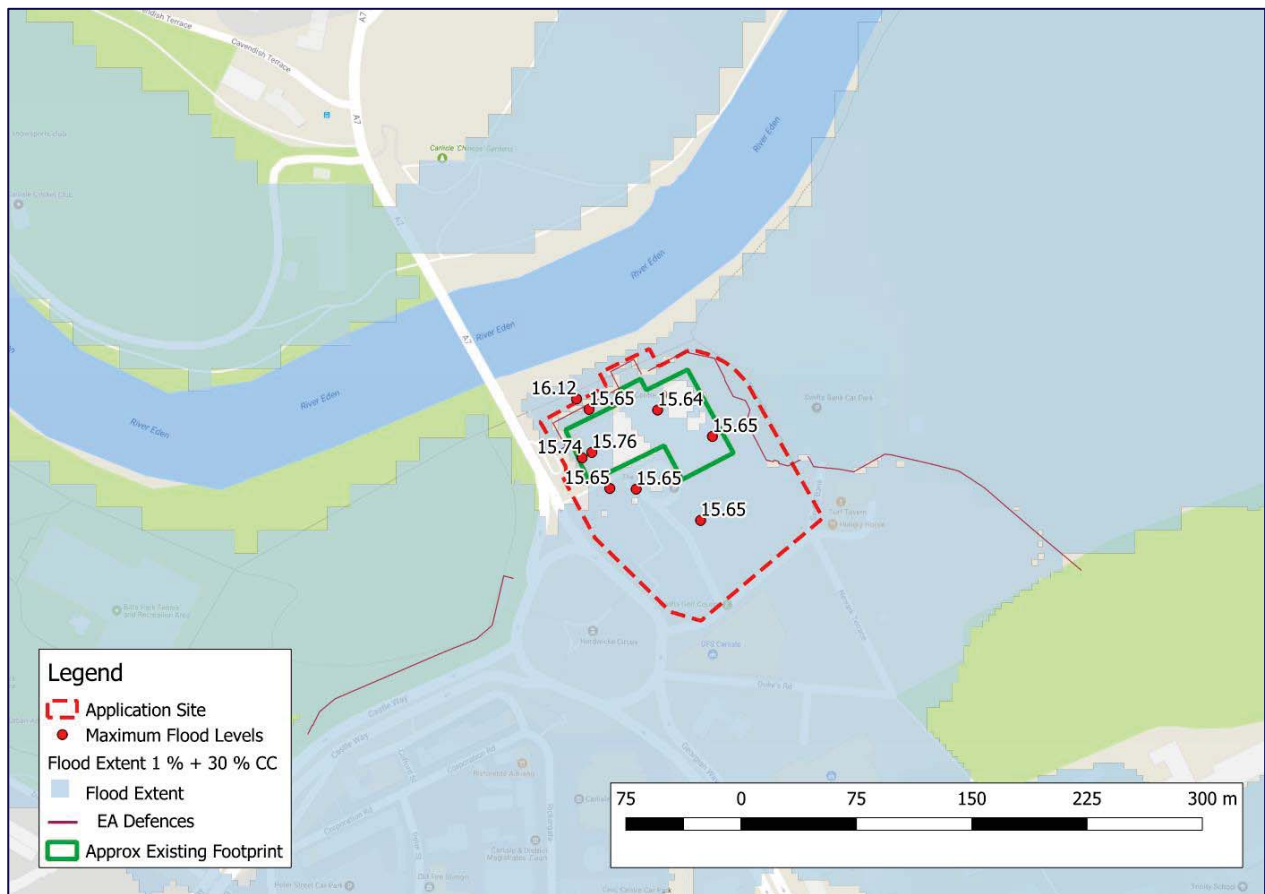
**Table 4—3 Peak river flow climate change allowances**

| River Basin District | Allowance Category | 2015 - 2039 | 2040 - 2069 | 2070 - 2115 |
|----------------------|--------------------|-------------|-------------|-------------|
| Solway               | Upper End          | 20 %        | 30 %        | 60 %        |
|                      | Higher Central     | 15 %        | 25 %        | 30 %        |
|                      | Central            | 10 %        | 20 %        | 25 %        |

In consultation with the Environment Agency, it is confirmed that the 30% climate change allowance should be applied to the development. This is on the basis that the proposed development has a design life of 60 years and a 'Less Vulnerable' use. The Design Flood Event for the development is therefore the defended 1% AEP including 30 % climate change allowance event.

The EA has subsequently undertaken hydraulic modelling for the defended 1% AEP including 30 % climate change allowance event using the current Carlisle Scheme Appraisal model. The EA provided BuroHappold with the 1D maximum flood levels in the river and 2D result files from this model in August 2018.

Figure 4-7Figure 4-6 shows the maximum defended flood levels and extent, with levels, as given in the EA flood model, marked on to the Application Site. The maximum level on the site is 15.76mAOD, and is located within the existing building. The existing building has a finished floor level of 15.69mAOD, giving a maximum flood depth of 70 mm within the building.



**Figure 4-7 Map showing fluvial flood map for the 1 % AEP + 30 % CC defended event from the current Carlisle Scheme Appraisal model. Levels at the site have been extracted and are shown. (Google Map Data, 2015) (Contains Environment Agency Information © Environment Agency and/or database right))**

Figure 4-8 below shows the Application Site as it begins to flood during the 1 % AEP + 30 % CC event. The mechanism shows that the floodwaters enter the site in the first instance via overtopping the defences at the north western boundary. This is shown to occur at approximately 44 hours into the 1 % AEP + 30 % CC event. The location of the overtopping looks to correspond with the section of the flood defence that is an access ramp for the leisure centre as shown in Figure 4-9. The As-built EA drawings show a crest level of 16.07 mAOD, which is above the 1 in 200 year flood level.

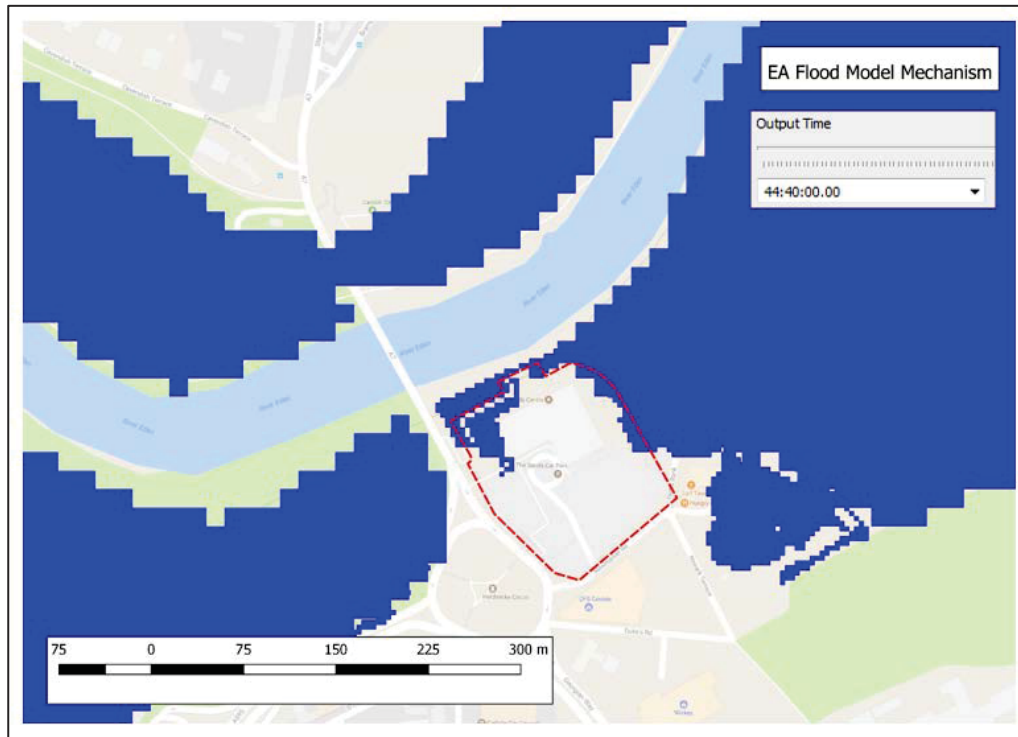


Figure 4-8 EA flood map showing the flood mechanism during the 1 % AEP + 30 % CC event flooding the site at approx. 44 hours. Map generated using the EA flood model results data (Google Map Data, 2015) (Contains Environment Agency Information © Environment Agency and/or database right))



Figure 4-9 Photo from site visit undertaken on 6/10/17 showing a gap in the wall surrounding the site



#### 4.1.1.5 Fluvial Flood Hazard

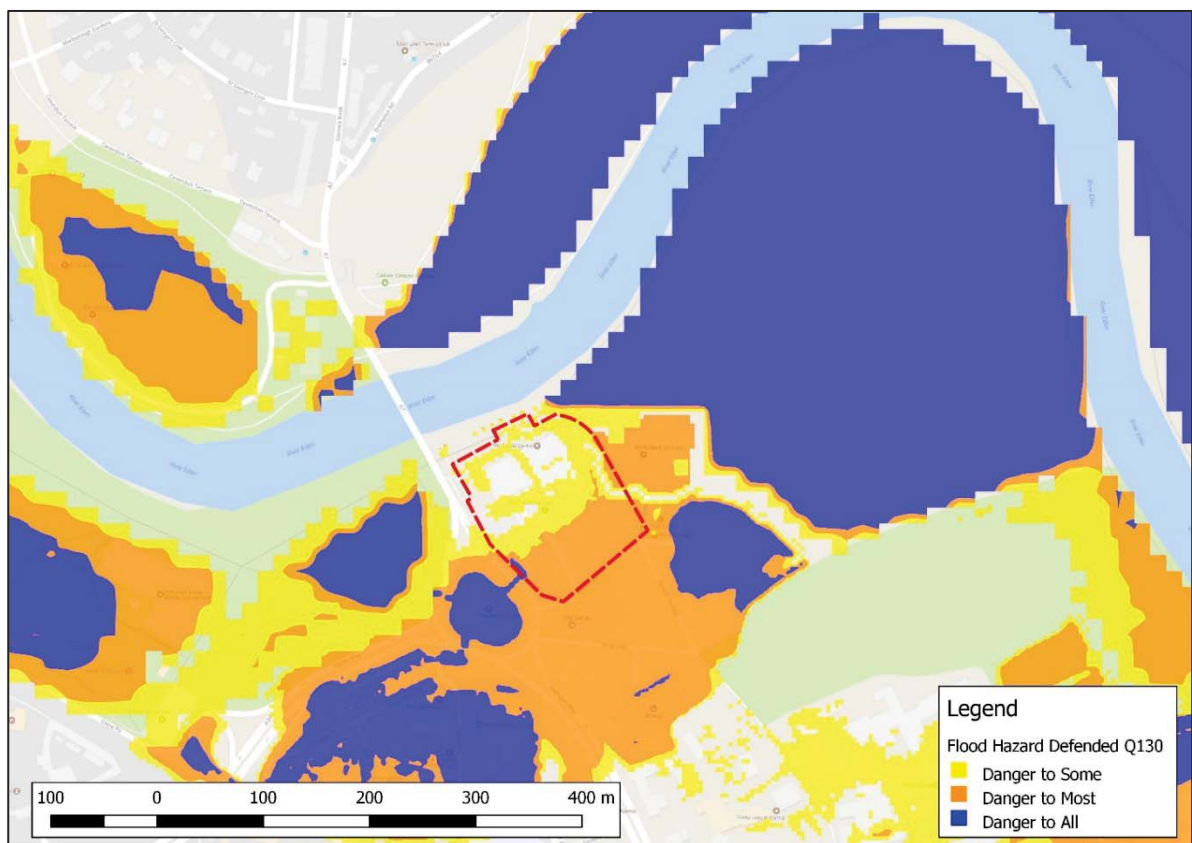
The Fluvial Flood Hazard rating is based on the following calculation which takes into consideration velocity (v) and depth of floodwater (d) and debris factor (DF):

$$HR = d * (v+0.5) + DF$$

**Table 4—4 Flood Hazard Classifications<sup>6</sup>**

| Flood Hazard   | Hazard to People Classification |   |
|----------------|---------------------------------|---|
| Less than 0.75 | Very Low Hazard                 | Caution                                       |
| 0.75 to 1.25   | Danger for some                 | Includes children, the elderly and the infirm |
| 1.25 to 2.0    | Danger for most                 | Includes the general public                   |
| More than 2.0  | Danger for all                  | Includes the emergency services               |

To assess the fluvial flood hazard rating for the Design Flood Event (i.e. the 1 % AEP + 30% CC) the hazard map has been extracted from the model results provided by the Environment Agency and is shown in Figure 4-10.



**Figure**

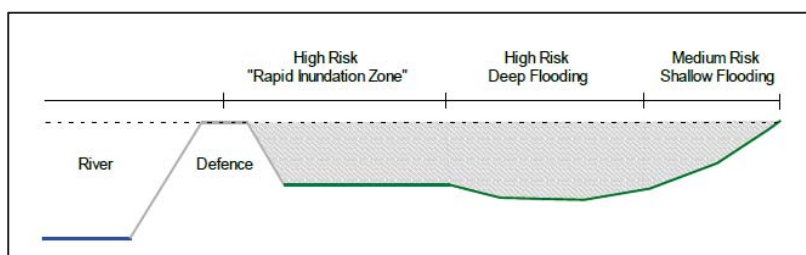
**4-10 A Map showing hazard due to fluvial flood risk at the site location (Google Map Data, 2015) (Contains Environment Agency Information © Environment Agency and/or database right))**

<sup>6</sup> HR Wallingford and Environment Agency (May 2008) Supplementary note of flood hazard ratings and thresholds for development planning and control purpose – Clarification of the Table 113.1 of FD2320/TR2 and Figure 3.2 of FD2321/TR1

Figure 4-10 shows that in the event of a 1% AEP event + 30% climate change event, there will be overtopping of the flood defences, presenting a hazard for people. The fluvial flood hazard varies across the site from *Danger to Some* in the area of the development to *Danger to Most* in the car park area and beyond. It also shows that the site is situated near to areas classified as *Danger to All*. A Flood Warning and Evacuation Plan will be required to manage the residual risk posed to people and vehicles. Refer to section 4.6.1 for more details.

#### 4.1.1.6 Breach of Defences

A defended site is at residual risk of defences being overtopped or breached. In the instance of a breach, flooding can be fast flowing, with deep water and can occur with little warning. A guide to zonal risk in the event of a breach in defences is shown in Figure 4-11 for context and understanding of how a breach might affect a site.



**Figure 4-11 Illustration of zonal risk of breach of defences (SFRA, 2011)**

The SFRA outlines breach analysis of the Caldew Flood Alleviation Scheme undertaken as part of the Flood Warning Improvements Project for the River Eden and its main tributaries. This considers several failure scenarios including 'With Scheme Condition 1:200 Year Event Caldew Critical – Flood Gates Left Open'. This breach analysis was not undertaken for the site and is not applicable to the site location.

For the Rickergate area, which is located approximately 100 m to the south-west of the site, additional modelling was undertaken as part of the SFRA Level 2 for a breach of the embankment. Due to the proximity of the Rickergate area to the site, this study has been used to examine the risk to the Application Site in the event of a breach in defences. A map showing the location of Rickergate relative to the site location is included in Figure 4-12.



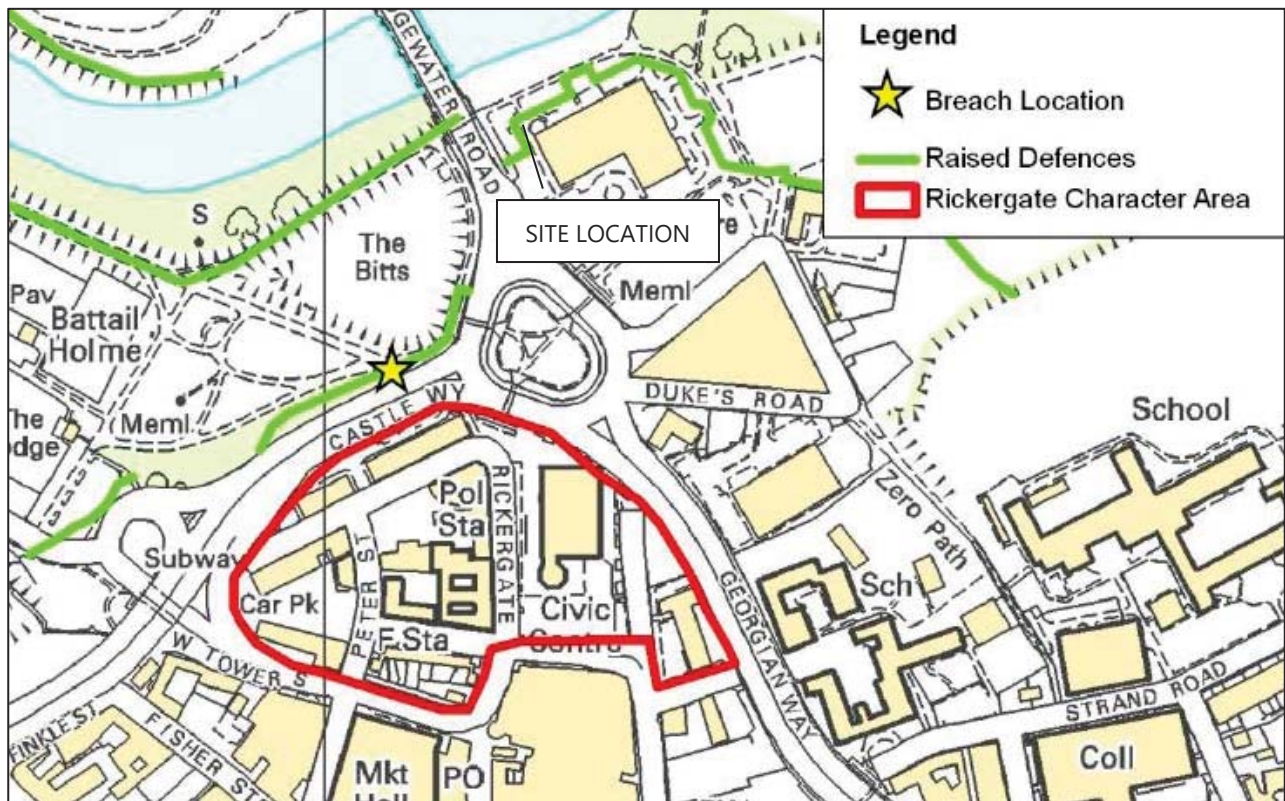
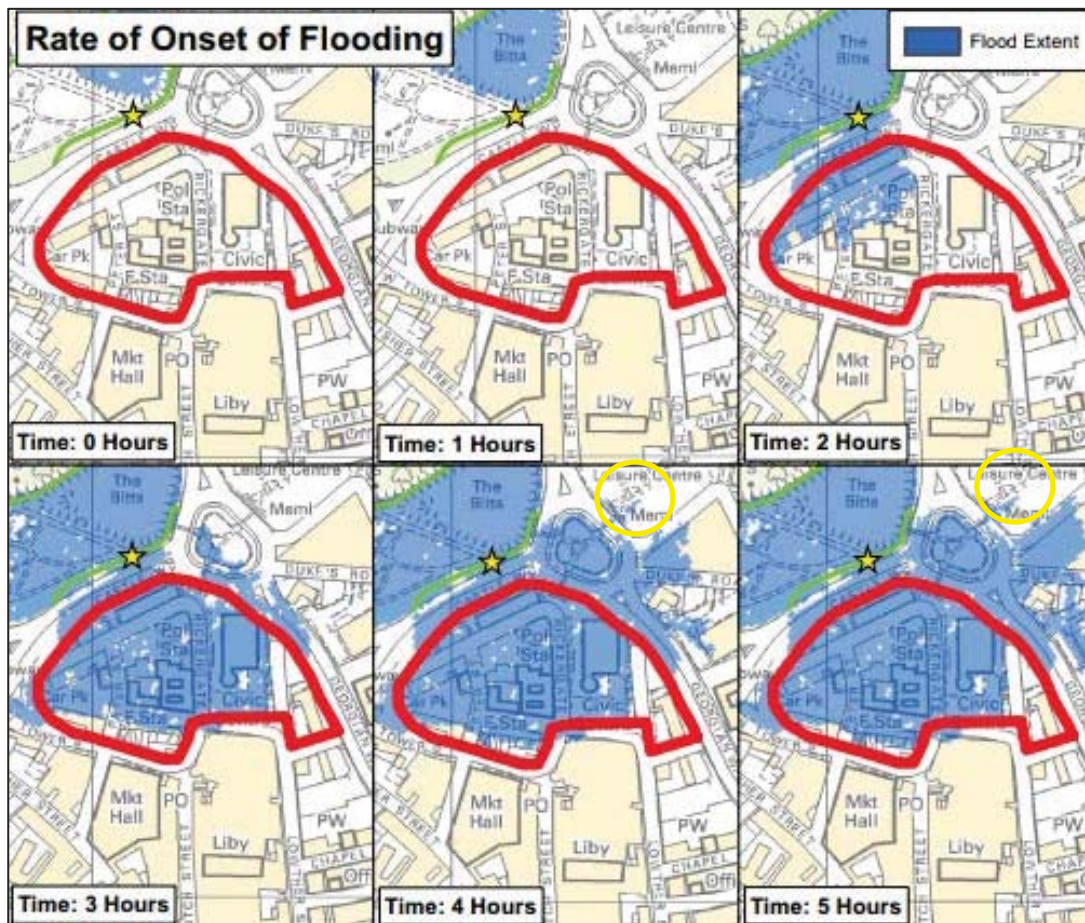


Figure 4-12 Map showing breach location, Rickergate area and site location (SFRA, 2011)

The SFRA states that an analysis of LiDAR data identified a low lying section of the embankment defence along the River Eden, and so the model simulated a breach in the flood defence by removing a 50 m width of the embankment at this location, and was run for the 1 % and 0.5 % AEP events. The analysis showed that in the event of a breach for the 1 % and 0.5 % AEP events, the depth of flooding can be up to 3 m at Rickergate with lower depths towards Peter Street, and that the velocity is generally less than 0.5 m/s.

Figure 4-13 and Figure 4-15 Figure 4-14 show that flooding would be experienced within the site boundary during both the 1 % and 0.5 % AEP events and also give an indication of the rate of onset of flooding to the site.



**Figure 4-13 Rate of onset of flooding for Rickergate analysis 1 % AEP event (SFRA 2011)**

The site car park is predicted to flood within 4 hours of the breach for the 1% AEP event. Figure 4-14 shows the maximum depths and velocities expected during the 1 % AEP event. It shows that the depths at the site car park are mostly at between 0 and 0.5 m, with a small area showing depths exceeding 2.0 m which corresponds to the underpass at Hardwicke Circus roundabout. Velocities are generally between 0 and 0.5 m/s

To identify the hazard a simple assessment has been carried out based on the maximum depth and velocity values. The modelled maximum hazard may be less than this value, especially if the maximum depth and maximum velocity do not occur at the same time. Based on a Debris Factor of 1, and on the basis that the depth mostly does not exceed 0.5 m, the flood hazard is considered to be a minimum of 1.5 within the car park (danger for most). Refer to section 4.1.1.5 for more information on hazard classifications.



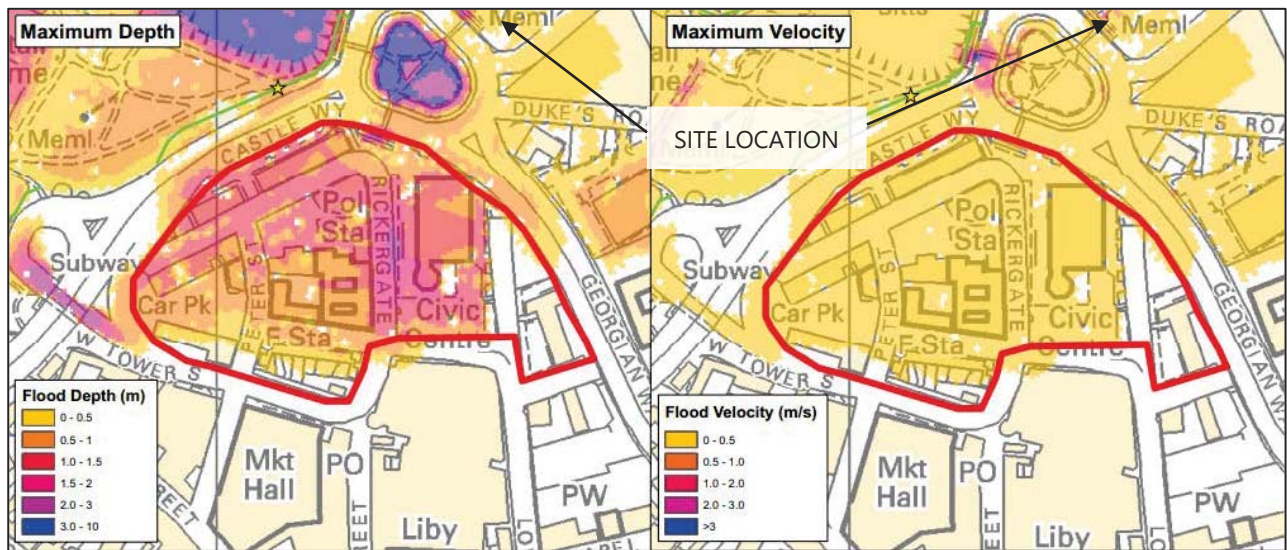


Figure 4-14 Maximum depths and velocities for the Rickergate breach - 1% AEP (SFRA 2011)

Figure 4-15 and Figure 4-16 show the rate of onset of flooding and the maximum depths and velocities for the 0.5 % AEP event:

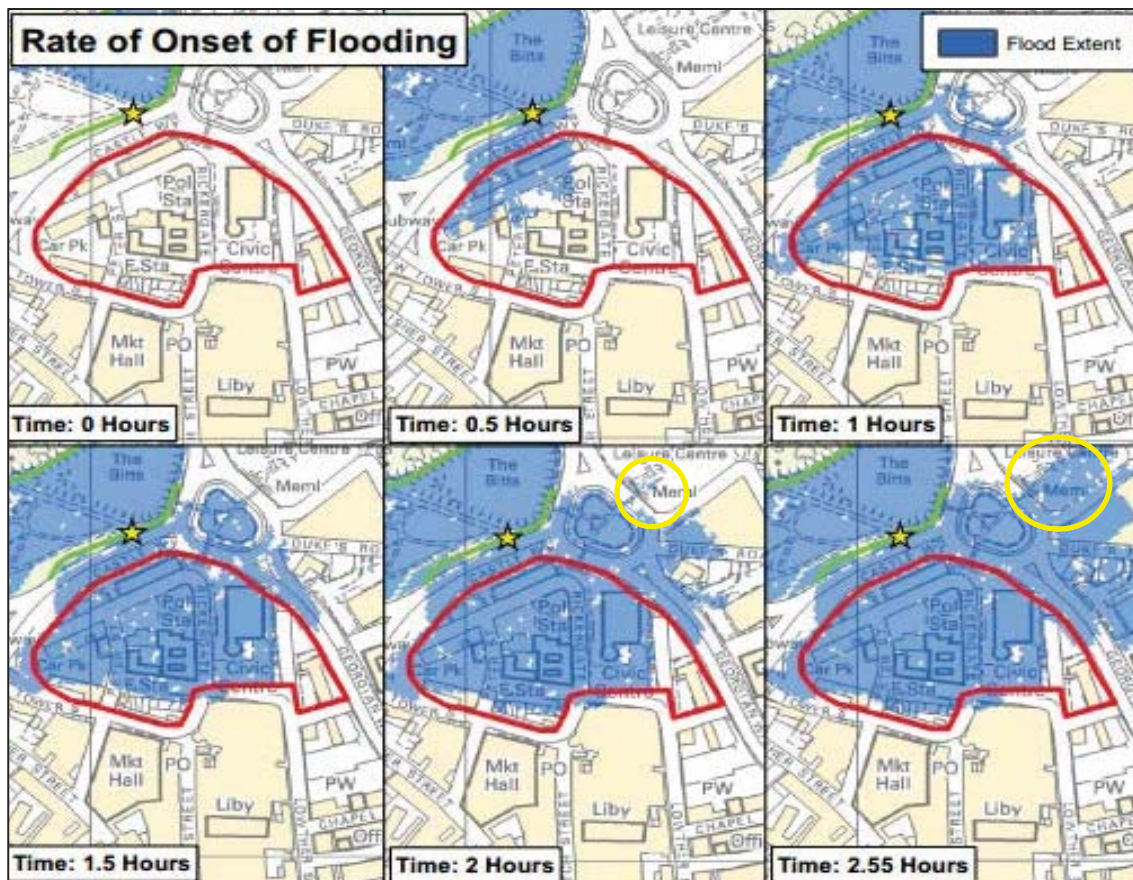
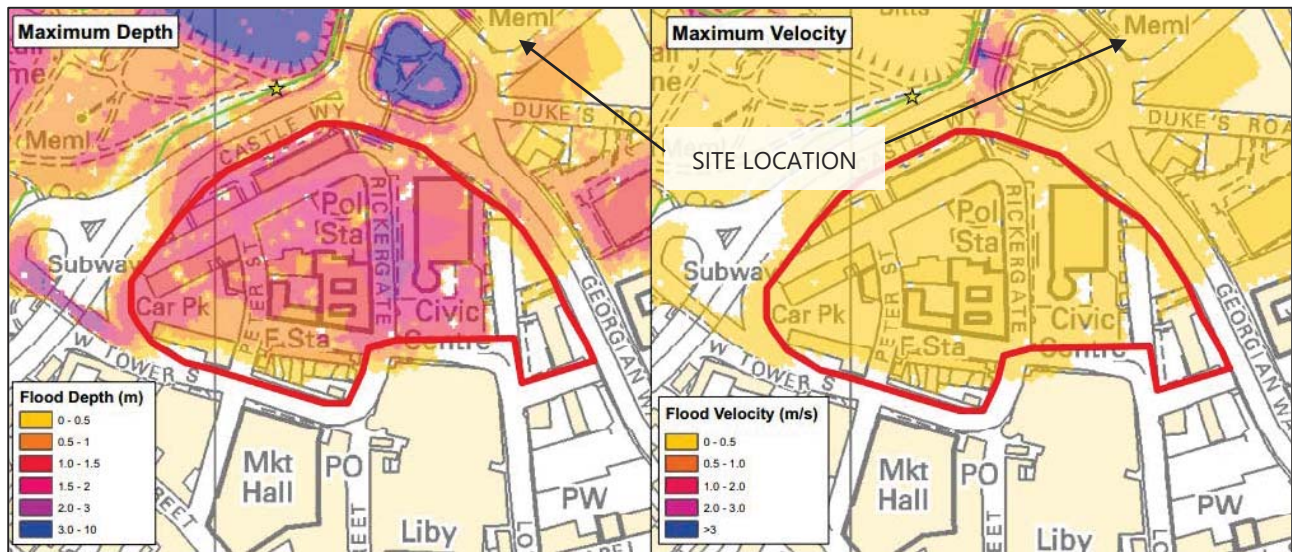


Figure 4-15 Rate of onset of flooding for Rickergate analysis 0.5 % AEP event (SFRA 2011)





**Figure 4-16 Maximum depths and velocities for the Rickergate breach - 0.5% AEP (SFRA 2011)**

In this instance, the site carpark is predicted to begin to flood within 2 hours of the breach, and will be significantly affected at 2.55 hours. The depth and velocity maps show that the site depths and velocities are similar to the 1 % AEP event, with depths of up to 2 m but mostly no greater than 0.5m and velocities no greater than 0.5 m/s.

Based on a Debris Factor of 1, and on the basis that the depth mostly does not exceed 0.5 m, the flood hazard is considered to be a minimum of 1.5 within the car park (danger for most). Refer to section 4.1.1.5 for more information on hazard classifications.

Whilst the maps do not extend to the Sands Leisure Centre building, the existing leisure centre building is typically 1 m higher than the southernmost boundary of the car park, with the car park level generally sloping away from the building. As the depths anticipated are typically less than 0.5 m, it is therefore anticipated that flooding of the building would not occur in these events. Access and egress from the building may be affected.

Given the time between the breach and water entering the site, it is anticipated that this together with the evacuation of vehicles could be managed through a Flood Warning and Evacuation Plan (FWEP). The FWEP is discussed in more detail in Section 4.1.1.7 below.

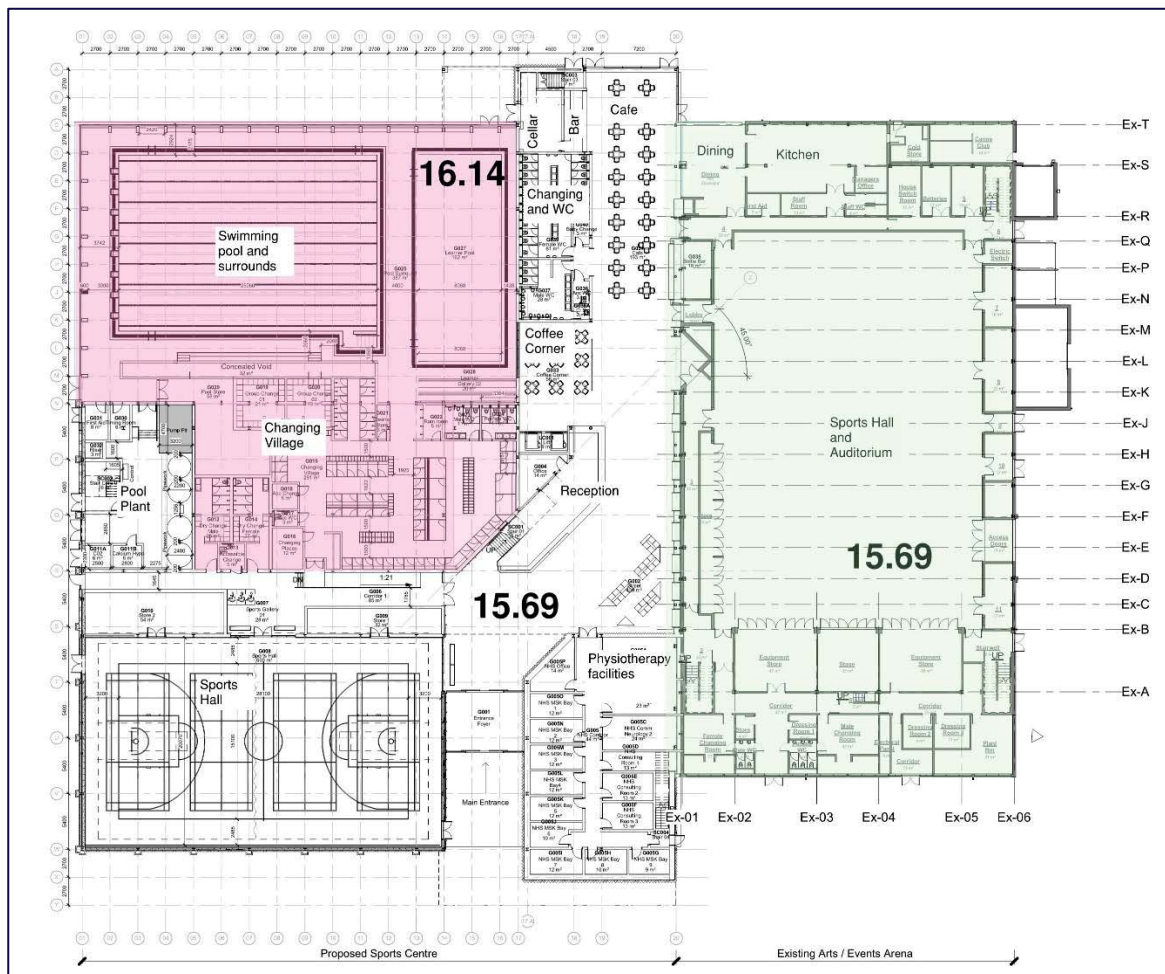
As the flood defences were built in 2009, are inspected and maintained by the Environment Agency or Local Authority and have a recorded condition of 2 or 3, a breach analysis is not proposed to be undertaken for the site. The EA has confirmed that a breach analysis is not required. However, there is a residual risk that the flood gates are not closed during a flood event and this is discussed in Section 4.6.2

#### **4.1.1.7 Proposed Leisure Facilities**

#### **4.1.1.8 Building**

For the proposed leisure facilities, the finished floor level (FFL) is proposed to be set at the existing level at 15.69 mAOD to enable access between the existing leisure facilities and proposed building extension. It is recommended that ground levels are graded away from building entrances to minimise the risk of surface water inflow.

The finished floor level for the swimming pool and changing village area at the north of the proposed leisure facilities are proposed to be raised to 16.14 mAOD. Figure 4-16 shows the swimming pool and changing village area in pink with the rest of the ground finished floor level at 15.69 mAOD. The area shaded green represents the existing building to be retained.



**Figure 4—17 Proposed ground floor layout showing levels and area uses (Drawing 17024-GT3-00-GF-DR-A-08-0001-S2-P01 revision P01 provided by GT3 Architects)**

The Design Flood Event for the site is the defended 1 % AEP + 30% CC event. During this event, the site floods to a maximum level of 15.76 mAOD due to overtopping of defences at approximately 44 hours into the event. This will result in a maximum depth of flooding within the building of 70 mm.

In order to mitigate the impact of overtopping to the development, a flood resilient approach is proposed for the proposed leisure facilities. This approach aims to allow water into the property during a flood event but incorporates flood resilient measures into the design to minimise the impact of the flooding to the development, reducing the time required to return the building to operation. The existing building is not proposed to be fitted with resilient measures.

A summary of the resilient measures to be provided for the proposed leisure facilities are as follows:

MEP and Utilities

- A new switchboard and switch panel will be installed in the existing building at ground floor which will link to the services in the proposed leisure facilities. These will be fabricated on plinths to raise all electrical connections to a minimum of 16.29m AOD. (i.e. 600 mm above the finished floor level of 15.69m AOD).
- All wiring and electrical sockets will be located at a minimum of 16.29 mAOD within the new extension.
- The existing substation in the north-east of the site is owned by Electricity North West and is situated at a level of 15.42 mAOD which is below the 1% AEP + 30 % CC flood level. BuroHappold are in consultation with Electricity North West to determine potential retrofitting measures that can be implemented to provide flood resilience to the substation.
- A sequential approach has been applied to the location of plant, with pool plant (which is considered non-critical) being located on the ground floor, boiler plant on first floor, and air handling plant on the roof. The pool plant is designed to be able to withstand being fully immersed in water.
- The manifolds associated with the underfloor heating will be located above the 16.29 mAOD level. The underfloor heating is made resilient to flooding through embedment in screed.
- Duct work will be generally located at ceiling height, however there is a duct underneath the pool which is used for cooling. The inlet to this duct will be at ground level which is 16.14 mAOD in the pool area, 380 mm above the 1% AEP + 30 % CC flood level. This duct will be constructed from concrete and will be undamaged in the event of water ingress.

Architectural ElementsExternally:

- Robust materials which are able to be submersed in the event of a flood will be used to form a plinth 3150 mm high. There are no sacrificial elements proposed.

Internally:

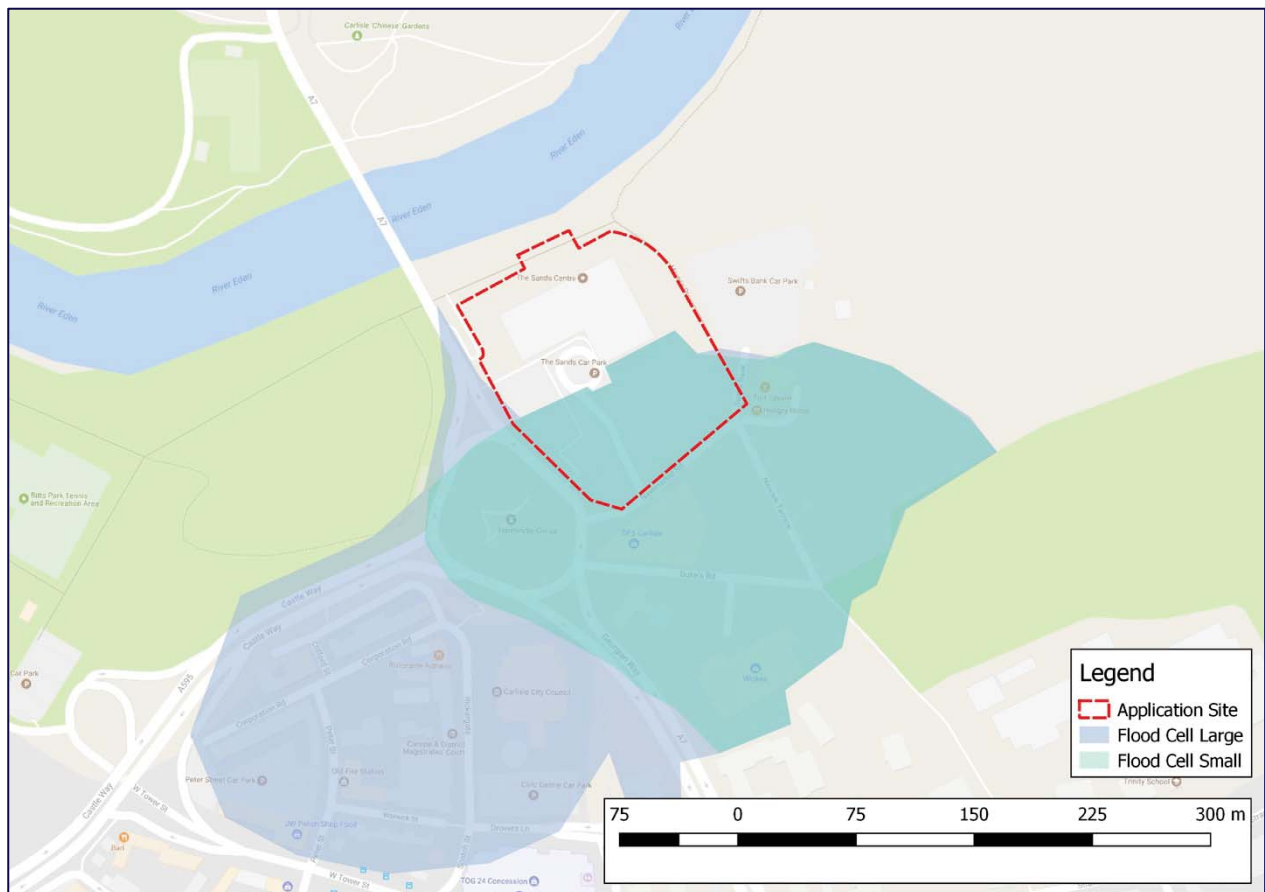
- The swimming pool surround and westside changing village, and the dry side changing rooms are to be raised 450 mm above FFL on the ground floor (16.14 mAOD). This is 380 mm above the 1% AEP + 30% CC flood level.
- For the section of the proposed building to be set at 15.69m AOD, materials which are robust and can be easily washed down in the event of a flood are to be installed up to 16.29m AOD level (i.e. 600mm above ground floor level).
- All tiles on the ground floor will be tanked to prevent damage to the substrate in the event of a flood.

There is the residual risk of the building being flooded to a level higher than the level that the resilient measures are installed to. This is discussed in more detail in Section 4.6.

#### 4.1.1.9 Impact of Increased Footprint

The leisure facilities will increase the footprint of the existing building by approximately 2100 m<sup>2</sup>. In the absence of a hydraulic model, BuroHappold has assessed the impact the new building footprint including the land raising to FFL 15.69 mAOD (in what was previously the car park) and 16.14 mAOD (in the swimming pool area) will have on the surrounding flood cell. This has been assessed by estimating the potential increase in flood levels elsewhere in the flood cell as a result of removing floodplain at the development.

Two methods of assessment have been undertaken using two different sized flood cells as shown in Figure 4-18. Both of these methods estimate less than 10mm increase in the depth of flooding for the 1% AEP + 30% climate change event. This estimated increase is not considered to be significant.



**Figure 4-18 Map showing two flood cell areas used to determine the potential impact of the loss in floodplain storage (Google Map Data, 2015) © Environment Agency copyright and/or database right 2015. All rights reserved. (Contains Environment Agency Information © Environment Agency and/or database right)**

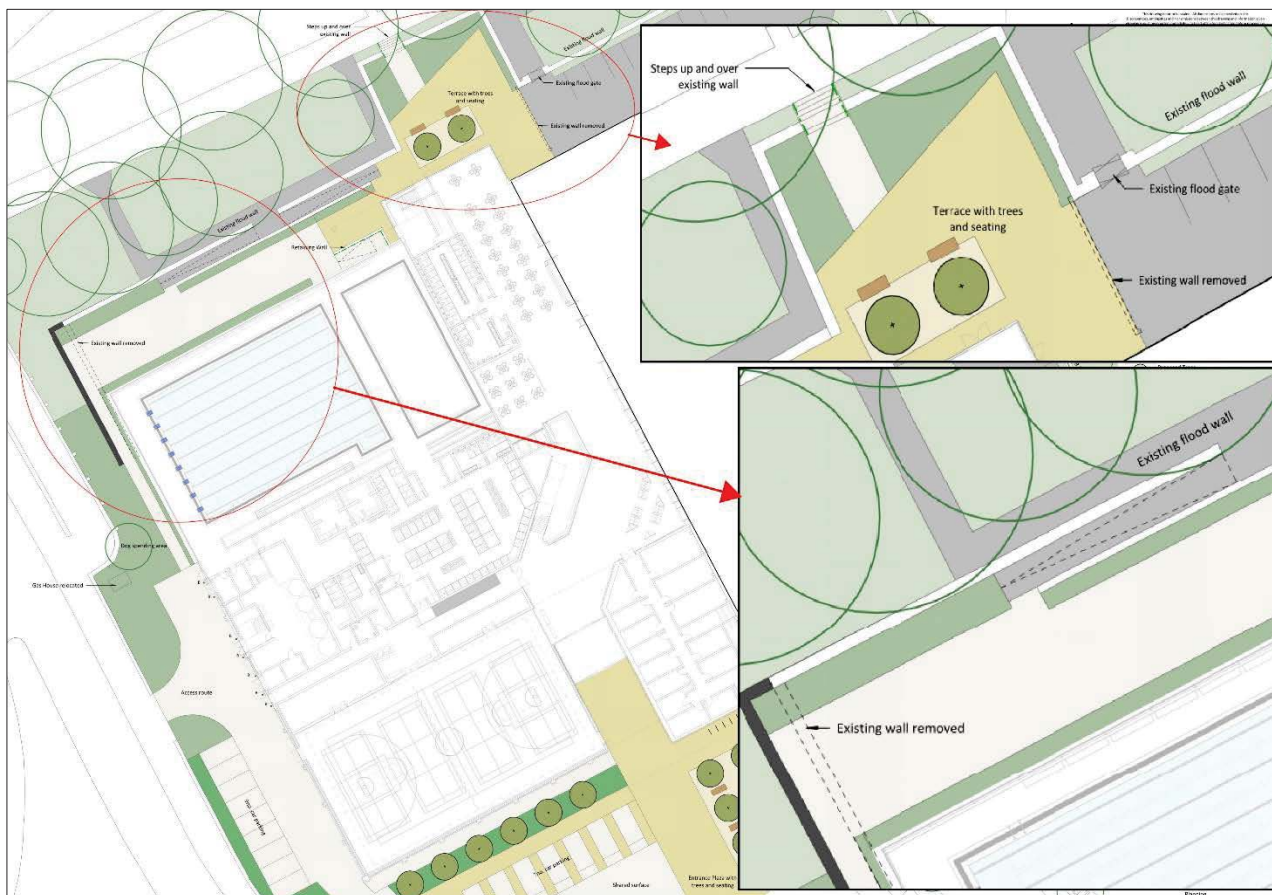


#### 4.1.1.10 Car Park

The majority of the car park is proposed to be retained at the existing level at approximately 14.5 mAOD towards the south of the site. However, the levels surrounding the proposed new extension are proposed to be modified. Immediately surrounding the building footprint, the proposed levels are approximately 15.5 mAOD. The car park will be protected up to the 1 in 200 year (0.5% AEP) event due to the existing defences. However, there is a residual risk of overtopping of the defences for the 1% AEP event including 30% climate change allowance and more extreme events. A Flood Warning and Evacuation Plan will be required to manage the residual risk posed to both people and vehicles as discussed in Section 4.6.2.

#### 4.1.1.11 Impact on Flood Defences

The proposed leisure facilities require the removal and relocation of the existing flood wall by approximately 1.4 m. This is due to the construction and excavation works required for the swimming pool, which will extend beyond the existing line of defence. It is also proposed that there are steps over the existing wall at the north, in order to connect directly with the terrace. During the construction works, the flood defence level will need to be maintained. Further consultation is required during detailed design with the Environment Agency to discuss the proposals and construction methodology. The proposals are shown below in **Error! Reference source not found.** which is also included in full in Appendix D.



**Figure 4—19 Proposed site plan marked up to show proposed realignment of floodwall (DWG GT1385-OOB-SI-ZZ-DR-L-0002  
Revision P08 (30 Aug 2018))**



The EA have been consulted on the movement of the flood defence wall. They have confirmed that in principle they do not have a problem with the realignment of the wall. However, this is subject to an agreed scheme, which should be provided and discussed at the detailed design stage. An environmental permit will be required for the works.

#### **4.1.1.12 Future Flood Defences**

Following *Storm Desmond*, the Cumbria Strategic Flood Partnership was set up to 'lead, coordinate and monitor the management of flood risk across the County'<sup>7</sup>. The Partnership includes the EA, Cumbria County Council, District Councils, United Utilities and from other organisations. The Partnership has communicated that there are a number of short listed options being considered to improve the Standard of Protection in Carlisle including:

- Clearance of the existing flood relief arches of the Eden Bridge A7;
- Construction of an earth embankment and minor wall raising to Bitts Park and the Sands Areas

The full list is provided in Appendix I.

Initial public consultations were undertaken in January 2018 and we understand that the options are currently being developed. A planning application is due to be submitted for the proposed scheme. Whilst these proposals may provide a flood risk benefit to the Sands development, any potential proposals have not been considered as part of this FRA.

## **4.2 Surface Water Flooding**

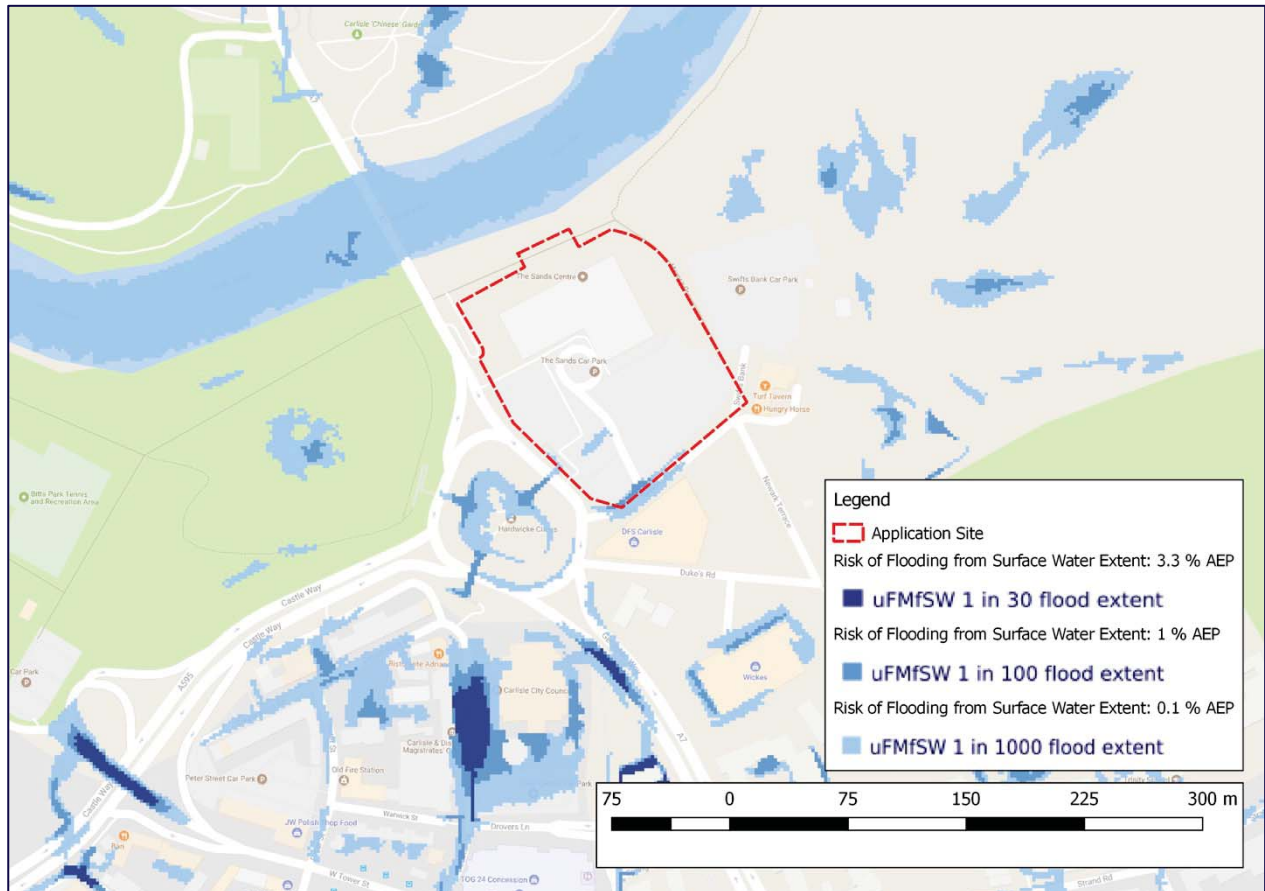
Surface water flooding occurs when intense rainfall is unable to naturally soak into the ground due to impermeable ground covering such as concrete or tarmac, or low permeability ground conditions preventing infiltration. This excess surface water can flow through built-up areas and open space and pond in lower-lying areas causing localised flooding.

### **4.2.1 Baseline**

Flooding from surface water can be difficult to predict, and local features can influence the likelihood and extent of flooding. The EA has predicted that flood risk to the majority of the site including the leisure centre building, from surface water, is very low, defined by the EA as less than 0.1% probability of surface water flooding in any year. Figure 4-20 has been reproduced using the Environment Agency's surface water flood risk extent data, showing the 1 %, 3.3 % and 0.1 % AEP event.

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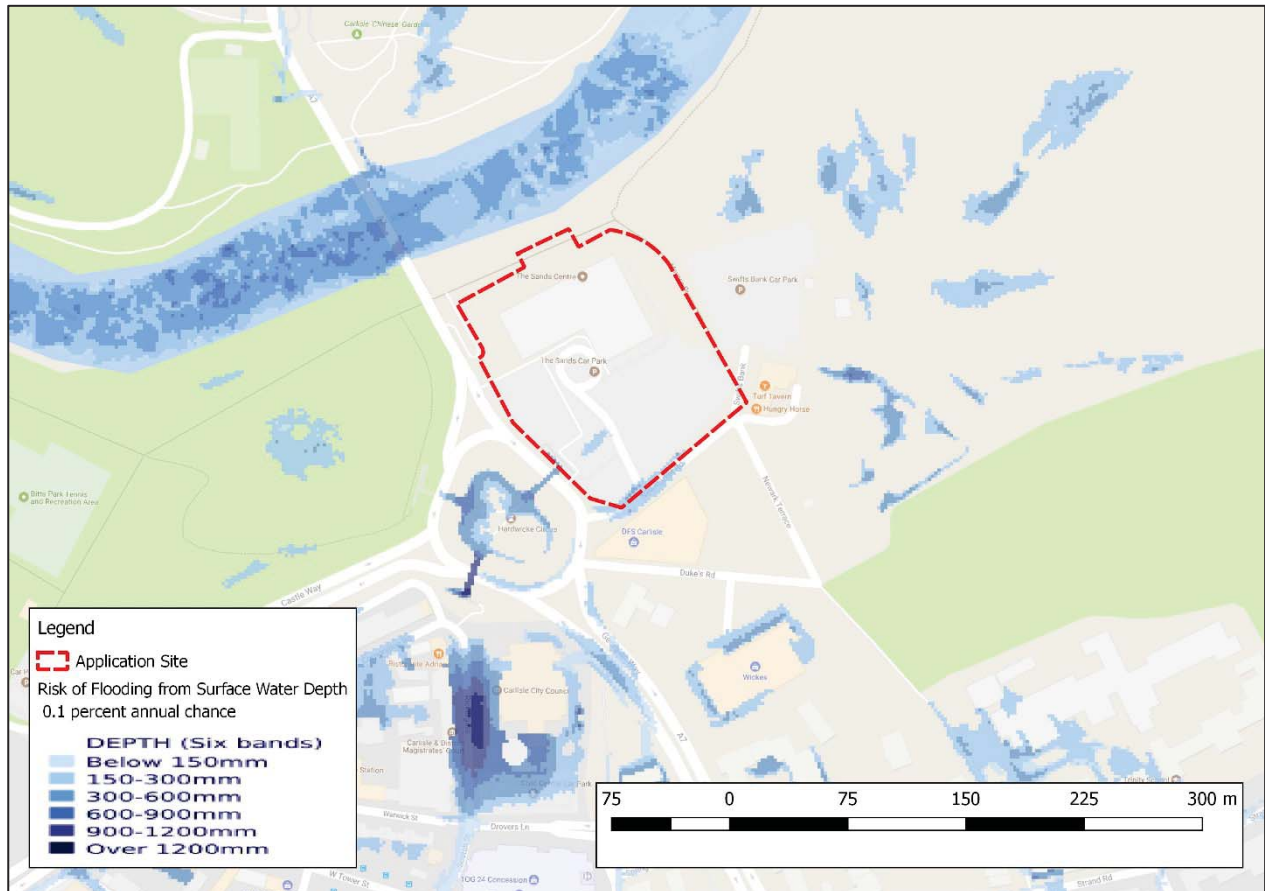
<sup>7</sup> Environment Agency, Cumbria Strategic Flood Partnership (December 2017) Carlisle & Rickerby Future Flood Risk Management.



**Figure 4-20 Reproduced GIS surface water flood risk map (1 %, 3.3 % & 0.1 % AEP) using open data from the EA© Environment Agency copyright and/or database right 2014. All rights reserved. Some features of this map are based on digital spatial data from the Centre for Ecology & Hydrology, © NERC (CEH). Soils Data © Cranfield University (NSRI) and for the Controller of HMSO 2013.**

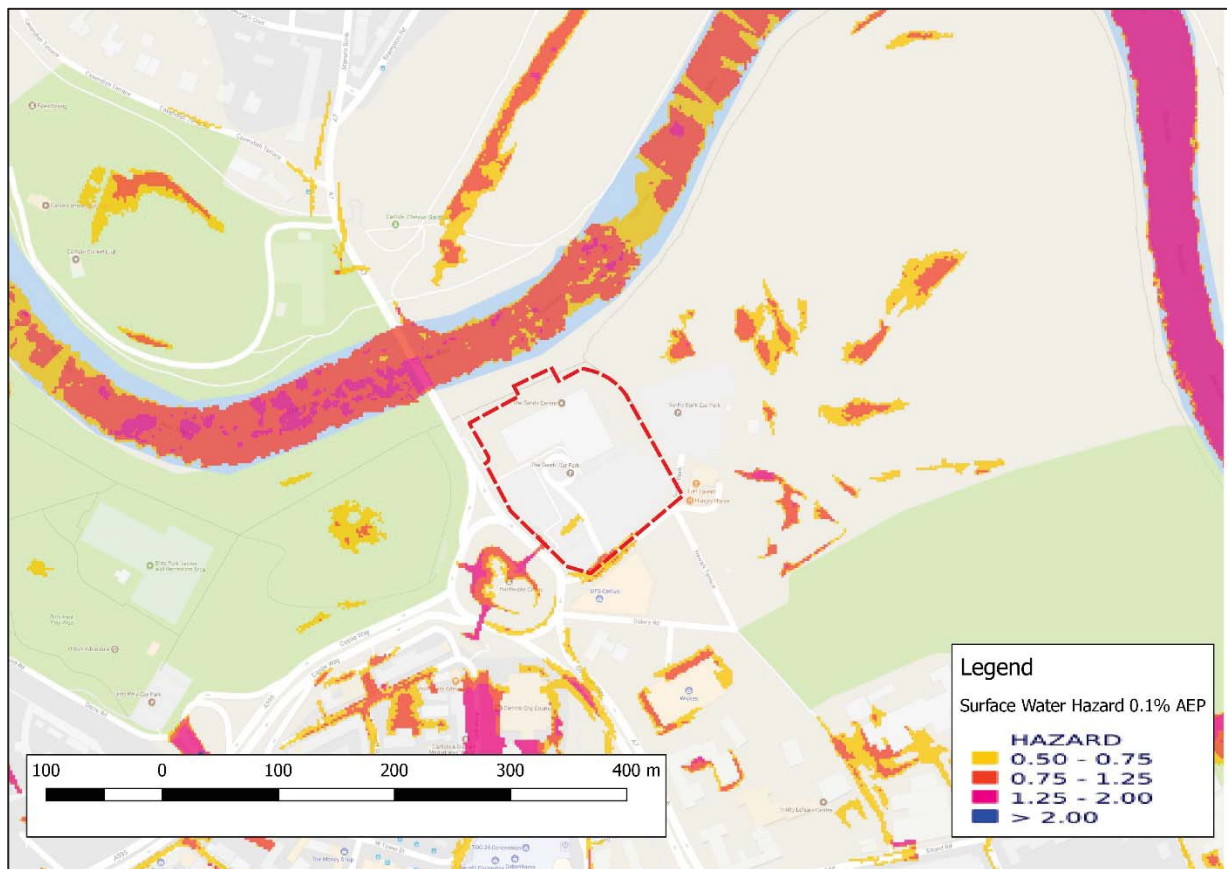
The EA map shows that there is a small area within the car park which is at low risk of surface water flooding (i.e. between 0.1% and 1% of flooding in any year) and along Newmarket Road which is at medium risk of surface water (i.e. between 1% and 3.3% of flooding in any year).

During the 1 % AEP event, the depth of flooding is typically below 300mm along Newmarket Road and no flooding is anticipated on site. Figure 4-21 shows the flood depths for the 0.1 % AEP event which are typically less than 300mm on site and along Newmarket Road. There is localised ponding between 300 and 900mm deep on the western boundary which coincides with the underpass at Hardwicke Circus.



**Figure 4-21 Reproduced GIS surface water flood depth risk map (0.1 % AEP) using open data from the EA© Environment Agency copyright and/or database right 2014. All rights reserved. Some features of this map are based on digital spatial data from the Centre for Ecology & Hydrology, © NERC (CEH). Soils Data © Cranfield University (NSRI) and for the Controller of HMSO 2013.**

A surface water flood hazard map has been reproduced in GIS using EA open data and is included in Figure 4-22 showing the hazard for the 0.1 % AEP event. This shows a hazard of 0.5 - 0.75 in the site carpark, which is classified as 'Very Low Hazard – Caution'; and a hazard of 0.75 to 1.25, which is classified as 'Danger for Some', at the southernmost boundary of the site. For the 1 % AEP event, a small area around the southern boundary of the site, at Newmarket Road, has a hazard of 0.5 – 0.75 (Very Low Hazard – Caution) and localised hazard of 0.75 – 1.25 (Danger for Some).



**Figure 4-22 Reproduced GIS surface water flood risk hazard map (0.1 % AEP) using open data from the EA © Environment Agency copyright and/or database right 2014. All rights reserved. Some features of this map are based on digital spatial data from the Centre for Ecology & Hydrology, © NERC (CEH). Soils Data © Cranfield University (NSRI) and for the Controller of HMSO 2013.**

The LLFA (Cumbria City Council) has advised that they have no records of historical surface water flooding incidents for the site. However, the Carlisle Flood Investigation Report<sup>[1]</sup> reported that as a result of *Storm Desmond*, surface water flooding was experienced in the Hardwicke Circus area prior to overtopping of the defences. Further details are not provided, however, surface water flooding is anticipated to have occurred as a result of high water levels in the River Eden causing the surface water sewers to surcharge and preventing surface water run-off from entering the drainage network. GLL, the operator for the Sands Leisure Centre has confirmed that there is no history of surface water flooding on the site and that no surface water flooding was experienced on the site prior to the flood defences overtopping for *Storm Desmond*.

#### 4.2.2 Proposed Leisure Facilities

A surface water drainage strategy has been developed for the proposed leisure facilities to manage surface water run-off from the site. This has been undertaken by Caley Water. Please refer to a separate document for the drainage strategy.

<sup>[1]</sup> Cumbria County Council. Carlisle Flood Investigation Report Flood Event 5-6<sup>th</sup> December 2015 (Final Version, 17<sup>th</sup> March 2017)

### 4.3 Sewer Flooding

#### 4.3.1 Baseline

The sewerage infrastructure in Carlisle is predominantly a Victorian sewer system, and therefore poses risk in terms of localised flooding associated with the existing sewerage system (SFRA, 2011). The SFRA estimated that 25% of recorded incidents in Carlisle from the 2005 flood event were associated with surface water drainage incidents and 8% associated with sewerage infrastructure. In 2005, the SFRA reported that combined surface water and foul sewers were gravity locked by Eden, preventing discharge from the treatment works and therefore causing surcharging in the sewers (SFRA, 2011).

United Utilities is responsible for the management of the urban drainage network throughout Carlisle and has procedure in place to deal with such events. In 2010 they completed a scheme consisting of the installation of two storm pumps in the treatment works in Carlisle such that significant amounts of final effluent can be pumped into the River Eden, even during intense rainfall events when the river is high (SFRA, 2011).

United Utilities has advised that there are no recorded historical sewer flooding in the vicinity of the site which have been reported to them. This does not include any sewer flooding events caused by blockages or collapses which are the result of third party actions, natural events or other actions over which UUW has no control and not a facet of sewer capacity. The SFRA historical flood maps show that the nearest reported incident (external sewer flooding) is approximately 200m south of the site boundary, to the west of the A7.

United Utilities has confirmed that there are no known capacity issues within the vicinity of the site. GLL, the operator for the site has confirmed that there is no history of sewer flooding on the site. As such, there is considered to be a low risk of sewer flooding on the site.

#### 4.3.2 Proposed Leisure Facilities

A surface and foul water drainage strategy has been developed for the proposed leisure facilities to manage surface and foul water from the site. This has been undertaken by Caley Water. Please refer to a separate document for these strategies.

### 4.4 Groundwater Flooding

Groundwater flooding occurs when the water table in permeable ground, such as granular river alluvium, rises to enter underground spaces, such as basements and cellars, or reaches a sufficient level to emanate from the ground surface. This kind of flooding is not necessarily directly linked to a specific rainfall event and is generally more long-term than other causes of flooding (could last weeks or months).

#### 4.4.1 Baseline

The map obtained from the SFRA Level 2 showing areas at risk of groundwater flooding is attached in Appendix J. This map shows that the site is at risk of groundwater flooding. The Environment Agency has no record of historical flood events due to groundwater within Carlisle (SFRA, 2011). The LLFA has advised that they also have no record of historical groundwater flooding incidents at the site.

The ground conditions consist of a layer of Made Ground deposits overlying alluvium, with a bedrock of mercia mudstone. Table 4—5 summarises the assumed soil stratigraphy based upon historical information and information provided in the 2018 Ground Investigation by TerraTek.



Table 4—5 Assumed Soil Stratigraphy

| Stratum         | Description   | Depth to Top of Stratum (m) | Stratum Typical Thickness (m) |
|-----------------|---|-----------------------------|-------------------------------|
| Made Ground     | <ul style="list-style-type: none"> <li>Topsoil;<br/>AND</li> <li>Very loose fine to coarse sand of ash and fine to coarse gravel of various lithologies including sandstone, brick and clinker;<br/>AND</li> <li>Grey very sandy fine to coarse gravel of various lithologies including sandstone and brick, rare fragments of timber, sand is fine to coarse of ash</li> </ul> | 0                           | 0.80 – 4.50                   |
| Alluvium        | <ul style="list-style-type: none"> <li>Loose sandy fine and medium gravel of mudstone. Sand is fine to coarse;<br/>AND</li> <li>Very loose brown, very silty fine and medium sand with occasional pockets of soft very sandy silt;<br/>AND</li> <li>Medium to dense slightly gravelly slightly silty fine to coarse sand. Gravel is to medium of various lithologies</li> </ul> | 0.80 – 4.50                 | 0.50 – 7.60                   |
| Mercia Mudstone | <ul style="list-style-type: none"> <li>Light grey sandstone recovered as angular fine to medium gravel;<br/>AND</li> <li>Stiff slightly sandy, slightly gravelly clay with occasional pockets of stiff grey silt. Gravel is fine and medium angular and sub-angular of mudstone</li> </ul>  | 9.90 – 12.00                | > 9.90                        |

Based on a Ground Investigation carried out for the original development of the leisure centre, the site is underlain by a designated Minor Aquifer, but the site is not located within a groundwater protection zone.

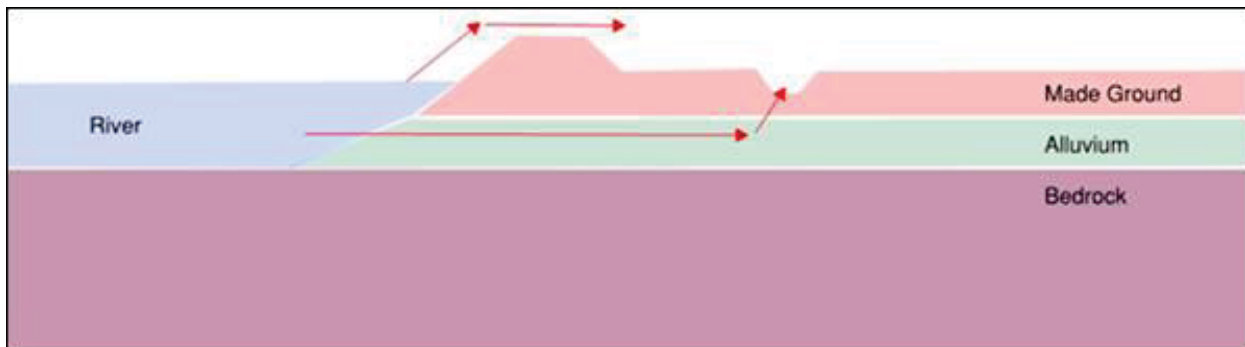
Groundwater was recorded at depths ranging between 3.7 m to 6.4 m below ground level during two different investigations carried out by Norwest Holst and T.H. Lloyd & Partners. During the Terratek 2018 GI, no groundwater seepage was recorded within the exploratory holes. However, groundwater was encountered within the boreholes. At borehole BH101 which is located in the north west corner of the site, landward of the flood wall, water levels were recorded initially between 8.10 bgl and 7.7 bgl within 20 minutes of monitoring. Groundwater monitoring has been undertaken on the site in eight locations between 3<sup>rd</sup> July and 7<sup>th</sup> August 2018 which recorded groundwater generally between 8.69m AOD and 9.62m AOD within the alluvium.

The variability in groundwater levels and the permeability of the underlying ground, suggest that there is direct hydraulic connectivity with the river. Initial seepage analysis for the 1% AEP + 30% climate change defended fluvial event was carried out in order to understand whether the primary flood mechanism for the site was:

- Overtopping of the defences; or
- Rising groundwater in low lying areas of the site caused by the sub-surface flow through porous media (ground) when river levels are high.

A schematic showing potential flood routes is shown below in Figure 4-23 below.





**Figure 4-23 Schematic showing potential flood routes to the site**

Overtopping of the defences will be the dominant flooding mechanism when the river levels exceed the level of the defences. However, there is a potential risk of groundwater flooding if levels in the river are sustained for a period of time at a higher level than the site levels and groundwater is able to rise and cause flooding on the site.

The seepage analysis was carried out to assess the risk of groundwater flooding using a stage vs time curve that was extracted from the model for the 1% AEP + 30 % CC event. The analysis confirmed that for the 1% AEP + 30 % CC event, there is a risk of groundwater flooding within the car park and in localised areas landward of the flood defence wall. This may result in localised cracking or damages to finishes (e.g. minor structures or road pavement etc.).

For the 1% AEP event + 30% event, overtopping of the flood defences will occur and is considered the primary flood risk to the site. However, for localised areas landward of the flood defence wall, there may be groundwater flooding experienced prior to overtopping from the flood defences. This is a residual risk for the development, refer to section 4.6.2.

Given the relatively short period of time when that the river levels will be above the current site levels, the risk of groundwater flooding is considered to be a medium risk.

#### **4.4.2 Proposed Leisure Facilities**

The proposed leisure facilities include construction of below ground structures such as the swimming pools which will be affected by high ground water levels as a result of high river water levels. Rising groundwater levels will need to be considered during the detailed design of these structures to minimise the impact of groundwater.

To minimise any risk from groundwater flooding during excavation of the new development, cut levels will be limited to at least 0.5m above groundwater level. Where this is not possible, dewatering and other groundwater control measures will be required. Any such groundwater control measures will also require pollution control measures in accordance with EA guidance.

### **4.5 Flooding from Artificial Sources**

Artificial sources of flooding can refer to flooding due to ponds, canals and small reservoirs. Flooding from reservoirs can occur when water retaining structures fail. In the instance of a breach of a reservoir or dam, high volumes of water can escape with high velocity causing extensive flooding.

#### **4.5.1 Reservoir Flooding**

There are four reservoirs classified in the SFRA within the vicinity of Carlisle:

- The Castle Carrock Reservoir which impounds water from the River Gelt and serves Carlisle City;
- The Haweswater Reservoir which flows into the River Lowther via the River Eamont, a tributary of the River Eden;
- A flood storage basin at Durranshill where the Durranshill Beck flows into the River Eden, adjacent to Warwick Road and has a pumping station that operates when river levels are high to pump water from the basin into the River Eden;
- A flood storage basin located at Lochinvar Beck, Longtown.

The Environment Agency reservoir flood map shows that the site is at risk of flooding in the event of a breach at Haweswater Reservoir. The site could flood to more than 2.0 m depth, at flow speed between 0.5 and 2.0 m/s based on the reservoir being full at the time of the breach.

However, large reservoirs are subject to the Reservoir Act and require regular maintenance and inspection. The residual risk of reservoir flooding is therefore considered to be very low. Maps showing the areas at risk of reservoir flooding are included in Appendix K. The modelling does not take account of areas which would benefit from flood defences such as those at this site.

#### **4.5.2 Flooding from Canals, Ponds and Small Reservoirs**

There are no small canals, ponds or small reservoirs in close proximity to the site so the risk of flooding is low.

### **4.6 Other Considerations**

#### **4.6.1 Safe Access and Egress**

A safe access and egress route for the site for vehicles and pedestrians up to the defended 1 in 200 year fluvial event is available for the site via Newmarket Road, Swifts Bank and footpaths to the A7. However, in the event of the overtopping of the flood defences, there will not be a dry access and egress to the site.

Currently, there is a Flood Warning and Evacuation Plan (FWEP) which is in place to manage the evacuation of people and vehicles from the building and car park and their closure in the event of a flood warning. We would envisage that the residual risk is managed in the same way and an update of this report would be needed to manage the residual risk of flooding to the development. This should also consider the risk that groundwater flooding may occur prior to overtopping in localised areas immediately behind the flood defences. In addition, the updated FWEP will need to consider the response in the unlikely event of a breach to the Rickergate defences. It is anticipated that in the instance of a breach, the site could have a minimum of 1.5 hazard rating within the car park (danger for most) for a 1% and 0.5% AEP event.

Safe access and egress during a surface water flooding event will need to be provided. Refer to the surface water drainage strategy, provided by Caley Water for more details.

#### **4.6.2 Residual Risk**

There is a residual risk of overtopping of defences and in the event that flood gates are left open.

During *Storm Desmond*, the defences overtopped and the site flooded. The defences will overtop during an event that exceeds the 0.5 % AEP plus the freeboard defence level and the site is likely to flood. This includes the Design Flood Event (1% AEP including 30% allowance for climate change). There is a risk posed to people and vehicles in the event of an overtopping event. The evacuation of people and vehicles will need to be managed through the Flood Warning and Evacuation Plan (FWEP).

There is a residual risk that the two flood gates within the flood defence are not closed during a flood event. However, this risk is considered low given the Sands Flood Warning Station located adjacent to the flood defences and that the defence is managed by the Environment Agency. There is also a residual risk of breach the existing flood defences, however, this is considered low as these are inspected and maintained by the EA.

A FWEP will be required during detailed design to manage the residual risk of flooding posed to both people and vehicles in the event of overtopping, from a Breach at Rickergate, groundwater or surface water flooding. The plan will consider:

- Signing up to the EA's flood warning service to provide early warning of a flood event on site;
- Closing of parts of the site predicted to be affected by flooding to prevent people entering the flooding;
- Moving cars within the car parking areas predicted to be affected by flooding;
- Evacuating and closing the leisure centre in the event that the access/egress will be affected by a flood event;
- Methodology to establish how the flood levels are monitored and what/ when actions are taken on site.

During the construction of the proposed leisure facilities, it is recommended that the Contractor signs up to the EA's flood warning service to provide early warning of a flood event on site. It is recommended that the Contractor prepares a Flood Warning and Evacuation Plan for the construction phase.

There is also the residual risk of the site being flooded to a level greater than that provided by resilience measures. This level of resilience is currently set at ground floor level (15.69 mAOD) + 600 mm freeboard with the exception of the swimming pool area and changing village which has been raised to a finished floor level of 16.14 mAOD (380 mm above the design flood level).

## 5 Summary and Conclusion

BuroHappold Engineering has prepared this Flood Risk Assessment (FRA) on behalf of Carlisle City Council ("The Applicant") to support the Planning Application for the redevelopment of Sands Leisure Centre. This FRA has been undertaken in accordance with the National Planning Policy Framework (NPPF).

The Application Site is located to the south east of the Eden Bridge, Carlisle and is 1.98 ha. The River Eden flows from east to west and runs approximately 15m m to the north of the site. The site is protected by flood defences that are designed to a standard of protection of 1 in 200 year event (0.5 % AEP).

The proposed development includes, the demolition of the existing leisure facilities, excluding the main arena, which will remain in situ and fully operational whilst construction works progress. The proposals then comprise the erection of a new leisure centre to be attached to the main arena. The proposed leisure facilities will accommodate swimming and changing areas, sports hall and spectators' area, a fitness suite and hospitality facilities, as well as other ancillary features. The finished floor levels are proposed to remain at 15.69 mAOD throughout the site with exception of the swimming pool and changing area which will be raised to 16.14 mAOD.

The proposal requires that the existing floodwall is partially moved approximately 1.4m to the west to accommodate the required construction and excavation for the swimming pool. The EA do not have any in principal problems with the re-alignment of the existing flood wall subject to agreement of an appropriate scheme at detailed design stage. Further consultation will be required with the EA during detailed design. Environmental permits will be required for the construction of the works.

The Proposed Development has been classified as '*Less Vulnerable*' in accordance with the NPPF. The Sequential Test is required for the site; however, the Exception Test is not be required.

An assessment of the risk associated with flooding from the following sources has been carried out:

- Rivers (Fluvial);
- Sea (Tidal);
- Surface Water and Sewers;
- Groundwater; and
- Artificial Sources.

The primary risk of flooding to the site is fluvial flooding, from the River Eden via overtopping of the existing defences. The site is situated within Flood Zone 3 in an area benefitting from defences and is considered at high risk of flooding. The Design Flood Event (DFE) is the defended 1% AEP including 30% allowance for climate change event, which will overtop the existing defences.

The EA has provided results from the current Carlisle Scheme Appraisal Model for the defended 1% AEP including 30% allowance for climate change event. The maximum flood level is 15.76m AOD which is within the existing building. Based on the existing floor level of 15.69m AOD, this equates to 70 mm depth of flooding. The fluvial flood hazard classification varies from '*danger for some*' within the building and '*danger for most*' within the car park area.

It is proposed that the risk of fluvial flooding is managed for the DFE through resistant and resilient measures to be implemented in the design of the proposed leisure facilities. This includes raising the swimming pool and changing area to 16.14 mAOD (380mm above the DFE) and constructing the remaining proposed leisure facilities to a level of 15.69 mAOD (FFL), keeping continuity with the existing facility. For the proposed leisure facilities set at a FFL of 15.69 mAOD, additional resilience measures are proposed to minimise the damage to the building, and the time required to return to operation. This includes raising wiring and electrical sockets, and the use of robust materials that can be easily washed down after flooding, up to a level 600 mm above the ground finished floor level of 15.69 mAOD (16.29 mAOD).

In the absence of hydraulic modelling, a preliminary assessment of the impact of the loss in floodplain due to land raising on the site has been carried out. The analysis has estimated an increase of less than 10 mm depth to the defended flood cell for the DFE. This estimated increase is not considered to be significant.

The risks associated with surface water and sewer flooding have been assessed and it is considered overall to be low and is being managed through a surface water drainage strategy which is provided in a separate document prepared by Caley Water.

The ground water flood risk is considered medium due to the groundwater being in hydraulic connectivity with the river. This is due to the permeable nature of the soil under the site. The risk of rising groundwater levels should be considered within the design and construction of the proposed development.

The site is at risk in the event of a breach of the Haweswater reservoir; the residual risk is low. There are no small canals, ponds or small reservoirs in close proximity to the site so the risk of flooding is low.

There is a residual risk of flooding to the site from the following:

- Overtopping of the existing defences;
- The two flood gates within the flood defence not being closed during a flood event or a breach in the defences (these are considered low due to being maintained and operated by the EA).
- Breach in the Rickergate defences
- Potential for groundwater flooding landward of the flood wall prior to overtopping of the flood defences.

A safe access and egress route is available for the site via Newmarket Road, Swifts Bank and footpaths to the A7 for up to the 0.5% AEP fluvial event. In the event of the overtopping of the flood defences, there will not be dry access and egress to the site. The evacuation of people and vehicles will be managed through a Flood Warning and Evacuation Plan (FWEP). This will also need to include consideration of a breach to the Rickergate defences, surface water and groundwater flooding. There is an existing FWEP in place which will need to be updated for the proposed development.

The primary flooding mechanism for the site is overtopping of the defences. This FRA demonstrates that through implementation of a Flood Warning and Evacuation Plan and resistant and resilient measures, there is low risk to people and property for the defended 1 in 100 fluvial flood event with 30% allowance for climate change event.