

Our Ref: MEH/DH/C13/126

23 March 2015

Mr G Legg
Investment and Policy Manager
Planning Policy
Economic Development
Carlisle City Council
Civic Centre
Carlisle
CA3 8QG



Dear Mr Legg,

Consultation Response
The Carlisle District Local Plan 2015 – 2030
Proposed Submission Draft
Land at Hilltop Heights, London Road, Carlisle for Harrison Northern Ltd

Please find enclosed a Consultation Response in respect of the above. The Consultation Response being made, on behalf of Harrison Northern Ltd in respect of land at Hilltop Heights, London Road, Carlisle.

I would be pleased if you could acknowledge receipt of this letter and related Consultation Form.

Yours sincerely,

Margaret Hardy

Encs.

cc Mr Harrison, Harrison Northern Ltd
Mr D Swarbrick, Swarbrick Associates

North House, Kingstown, Carlisle, CA6 4BY
T 01228 538886 F 01228 810362 E planners@taylorandhardy.co.uk

www.taylorandhardy.co.uk

PART ONE- YOUR DETAILS

It is important that you fill in your contact details below; **we cannot register your representation without your details**. Please note that we will not be able to keep your representation or personal details confidential. We may also wish to contact you to clarify your representation.

In circumstances where there are individuals/ groups/ organisations who share a similar view on the plan, it would be helpful if individuals/ groups/ organisations make a single representation. It would also be useful if the group/organisation state how many people the submission is representing and how the representation was authorised.

Your Details	Your Agent's Details (If applicable)
Title: Ms	Title:
Surname: Hardy	Surname:
Forename: Margaret	Forename:
Organisation/Company: Taylor and Hardy Ltd	Organisation/Company:
Address: North House Kingstown Carlisle	Address: Postcode:
Postcode: CA6 4BY	
Contact No: 01228 538886	Contact No:
Email: margaret.planners@taylorandhardy.co.uk	Email:
Signature: 	
Date: 23/3/15	
☒ Please indicate if you wish to be updated on the progress of the Local Plan	

PART TWO - YOUR REPRESENTATION

Please use a separate form for each part of the Proposed Submission Draft Local Plan that you wish to comment on.

Q1. To which part of the document does this representation relate?			
☒ Policy	☒ Paragraph	☒ Chapter	☒ Figure
Please specify which Policy, Paragraph, Chapter or Figure you are referring to:			
Policy - SP2 H01, Paragraph 5.1 - 5.8, Chapter 5, Figure Map 2			

Q2. Do you consider that the Local Plan is:			
Legally Compliant?			
☐ Yes	☐ No		
Sound?			
☐ Yes	☒ Yes, with minor changes	☐ No	

Q3. If you consider the Local Plan is <u>unsound</u>, is it because it is <u>not</u>:	
☐ Positively Prepared?	
☐ Justified?	
☐ Effective?	
☐ Consistent with National Policy?	

Q4. Please give details of why you consider the Local Plan is not legally compliant or is unsound. Please be as precise as possible.
If you wish to support the legal compliance or soundness of the Local Plan, please also use this box to set out your representation.
Please note that your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation. After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.
In the context of the details set out in the papers which are attached, it is considered that land to the rear of Hilltop Hotel, land which has been previously developed, ought to be allocated as a housing site. The allocation will make a positive contribution to the supply of housing land within the urban area of Carlisle in a location which is very sustainable, contributing to urban renewal in this location.

--

Q5. Please set out what change(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified at Q3 above where this relates to soundness. You will need to say why this change will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible:

The land at Hilltop Heights ought to be allocated for residential development.

Q6. Do you wish to make any comments on the supporting documents, such as the Sustainability Appraisal, Habitats Regulations Assessment, Infrastructure Delivery Plan or evidence base?

--

Q7. If your representation is seeking a change; do you consider it necessary to participate in the hearing sessions of the examination?

- ☐ No, I do not wish to participate at the hearing sessions of the examination
- ☒ Yes, I wish to participate at the hearing sessions of the examination

Q8. If you wish to participate, please outline why you consider this to be necessary:

Please note it will be at the discretion of the Inspector to determine the content of the hearing sessions and who will be heard.

To explain and expand upon the background to the request that the land be allocated for residential development.

**Thank you for your time to complete and return this Representation form.
Please keep a copy for future reference.**

Our Ref : MEH/J/C13/126

20th March, 2014

Investment & Policy,
Carlisle City Council,
Civic Centre,
CARLISLE.
CA3 8QG

Dear Sir/Madam,

PLANNING CARLISLE'S FUTURE
CARLISLE DISTRICT LOCAL PLAN 2015-2030
PREFERRED OPTIONS CONSULTATION – STAGE TWO QUESTIONNAIRE
LAND TO THE REAR OF HILLTOP HOTEL,
LONDON ROAD/TREE ROAD, CARLISLE
ON BEHALF OF HARRISON NORTHERN LTD.

Please find enclosed a representation in respect of the above.

I would be pleased if you would acknowledge receipt of this representation.

Yours faithfully,

MARGARET HARDY

cc by email only: Harrison Northern Ltd.

Part A: Your contact details

Data Protection

The information will be processed in accordance with the Data Protection Act 1998. Information from the forms will be stored on a computer database used solely in connection with the Local Plan consultation.

As all representations received must be made available for public inspection, they cannot be treated as confidential. They will be posted in full on the Council's website and will be available, on request, for public inspection: only signatures will be redacted.

Copies can be made of the response forms if you require more space, or you can simply continue on other sheets of paper, making clear which policy or site you are referring to.

	Personal Details	Agent's details (if applicable)
Title		Ms.
First name		Margaret
Last name		Hardy
Job title (if applicable)		Principal Planner
Organisation (if applicable)	Harrison Northern Ltd.,	Taylor & Hardy Ltd.
Address	Fairfield House, 105 Scotland Road, Carlisle	9 Finkle Street, Carlisle
Postcode	CA3 9HL	CA3 8UU
Tel Number		01228 538886
Email address		planners@taylorandhardy.co.uk

Part B: Your Comments

1) Local authorities have to update their Local Plan's to ensure that the communities aspirations for future development are achievable, based on up-to-date evidence about the economic, social and environmental prospects of the area. A large amount of evidence has been produced (available at www.carlisle.gov.uk/localplan) to help inform the plan, covering; Employment; Housing; Retail and Climate Change for example.

Based on the above, do you think the evidence that has been used for the Draft Local Plan is robust and credible? (Please tick)

Yes ☐ No ☐

Comment:

2) Local Plans are required to be in line with the National Planning Policy Framework (NPPF [hyperlink](#)). Do you think the Local Plan is consistent with National Planning Policy Framework? (Please tick)

Yes ☐ No ☐

Comment:

3) In order to prepare a Local Plan it is important that the Council carries out a Sustainability Appraisal and Habitats Regulations Appraisal in order to meet European Directive requirements by considering all of the likely significant effects that the plan may have on the environment, economic and social factors.

Having looked at the Sustainability Appraisal (SA) and Habitats Regulations Appraisal (available at www.carlisle.gov.uk/localplan) do you agree with:

the SA of the Local Plan so far?

Yes ☐ No ☐

Comment:

the Habitat Regulations Appraisal so far?

Yes ☐ No ☐

Comment:

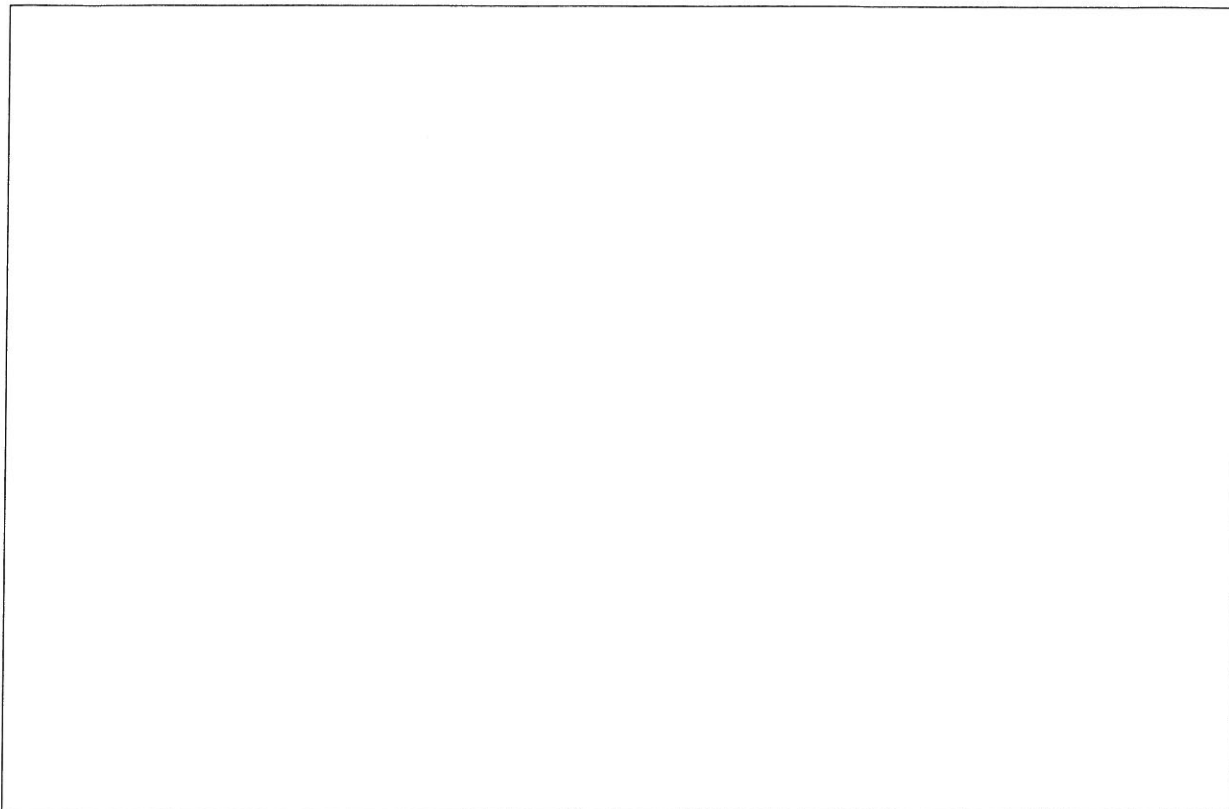
Please complete Q4-Q6 for each policy or site you wish to make a representation/comment on. We have provided 10 additional comment sheets but please submit more information if you need to.

4) Which Policy/Site Allocation are you making representations/commenting on and do you wish to support/object/comment on the above? (please tick)

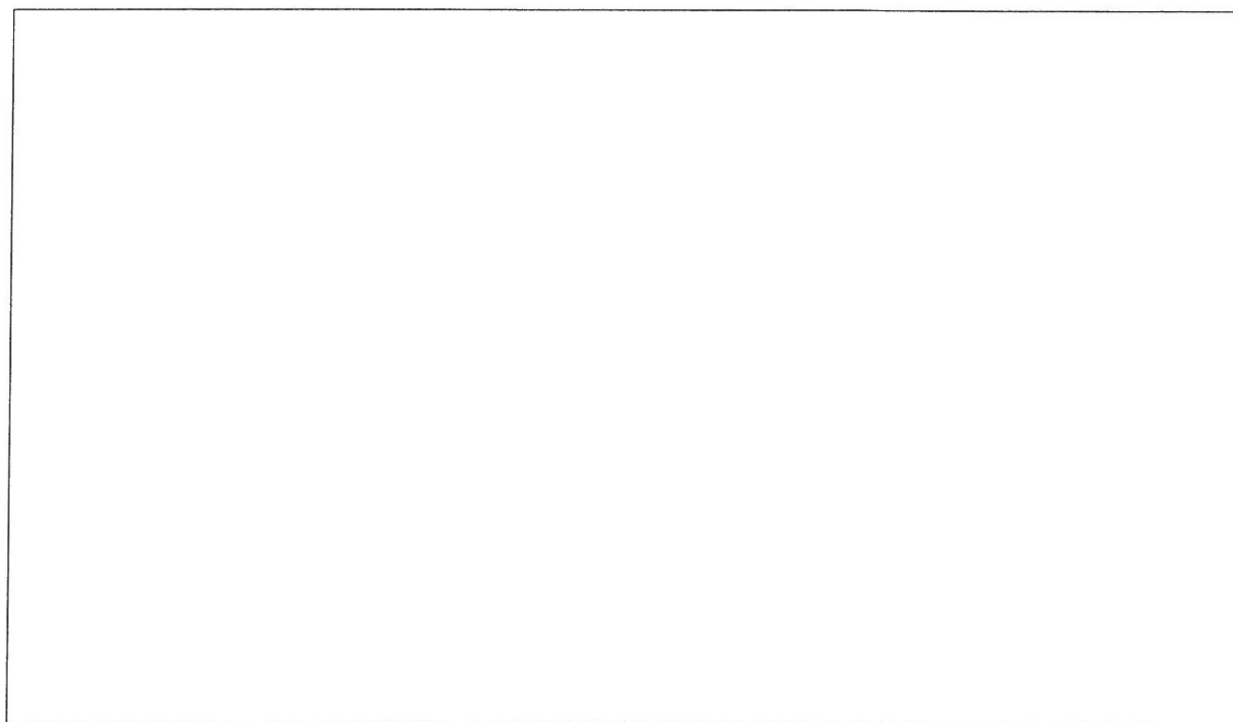
Policy Number/Site Allocation	Policy 16	Support	✓
		Object	
		Comment	

5) Please state fully and clearly your comments and/or the reasons you are supporting/objecting to this part of the plan. Please complete a separate sheet for each policy/site allocation.

In the context of the submissions made on 22nd August 2013 and 18th November 2013 (copies attached) it is to be noted that my Clients are pleased that this allocation has been made and it is confirmed that the site will be brought forward for residential development in the near future.



6) If objecting to a policy or site allocation, please indicate what change you are seeking to the plan which could resolve your objection.



Our Ref : MEH/J/C13/126

22nd August, 2013

Investment and Policy,
Carlisle City Council,
Civic Centre,
CARLISLE.
CA3 8QG

Dear Sir,

PLANNING CARLISLE'S FUTURE
DRAFT LOCAL PLAN 2015-2030
PREFERRED OPTIONS CONSULTATION

- Policy 19 – Housing Strategy and Delivery;
- Land at Hilltop Heights, London Road, Carlisle

I am writing on behalf of my Clients, Harrison Nrthn Ltd., to object to the document referred to above, with particular reference to Policy 19, Housing Strategy and Delivery.

My Clients own land at Hilltop Heights, London Road, Carlisle, identified on the plan which is attached, and they object to its exclusion from the list of sites allocated, under Policy 19, for residential development.

In the Carlisle District Local Plan 2001-2016 my Clients' land as referred to in this letter is allocated for residential development (pages 94-106 of the Written Statement – Hilltop Heights - 80 units on 0.31 Ha. of brownfield land), and it is considered that this allocation ought to be retained in the Carlisle District Local Plan 2015-2030.

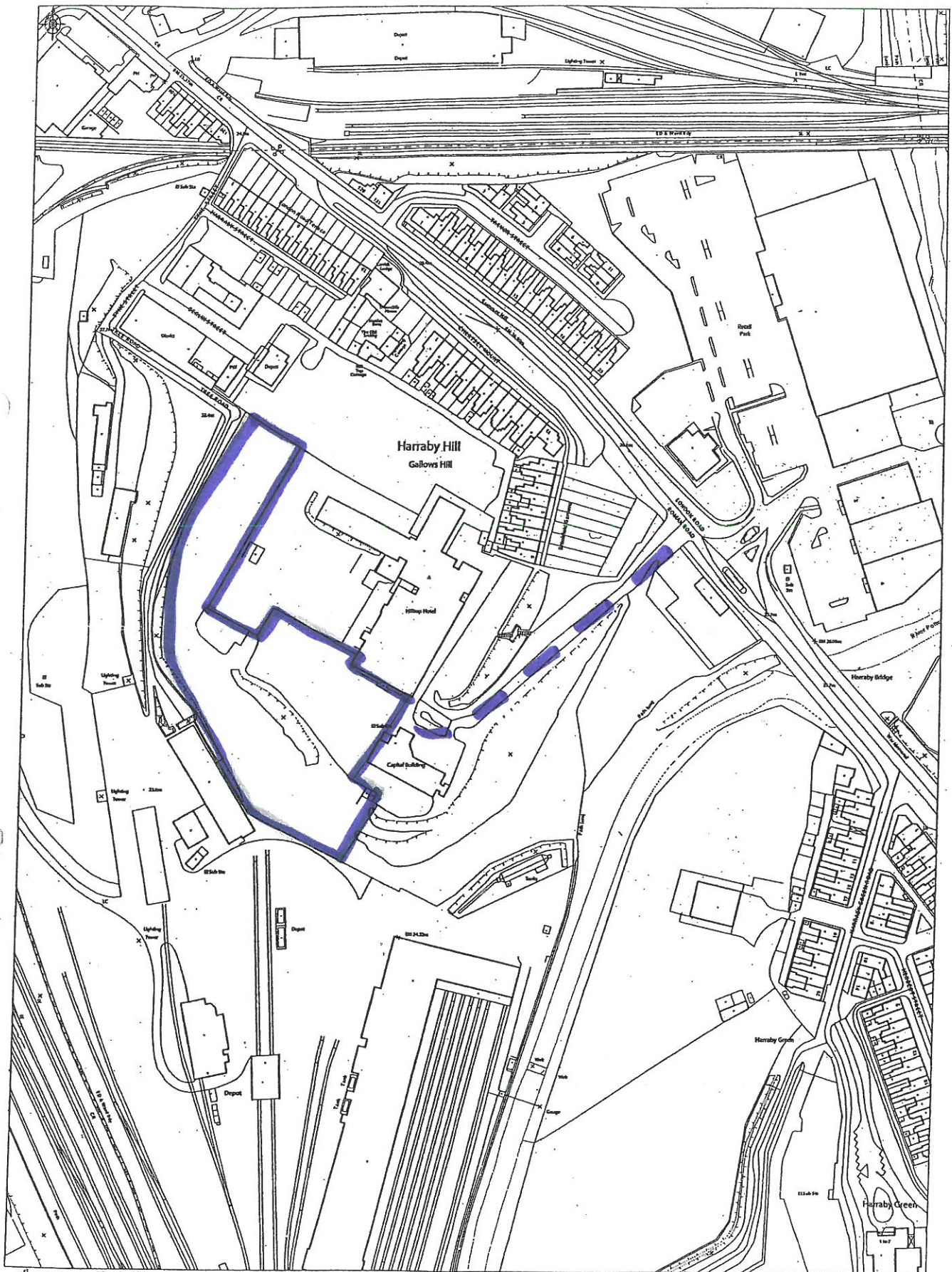
My Clients wish this allocation to be retained as they are to bring the land forward for housing.

I trust that the above will be given close consideration as matters progress.

Please do acknowledge receipt of this objection.

Yours faithfully,

MARGARET HARDY



HILLTOP HEIGHTS CARLISLE CA1 2NS 1:1250 @ A2

Our Ref : MEH/J/C13/126

18th November, 2013

Mr. Richard Wood,
Investment & Policy,
Carlisle City Council,
Civic Centre,
CARLISLE.
CA3 8QG

Dear Richard,

CARLISLE DISTRICT LOCAL PLAN
(PREFERRED OPTIONS) HOUSING ALLOCATIONS
LAND AT HILLTOP HEIGHTS, LONDON ROAD, CARLISLE

I am writing with reference to the above and enclose, for your close attention, the Landowner's Questionnaire as completed for the site described above.

I trust that the above and enclosed is clear and will be given your close attention. If, however, you have any queries at all please do contact me.

Yours sincerely,

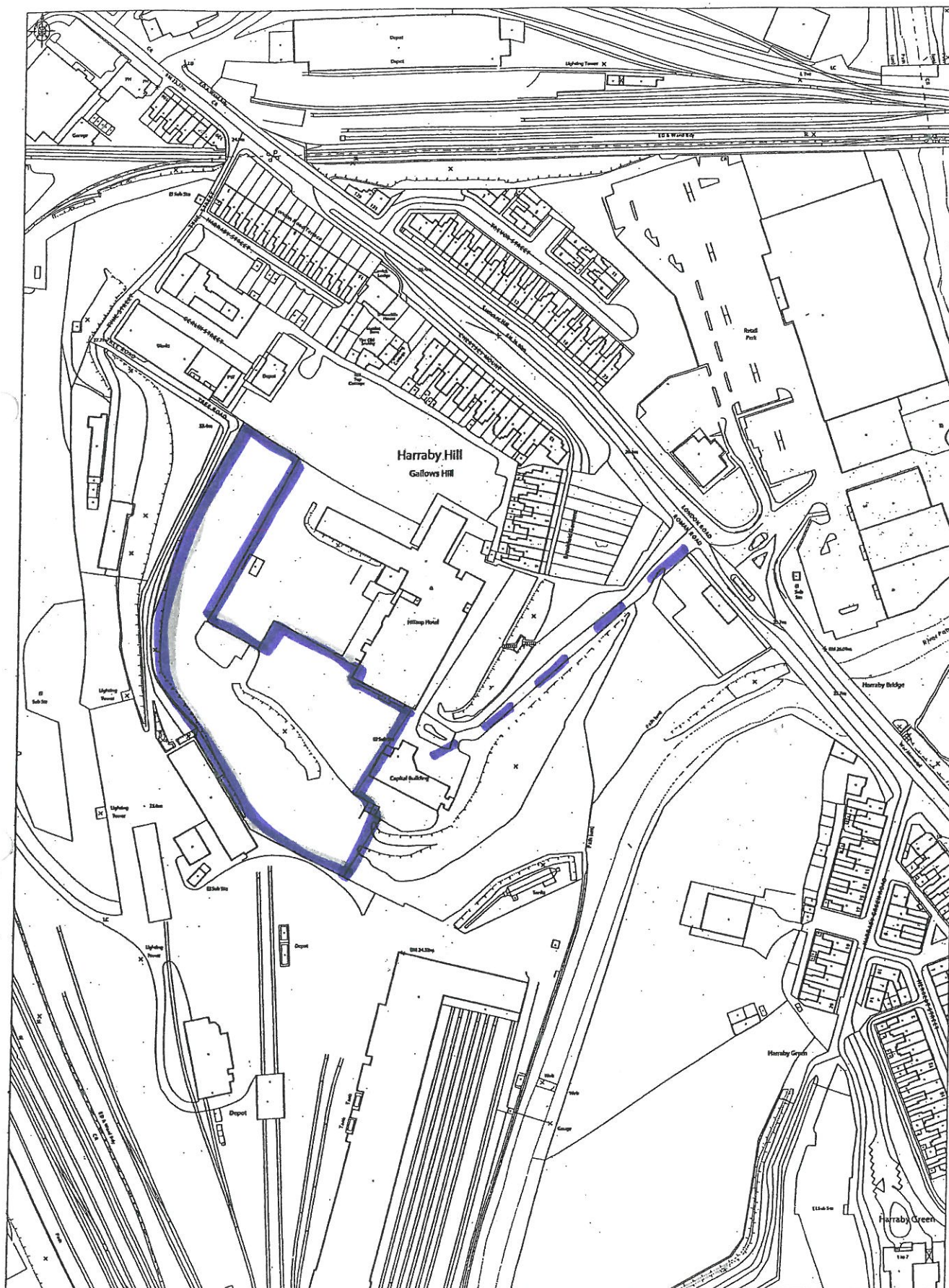
MARGARET HARDY

**CARLISLE DISTRICT LOCAL PLAN - INFORMATION ABOUT YOUR SITE:
LANDOWNER'S QUESTIONNAIRE**

Site Reference (If known)				
Site Location	Land at Hilltop Heights, London Road, Carlisle			
Your Name	Margaret Hardy, Taylor & Hardy Ltd.			
Your Address	9 Finkle Street, Carlisle, Cumbria. CA3 8UU			
Are you (Please tick):	The Landowner		Agent	✓
	Other (Please Specify)			
Are you still willing for this site to be developed as housing?				
Yes	✓	No		
If no, please provide a reason as to why not:				
If yes, please select a realistic timescale for development:				
0-5 Years	✓	6-10 Years		11-15 years
Where would access to the site from the highway be achieved? Please describe and/or provide a plan showing anticipated access point(s):				
The access will be from the existing access onto London Road. Plan attached.				
How many houses do you think should be built on the site?				70/90

If you are still willing to progress your site, we are likely to ask you for more information about your site as the Plan progresses. An independent planning inspector will hold a public examination into the Plan, and may want to hear representations from you about how deliverable your site is. Sites that are not deliverable (this could be for a variety of reasons including flood issues, access constraints, landowner unwilling to sell etc) will not be allocated for housing in the Plan.

Please return this form to Richard Wood, Investment and Policy, Carlisle City Council, Civic Centre, Carlisle, CA3 8QG by the 22 November 2013.



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HILLTOP HEIGHTS CARLISLE CA1 2NS 1:1250 @ A2



SITE



ACCESS

Carlisle City Council
Strategic Housing Land Availability Assessment (SHLAA)



Consultation Comments Form
July 2014

(For Office Use)
Ref:

1. Contact Details

It is important that full details are provided in this section to ensure that the Council can contact respondents if required.

Name:	Margaret Hardy	Agent (if applicable):	
Position:	Principal Planner	Position:	
Organisation:	Taylor & Hardy Ltd	Organisation:	
Address:	9 Finkle Street Carlisle Cumbria	Address:	
Postcode:	CA3 8UU	Postcode:	
Tel:	01228 538886	Tel:	
Email:	margaret.planners@taylorandhardy.co.uk	Email:	

2. Site (Please use a separate form for every site you wish to comment on)

Site Ref:	CA 64	Site Name:	Hilltop Heights
Town/Village:	Carlisle	Site Address:	Hilltop Heights off London Road.
Are You (Please tick)	The owner?	Acting on behalf of the owner?	
	☐	☒	
	A potential developer?	Any other interested party? (Please specify):	
	☐	☐	

Site Specific Comments

Do you agree with the assessment of the site?	Yes	No	If no, why not?
☒	☐		
Is the Site information correct?	Yes	No	What do we need to change or update?
☐	☐		

Do you have any specific comment about this site?

The site is identified as being deliverable (0-5 years after Local Plan Adoption) and it is in this context that it is reaffirmed that the site is

- suitable for residential development
- available for residential development
- viable for residential development.

It is considered that these positive attributes support the allocation in the forthcoming Carlisle District Local Plan of all or part of the land for residential development.

The Local Planning Authority are urged to give positive consideration to the allocation of the site as set out above.

4. The SHLAA Process

Do you have any
comment on the
SHLAA process and
the methods used to
assess sites?

Please return all comment forms to:

SHLAA Consultation
Investment and Policy Team
Carlisle City Council
Civic Centre
Carlisle
CA3 8QG

Or:

lpc@carlisle.gov.uk

Please ensure that all comments reach us by 1 September 2014. We cannot guarantee that comments received after this date will be considered.

If you would like to submit a new site to us that has not already been assessed through the SHLAA, then please forward a simple location plan and any relevant information to the above address.

Our Ref: MEH/DH/C13/130

24 March 2015

Mr G Legg
Investment and Policy Manager
Planning Policy
Economic Development
Carlisle City Council
Civic Centre
Carlisle
CA3 8QG



Dear Mr Legg,

**Consultation Response
The Carlisle District Local Plan 2015 – 2030
Proposed Submission Draft**

Land to the South of Chertsey Mount, London Road, Carlisle for Harrison Northern

Please find enclosed a Consultation Response in respect of the above. The Consultation Response being made, on behalf of Harrison Northern in respect of land at Chertsey Mount, London Road, Carlisle.

I would be pleased if you could acknowledge receipt of this letter and related Consultation Form.

Yours sincerely,

Margaret Hardy

Encs.

cc Mr S Harrison, Harrison Northern Ltd
 Mr D Swarbrick, Swarbrick Associates

North House, Kingstown, Carlisle, CA6 4BY
T 01228 538886 F 01228 810362 E planners@taylorandhardy.co.uk

www.taylorandhardy.co.uk

PART ONE- YOUR DETAILS

It is important that you fill in your contact details below; **we cannot register your representation without your details**. Please note that we will not be able to keep your representation or personal details confidential. We may also wish to contact you to clarify your representation.

In circumstances where there are individuals/ groups/ organisations who share a similar view on the plan, it would be helpful if individuals/ groups/ organisations make a single representation. It would also be useful if the group/organisation state how many people the submission is representing and how the representation was authorised.

Your Details	Your Agent's Details (If applicable)
Title: Ms	Title:
Surname:Hardy	Surname:
Forename:Margaret	Forename:
Organisation/Company: Taylor and Hardy Ltd	Organisation/Company:
Address: North House Kingstown Carlisle	Address: Postcode:
Postcode: CA6 4BY	
Contact No:01228 538886	Contact No:
Email: margaret.planners@taylorandhardy.co.uk	Email:
Signature: 	
Date: 24/3/15	
☒ Please indicate if you wish to be updated on the progress of the Local Plan	

PART TWO - YOUR REPRESENTATION

Please use a separate form for each part of the Proposed Submission Draft Local Plan that you wish to comment on.

Q1. To which part of the document does this representation relate?			
☒ Policy	☒ Paragraph	☒ Chapter	☒ Figure
Please specify which Policy, Paragraph, Chapter or Figure you are referring to:			
Policy - SP2 H01, Paragraph 5.1 - 5.8, Chapter 5, Figure Map 2			

Q2. Do you consider that the Local Plan is:			
Legally Compliant?			
☐ Yes	☐ No		
Sound?			
☐ Yes	☒ Yes, with minor changes	☐ No	

Q3. If you consider the Local Plan is <u>unsound</u>, is it because it is <u>not</u>:	
☐	Positively Prepared?
☐	Justified?
☐	Effective?
☐	Consistent with National Policy?

Q4. Please give details of why you consider the Local Plan is not legally compliant or is unsound. Please be as precise as possible.
If you wish to support the legal compliance or soundness of the Local Plan, please also use this box to set out your representation.
Please note that your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation. After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.
In the context of the details set out in the papers which are attached, it is considered that the land to the South of Chertsey Mount, London Road, Carlisle ought to be allocated as a housing site. The allocation will make a positive contribution to the supply of housing land within the urban area of Carlisle in a location which is very sustainable, contributing to urban renewal in this location.

--

Q5. Please set out what change(s) you consider necessary to make the Local Plan legally compliant or sound, having regard to the test you have identified at Q3 above where this relates to soundness. You will need to say why this change will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible:

The land to the South of Chertsey Mount ought to be allocated for residential development.

Q6. Do you wish to make any comments on the supporting documents, such as the Sustainability Appraisal, Habitats Regulations Assessment, Infrastructure Delivery Plan or evidence base?

--

Q7. If your representation is seeking a change; do you consider it necessary to participate in the hearing sessions of the examination?

- ☐ No, I do not wish to participate at the hearing sessions of the examination
- ☒ Yes, I wish to participate at the hearing sessions of the examination

Q8. If you wish to participate, please outline why you consider this to be necessary:

Please note it will be at the discretion of the Inspector to determine the content of the hearing sessions and who will be heard.

To explain and expand upon the background to the request that the land be allocated for residential development.

**Thank you for your time to complete and return this Representation form.
Please keep a copy for future reference.**

Our Ref : MEH/J/C13/130

20th March, 2014

Investment & Policy,
Carlisle City Council,
Civic Centre,
CARLISLE.
CA3 8QG

Dear Sir/Madam,

PLANNING CARLISLE'S FUTURE
CARLISLE DISTRICT LOCAL PLAN 2015-2030
PREFERRED OPTIONS CONSULTATION – STAGE TWO QUESTIONNAIRE
LAND OFF TREE ROAD, CHERTSEY MOUNT, CARLISLE
ON BEHALF OF HARRISON NORTHERN LTD.

Please find enclosed a representation in respect of the above.

I would be pleased if you would acknowledge receipt of this representation.

Yours faithfully,

MARGARET HARDY

cc by email only : Harrison Northern Ltd.

Part A: Your contact details

Data Protection

The information will be processed in accordance with the Data Protection Act 1998. Information from the forms will be stored on a computer database used solely in connection with the Local Plan consultation.

As all representations received must be made available for public inspection, they cannot be treated as confidential. They will be posted in full on the Council's website and will be available, on request, for public inspection: only signatures will be redacted.

Copies can be made of the response forms if you require more space, or you can simply continue on other sheets of paper, making clear which policy or site you are referring to.

	Personal Details	Agent's details (if applicable)
Title		Ms.
First name		Margaret
Last name		Hardy
Job title (if applicable)		Principal Planner
Organisation (if applicable)	Harrison Northern Ltd.,	Taylor & Hardy Ltd.
Address	Fairfield House, 105 Scotland Road, Carlisle	9 Finkle Street, Carlisle.
Postcode	CA3 9HL	CA3 8UU
Tel Number		01228 538886
Email address		planners@taylorandhardy.co.uk

Part B: Your Comments

1) Local authorities have to update their Local Plan's to ensure that the communities aspirations for future development are achievable, based on up-to-date evidence about the economic, social and environmental prospects of the area. A large amount of evidence has been produced (available at www.carlisle.gov.uk/localplan) to help inform the plan, covering; Employment; Housing; Retail and Climate Change for example.

Based on the above, do you think the evidence that has been used for the Draft Local Plan is robust and credible? (Please tick)

Yes ☐ No ☐

Comment:

2) Local Plans are required to be in line with the National Planning Policy Framework (NPPF [hyperlink](#)). Do you think the Local Plan is consistent with National Planning Policy Framework? (Please tick)

Yes ☐ No ☐

Comment:

3) In order to prepare a Local Plan it is important that the Council carries out a Sustainability Appraisal and Habitats Regulations Appraisal in order to meet European Directive requirements by considering all of the likely significant effects that the plan may have on the environment, economic and social factors.

Having looked at the Sustainability Appraisal (SA) and Habitats Regulations Appraisal (available at www.carlisle.gov.uk/localplan) do you agree with:

the SA of the Local Plan so far?

Yes ☐ No ☐

Comment:

the Habitat Regulations Appraisal so far?

Yes ☐ No ☐

Comment:

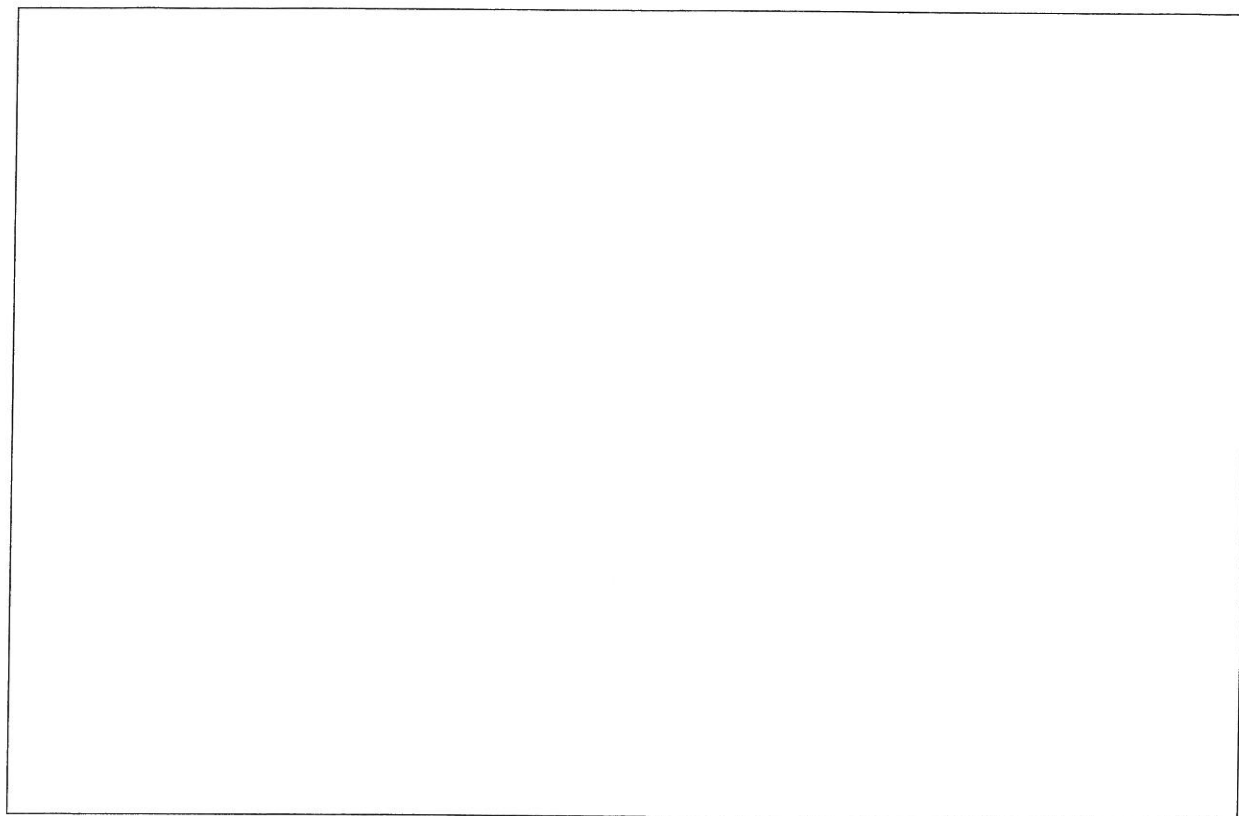
Please complete Q4-Q6 for each policy or site you wish to make a representation/comment on. We have provided 10 additional comment sheets but please submit more information if you need to.

4) Which Policy/Site Allocation are you making representations/commenting on and do you wish to support/object/comment on the above? (please tick)

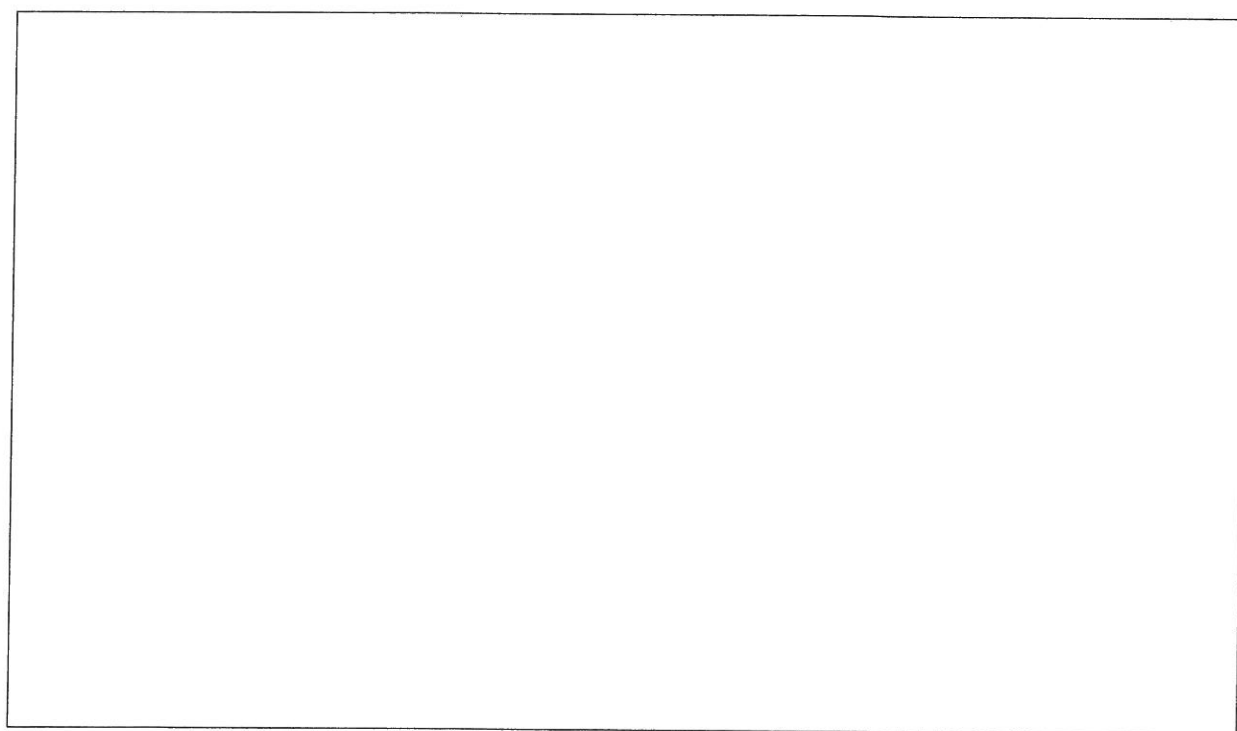
Policy Number/Site Allocation	Policy 16	Support	✓
		Object	
		Comment	

5) Please state fully and clearly your comments and/or the reasons you are supporting/objecting to this part of the plan. Please complete a separate sheet for each policy/site allocation.

In the context of the submissions made on 28th August 2013 and 18th November 2013 (copies attached) it is to be noted that my Clients are pleased that this allocation has been made and it is confirmed that the site will be brought forward for residential development in the near future.



6) If objecting to a policy or site allocation, please indicate what change you are seeking to the plan which could resolve your objection.



Our Ref : MEH/J/C13/130

28th August, 2013

Investment and Policy,
Carlisle City Council,
Civic Centre,
CARLISLE.
CA3 8QG

Dear Sir,

PLANNING CARLISLE'S FUTURE
DRAFT LOCAL PLAN 2015-2030
PREFERRED OPTIONS CONSULTATION

- Policy 19 – Housing Strategy and Delivery;
 - Land to the south of Chertsey Mount, London Road, Carlisle
-

I am writing on behalf of my Clients, Harrison Nrthn Ltd., to object to the document referred to above, with particular reference to Policy 19, Housing Strategy and Delivery.

My Clients own land to the south of Chertsey Mount, London Road, Carlisle, identified on the plan which is attached, and they object to its exclusion from the list of sites allocated, under Policy 19, for residential development.

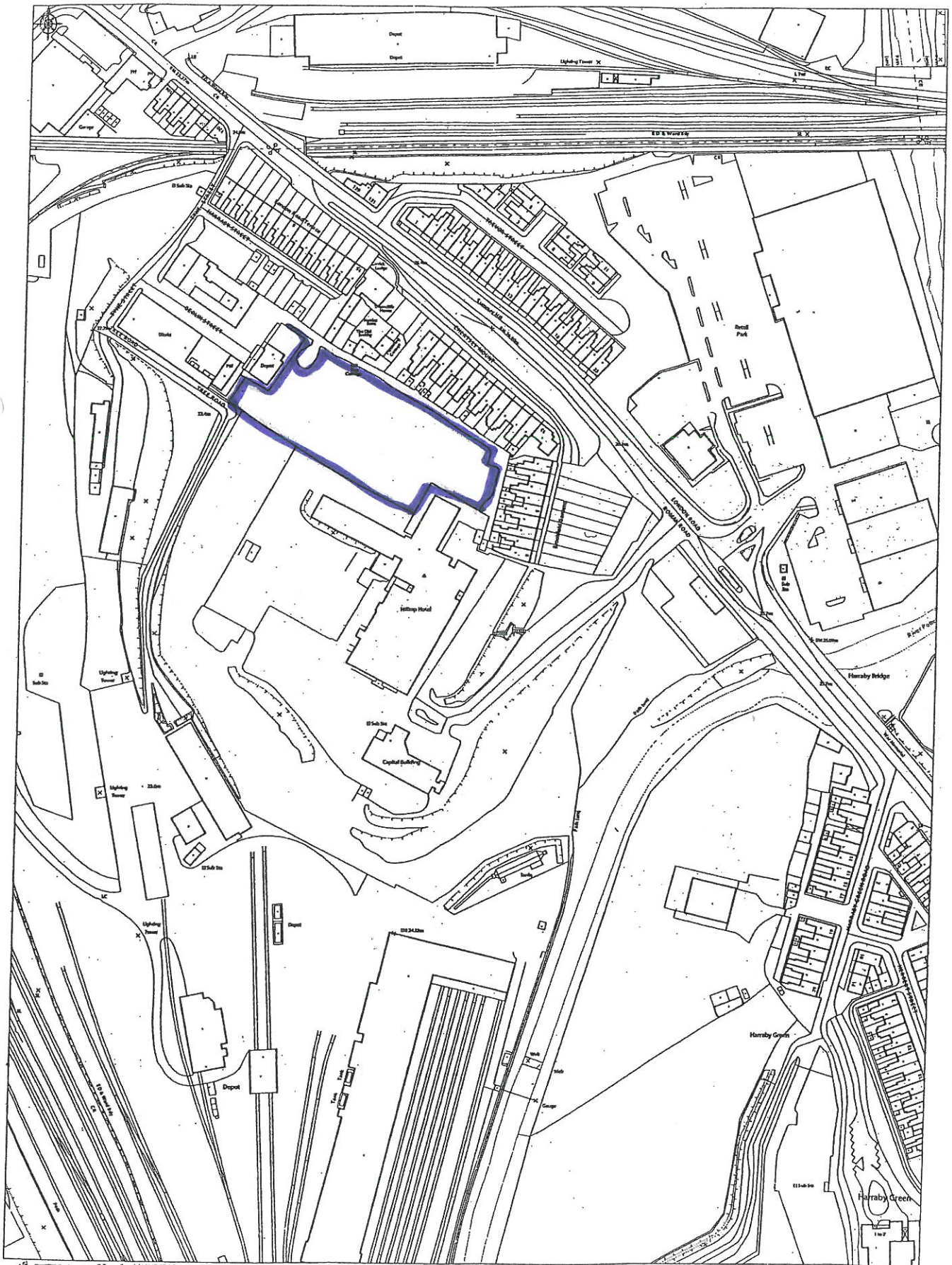
My Clients wish to bring this land, which: is in a very sustainable location; is not visually prominent and within the built up area of Carlisle, forward for housing. The allocation of the land for housing in the Local Plan 2015-2030 would be wholly appropriate.

I trust that the above will be given close consideration as matters progress.

Please do acknowledge receipt of this objection.

Yours faithfully,

MARGARET HARDY



Our Ref : MEH/J/C13/130

18th November, 2013

Mr. Richard Wood,
Investment & Policy,
Carlisle City Council,
Civic Centre,
CARLISLE.
CA3 8QG

Dear Richard,

CARLISLE DISTRICT LOCAL PLAN
(PREFERRED OPTIONS) HOUSING ALLOCATIONS
LAND TO THE SOUTH OF CHERTSEY MOUNT, LONDON ROAD, CARLISLE

I am writing with reference to the above and enclose, for your close attention, the Landowner's Questionnaire as completed for the site described above.

I trust that the above and enclosed is clear and will be given your close attention. If, however, you have any queries at all please do contact me.

Yours sincerely,

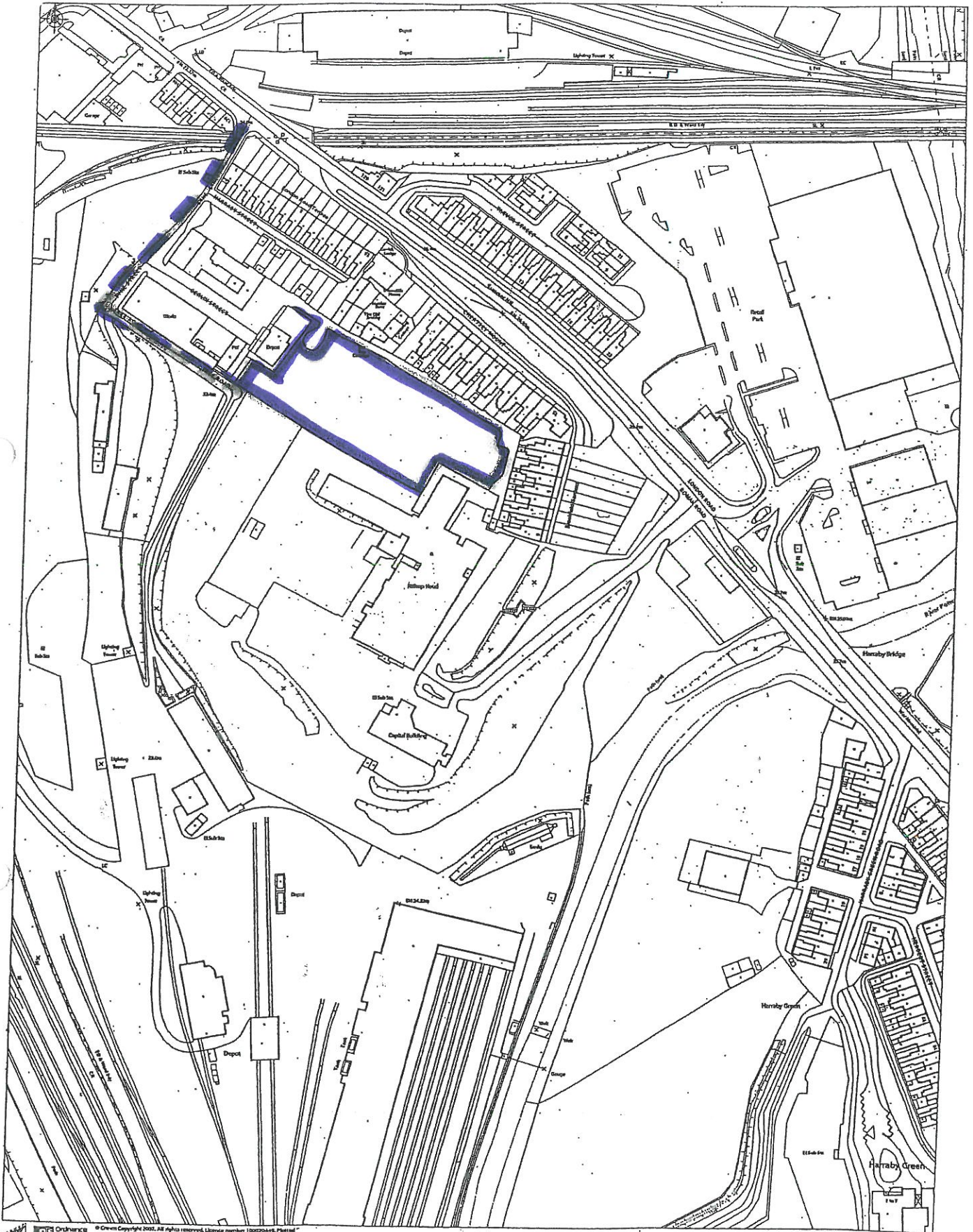
MARGARET HARDY

**CARLISLE DISTRICT LOCAL PLAN - INFORMATION ABOUT YOUR SITE:
LANDOWNER'S QUESTIONNAIRE**

Site Reference (If known)			
Site Location	Land to the south of Chertsey Mount, London Road, Carlisle		
Your Name	Margaret Hardy, Taylor & Hardy Ltd.		
Your Address	9 Finkle Street, Carlisle, Cumbria. CA3 8UU		
Are you (Please tick):	The Landowner	☐	Agent ☒
	Other (Please Specify)		
Are you still willing for this site to be developed as housing?			
Yes	☒	No	☐
If no, please provide a reason as to why not:			
If yes, please select a realistic timescale for development:			
0-5 Years	☒	6-10 Years	☐
		11-15 years	☐
Where would access to the site from the highway be achieved? Please describe and/or provide a plan showing anticipated access point(s):			
The access will be from London Road via Tyne Street and Tyne Road. Plan attached.			
How many houses do you think should be built on the site?			30/40

If you are still willing to progress your site, we are likely to ask you for more information about your site as the Plan progresses. An independent planning inspector will hold a public examination into the Plan, and may want to hear representations from you about how deliverable your site is. Sites that are not deliverable (this could be for a variety of reasons including flood issues, access constraints, landowner unwilling to sell etc) will not be allocated for housing in the Plan.

Please return this form to Richard Wood, Investment and Policy, Carlisle City Council, Civic Centre, Carlisle, CA3 8QG by the 22 November 2013.



Ordnance Survey
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SITE



ACCESS

Carlisle City Council
Strategic Housing Land Availability Assessment (SHLAA)

Consultation Comments Form
July 2014

(For Office Use)
Ref:

1. Contact Details

It is important that full details are provided in this section to ensure that the Council can contact respondents if required.

Name:	Margaret Hardy	Agent (if applicable):	
Position:	Principal Planner	Position:	
Organisation:	Taylor & Hardy Ltd	Organisation:	
Address:	9 Finkle Street Carlisle Cumbria	Address:	
Postcode:	CA3 8UU	Postcode:	
Tel:	01228 538886	Tel:	
Email:	margaret.planner@taylorandhardy.co.uk	Email:	

2. Site (Please use a separate form for every site you wish to comment on)

Site Ref:	CA 76	Site Name:	Land to be south of Chertsey Mount
Town/Village:	Carlisle	Site Address:	Land to be south of Chertsey Mount Carlisle
Are You... (Please tick)	The owner?	Acting on behalf of the owner?	
	☐	☒	
	A potential developer?	Any other interested party? (Please specify):	
	☐	☐	

Site Specific Comments

Do you agree with the assessment of the site?	Yes	No	If no, why not?
Is the Site information correct?	☒	☐	
Do you have any specific comment about this site?	Yes	No	What do we need to change or update?
	☐	☐	

The site is identified as being deliverable (0-5 years after Local Plan Adoption) and it is in this context that it is reaffirmed that the site is

- suitable for residential development
- available for residential development
- viable for residential development.

It is considered that these positive attributes support the allocation in the forthcoming Carlisle District Local Plan of all or part of the land for residential development.

The Local Planning Authority are urged to give positive consideration to the allocation of the site as set out above.

4. The SHLAA Process

Do you have any comment on the SHLAA process and the methods used to assess sites?

Please return all comment forms to:

SHLAA Consultation
Investment and Policy Team
Carlisle City Council
Civic Centre
Carlisle
CA3 8QG

Or:

lpc@carlisle.gov.uk

Please ensure that all comments reach us by 1 September 2014. We cannot guarantee that comments received after this date will be considered.

If you would like to submit a new site to us that has not already been assessed through the SHLAA, then please forward a simple location plan and any relevant information to the above address.