

Our Ref: MEH/SP/12/049

15th April 2015

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



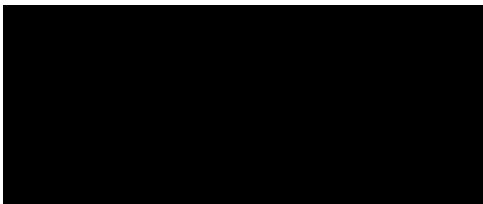
Dear Mr Legg,

**CONSULTATION RESPONSE
THE CARLISLE DISTRICT LOCAL PLAN 2015-2030
PROPOSED SUBMISSION DRAFT
LAND – WETHERAL SOUTH (SITE R19), WETHERAL FOR SIMTOR LTD**

Please find enclosed a Consultation Response in respect of the above. The Consultation Response being made, on behalf of Simtor Ltd in respect of land at Wetheral South (Site R19) Wetheral.

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

Yours sincerely,



**Margaret Hardy
Principal Planner**

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: 15/4/15	
<input checked="" type="checkbox"/> 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?			
<input checked="" type="checkbox"/> Policy	<input type="checkbox"/> Paragraph	<input checked="" type="checkbox"/> Chapter	<input checked="" type="checkbox"/> Figure
Please specify which Policy, Paragraph, Chapter or Figure you are referring to:			
Policy - SP2 & HO1, Chapter - 3 & 5, Figure - Inset 3			

Q2. Do you consider that the Local Plan is:		
Legally Compliant?		
<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Sound?		
<input type="checkbox"/> Yes	<input type="checkbox"/> Yes, with minor changes	<input type="checkbox"/> No

Q3. If you consider the Local Plan is <u>unsound</u>, is it because it is <u>not</u>:	
<input type="checkbox"/>	Positively Prepared?
<input type="checkbox"/>	Justified?
<input type="checkbox"/>	Effective?
<input type="checkbox"/>	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.
The site, Wetheral South (Site R19) is allocated for residential development (6 - 10 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 of the land for residential development.

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:

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?

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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.

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

Our Ref: MEH/SG/12/049

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

PLANNING SERVICES	
REF	
15 APR 2015	
RECORDED	
SCANNED	
PASSED TO	
ACTION	

Dear Mr Legg,

**CONSULTATION RESPONSE
THE CARLISLE DISTRICT LOCAL PLAN 2015-2030
PROPOSED SUBMISSION DRAFT
LAND AT THE HALLMOOR COURT, WETHERAL**

Please find enclosed a Consultation Response in respect of the above. The Consultation Response being made, on behalf of Simtor Ltd in respect of land adjacent to Hallmoor Court, Wetheral.

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

Yours sincerely,


Margaret Hardy
Principal Planner

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T 01228 538886 F 01228 810362 E planners@taylorandhardy.co.uk

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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:CA6 4BY	Postcode:
Contact No:01228 538886	Contact No:
Email:margaret.planners@taylorandhardy.co.uk	Email:
Signature:	
Date:	
<input checked="" type="checkbox"/> Please indicate if you wish to be updated on the progress of the Local Plan	

PART TWO - YOUR REPRESENTATION

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Legally Compliant?		
<input type="checkbox"/> Yes	<input type="checkbox"/> No	
Sound?		
<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> Yes, with minor changes	<input type="checkbox"/> No

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Q4. Please give details of why you consider the Local Plan is not legally compliant or is unsound. Please be as precise as possible.
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The site subject that is subject to this objection, Land Adjacent to Hallmoor Court, Wetheral, Strategic Housing Land Availability Assessment Site Reference WE03 is, in the SHLAA, identified as Deliverable. The site assessment stating that "this greenfield site that is located to the rear of an existing residential development. There is a possibility of connecting these areas which would allow any new development to relate well to the existing built up area. Although there is potential for development here there may be an issue in relation to access to the highway onto Steeles Bank".

The site referred to above is the subject of a Full Planning Application which proposes its development for residential purposes. (LPA reference number 12/0880). The details of this application together with the related consultation response from the Highway Authority clearly demonstrate that an access can be formed to the standards required by the Highway Authority and in this context the site ought to be allocated in the Carlisle District Local Plan for residential development.

In the context of the proceeding, it is considered that the positive attributes set out above support the allocation in the forthcoming Carlisle District Local Plan of all of the land for residential development.

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:

SHLAA site WE03 ought to be allocated in the Carlisle District Local Plan for residential development.

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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?

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

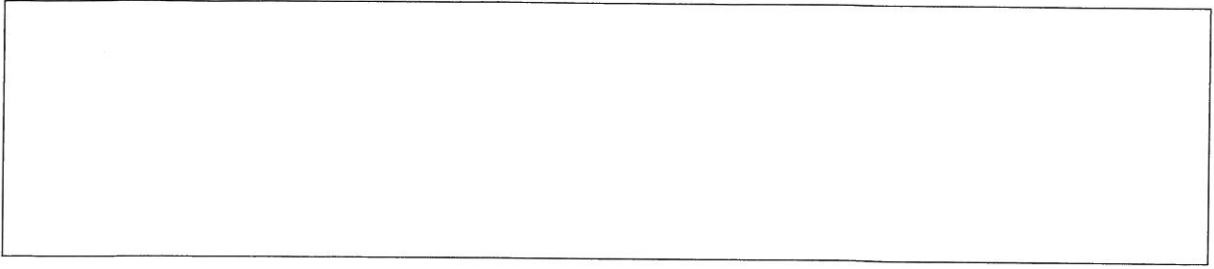
- ☐ No, I do not wish to participate at the hearing sessions of the examination
- ☒ Yes, I wish to participate at the hearing sessions of the examination

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

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To elaborate on the objection which is lodged.

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