

11 April 2016

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

PLANNING SERVICES	
REF	
12 APR 2015	
RECORDED	
SCANNED	
PASSED TO	
ACTION	

Dear Sir / Madam,

Consultation Response to Carlisle District Local Plan Main Modifications

Persimmon Homes Lancashire would like to take the opportunity to respond to the proposed Main Modifications to the Local Plan. Our comments relate to the changes (additions) proposed in relation to site U20 – Land South of Durranhill Road, Botcherby.

It is the following paragraph added following advice from Cumbria County Highways that we feel is unsound:

"Highways advice: access will be from Durranhill Road, through the adjacent development known as Barley Edge, where an access road has been created to serve this site. Access should be safe and the development of the site should ensure good non-motorised links to the surrounding area as well as improvements to the existing to accommodate the potential increase in use. Mitigation measures for traffic impact will be needed not merely to allow the additional motorised traffic, but also pedestrian movements to main attractors (schools, retail, leisure)."

This statement is unjustified. The site will be brought forward jointly with U18. The majority of the two allocations are within the same ownership and have been marketed thus. Therefore there is no reason for the site to access via the existing adjacent development known as Barley Edge. When considered together as there is no reason that they should not be, the two allocations offer 124m worth of direct frontage on to Durranhill Road. This length of frontage, although accepted that the whole of it would not be appropriate to access from/to due to other factors (such as visibility splays etc.), does provide more than adequate opportunity to have both a primary vehicle access and other secondary links, such as emergency vehicular links. Pedestrian and cyclist links can also be accommodated.

If agreement is possible with a third party landowner then connections through to the existing estate can be made, if necessary, both for vehicles and / or pedestrians. This is in order to promote the resilience of the site but these are not necessary, only desirable.

In order for the plan to be positively prepared and justified, it is suggested that the text is further modified to read:

"Access will be directly from Durranshill Road to land allocation (U20). Access should be safe and the development of the site should ensure good non-motorised links to the surrounding area as well as any necessary improvements to the existing to accommodate the potential increase in use. Mitigation measures for traffic impact may be needed not merely to allow the additional motorised traffic, but also pedestrian movements to main attractors (schools, retail, leisure)."

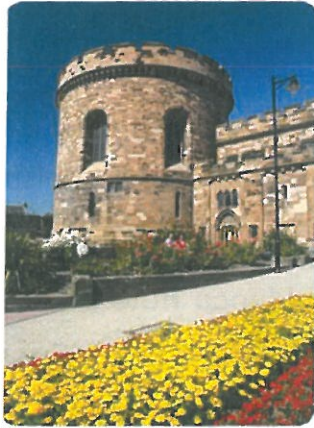
With this change it is felt that this policy can be found sound.

Persimmon Homes Lancashire has not previously provided representation on this site as our interest in the site is relatively recent. However, we would like to take this opportunity to support the inclusion of both U20 & U18 as residential allocations in the Local Plan. Initial survey works have indicated that the potential capacity of the site(s) is around 300 dwellings. It is appreciated that the figure included within the policy is only a guideline, and not a cap, but we would nevertheless like to take this opportunity to reiterate the developability and deliverability of these allocations.

Yours sincerely,



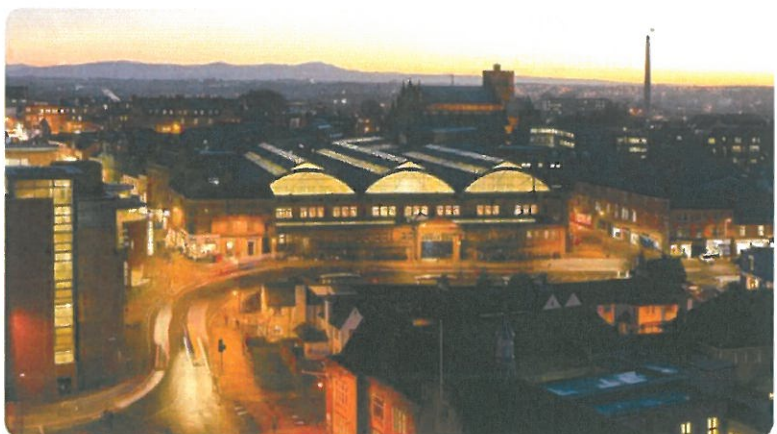
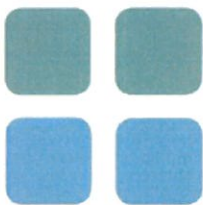
Rachael Graham,
Senior Planner
Persimmon Homes Lancashire



The Carlisle District Local Plan 2015-2030

Proposed Main Modifications (March 2016)

Consultation Representation Form



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

INSTRUCTIONS

The Carlisle District Local Plan Schedule of Main Modifications, arising from the recent Examination in Public, includes a series of changes to the published Carlisle District Local Plan 2015-2030. These suggested changes are being consulted on for a period of six weeks. **For advice on how to respond to the consultation, and how to fill in this form, please see the accompanying guidance note on the Council's website at <http://www.carlisle.gov.uk/planning-policy>**

Please note all representations must be received by no later than **17:00 on Monday 25th April 2016**. There are no guarantees that any representations received after this deadline can be accepted.

For all representations parts one and two of this form should be completed. Please use a separate form for each Proposed Main Modification that you wish to comment on. It is important that your responses relate only to the Proposed Main Modifications or any associated Sustainability Appraisal or Habitat Regulation Assessment matters. Representations relating to other parts of the Plan will not be considered.

A copy of the Schedule of Main Modifications and all supporting documentation, including the Sustainability Appraisal and Habitat Regulation Assessment Addendums, are available to view at <http://www.carlisle.gov.uk/planning-policy>

How to respond –

Via email: lpc@carlisle.gov.uk

In writing:

Investment and Policy
Carlisle City Council
Civic Centre
Carlisle
Cumbria
CA3 8QG

To find out more Call: 01228 817569

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 Proposed Main Modifications, it would be helpful if these could make a single representation. It would also be useful if, in such circumstances, you state how many people/groups the submission is representing and how the representation was authorised.

Your Details	Your Agent's Details (If applicable)
Title: MRS	Title:
Surname: GRAHAM	Surname:
Forename: RACHAEL	Forename:
Organisation/Company: PERSIMMON HOMES LANCASTHIRE	Organisation/Company:
Address: PERSIMMON HOUSE, LANCASTER BUSINESS PARK, CATON RD., LANCASTER Postcode: LA1 3RQ	Address: Postcode:
Contact No: 01524 542035	Contact No:
Email: rachael.graham@persimmonhomes.com	Email:
Signature: 	
Date: 10.04.16	
☐ Please tick if you are not already on our mailing list but would like to be kept updated on the progress of the Local Plan	

PART TWO - YOUR REPRESENTATION

Please use a separate form for each Proposed Main Modification that you wish to comment on. It is important that your responses only relate to the main modifications and not to other parts of the Plan.

Q1. Please give the Proposed Main Modification reference your comment relates to

Main Modification reference – MM

Q2. Do you consider that the Proposed Main Modification to the Local Plan addresses the following in relation to the policy(s) concerned;

Legally Compliant?

☒ Yes

☐ No

Sound?

☐ Yes

☒ Yes, with minor changes

☐ No

Q3. If you consider the Local Plan remains or is unsound in light of the Proposed Main Modification, is it because it is not:

☒ 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 in light of the Proposed Main Modification. 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 reasoning.

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.

PLEASE SEPARATE LETTER

Please continue on a separate sheet if necessary

Q5. Please set out what alternative/additional 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 suggested revised wording. Please be as precise as possible:

PLEASE SEE SEPARATE LETTER

Please continue on a separate sheet if necessary

Q6. Do you have any comments on the supporting documents, such as the Sustainability Appraisal Addendum or the Habitats Regulations Assessment Addendum?

No.

Please continue on a separate sheet if necessary

Q7. Any issues raised on the Main Modifications will be considered as written representations by the Inspector. Further hearing sessions will only be scheduled exceptionally. However please indicate whether you wish to appear at an examination hearing session if necessary?

☒ Yes ☐ No

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