

Our Ref: MEH/SP/13/059

15th April 2015

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



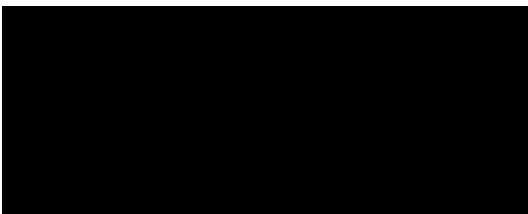
Dear Mr Legg,

**CONSULTATION RESPONSE
THE CARLISLE DISTRICT LOCAL PLAN 2015-2030
PROPOSED SUBMISSION DRAFT
LAND ADJACENT TO THE ROCKCLIFFE MEMORIAL HALL, ROCKCLIFFE**

Please find enclosed a Consultation Response in respect of the above. The Consultation Response being made, on behalf of Armeria (UK) Ltd in respect of land adjacent to the Memorial Hall, Rockcliffe.

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:CA6 4BY	Postcode:
Contact No:01228 538886	Contact No:
Email:margaret.planners@taylorandhardy.co.uk	Email:
Signature: 	
Date: 15/4/2015	
☒ 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 & HO1, Chapter 3&5			

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.
The site subject of this objection, land adjacent to Rockcliffe Memorial Hall, is identified in the strategic Housing Land Availability Assessment (site reference R001) as developable. The site Assessment states that "this is greenfield grazing land that lies immediately South of Rockcliffe Memorial Hall on the southern edge of the village. It relates well to the built form of the village. This site lies within a waste disposal site and it is close to a sewage works to the South. It lies within Flood Zone 2 which means it will be subject to a Sequential Test to demonstrate that there are no reasonably available sites in areas with a lower possibility of flooding that would be appropriate to the type of development or land use

proposed should development be approved on the site, then mitigation measures to reduce the flood risk would be expected."

It is considered that in the context of

- the proceeding
 - the submission made by Taylor and Hardy Ltd to the Local Planning Authority in July 2014, September 2013, November 2013 and April 2014.
 - the grant of planning permission on part of the site LPA Ref. No. 14/901
- it is considered that the site shown on the plans (2) attached ought to be allocated as a whole 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:

In light of the above it is considered that site R001 (SHLAA) ought, as a whole, to be allocated 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?

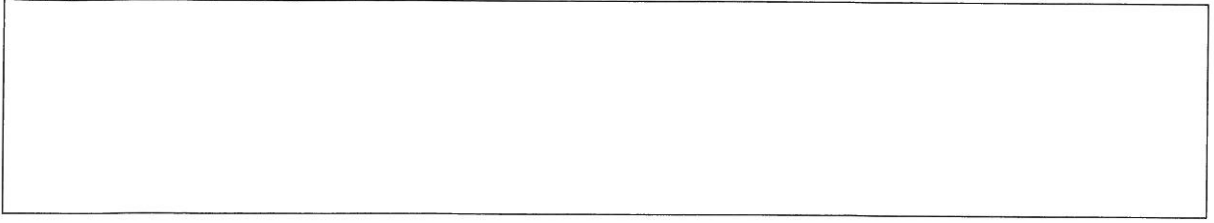
- ☐ No, I do not wish to participate at the hearing sessions of the examination
- ☒ Yes, I wish to participate at the hearing sessions of the examination

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

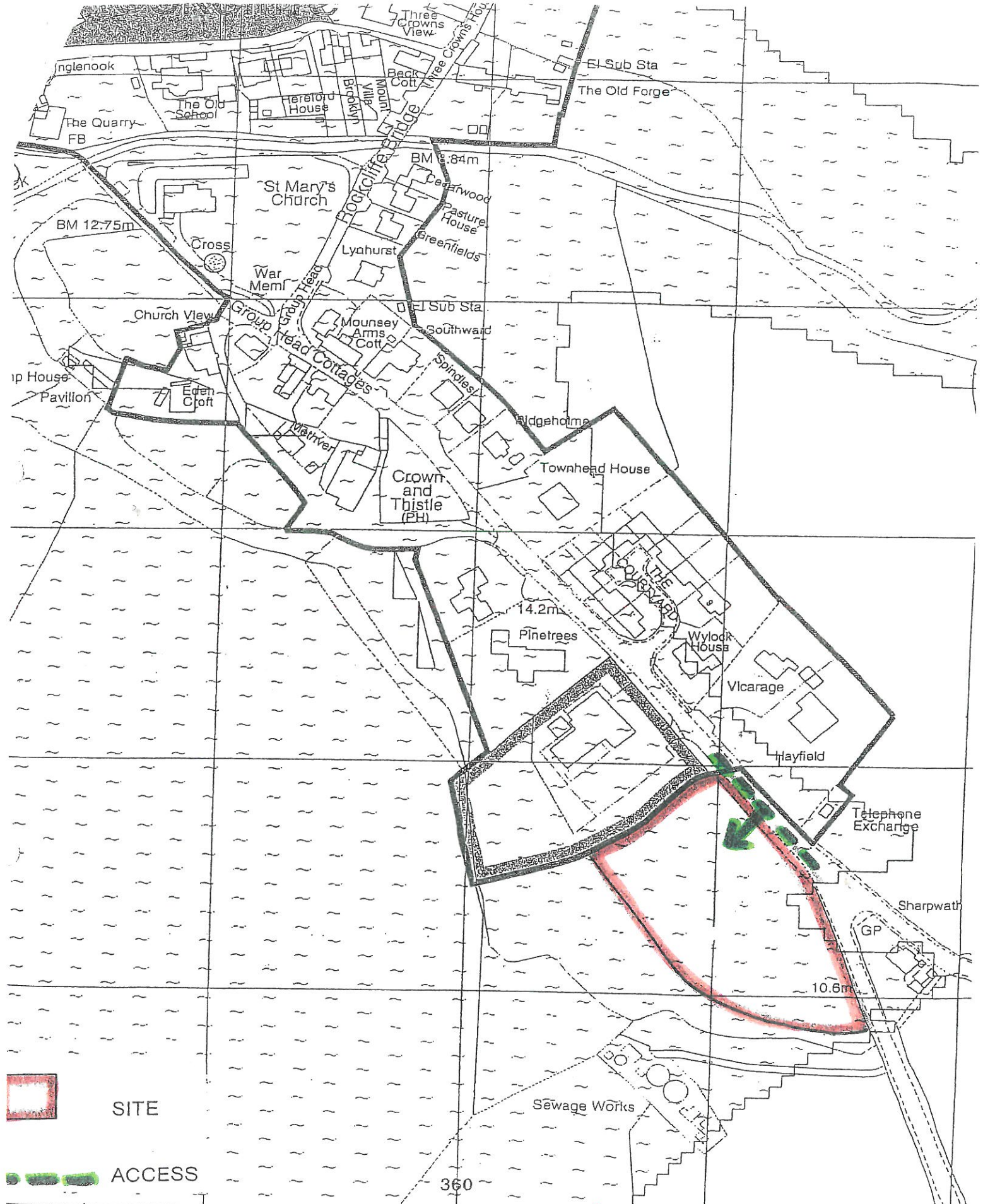
Please note it will be at the discretion of the Inspector to determine the content of the hearing sessions and who will be heard.

To elaborate on the background to this objection.

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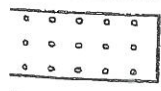
**Thank you for your time to complete and return this Representation form.
Please keep a copy for future reference.**



SITE



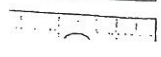
ACCESS



Regionally Important Geological / Geomorphological Site LE3



River Floodplain LE26 - 27



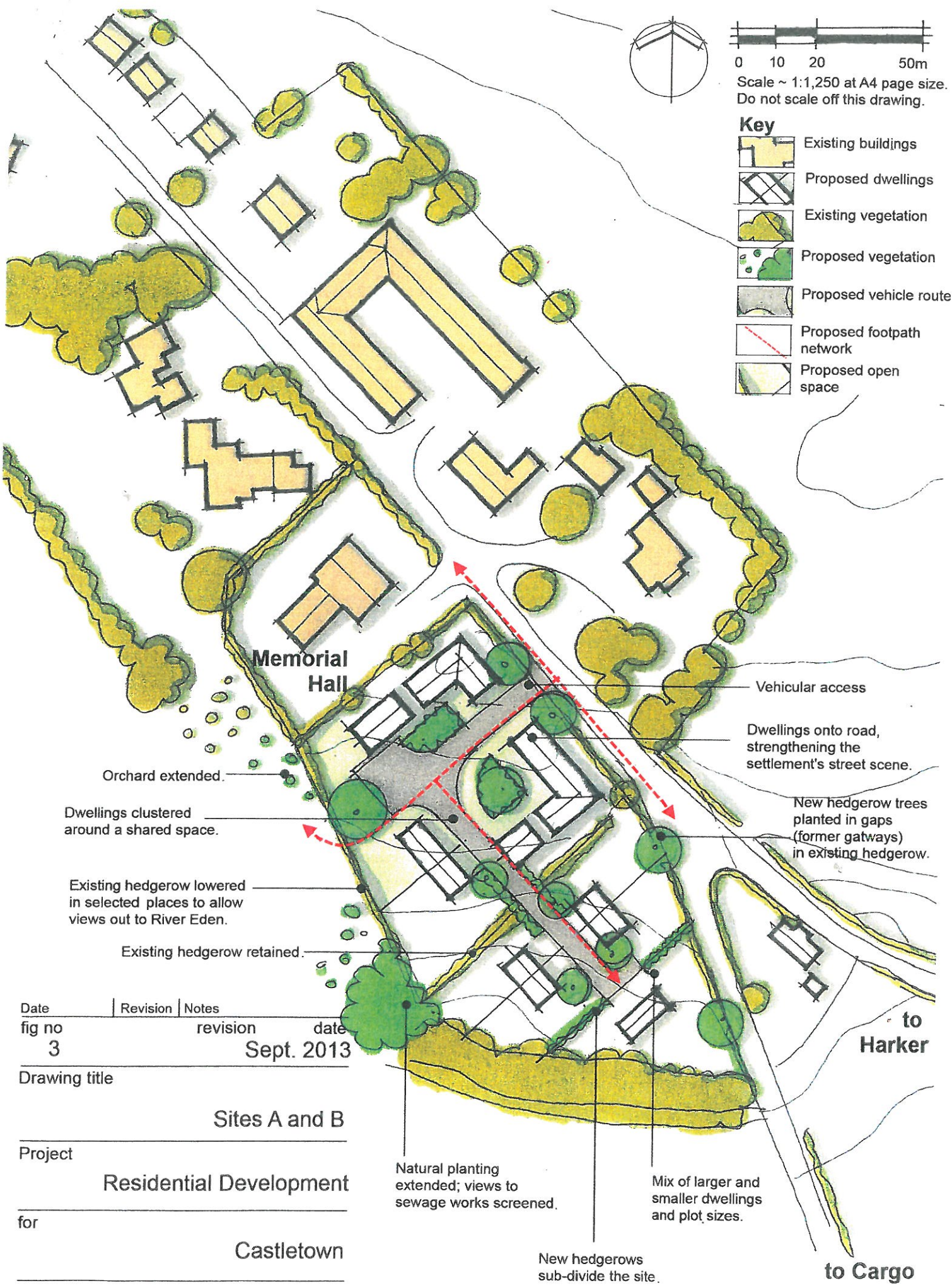
Scheduled and other National Monuments



SAC DP7

Whole area is within:

Carlisle District Local Plan



0 10 20 50m
Scale ~ 1:1,250 at A4 page size.
Do not scale off this drawing.

- Key**
- Existing buildings
 - Proposed dwellings
 - Existing vegetation
 - Proposed vegetation
 - Proposed vehicle route
 - Proposed footpath network
 - Proposed open space

Date	Revision	Notes
fig no 3	revision	date Sept. 2013

Drawing title
Sites A and B

Project
Residential Development

for
Castletown

Eden Environment Ltd
www.edenenvironment.com

Drawing based on topographic survey undertaken by Survey Station, August 2013

