

TAYLOR & HARDY
CHARTERED TOWN PLANNERS

Consultee Ref 028
Agent Ref A 001
Rep Ref 0095-0096

Our Ref: MEH/SP/11/060

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

PLANNING
REF
17 APR 2015
RECEIVED
DATE
TIME
BY

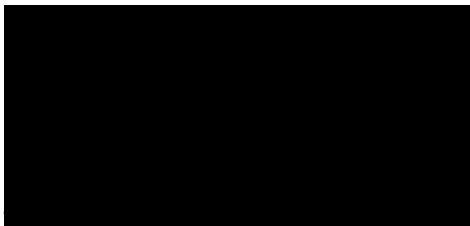
Dear Mr Legg,

**CONSULTATION RESPONSE
THE CARLISLE DISTRICT LOCAL PLAN 2015-2030
PROPOSED SUBMISSION DRAFT
LAND AT DURDAR FARM, DURDAR**

Please find enclosed a Consultation Response in respect of the above. The Consultation Response being made, on behalf of Mr and Mrs Beaty in respect of land/property at Durdar Farm, Durdar.

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

Yours sincerely,



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:	
☒ 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, SP3 & HO1, Chapter - 3 & 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.
The site subject of this objection, land at Durdar Farm, Strategic Land Availability Assessment Site Reference DU03, is, in the SHLAA, identified as having potential in the Carlisle South urban expansion. ie. post 2025. The Site Assessment stating that "This is a partly brownfield and is large for a settlement the size of Durdar. Durdar has little in the way of services, but it lies close to both Carlisle and Dalston and therefore the argument can be made that it would be a sustainable location. This site could have long term potential as part of a masterplan for Carlisle South urban expansion."

It is noted that the Local Planning Authority have accepted that the development of the site on a whole for residential development is appropriate in the longer term - this position is welcomed.

An objection is, however, raised as the land/property at the steading itself and in its immediate vicinity are wholly appropriate for residential development in the short term. A residential development on this part of the site can be carried out in a manner which will not prejudice the delivery of the larger scale development of the land as a whole in the longer term.

In the context of the preceeding, it is considered that the positive attributes set out above, support the property at the Farm steading and its vicinity for allocation in the forthcoming Carlisle District Local Plan of 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:

The site referred to above 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?

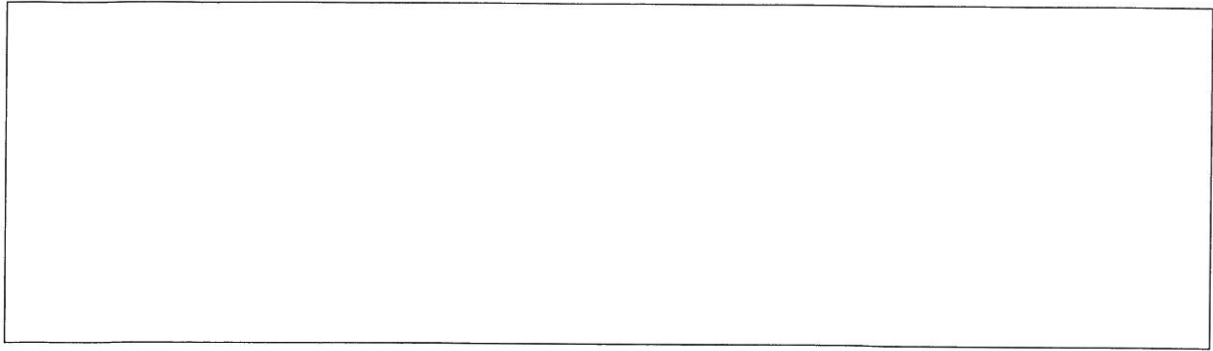
- ☐ No, I do not wish to participate at the hearing sessions of the examination
- ☒ Yes, I wish to participate at the hearing sessions of the examination

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

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 objection which is lodged.

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

