



# The Carlisle District Local Plan 2015-2030

## Proposed Submission Draft Consultation Representation Form



CARLISLE  
CITY COUNCIL



[www.carlisle.gov.uk](http://www.carlisle.gov.uk)



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

## INSTRUCTIONS

**Before you start, you are advised to read the Guidance Note published separately alongside this form.**

Please note all representations must be received by no later than Monday **20<sup>th</sup> April 2015**. 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. Should you wish to make more than one representation, please fill in and submit a separate form for each.

A copy of the Proposed Submission Draft Local Plan and all supporting documentation is available to view at [www.carlisle.gov.uk/localplan](http://www.carlisle.gov.uk/localplan)

### **How to respond –**

**Via email:** [lpc@carlisle.gov.uk](mailto: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 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.

<b>Your Details</b>	<b>Your Agent's Details (If applicable)</b>
Title: Mr	Title:
Surname:Craig	Surname:
Forename:Bryan	Forename:
Organisation/Company:Brymar Construction Services	Organisation/Company:
Address:11 Buebank Road Dalston Carlisle	Address:  Postcode:
Postcode:CA5 7RE	
Contact No:01228 710020	Contact No:
Email:	Email:
Signature: Bryan Craig	
Date:16 April 2015	
<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 checked="" type="checkbox"/> Paragraph	<input type="checkbox"/> Chapter	<input type="checkbox"/> Figure
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### **Please specify which Policy, Paragraph, Chapter or Figure you are referring to:**

Based on the requirements of being Positively Prepared, Justified, Effective and Consistent with national policy, I wish to make the following comments:-

#### **Policy SP8 - Page 59**

There is a need for some kind of division which will prevent the unrestricted sprawl of large built up areas merging with adjoining settlements. To do this the Government has placed great importance on the use of Green Belts as in paragraph 79 and 80 of the National Planning Policy Framework. This would apply in particular to the area between the village of Dalston and the new CND.

#### **Policy EC5 – 4.20 - Page 79**

Why is Dalston designated as a District Centre and what are the implications when relating to its village status.

#### **Policy HO5 - Page111**

There should be a clause added here to state that this type of development will not have an adverse impact on the green infrastructure open space and views from the settlement.

#### **Policy HO6 - Page 113**

A clause should be added to state the following;- To promote sustainable development in role areas, housing should be located where it will enhance and maintain the vitality of rural communities. This is in accordance with para 55 of the National Planning Policy Framework which states for example that

–The exceptional quality or innovative nature of the design of the dwelling. Such a design should;

– be truly outstanding or innovative, helping to raise standards of design more generally in rural areas;

– reflect the highest standards in architecture;

– significantly enhance its immediate setting; and

– be sensitive to the defining characteristics of the local area.

#### **HO6 - Page 114**

Too much emphasis put on rural workers housing and no mention of housing for other people working in the rural area which will enhance the economic vitality of the area such as Guesthouses. Restaurants, Hotels etc.

**Policy HO9 - Page 120**

There should be a restriction on the number of houses in multiple occupation in each street so as to not de-value the remaining properties. This may help to overcome the problem where we now have a concentration of HMOs, in particular areas such as Warwick Square/Aglionby Street/ Warwick Road, Stanwix, and Chatsworth and Portland Squares.

**Policy HO11 - Page 124**

There is no mention in this policy to take into account the views of local residents and the impact on their living conditions and general well-being. Proposals should ensure that there is no detrimental effect on residential amenity either through noise, nuisance, damage to visual amenity or increase in traffic; and There is also no mention of a section which would prevent of the loss of any important green open space.

**Policy IP3 - Page 135**

A minimum of 2 spaces should be set now without the need for any highways input.

**Policy IP SW8 Planning Obligations - Page 144**

Once again the cumulative impact of any present and future development should be taken into account within this clause.

**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 unsound, 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. 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.

**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:**

Policy SP8 - Page 59

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Policy EC5 – 4.20 - Page 79

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Policy HO6 - Page 113

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–The exceptional quality or innovative nature of the design of the dwelling. Such a design should;

– be truly outstanding or innovative, helping to raise standards of design more generally in rural areas;

– reflect the highest standards in architecture;

- significantly enhance its immediate setting; and
- be sensitive to the defining characteristics of the local area.

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#### Policy IP3 - Page 135

A minimum of 2 spaces should be set now without the need for any highways input regardless of any highways authority input.

#### Policy IP SW8 Planning Obligations - Page 144

Once again the cumulative impact of any present and future development should be taken into account within this clause.

**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.**

I would be interested in participating in the process through the Hearing Sessions based on the fact that I have been involved in the Local Plan from its outset and have an underlying interest in planning in general and planning Carlisle's future in particular.



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