

From: Cllr James Bainbridge (Google)
Sent: 17 April 2015 22:06
To: LPC
Subject: Rep No 0139 - 0140 Cllr James Bainbridge 17 Apr 15

LOCAL PLAN - CONSULTATION TO FINAL DRAFT.

Dear Local Plans,

With regards to the recent consultation process, I would like to make a few brief points to some of the sites in my Council Ward of Stanwix Rural.

Over time, I have come to the conclusion that the land located between Windsor Way and Tarraby is no longer suitable for inclusion in the plan. Ironically it is currently being applied for full permission by the owner Persimmon Homes. The main concern I have is that previous considerations of this site have failed to uncover the full extent of flooding and drainage issues in the area. Should permission be granted for building at Greymoorhill nearby, then this will only serve to exacerbate the issue. To be blunt my honest opinion and great concern is that we are about to offer up for development land which currently serves as a natural sponge in times of heavy rain, without fully understanding the role that it plays. Responses so far fail to appreciate this. Should this site go forward in the Local Plan process I would wish to use my right to speak at the Planning Inspector hearing.

In Kingmoor Parish I have been contacted by a local landowner, whose land (Middle Farm in Crindledyke) has been considered in the past as an alternate site. He has discussed his feelings that as such this land is highly suitable for inclusion in the current local plan, it is extensive, of a similar (if not better) suitability than the Crindledyke development which was passed for development a few years back. Whilst this previous development was controversial at the time, I am persuaded that a rational argument can be made for this 'Middle Farm' site to be included in some way going forward in this current Local Plan. At present it seems the only concern against it seems to be the highways junction, which will fail before the current ongoing Crindledyke development site is completed. However this is a matter that could be dealt with through conditioning, and perhaps ought not blackball this location.

With Regards

James Bainbridge

Carlisle City Councillor
Stanwix Rural Ward.