



The Carlisle District Local Plan
2015-2030

Proposed Submission Draft Consultation Representation Form



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.

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

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 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: Mr	Title: Miss
Surname: Wannop	Surname: Lightfoot
Forename: Alistair	Forename: Rachel
Organisation/Company:	Organisation/Company: Positive Planning Solutions Ltd
Address: Linstock Castle Linstock	Address: 48 Helvellyn Rise Carlisle
Postcode:	Postcode: CA2 6QL
Contact No:	Contact No: 07795 678 577
Email:	Email: positiveplanningsolutions@hotmail.co.uk
Signature: Rachel Lightfoot	
Date: 20 April 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:			
Housing Chapter, policy HO1			

Q2. Do you consider that the Local Plan is:

Legally Compliant?

Yes X

No

Sound?

Yes

Yes, with minor
changes X

No

Q3. If you consider the Local Plan is unsound, is it because it is not:

Positively Prepared?

Justified?

Effective? X

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.

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This representation is for the substitution of sites within Linstock. Both sites are within the control of the same client who wishes to see an appropriate site for the village developed. However, there are concerns over the site which has been chosen.

The site within the plan R13 is considered to potentially have a negative impact on the adjacent listed Linstock Castle contrary to paragraph 134 of the National Planning Policy Framework. The reduction in site boundaries which has been undertaken in order to lessen the impact on the adjacent listed building has resulted in the provision of a site which is unrelated to the general form of the village, being on the opposing side of the main road through the village to the general bulk of the settlement.

It is also considered that a housing site at this location, nearby a bend in the road and several existing accesses would result in highway issues which may result in a delay in the site coming forward and would have an impact on development form and viability.

The representation seeks to substitute the proposed site with land on the opposing side of the road, yielding the same level of housing. The site was considered as acceptable within the first five years in the Strategic Housing Land Availability Assessment (Site Reference OC31) although a larger site than required was proposed. It is considered that the site recommended for substitution has several advantages over R13:

- The site is well related to existing immediately adjacent housing and provides for infill between existing properties;
- The site can achieve easy vehicle access;
- The development of the site would not have any impact on the listed Linstock Castle;
- The development of the site would not conflict with the use of Linstock Castle as a working farm;
- The client no longer wishes to progress the development of R13 due to the conflicts of housing and agricultural activities, the proposed substituted site would not conflict with the farm access and activities and is therefore superior in terms of achievability and deliverability.

In terms of its relationship with the village, the proposed alternative site would generate the same number of units with a strong frontage to the road, providing for infill development on land which already has a footpath to the frontage and strong pedestrian links into the rest of the village.



As can be seen from the above, the land related well to housing to provide an infill opportunity with sufficient land to enable a structural planting scheme to further 'bed' it into the landscape.

It is therefore concluded that:

- The owner of site R13 shares the concerns of English Heritage and further has concerns over the development of the site adjacent to an agricultural access and no longer wishes to see R13 developed;
- The proposed substituted site is well related to the village and provides an infill opportunity between existing residential development;
- The proposed substituted site allows for easier highways access than R13 which would require additional works to be carried out to enable access;
- The proposed substituted site is deliverable unlike the proposed R13 site which the owner confirms he does not want to be developed for the reasons above; and
- The proposed substituted site is capable of yielding the same number of units as R13.

The Inspector is therefore respectfully requested to substitute the sites as proposed above.

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 owner of the land R13 no longer wishes to develop the site and therefore it is proposed to substitute the site with the site noted in the SHLAA as OC31. It is considered that as R13 is no longer considered to be available and therefore deliverable, the proposed substitution would result in the Plan being sound in this regard.

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?

n/a

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
X

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:

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Surname: Alistair	Surname: Lightfoot
Forename: Wannop	Forename: Rachel
Organisation/Company:	Organisation/Company: Positive Planning Solutions Ltd
Address: Linstock Castle Linstock	Address: 48 Helvellyn Rise Carlisle
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The Inspector is respectfully requested to give allocation status to land at Brunstock.

It is considered that it is important that the Plan positively prepare for housing within the rural area to enable it to come forward with confidence and improve the supply of rural housing, particularly where it is well related to Carlisle and the services therein.

The proposed site is well related to the existing settlement of Brunswick and was considered to be appropriate within the Strategic Housing Land Availability Assessment under reference OC33. The site offers the opportunity to develop a small bespoke rural scheme which can be quickly delivered as housing to aid in the provision of homes within the rural community. The site offers the benefit of being rural whilst being close to Carlisle and the services within it including retail, education and health.

The site is well related to the village and can be delivered with little visual impact on the wider countryside. There are no technical issues which would preclude its coming forward at an early stage in the Plan to aid in the provision of rural homes within the District.

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 Inspector is respectfully requested to amend the Local Plan through the allocation of the site at Brunstock (Council SHLAA ref OC33) to aid in the delivery of rural housing in the District.

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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