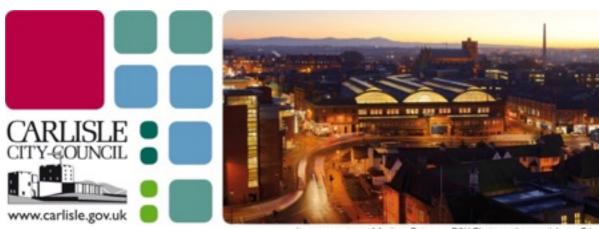


Proposed Submission Draft Consultation Representation Form



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

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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

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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 X		

PART TWO - YOUR REPRESENTATION

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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 No

changes X

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

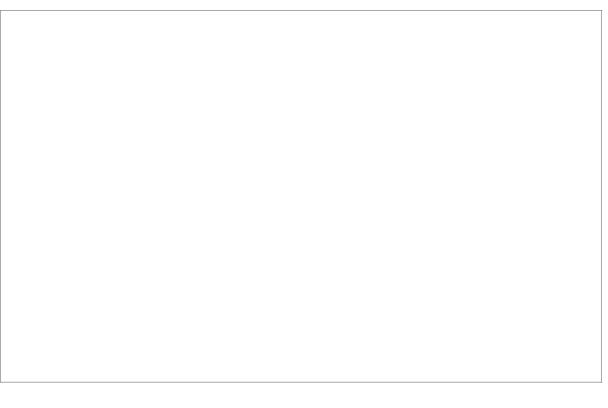
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No, I do not wish to participate at the hearing sessions of the examination $\boldsymbol{\mathsf{X}}$

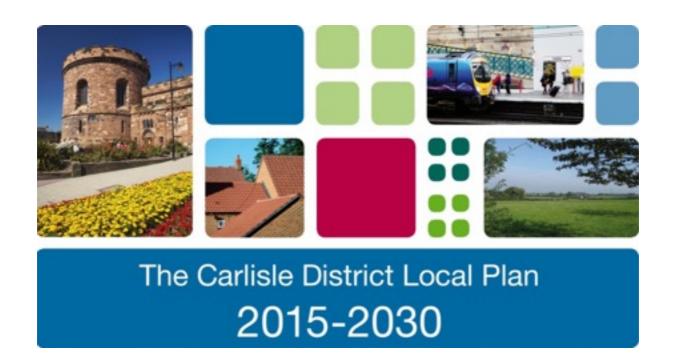
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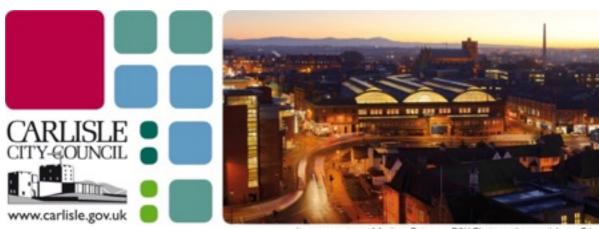
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Surname: Alistair	Surname: Lightfoot	
Forename: Wannop	Forename: Rachel	
Organisation/Company:	Organisation/Company: Positive Planning Solutions Ltd	
Address: Linstock Castle Linstock	Address: 48 Helvellyn Rise Carlisle	
Postcode:	Postcode: CA2 6QL	
Contact No:	Contact No: 07795 678 577	
Email:	Email: positiveplanningsolutions@hotmail.co.uk	
Signature: Rachel Lightfoot		
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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.

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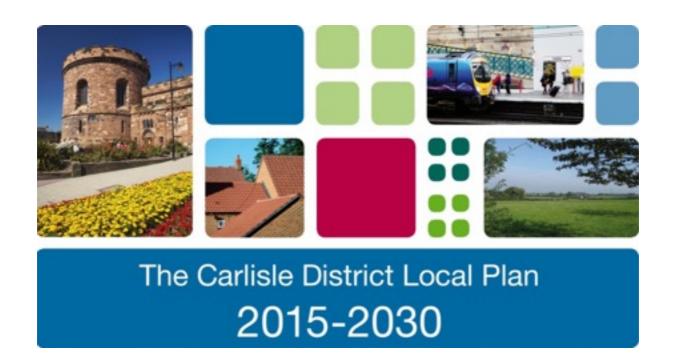
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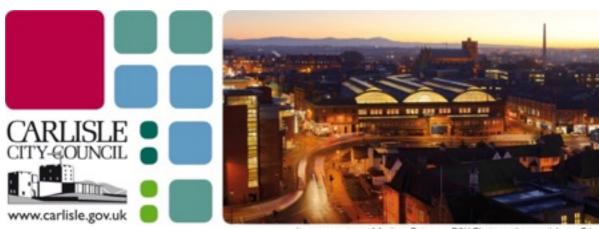
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