



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.

Please note all representations must be received by no later than Monday **20th 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

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:	Title: Mr
Surname:	Surname: Miller
Forename:	Forename: David
Organisation/Company: Adamski/Hutchinson/Nanson/Milbourne	Organisation/Company: North Associates
Address: Postcode:	Address: Suite 4, Grindleton Business Centre, The Spinney, Grindleton, Clitheroe, Lancashire Postcode: BB7 4DH
Contact No:	Contact No: 01200 449707/07971 330063
Email:	Email: davem@north-associates.com
Signature: D. Miller	
Date: 10/04/15	
☒ 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
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Please specify which Policy, Paragraph, Chapter or Figure you are referring to:

HO2 (Windfall Housing Development)

Q2. Do you consider that the Local Plan is:

Legally Compliant?

☒ Yes	☐ No
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Sound?

☐ Yes	☐ Yes, with minor changes	☒ No
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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.

Whilst the inclusion of a windfall housig policy is supported, policy HO2 as currently drafted is considered to be too rudimentary in its approach to the identification of named settlements where new housing is acceptable. As written, only the settlements of Carlisle, Brampton and Longtown are referenced. The Local Service Centres referenced at policy DP1 to the adopted Carlisle District Local Plan 2001-16 are no longer recognised and now all appear to fall into the broad category of villages wtihin the rural area. A number of these settlements are wholly appropriate locations for more than limited housing growth, as evidenced by the fact that formal housing allocations are proposed. Typical examples are those of Warwick Bridge, which has two housing allocations proposed (R17 and R18) and Houghton (R10) yet

any windfall development beyond this must then satisfy the rural settlements enhancement and vitality tests set out in the body of policy HO2 as if the settlement was, for example, a hamlet set in otherwise open countryside. The Inspector is asked to examine this obvious disparity otherwise it may result in sustainable housing development being resisted on a misconceived and blanket basis through the determination of individual planning applications that lack consistency of assessment.

This policy should be seen in the context of policy SP2 and the representations that we have made to it concerning the need for additional housing supply and allocations.

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 addition of Warwick Bridge, Houghton and other, similarly sized settlements into a category that sits between the main settlements of Carlisle, Brampton and Longtown and the balance of the rural area.

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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?

No

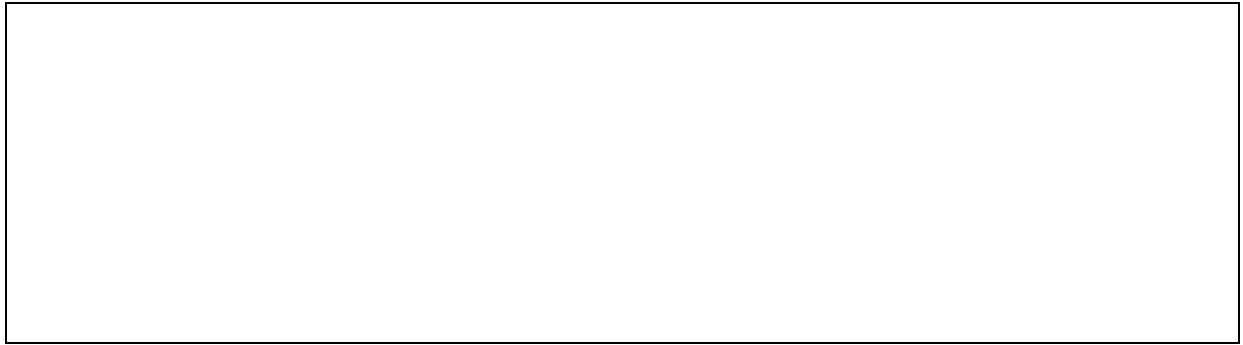
Q7. If your representation is seeking a change; do you consider it necessary to participate in the hearing sessions of the examination?

- ☐ 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.

Policy HO2 is, in our view, too simplistic in its construction and we would appreciate the opportunity of participating in a discussion given our various interests in a number of the rural settlements.



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