



The Carlisle District Local Plan 2015-2030

Proposed Submission Draft Consultation Representation Form



CARLISLE
CITY COUNCIL



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 **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: Ms	Title: Mr
Surname:Dixon	Surname:Greig
Forename:	Forename:Sam
Organisation/Company:	Organisation/Company:Taylor and Hardy Ltd
Address:c/o Taylor and Hardy Ltd	Address:North House Kingstown Carlisle
Postcode:	Postcode:CA6 4BY
Contact No:	Contact No:01228 538886
Email:	Email:sam.planners@taylorandhardy.co.uk
Signature: Sam Greig	
Date:17/04/15	
<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 type="checkbox"/> Paragraph	<input type="checkbox"/> Chapter	<input type="checkbox"/> Figure
Please specify which Policy, Paragraph, Chapter or Figure you are referring to:			
HO1 - Housing Strategy and Delivery			

Q2. Do you consider that the Local Plan is:		
Legally Compliant?		
<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Sound?		
<input type="checkbox"/> Yes	<input type="checkbox"/> Yes, with minor changes	<input checked="" type="checkbox"/> No

Q3. If you consider the Local Plan is <u>unsound</u>, is it because it is <u>not</u>:	
<input type="checkbox"/> Positively Prepared?	
<input checked="" type="checkbox"/> Justified?	
<input type="checkbox"/> Effective?	
<input type="checkbox"/> 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.
My client objects to the exclusion of the site, which is outlined in red on the accompanying site location plan, from the list of sites allocated, under Policy HO1, for residential development.
The site covers approximately 1.85 hectares and could accommodate 40-50 dwellings.
The majority the land that forms part of this proposal was identified in the Stage 1 version of the Preferred Options Consultation document as one of the Council's preferred housing sites in Scotby.

In proposing that the site be allocated for residential development the Council had assessed the suitability of the site for residential use. The commentary in the initial Preferred Options document stated that "The site itself relates well to the settlement and provides a logical infill opportunity. It is otherwise generally flat and does not suffer from any significant risk of flooding and, as such, should be deliverable". Clearly the Council supported the principle of developing the site for residential purposes.

The site was removed from the second Preferred Options Consultation document, as the Council perceived that an acceptable access could not be provided. In the second Preferred Options Consultation document the Council proposed that an alternative parcel of land be allocated for residential use (LPA Reference No. SCOT1). SCOT1 is located at the northern extent of Scotby, on the eastern side of the road, adjacent to the A69. In promoting the alternative site, the Preferred Options Consultation document stated "The first stage consultation on the Local Plan showed another site, west of Scotby Road, as the preferred option for allocation. However, the site has been found to have access constraints which are unlikely to be overcome. Part of Scot1 is therefore considered to be the next preferable site".

The Council's own assessment makes it clear that the original proposed allocation, i.e. my client's proposal, is the sequentially preferred site and that it was only removed due to potential access constraints. It has now been demonstrated that the access constraints have been overcome.

An Outline planning application was submitted to the Council, which proposed the erection of 14 dwellings on my client's site (LPA Reference 14/1091). That application proposed the formation of a 5.5 metres access road into the site from Scotby Road. The application was considered by the Council's Development Control Committee on the 27th March 2015 when the Committee resolved to grant 'authority to issue an approval' subject to the completion of the s106 agreement to secure the provision of affordable housing.

In light of the above it is clear that an access can be achieved to serve what the Council considered as its sequentially preferable site. In light of this there is no rational reason for the Council not to promote the allocation of the site and the adjoining land.

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:

That the site identified is allocated for residential development.

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.

To be able to discuss the merits of allocating the site.

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

