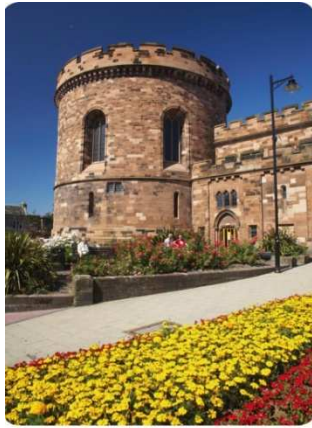


The Carlisle District Local Plan 2015-2030

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: Mr	Title: Ms
Surname: Cornthwaite	Surname: Diamond
Forename:	Forename: Julie
Organisation/Company:	Organisation/Company: Taylor and Hardy Ltd
Address:	Address: North House, Kingstown, Carlisle
Postcode:	Postcode: CA6 4BY
Contact No:	Contact No: 01228 538886
Email:	Email: julie.planners@taylorandhardy.co.uk
Signature: Julie Diamond	
Date: 17/04/2015	
☒ 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:			
HO1 and Appendix 1 (Sites Allocated under HO1)			

Q2. Do you consider that the Local Plan is:			
Legally Compliant?			
☐ Yes	☐ No		
Sound?			
☐ Yes	☒ Yes, with minor changes	☐ No	

Q3. If you consider the Local Plan is <u>unsound</u>, is it because it is <u>not</u>:	
☒ 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.
I wish to object to Policy HO1 and Appendix 1 (Sites Allocated under Policy HO1) due to the exclusion of my client's land as a suitable site for residential development.
The land the subject of this objection is located in the village of Smithfield and is identified on the plan enclosed.
The Carlisle Rural Masterplan has specifically highlighted the suitability of this site for residential development. It states:

"Assuming further growth is desirable, none of the possible sites are particularly sensitive from a landscape perspective. However, it would make sense for settlement expansion to focus on making the school more central in the layout of the village.

Development could be accommodated on the land immediately to the east of the primary school, with access from the minor road. The settlement could be widened eastwards to line up with back of the easternmost property on the main road ..."

The Rural Masterplan acknowledges that, due to its size, Smithfield has no strategic role, however it notes that the village provides two key services in the form of the primary school and public house, which make the village the focus of a wider rural community catchment.

The 2014 updated SHLAA, Ref (SM01: Land east of Fir ends School, Smithfield) contradicts the findings of the Rural Masterplan by stating:

"The scale of the site is disproportionate to the scale of the village. The site extends to 2.5 hectares, and if it was developed in its entirety could almost double the size of Smithfield", and

"There are far reaching views across the site from Skitby Road in a south easterly direction towards the Pennines. The views from the A6071 northwards are more restricted. The landscape impact of developing the site would be unacceptable."

In their previous representation to the Council, my client, was clear that whilst the full extent of their ownership was identified, it was not proposed that all of the site should be developed. More importantly, it was suggested that the extent of land available would enable the site to be developed in a way that was sensitive to the landscape character, which the Council's Rural Masterplan clearly states is not of significant value.

The availability of all of the land identified, will enable this site to be developed in way that avoids the need for an 'estate style' development, but allow for a scheme which is designed to a high quality with minimal landscape impacts.

If the Council were minded to support the principle of allocating some of my Client's land for residential development my client has indicated a willingness for land within the site to be offered as public open space or a children's play area which could be linked to and associated with the public right of way which crosses through the site. This would provide a valuable community facility currently unavailable within the village and would improve the pedestrian connectivity throughout the village. This would be particularly valuable given the site's proximity to the primary school.

The Council have recognised that the public house and primary school are an important focus of the wider rural community and it is important that enough housing is provided in such locations to support the ongoing sustainability of these vital services.

In the context of all matters addressed above, my client considers that the exclusion of their site in the Site Allocation process is unjustified and that the Council has failed to 'plan positively' for the development and infrastructure required in this area.

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:

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?

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.

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

