

Fiona Kenmare

From: Sarah Papaleo <sarah.planners@taylorandhardy.co.uk>
Sent: 20 April 2015 14:12
To: LPC
Subject: Rep No 0289 P Martin with associated docs agent T and H 20 Apr 15
Attachments: Electronic_Proposed_Submission_Draft_-_Response_Form_-_ (3).pdf; Investment and Policy Stage 2 Consultation Form.pdf; Landowner Questionnaire 07.11.13.pdf; Local Plan rep Site Location Plan.pdf

Good morning

Please find attached a copy of the "Submission Draft Consultation Representation Form" that I have completed on behalf of my client, Ms Martin, in respect of land located at Moorhouse, Carlisle.

For ease of reference I have also attached the previous representations that were submitted, which have been referred to in respect of our response to the Proposed Submission Draft.

If you have any queries regarding the content of the response please do not hesitate to contact me. I would be grateful if you could acknowledge receipt of this e-mail.

Many thanks,

Sarah

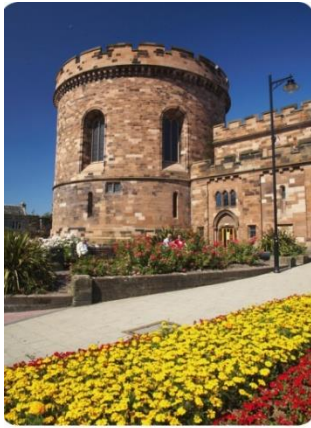
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The Carlisle District Local Plan 2015-2030

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: Mrs
Surname: Martin	Surname: Sarah
Forename: Patricia	Forename: Papaleo
Organisation/Company:	Organisation/Company: Taylor and Hardy Ltd
Address: Monkhill Hall Farm Monkhill Burgh By Sands Carlisle Cumbria Postcode: CA5 6DD	Address: North House Kingstown Carlisle Postcode: CA6 4BY
Contact No:	Contact No: 01228 538886
Email:	Email: sarah.planners@taylorandhardy.co.uk
Signature:	
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:			
Policy HO1 - Housing Strategy and Delivery			

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.
There is a question as to the soundness of the Plan. It does not appear to meet its own targets for the provision of housing on rural allocations, but with particular in the western part of Carlisle. As such, the plan is not “effective” in that the Plan cannot achieve its own housing strategy and is, therefore, not deliverable over the plan period.
In the absence of any significant increases in allocations in the area defined as Carlisle Rural West, it is considered that Policy HO1 will fail to achieve the affordable housing requirement identified by the evidence base.

The thrust of the policy objection submitted in respect of the Stage 2 version of the Local Plan is still broadly applicable.

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 inclusion of my client's land would allow the Council to demonstrate an availability of sites that would ensure they meet their affordable housing needs.

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.

In order to further discuss the points raised in Questions 4 and 5.

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

Planning Carlisle's Future

Carlisle District Local Plan 2015-2030 Preferred Options Consultation – Stage Two Questionnaire

Please Return your comments between
Monday 10 March and **Friday 4 April 2014**
to: lpc@carlisle.gov.uk or in writing to:

Investment and Policy, Carlisle City Council,
Civic Centre, Carlisle, CA3 8QG.



Carlisle District Local Plan Preferred Options Consultation – Stage Two Questionnaire: March – April 2014

The Carlisle District Local Plan 2015- 2030 will replace the Carlisle District Local Plan 2001-2016. We consulted on the Key Issues between January and March 2010 and on the Issues and Options from September-November 2010. We had a fantastic response to both of these consultations which, along with suggestions from our statutory consultees. These helped us to identify the issues that are important to you and are important to address for Carlisle's future and were used to create the Draft Carlisle District Local Plan 2015-2030 Preferred Options Stage One, which was consulted on from July – September 2013. We had over 1,100 comments which have helped us update that plan for this Stage Two consultation. Each of these comments along with an officer's response is available to be viewed on our web site. Your responses to this consultation will help us in the preparation of the next stage of the Local Plan, being 'Publication'.

Your views are important to us so please use this questionnaire to let us know your thoughts on the Draft Carlisle District Local Plan 2015-2030 Preferred Options Stage Two Consultation. We are interested in the views of all people who live in, work in, visit or travel through the District.

You will need to refer to the Carlisle District Local Plan 2015-2030 Preferred Options Consultation - Stage Two document whilst you are completing the questionnaire. This will show the range of policies and site allocations that are proposed to be taken forward. These are identifiable through differing key themes, for example employment and housing. It is optional as to how many Policies or Sites you comment on. The response form is available in an interactive format online at www.carlisle.gov.uk/localplan or can be downloaded as a PDF or Word document and emailed to the Investment and Planning Policy Team to lpc@carlisle.gov.uk. Hard copies are available at all local libraries, in the Customer Contact Centre within the Civic Centre, and by request to the Investment and Policy Team (please see contact details below).

The Council wishes to encourage as many people to respond as possible - please inform your neighbours, colleagues or other contacts about this consultation and get them to respond too.



Return completed questionnaires by Friday 4 April 2014



Investment and Policy, Economic Development, Carlisle City Council, Civic Centre, Carlisle, CA3 8QG



Complete online at www.carlisle.gov.uk/localplan or by email to LPC@carlisle.gov.uk

Part A: Your contact details

Data Protection

The information will be processed in accordance with the Data Protection Act 1998. Information from the forms will be stored on a computer database used solely in connection with the Local Plan consultation.

As all representations received must be made available for public inspection, they cannot be treated as confidential. They will be posted in full on the Council's website and will be available, on request, for public inspection: only signatures will be redacted.

Copies can be made of the response forms if you require more space, or you can simply continue on other sheets of paper, making clear which policy or site you are referring to.

	Personal Details	Agent's details (if applicable)
Title		Mr.
First name	Patricia	Sam
Last name	Martin	Greig
Job title (if applicable)		Principal Planner
Organisation (if applicable)		Taylor and Hardy
Address	c/o Taylor and Hardy	9 Finkle Street, Carlisle
Postcode		CA3 8UU
Tel Number		01228 538886
Email address		sam.planners@taylorandhardy.co.uk

Part B: Your Comments

1) Local authorities have to update their Local Plan's to ensure that the communities aspirations for future development are achievable, based on up-to-date evidence about the economic, social and environmental prospects of the area. A large amount of evidence has been produced (available at www.carlisle.gov.uk/localplan) to help inform the plan, covering; Employment; Housing; Retail and Climate Change for example.

Based on the above, do you think the evidence that has been used for the Draft Local Plan is robust and credible? (Please tick)

Yes ☐ No ☐

Comment:

N/A

2) Local Plans are required to be in line with the National Planning Policy Framework (NPPF hyperlink). Do you think the Local Plan is consistent with National Planning Policy Framework? (Please tick)

Yes ☐ No ☐

Comment:

N/A

3) In order to prepare a Local Plan it is important that the Council carries out a Sustainability Appraisal and Habitats Regulations Appraisal in order to meet European Directive requirements by considering all of the likely significant effects that the plan may have on the environment, economic and social factors.

Having looked at the Sustainability Appraisal (SA) and Habitats Regulations Appraisal (available at www.carlisle.gov.uk/localplan) do you agree with:

the SA of the Local Plan so far?

Yes ☐ No ☐

Comment:

N/A

the Habitat Regulations Appraisal so far?

Yes ☐ No ☐

Comment:

N/A

Please complete Q4-Q6 for each policy or site you wish to make a representation/comment on. We have provided 10 additional comment sheets but please submit more information if you need to.

4) Which Policy/Site Allocation are you making representations/commenting on and do you wish to support/object/comment on the above? (please tick)

Policy Number/Site Allocation	Policy 16 (Housing Strategy and Delivery)	Support	
		Object	✓
		Comment	

5) Please state fully and clearly your comments and/or the reasons you are supporting/objecting to this part of the plan. Please complete a separate sheet for each policy/site allocation.

My client objects to the exclusion of their land, which is located at the western extent of Moorhouse, as a proposed housing allocation (L.P.A. Reference No. 038).

The Council's assessment of my client's land concluded that their land was unsuitable for housing development on the basis that:

"Both sites lie in flat open countryside which is visually prominent when approaching from both the B5307, and the unclassified road from Burgh by Sands. The site is physically and visibly separate from the form of the village, and with the exception of a roadside and field boundary hedge, could not be said to be well contained within existing landscape features. A preferable site is available within the centre of Moorhouse. Site 2 is immediately adjacent to the listed buildings 11 and 12 Moorhouse Courtyards."

Our previous submission (copy attached) identified my client's land as two separate parcels, which were referenced as Site 1 and Site 2.

For the purpose of this current representation, my client would like the Council to discount Site 2 from its appraisal and to focus on the suitability of Site 1 as a potential housing allocation.

My client's site, which covers 0.87 hectares, directly abuts Moorhouse and it cannot reasonably be concluded that ***"physically and visibly separate from the form of the village"***.

By definition of the existence of a roadside hedge and field boundary the site is ***"well contained within existing landscape features"***.

The site is of sufficient size to provide landscaping at its western extent of the site, which could address the Council's perception that the site is not well contained by existing landscape features.

In respect of the ***"form"*** of the development this is a matter that could be addressed at the detailed design stage; however, the layout could be comparable to the courtyard development located on

the opposite side of the road. The development could be designed to incorporate ***“a mix of dwelling types, sizes and tenures”*** in accordance with criterion 3 of emerging Policy 16.

The perceived visual impact of allocating the site for residential development needs to be considered in the context of the emerging Local Plan objective to provide 3,201 new homes in the rural area over the Plan period. The Policy identifies that the ***“need to be met from Allocations”*** is 1,878, whereas the cumulative number of houses proposed by the rural allocations is 1,428, which is 450 dwelling less than the target that the Plan aspires to achieve.

This shortfall raises the question regarding the soundness of the Plan, as the Plan does not appear to achieve its own identified targets for the provision of housing on rural allocations. As such, the plan is not ***“effective”*** in that the Plan cannot achieve its own housing strategy and is, therefore, not deliverable over the plan period.

The Carlisle City Council Housing Need and Demand Study November 2011 (HNDS), which forms part of the Council’s Local Plan evidence base, identified a need in the Rural West area for 11 affordable units per annum.

Excluding the proposed allocation in Dalston, which already has planning consent, only three allocations are proposed in the area defined by the HNDS as the Rural West area. These other three allocations, which are located at Moorhouse (10 units), Burgh by Sands (10 units) and Cummersdale (14 units), would provide 34 units in total over the Plan period.

The Council’s emerging Policy 19, which relates to the provision of affordable housing, identifies new thresholds above which affordable housing will be required. Within Zone A, which includes Dalston and Cummersdale, applications for 5 or more dwellings require an affordable housing contribution of 30%. Within Zone B, which includes Moorhouse and Burgh By Sands, only proposals for 10 or more dwellings would be required to make an affordable housing contribution of 25%.

Based on the emerging affordable housing policy, these three allocations would provide 9 affordable units over a 15 year period.

The extant consent at Dalston for 121 dwellings provides 20 affordable units.

The cumulative planned affordable housing provision for the Rural West area equates to 29 units over the 15 year plan period compare with the annual need of 11 units identified in the HNDS, a requirement of 165 affordable units over the Plan period. The Local Plan falls considerably short of the affordable housing requirement identified in its own evidence base.

In respect of rural schools, the emerging Local Plan identifies that Burgh By Sands Primary School is operating at below half of its available capacity. It is understood, based on figures provided by Cumbria County Council, that the ***“numbers on role”*** is declining at Kirkbampton Primary School and that by 2017 the school will be operating at less than 75% of its available capacity.

The only means to decisively address the shortfall in the rural allocations housing target; the shortfall in the required level of affordable housing and to sustain the primary schools of Burgh By Sands and Kirkbampton is to allocate additional housing sites in the rural area to the west of Carlisle.

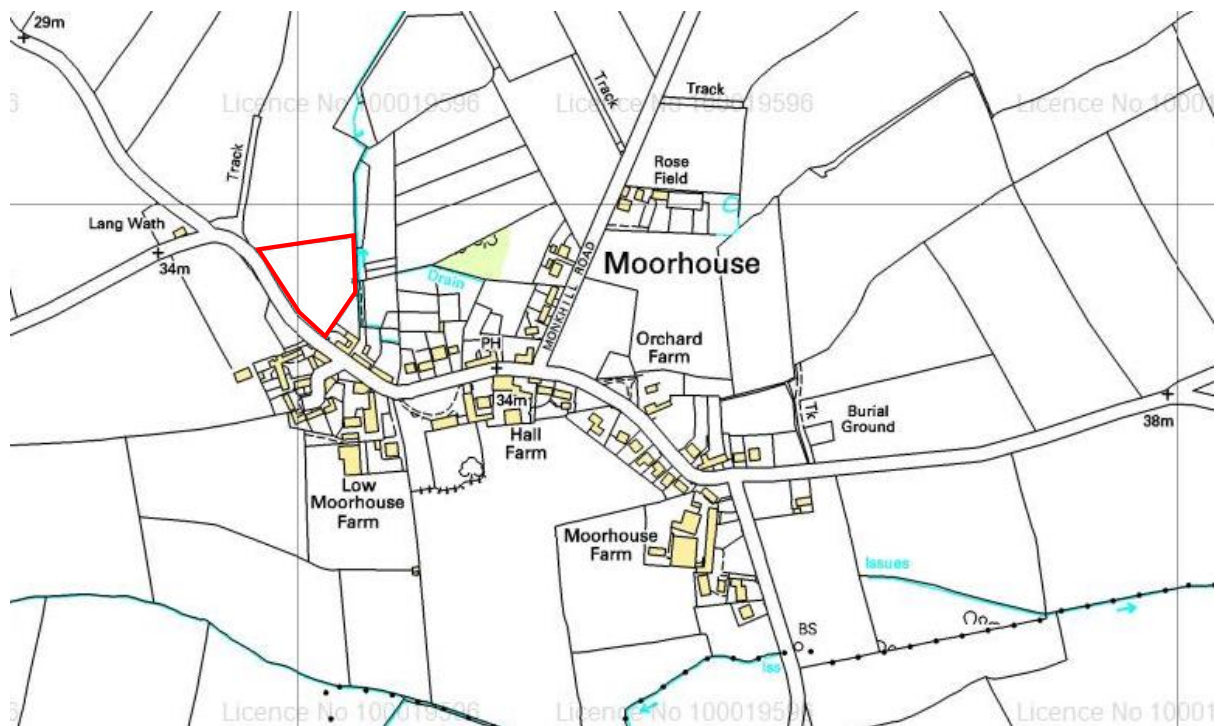
It is considered that the allocation of our client’s site provides an opportunity to address these fundamental shortcomings of the emerging Local Plan.

My client's site is not proposed as an alternative site to the recommended allocation in Moorhouse, but as an additional housing site. The allocation of both sites ***"provides a realistic choice of achieving the planned supply and to ensure choice and competition in the market for land"*** (Paragraph 47 of the NPPF).

Any perceived visual harm created by the development of the site can be mitigated through a sensitive design and is outweighed by the significant benefits that the allocation will achieve in terms of maintaining the vitality of rural communities; a matter that is given significant weight in policy terms.

6) If objecting to a policy or site allocation, please indicate what change you are seeking to the plan which could resolve your objection.

The allocation of our client's land, which is identified as Site 1 on the attached plan, as a housing allocation.



**CARLISLE DISTRICT LOCAL PLAN - INFORMATION ABOUT YOUR SITE:
LANDOWNER'S QUESTIONNAIRE**

Site Reference (If known)	No. 38			
Site Location	Land adjacent the western side of Moorhouse, Carlisle.			
Your Name	Sam Greig, Taylor & Hardy.			
Your Address	9 Finkle Street Carlisle CA3 8UU			
Are you (Please tick):	The Landowner	☐	Agent	☒
	Other (Please Specify)			
Are you still willing for this site to be developed as housing?				
Yes	☒	No	☐	
If no, please provide a reason as to why not:				
If yes, please select a realistic timescale for development:				
0-5 Years	☒	6-10 Years	☐	11-15 years
Where would access to the site from the highway be achieved? Please describe and/or provide a plan showing anticipated access point(s):				
The attached site plan illustrates, in red, the two parcels of land at the western extent of Moorhouse that are within our Client's ownership (identified as Sites 1 and 2). It is pertinent to reaffirm, as specified in our letter dated 2nd September 2013 (our reference SG/J/C13/113) which promoted the inclusion of the site in the emerging Local Plan, that the two sites could be considered in conjunction with one another. It is envisaged that Site 1 could accommodate approximately 12-14 units, whilst providing ample space for a landscaped buffer to the north western portion of the site. The approximate position of the access is shown on the attached plan, together with the location of the existing access. In respect of Site 2, it is envisaged that this could allow for approximately 3 units, each of which would be served by individual access points.				

How many houses do you think should be built on the site?	Site 1: 12-14 Site 2: 3
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If you are still willing to progress your site, we are likely to ask you for more information about your site as the Plan progresses. An independent planning inspector will hold a public examination into the Plan, and may want to hear representations from you about how deliverable your site is. Sites that are not deliverable (this could be for a variety of reasons including flood issues, access constraints, landowner unwilling to sell etc) will not be allocated for housing in the Plan.

Please return this form to Richard Wood, Investment and Policy, Carlisle City Council, Civic Centre, Carlisle, CA3 8QG by the 22 November 2013.