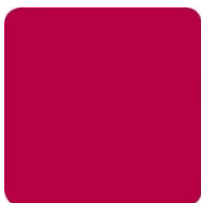




The Carlisle District Local Plan 2015-2030

Proposed Submission Draft Consultation Representation Form



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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

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Title: Mr	Title: Mr
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Organisation/Company: The Scott's Miracle Gro Company (UK) Ltd	Organisation/Company: White Peak Planning
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Contact No: c/o Agent	Contact No: 08450347323
Email: c/o Agent	Email: robw@whitepeakplanning.co.uk
Signature:	
Date: 15/04/2015	
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PART TWO - YOUR REPRESENTATION

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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:

EC 10

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 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.

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We support policy EC 10 as it accords with National Policy specifically Para. 17 Core Planning Principles 'supporting thriving rural communities' and Para. 28 'planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development.'

--

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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?

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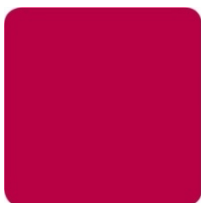
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☒ Policy	☐ Paragraph	☐ Chapter	☐ Figure
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Please specify which Policy, Paragraph, Chapter or Figure you are referring to:

EC11

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 unsound, is it because it is not:

- ☐ Positively Prepared?
- ☐ Justified?
- ☐ Effective?
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Q4. Please give details of why you consider the Local Plan is not legally compliant or is unsound. Please be as precise as possible.

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We support policy EC 11 as it accords with National Policy specifically Para. 17 Core Planning Principles 'supporting thriving rural communities' and Para. 28 'planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development.'

--

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:

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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?

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

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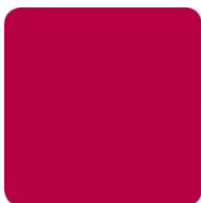
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Q1. To which part of the document does this representation relate?

☒ Policy	☐ Paragraph	☐ Chapter	☐ Figure
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Please specify which Policy, Paragraph, Chapter or Figure you are referring to:

EC13

Q2. Do you consider that the Local Plan is:

Legally Compliant?

☒ Yes	☐ No
---	-----------------------------

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:

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Q4. Please give details of why you consider the Local Plan is not legally compliant or is unsound. Please be as precise as possible.

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Whilst we broadly support the policy, we would suggest the following minor amendment:

'Proposals relating to the development of stables, horse riding arenas and/or riding centres to include living accommodation will be permitted provided that:'

Justification:

We propose the above amendment because Equestrian Development requires employees to be on-site at all times, or to be readily available, to undertake required

activities. Equestrian development, as an intrinsic part of rural life, will often be located outside of settlement boundaries reducing access to existing accommodation, therefore living accommodation will be required on-site.

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:

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Q8. If you wish to participate, please outline why you consider this to be necessary:

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We would like to participate at the hearing sessions as we have proposed amendments to policies and we would like the opportunity to present our justification.

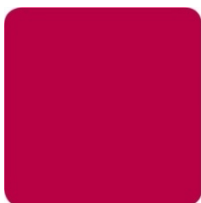
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☒ Policy	☐ Paragraph	☐ Chapter	☐ Figure
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Please specify which Policy, Paragraph, Chapter or Figure you are referring to:

HO 2

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 unsound, is it because it is not:

- ☐ Positively Prepared?
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Whilst we support the broad principles in this policy we would suggest the following amendment:

'New housing development on sites other than those allocated will be acceptable within, on the edge or with good access to Carlisle, Brampton, Longtown, or within or on the edge of villages within the rural area provided that the development will not prejudice the delivery of the spatial strategy of the Local Plan...'

Justification:

To support rural economic prosperity through diversification and utilising sites with good transport connections to increase vitality. The inclusion of sites with good access increases the flexibility of the policy supporting rural areas and reflecting that the NPPF states that in rural areas LPAs should be responsive to local circumstances.

Provision of new dwellings in the rural area is broadly support by strategic policy SP 2 specifically targeting development within the M6 corridor and the Ministry of Defence (MOD) Longtown, furthermore SP 5 targets promoting economic growth along the M6 corridor. The proposed amendment will support delivery of these strategic objectives.

In accordance with Carlisle Local Plan Pre-Submission Draft Strategic Policy SP2 the rural nature of Carlisle means that in particular circumstances where sites have good access to Carlisle, Brompton or Longtown and are situated in close proximity to strategic sites, sustainable development should be supported outside of existing settlement boundaries.

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:

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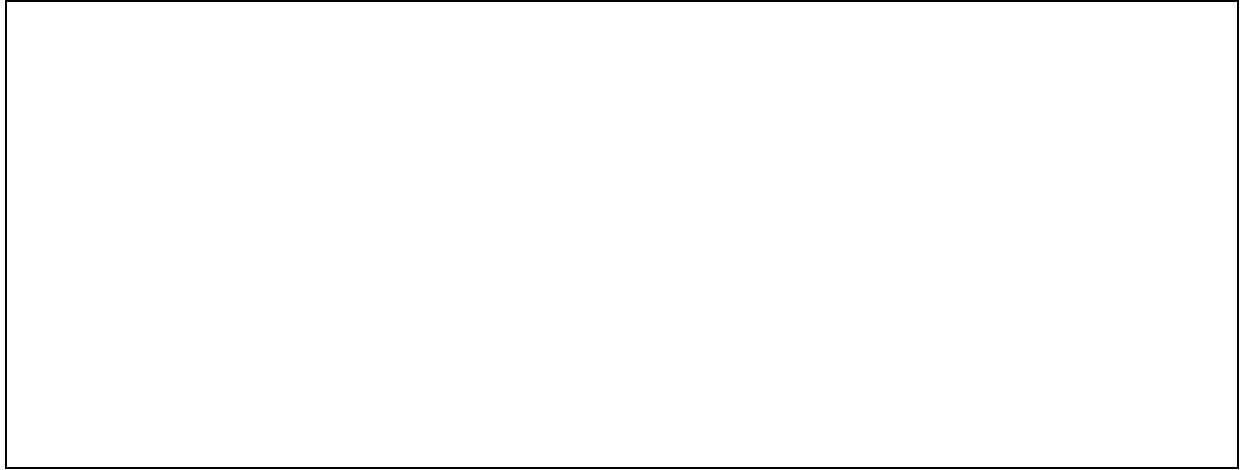
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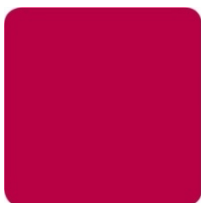


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☒ Policy	☐ Paragraph	☐ Chapter	☐ Figure
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Please specify which Policy, Paragraph, Chapter or Figure you are referring to:

SP 2

Q2. Do you consider that the Local Plan is:

Legally Compliant?

☒ Yes	☐ No
---	-----------------------------

Sound?

☒ Yes	☐ Yes, with minor changes	☐ No
---	--	-----------------------------

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We support Policy SP 2 with the support for 30% of housing growth targeted in the rural area, in accordance with National Planning Policy Framework (NPPF) Para 17 Core Planning Principle 'supporting thriving rural communities' and Para 28 'planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development.'

In addition, we support 'the focus for development... locations which can maximise the benefits of Carlisle's highly accessible position in relation to the M6 corridor.' as this accords with NPPF Para 29.

The 'development of surplus land at Ministry of Defence (MOD) Longtown, which lies within the strategic M6 Corridor and benefits from excellent road and rail connections, will also be supported as a key element of the strategy to grow the economy, and to secure modal shifts in freight transport' is supported due to its accordance with Para. 31 of the NPPF.

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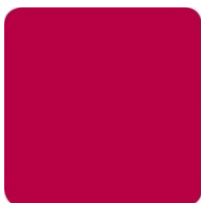
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Q1. To which part of the document does this representation relate?

☒ Policy	☐ Paragraph	☐ Chapter	☐ Figure
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Please specify which Policy, Paragraph, Chapter or Figure you are referring to:

SP 5

Q2. Do you consider that the Local Plan is:

Legally Compliant?

☒ Yes	☐ No
---	-----------------------------

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.

We support Policy SP 5 as it accords with national policy on promoting sustainable transport through reducing greenhouse gas emissions and seeking to reduce congestion.

Policy SP5 supports a pattern of development to increase sustainable transport modes and has developed a strategy to provide viable infrastructure including seeking new and growing investment along the M6 corridor, in accordance with National Planning Policy Framework Para. 30 and 31.

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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:

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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?

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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.**