
Carlisle District Local Plan Examination

Inspectors Matters and Issues for Examination

Matter 3 – Housing Sites Allocated within
Policy HO 1

Ref: 49

Savills incorporating Smiths Gore on behalf of
The Church Commissioners for England



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1. Introduction

- 1.1 These representations are submitted on behalf of The Church Commissioners for England and are in response to the Submitted Carlisle Local Plan.
- 1.2 The submitted representations seek to address Matters and Issues identified by the examination Inspector as set out below.
- 1.3 Overall it should be noted that the Church Commissioners for England broadly support the plan and its overall strategy and there is little difference between the Council and our client.
- 1.4 The Church Commissioners for England own land within the Carlisle Local Plan area and there is one site within the Estate's ownership which has been assessed and reviewed by the Council as being suitable for residential development. Our client concurs with this view.
- 1.5 Our client is committed to bringing forward this development site to support the housing land needs of the district and is pleased to be working with the Council to secure the delivery of this site.
- 1.6 Our client envisages that this site will bring forward high quality and inclusive design as sustainable development to the benefit of the area, its residents and visitors.

2. Matter 3 – Housing Sites Allocated within Policy HO 1

Issue 2: Whether the allocated sites are the most reasonable when considered against any reasonable alternatives.

- 2.1 Question 6. Have any other planning applications been submitted on allocated sites and what is the outcome / expected date for determination.
- 2.2 We can confirm that an Outline Planning Application (with all matters reserved) has been submitted to Carlisle City Council in respect of allocation R20 'Land west of Steele's Bank' by Savills incorporating Smiths Gore on behalf of the landowner / applicant, The Church Commissioners or England (application reference 15/0886).
- 2.3 The submission of the application followed pre-application advice received from Carlisle City Council who considered it appropriate to submit the application prior to adoption of the new Local Plan.
- 2.4 The application is submitted in outline for 'up to 50 homes' and will be subject to a Section 106 agreement.
- 2.5 The application was submitted to the City Council on 25th September 2015 and validated on 28th September 2015. The application is currently in the process of determination and is anticipated to be heard at the Council's Planning Committee on 27 November 2015.
- 2.6 The emerging Local Plan identifies the Site R20 as capable of accommodating an indicative yield of 40 houses. This indicative yield is not a ceiling. It is considered that the submitted indicative masterplan, as part of the outline planning application, takes into consideration neighbouring land uses and site characteristics; demonstrating that a scheme of 50 homes can be accommodated on the site.
- 2.7 Moreover, the masterplan illustrates that the indicative schedule of accommodation complies with the requirements set out in the 2014 SHMA and has been considered acceptable in principle by the Local Authority's Housing Officer.
- 2.8 The applicant is working closely with Carlisle City Council to ensure a smooth outcome, and will help address any issues which may arise during the determination period. Whilst the application is not due to be heard at Committee until 27th November, the Case Officer has confirmed that he will be recommending approval.
- 2.9 In conclusion, Site R20 'Land west of Steele's Bank' is demonstrated to be a suitable, achievable, available and deliverable housing site which will can deliver the much needed housing required within the District over the Plan period.