

Email 13.11.15 from David Miller (North Associates) on behalf of representors 61 and 68, both in relation to Matter 3 (Policy HO1)

From: David Miller
Sent: 13 November 2015 11:48
To: 'Tony Blackburn' <programme.officer@carlisle.gov.uk>
Cc: Sam Greig (Taylor & Hardy)
Subject: Carlisle Local Plan - further submissions

Tony,

I write further to our exchange of emails and telephone conversations over recent days and specifically in advance of your request that any further statements be with you by noon on Monday 16 November.

Matter 1 – legal requirements and procedural matters

Nothing further to add albeit we are members of the HBF and are aware that they have circulated an additional statement for members' comment, which will be with you by Monday.

Matter 2 - housing

As matter 1 albeit it we will wish to contribute to the discussions at the relevant hearing sessions with regard to the 5-year deliverable housing supply and the Carlisle South growth area.

Matter 3 – housing sites allocated within policy HO1

Sam Greig and I have, of course, made various representations on a number of sites and you have kindly accommodated these as part of the relevant hearing sessions. This is greatly appreciated. We will therefore participate in the relevant discussions as required.

In terms of additional material, I would like to submit for the Inspector's consideration 3no. reports, which are attached:

- □□□□□□□□ 1 - Vehicular access appraisal from WYG Transport in support of housing allocation R17 and a proposed extension to it (representor 61 – Adamski/Hutchinson)
- □□□□□□□□ 2 - Site access review paper from Vectos Transport in support of the allocation of Hadrian's Camp for housing (representor 68 - Nanson/Milbourn)
- □□□□□□□□ 3 - Habitat survey report by Appletons in support of the allocation of Hadrian's Camp for housing (representor 68 - Nanson/Milbourn)

1 - Vehicular access appraisal paper from WYG Transport in support of housing allocation R17 and a proposed extension to it (representor 61 – Adamski/Hutchinson)

Whilst the Council clearly supports housing allocation R17 – Warwick Bridge/Little Corby North (Council suggest an indicative yield of 45 units), the representations we have made

seek not only to endorse this allocation but to extend it to accommodate an additional 75 new homes on land to the immediate east, allied to our objection and request that allocation R18 - Land to the south of Corby Hill/Head Nook Road (Council suggest an indicative yield of 30 units) be deleted.

The attached WYG Transport paper provides an informed set of conclusions (section 5) such that a development of circa 120 (45 +75) new homes can be delivered via a single vehicular access off Little Corby Road.

2 - Site access review paper from Vectos Transport in support of the allocation of Hadrian's Camp for housing (representor 68 - Nanson/Milbourn)

Further to the written representations made by Taylor & Hardy, which seek the allocation for new housing on the balance of the former Camp (i.e. the central area comprising the parade ground, former barracks and other buildings, and the grid of internal access roads), the attached site access review paper by Vectos Transport provides a summary and conclusions (section 5) such that there are no highways or transportation constraints to the further development of residential dwellings at the site (up to circa 390 units in total including the Story Homes development); on the basis of using the upgraded junction on Houghton Road together with an Emergency Vehicle Access (EVA), which is available via the existing Centurions' Walk.

3 - Habitat survey report by Appletons in support of the allocation of Hadrian's Camp for housing (representor 68 - Nanson/Milbourn)

The Proposals Map to the emerging Local Plan designates the whole of the site as a County Wildlife Site (green hatch notation on the attached pdf) which, whilst being a non-statutory designation, nonetheless is considered to be flawed in that it covers mature housing, housing under construction, a gypsy site and, of particular significance to us, the former parade ground, internal roads and remnants of buildings, which clearly constitute previously developed land, which is available and deliverable now for new market and affordable homes.

Given that the Council has granted planning permission (outline and reserved matters) for the development of almost 100 new homes on the part of the Camp now in the ownership of Story Homes (allocation R10), it is therefore a matter of fact that the Council considers the location to be a wholly sustainable one in terms of being able to accommodate new homes capable of contributing to sustainable growth.

On this basis, and as a complementary piece of work to the Vectos Transport study referenced above under point 2, we have commissioned the attached habitat survey report, which differentiates those areas of previously developed land from the entirety of the site. In essence, and as can be demonstrated by direct reference to the Story Homes precedent on the part of the former camp site to the immediate west, it is wholly possible to deliver new housing on this valuable, previously developed and deliverable asset.

Whilst we accept and acknowledge that any future planning application(s) will need to include appropriate examinations of the prevailing ecology, and provide a management plan

as required, the current position such that the whole of the site is subject to an indiscriminate and blanket ecology-based designation is clearly not justifiable and represents the profligate treatment of a previously developed site that is deliverable within a 5-year period.

Should you require any further information then please do not hesitate to contact me.

Regards,

Dave

**David Miller BA (Hons) BPL MRTPI
Planning Director**

Website: www.north-associates.com

North Associates (Cumbria) Ltd, Suite 4, Grindleton Business Centre, The Spinney, Grindleton, Clitheroe, Lancashire, BB7 4DH.