

Economic Development

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Inspector Mrs C Sherratt
(via Programme Officer)

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Your ref:
Our ref: 026-PS005

18 September 2015

Dear Mrs Sherratt,

In my letter to you dated the 24th July 2015 the City Council outlined what additional work and discussions with those who had submitted representations on the Plan remained ongoing. I write to provide an update as to where these efforts are up to and to share with you the outcomes of those matters which have been concluded so far.

Housing Allocation Reference R15 ‘Land north of Hill Head, Scotby’ – A statement of common ground, the focus of which is on the site access, has been prepared between Carlisle City Council, Cumbria County Council (in their capacity as the highway authority) and Story Homes (the promoters of this site). A final draft of this is now simply awaiting formal sign off from the respective parties and will be passed across imminently.

Housing Allocation Reference R13 ‘Linstock North’ – The City Council have been in discussions with the site owner to better ascertain the reasons why this site is no longer deemed to be available for development. These discussions have confirmed that a modification to delete the R13 allocation is necessary. Whilst alternative land in the same ownership is available within the settlement of Linstock, and whilst the land owner remains committed to making land available to support a modest number of additional dwellings in the village, given the likely scale of this proposal the land owner has opted to pursue a planning application as opposed to pursuing an allocation through the Local Plan process. Owing to the scale of this development the City Council have no concerns about this approach.

Housing Allocation Reference U19 ‘Land at Carleton Clinic’ – The City Council have been in discussions with the site owner to better ascertain the reasons why this site is no longer deemed to be available for development. These discussions have confirmed that a modification to delete the U19 allocation is necessary. Alternative land is being promoted within the vicinity of this site. The City Council

consider however that the need to bring forward additional land and the merits of alternative options to do so would be best explored through the submission of statements or oral hearing sessions as necessary in response to identified key issues.

Carlisle South – A statement of common ground, the focus of which is on the need for the coordinated delivery of infrastructure, has been prepared between Carlisle City Council and Cumbria County Council. A final draft of this is now simply awaiting formal sign off and will be passed across imminently.

Highways England – The City Council and Cumbria County Council have been in ongoing positive discussions with Highways England as part of an iterative process. Clarification on a small number of outstanding queries on the transport modelling and evidence underpinning the Local Plan has now largely been provided to the satisfaction of Highways England. There remains a need to reach agreement as to when future modelling should be conducted to identify mitigation which may be needed to two junctions on the Strategic Road Network towards the latter years of / potentially beyond the plan period. I attach the City Councils most up to date position on these matters, which Cumbria County Council (in their capacity as the Highway Authority) concur with, in the form of the most recent correspondence to Highways England. Whilst a response is awaited from Highways England, the City Council no longer see a need to update you further on this matter unless as a routine part of the process in response to it being identified as, or part of, a key issue.

Infrastructure Delivery Plan – The IDP has been updated to reflect more up to date information. The key changes are identified concisely at paragraph 1.1 of the document, a copy of which I attach. Importantly the conclusions of the IDP remain unchanged. The need for CIL within the District to address infrastructure needs is however increasingly apparent and on the back of this the IDP communicates that the City Council will now be actively exploring the role and implementation of CIL and communicating a firm and timely resolution on its stance on CIL in due course, outwith of the examination process.

Policy Position with respect to Wind Turbines – I can advise that the City Council commissioned White Young Green (WYG) to undertake a review of the implications for the Local Plan as currently drafted in light of the Written Ministerial Statement on Wind Turbines. WYG have considered the options for bringing the Plan as drafted into accordance with the thrust of the WMS and revised guidance and provided recommendations on the best way forward. I attach a copy of this advice and can advise, without prejudice, that the City Council will be putting forward a small number of modifications, in keeping with WYG's recommendations, to Policies CC1 and CC2 of the Plan. The issue of the WMS has also been discussed with neighbouring authorities and Cumbria County

Council who collectively developed the evidence base which underpins these elements of the Plan.

Retail Impact Threshold – I can advise that the City Council commissioned CBRE to advise on setting an appropriate locally set threshold for retail impact assessments. CBRE have been reviewing the threshold set in the 2012 Retail Study in light of revised guidance on undertaking impact assessments set out in the National Planning Practice Guidance and having regard to the latest evidence on the health of defined centres within the District. The City Council is now in receipt of an advanced draft report and subject to clarification on a small number of matters should be in a position to publish CBREs work before the end of September. Without prejudice it is likely that based on the findings of this work the City Council will be putting forward a modification to Policy EC6 which will revise the impact assessment threshold upwards.

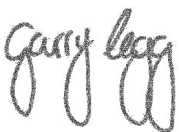
Work remains ongoing with respect to the issues centred upon the demonstration of a five year housing land supply in accordance with the approach detailed in my correspondence to you dated the 26th August. The City Council is hopeful that they should be in a position to share this work with you no later than the week commencing 28th September.

It can be seen that the above additional work and/or discussions is likely to lead to the City Council putting forward a number of main modifications to the Plan as submitted. These would be in addition to a small number which will be forthcoming based on detailed consideration of representations on the Local Plan the need for which has been previously flagged. Once all of the above work is completed the City Council will then be in a position to pass across a schedule of main modifications which it considers are necessary in the interests of soundness.

I will arrange with the programme officer for the attached documents to be added to the examination library.

I trust that the above provides a useful update and provides some assurances that despite delays the agreed additional work and discussions should be concluded and communicated to you shortly.

Yours sincerely,

A handwritten signature in black ink that reads "Garry Legg". The signature is written in a cursive style with a large, looped 'G' and 'L'.

G Legg

Investment & Policy Manager

Economic Development

cc. Tony Blackburn, Programme Officer