

## **STATEMENT OF COMMON GROUND**

### **Site R15 – land north of Hill Head, Scotby and land east of Scotby Road (Scot 1, Preferred Options CDLP, Stage 2)**

#### **1.0 Introduction**

- 1.1 This statement of common ground has been prepared between Carlisle City Council, Signet Planning (on behalf of Story Homes) and Cumbria County Council as Highways Authority. It is intended to assist the Inspector during the examination of the Local Plan.
- 1.2 The statement sets out the confirmed points of agreement between the parties with regard to site R 15 – land north of Hill Head Scotby, which is allocated for housing development in the Submission draft Carlisle District Local Plan 2015 – 2030 (CDLP), and site reference Scot 1 – land east of Scotby Road, allocated for housing development in the Preferred Options Stage 2 CDLP and withdrawn on highways grounds following consultation on the preferred options stage two of the Local Plan. The statement relates only to highways matters and not wider infrastructure or planning merits. Maps of the sites are appended to this statement.

#### **2.0 Background**

- 2.1 Scot 1 was allocated for the development of 44 houses in the preferred options stage 2 CDLP. As part of the consultation undertaken in Spring 2014 on the CDLP, Cumbria County Council was consulted in its capacity as Highways Authority. The County Council raised significant concerns about the spacing between the proposed site access to the junction with the A 69.
- 2.2 Responding to these concerns the decision was made to remove the proposed allocation of this site, and the adjacent site, R 15, which is within the same ownership, was substituted.
- 2.3 In October 2014 an Access Assessment prepared by iTransport LLP on behalf of Story Homes concluded that satisfactory access (for up to 90 units) can be achieved to both sites from both Hill Head and Scotby Road.
- 2.4 Cumbria County Council has reviewed this additional evidence and has confirmed that the proposed Scotby Road access is acceptable in terms of junction spacing.

- 2.5 Land was allocated in the area in response to land availability, in recognition that Scotby has a good level of services and facilities and is close to Carlisle, and with regard to the Rural Masterplanning exercise for Scotby which indicated that a small area could be infilled in the north east, exercising care to minimise impact onto the A69 and encroachment into the shallow valley.

### **3.0 Site description**

- 3.1 Site R 15 sits squarely behind a mixture of houses and bungalows on Scotby Road, and bungalows along the northern side of Hill Head. Its northern and eastern boundaries are open to agricultural fields which lie beyond the site. The proposed access to the site lies between numbers 12 and 18 Hill Head. Scot 1 is located further to the north, and abuts a mix of five houses and bungalows on Scotby Road, a substantial property known as Hedley Cross on the junction of Scotby Road with the A 69, and on its northern boundary, two properties known as High and Hartside, which are accessed directly from the A 69, and which are surrounded by a number of mature trees. The southern and eastern boundaries of this site are open to agricultural fields which lie beyond; part of the northern and western boundaries are formed by roadside hedges. The two sites lie immediately adjacent to each other.

### **4.0 Potential benefits of allocating both sites for housing**

- 4.1 It is contended by all parties that by allocating both sites for housing development, a better design and layout can be achieved, which will alleviate some of the concerns of residents on Scotby Road and Hill Head Road, in particular taking vehicular access into Site R15 from Hill Head.
- 4.2 A number of objections have been received to the allocation of site R 15 through the consultation on the Local Plan. These objections focus on, amongst other matters, the adverse impact on the amenity of houses on Hill Head Road and Scotby Road. Allocating both parcels will enable a single vehicular access to be taken off Scotby Road. Cumbria County Council has confirmed that a single vehicular access from Scotby Road to serve up to 90 units is acceptable.

### **5.0 Delivery**

- 5.1 It is agreed that the site is available to contribute to housing supply within the Plan period if needed.

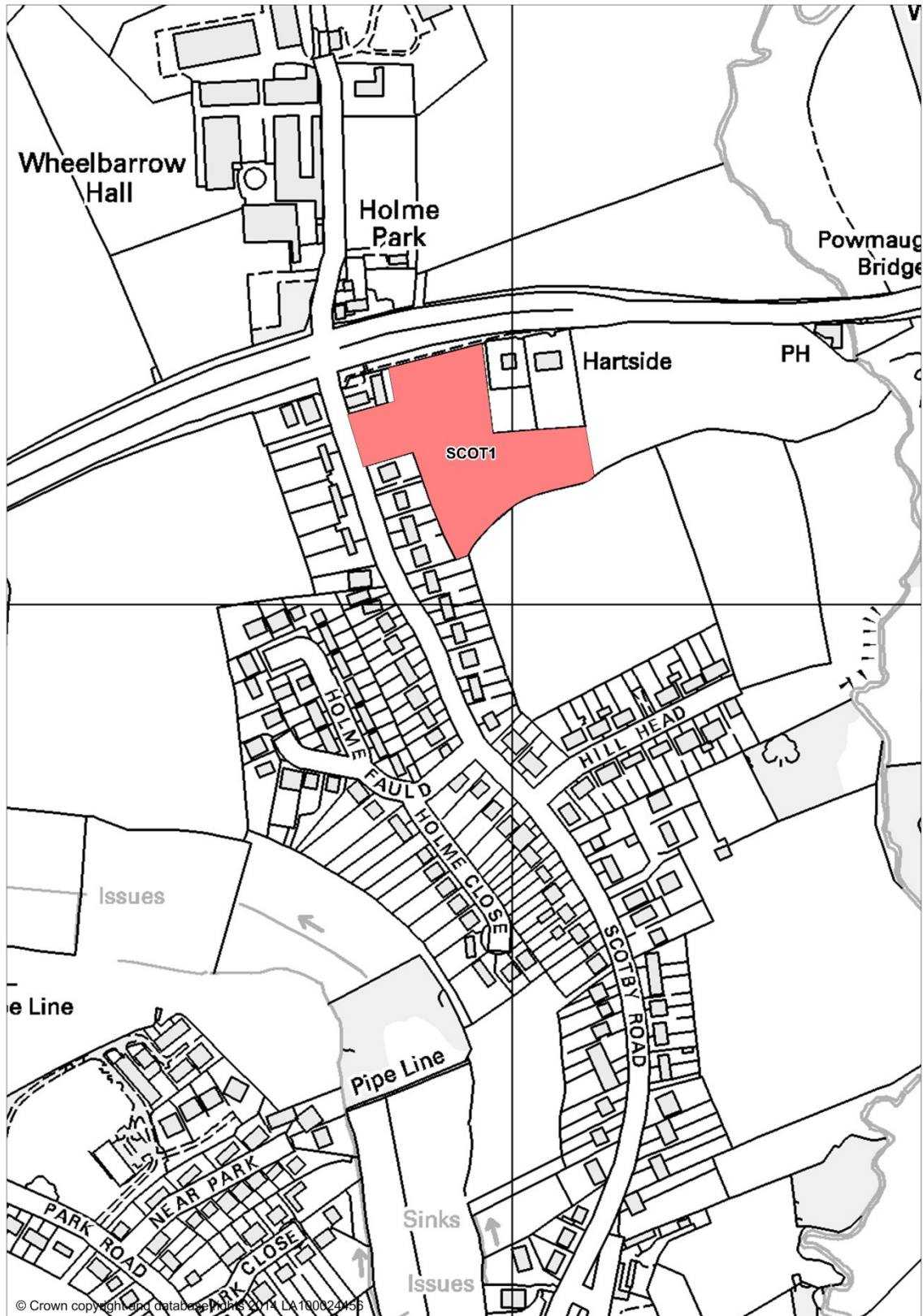
## **6.0 Conclusion**

- 6.1 The Highway Authority considers that the spacing from the proposed site access off Scotby Road to the junction of the A69 is acceptable from a local highway point of view.
  
- 6.2 The parties will continue to work together to address any outstanding planning issues arising from the potential site allocation in this location. Any decision to allocate this site would be without prejudice to the full and detailed consideration of a planning application, including infrastructure requirements.



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**Land north of Hill Head (R15) – As allocated for housing in the CDLP as submitted**



**Land east of Scotby Road (Scot 1) – As was proposed as a housing allocation at Preferred Options Stage 2 of the CDLP**