**Carlisle City Council Local Plan
Examination**

Agenda

Tuesday 1 December 2015

Timing and Programming
In order to make efficient use of time whilst allowing each participant the opportunity to put their case, the hearing will be run as a "Rolling Programme" as far as possible with only approximate timings given. There will be mid-morning, lunch and afternoon breaks.

10:00 am   Inspector's Opening

             Council's Opening Statement

Matter 1 –Legal requirements and Procedural Matters

Key Issue: Whether the legal requirements and relevant procedures have been satisfied.

Q1. Has the Carlisle District Local Plan (LP) been prepared in accordance with the current Local Development Scheme (LDS), including its timetable, content and timescale?

Q2. Has the LP been prepared to comply with the adopted Statement of Community Involvement, allowing for adequate and effective consultation and engagement of the community and all interested parties and meeting the minimum consultation requirements set out in the Regulations?

Q3. Has the LP been subject to Sustainability Appraisal, including a final report on the published plan; and is it clear how the Sustainability Appraisal influenced the final plan and dealt with mitigation measures? Has a Habitats Regulations Assessment under the Habitats Directive/Regulations been carried out to the satisfaction of Natural England?

Q4. Does the LP have regard to national planning policy, including consistency with the National Planning Policy Framework (NPPF) and the Planning policy for traveller sites (PPTS)? Is there sufficient local justification for any policies that are not consistent with national planning policy? Does the submitted plan properly reflect the presumption in favour of sustainable development in the NPPF?

Q5. Does the LP comply with the Local Planning Regulations, including preparation, content and publishing and making available the prescribed documents?

Q6. Has the LP been prepared in accordance with the Duty to Co-operate and does it fully meet this legal requirement? What are the key outcomes from the co-operation with neighbouring authorities?
Lunch

Afternoon session start approx 1:30 pm

Matter 2 – Housing

Issue 1: Whether the housing requirement figure of 8475 dwellings contained in Policy SP2 of the LP will meet the objectively assessed housing needs of the area over the plan period.

The Strategic Housing Market Assessment Update (SHMA) (EB002) identifies an objectively assessed need figure of 8475 dwellings over the plan period as reflected in Policy SP2 (9605 dwellings between the period 2013-2030).

Q1. Is the methodology for assessing the OAN appropriate and the conclusions supported by the evidence including market signals? If not, why not?

Issue 2: Whether the spatial strategy is justified.

Q1. Is the approximate spatial distribution of 70% new housing in urban areas and 30% in rural areas justified?

Q2. Is the reliance on some windfall developments to accommodate the growth required until 2025 justified?

Q3. Can the Council provide evidence of the past delivery of windfall developments to demonstrate that the reliance on windfalls is realistic?

Q4. If so, what assurance is there that such trends will continue?

Carlisle South

Q5. The urban extension is expected to be delivered from 2025 onwards. The housing trajectory indicates that Carlisle South is expected to deliver approximately 300 dwelling per annum (dpa) over the last 4 years of the plan period.

(a) Is there any policy restriction on development within the site coming forward sooner than 2025 as suggested in some representations, provided that any proposals would not prejudice the delivery of the site as a whole including the infrastructure required?

(b) Is the housing trajectory realistic, particularly given the large scale infrastructure that is required?

(c) How will the infrastructure required be funded and coordinated?

(d) Are the timescales for the adoption of a further Development Plan Document realistic to ensure that development will commence on the site as expected?