



**Carlisle City Council Local Plan  
Examination**

**Agenda**

**Thursday 3 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". There will be mid-morning, lunch (approx 13:00 hrs) and afternoon breaks.

09:30 am Inspector's Opening

Matter 3 – Housing Sites Allocated within Policy HO 1

Issue 1: Whether Appendix 1 provides sufficient detail to provide clarity to developers, local communities and other interests about the nature and scale of development envisaged on each site (addressing the "what, where, when and how" questions) in accordance with Planning Practice Guidance (ID 12-002)?

Appendix 1 explains that the site descriptions identify some of the main issues associated with the sites, but are not intended to be an exhaustive list. However, whilst pre-application discussions are encouraged, the site allocations should be clear about the nature and scale of development envisaged on each site, any constraints and mitigation that is required, along the lines of that provided in the Housing Site Selection Document (SD 015).

Q1. Will the Local Plan be effective in securing the delivery of development of the scale and nature anticipated in the Housing Site Selection document (SD 015), given the sparse and limited information provided in Appendix 1?

Q2. The Housing Site Selection document (SD015) under the heading 'biodiversity' highlights the proximity of some sites to tributaries that discharge into SACs and SPAs. What assessments have been carried out to ensure that any adverse impacts can be satisfactorily mitigated against and will not be a constraint to the development of these sites?

Issue 2: Whether the allocated sites are the most reasonable when consider against any reasonable alternatives?

Q1. Is the selection of sites for inclusion in the LP justified having regard to the supporting evidence base, in particular the Sustainability Appraisal?

Q2. Having regard to the representations made pursuant to regulation 20 in relation to Policy HO1 and omission sites, are there any corrections required to the Sustainability Assessment and if so, would those corrections change the assessments made to the selection of sites for allocation?

Q3. Notwithstanding the comments of the Inspector in 2008, do sites U1 and U2 (land to the south east of Junction 44 of the M6, Carlisle) remain viable in light of the significant infrastructure works required to create access off the A7 / C1022 signalised junction and potential contributions to facilitate primary school places? What viability assessments have been carried out?

*Q4. What is the outcome of the planning applications on the following allocated sites?*

*(a) Site U1 (planning application ref: 14/0761 for 190 units) – granted 17 September 2015;*

*(b) Site U5 (planning application ref: 13/0983 for 189 units) – granted 29 September 2015;*

*(c) Site U10 (planning application ref: 14/0778 for 277 units) – expected to be determined at the Council's Development Control Committee on 27 November 2015;*

Q5. Are the lower yields reflected in planning applications on sites U5 and U10 an indication that the Council is being over optimistic in assessing the yield of sites?