



Land Allocation Submission

For Housing Use

Part Field at Middle Farm, Crindledyke, Carlisle

For

Messrs G and C E Edminson

LPA: Carlisle City Council

H&H Land and Property Ltd

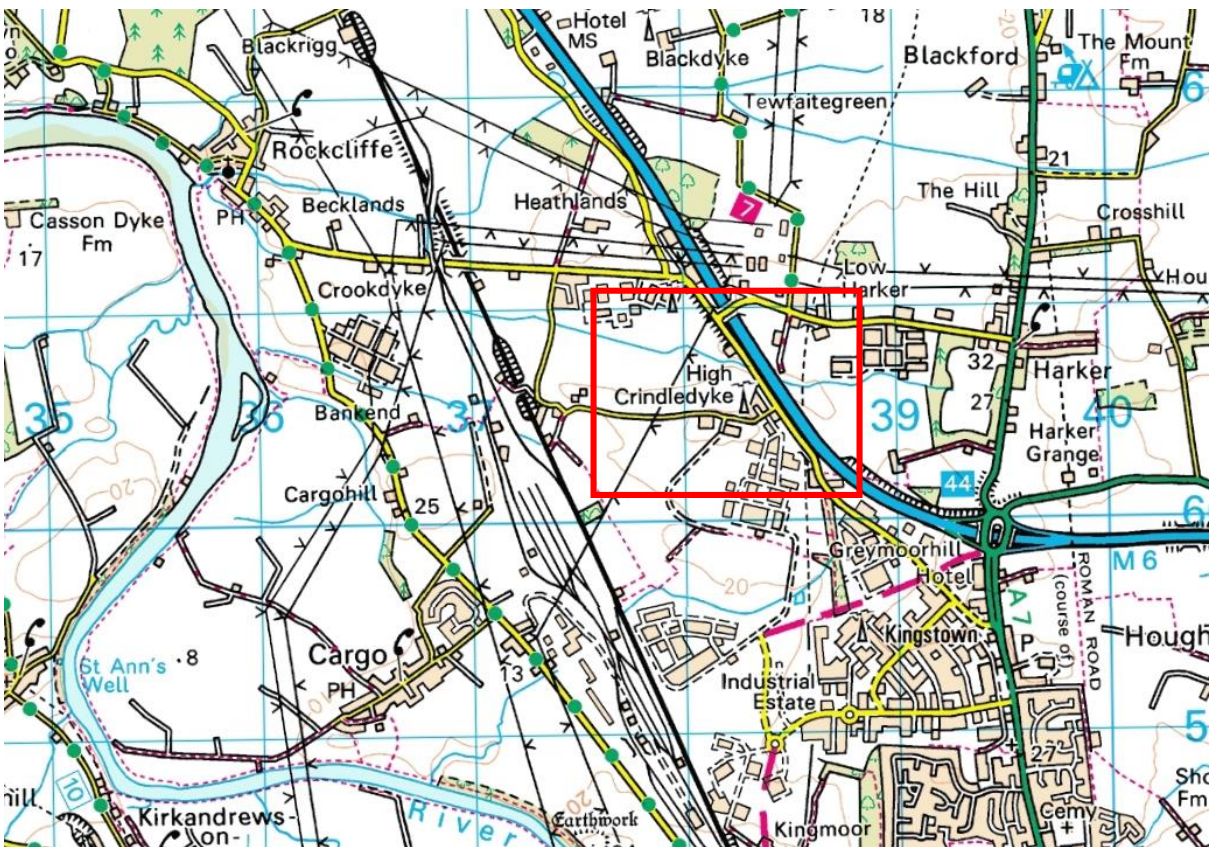
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Site Location



Introduction

H&H Planning have been asked to promote a small part of Middle Farm Crindledyke as a housing allocation in the 2015 – 2030 Carlisle City Local Plan. This document is intended to show that the generally accepted position that the wider site (CA50) is a suitable housing allocation in the longer term, and that it is prudent to allocate a small part of it in the shorter term, i.e. within the forthcoming plan period.

Site description

The development site is located to the north-west of Carlisle between Kingmoor Park and Kingmoor Marshalling Yard. The site is currently used for agricultural purposes. The site is bounded to the north, east and west by agricultural land and to the south by Crindledyke Lane and the Story Homes' Crindledyke Farm residential development, which is currently under construction. This development includes a local centre and primary school.

Issues

The City Council had previously been concerned that the release of CA50 would cause concerns about traffic impact, and education provision. However, these matters, alongside others, are dealt with below.

Designations

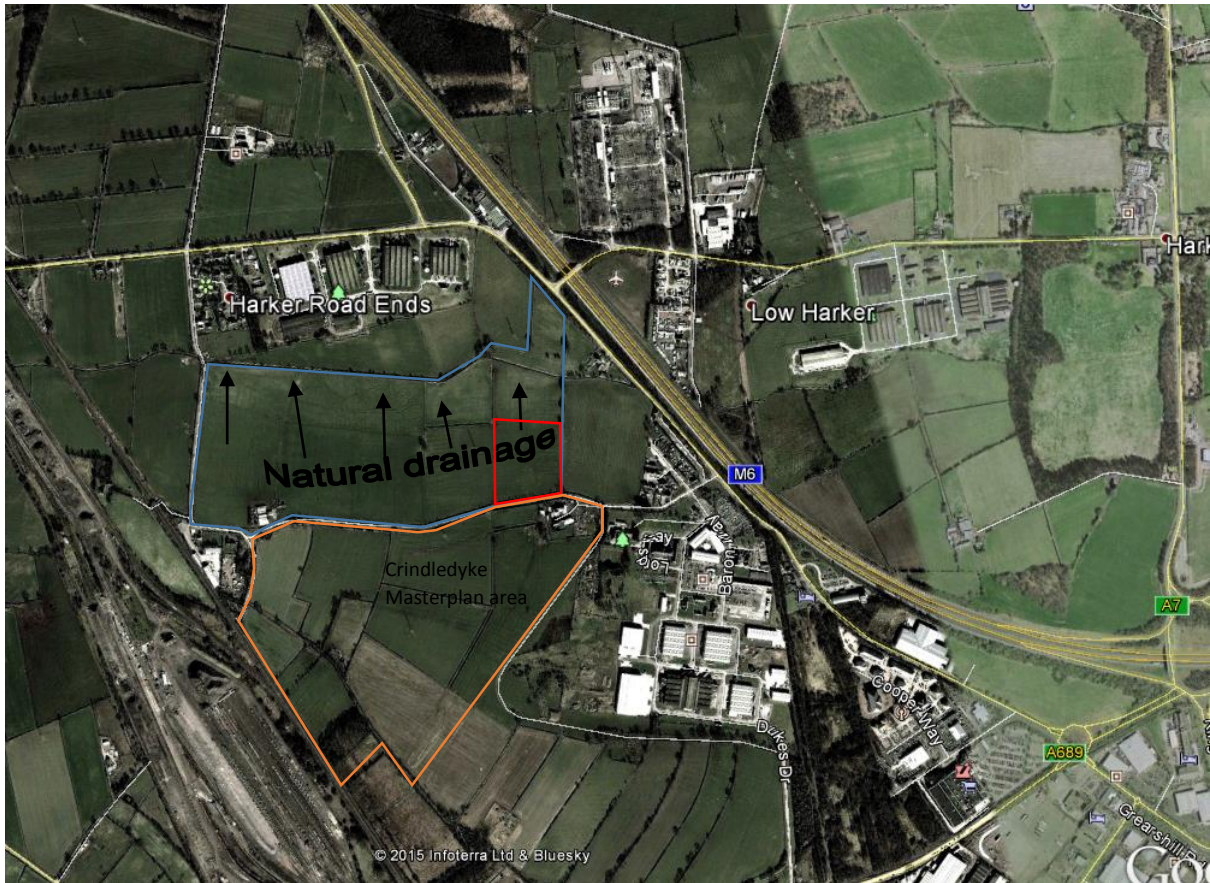
The site is not subject to any protective designations for habitats, geology, heritage, flood risk, species, landscape or amenity.

Access

The report from WYG shows that this small part of CA50 would not cause any significant adverse traffic impact, and that a suitable site access can be created off Crindledyke Lane.

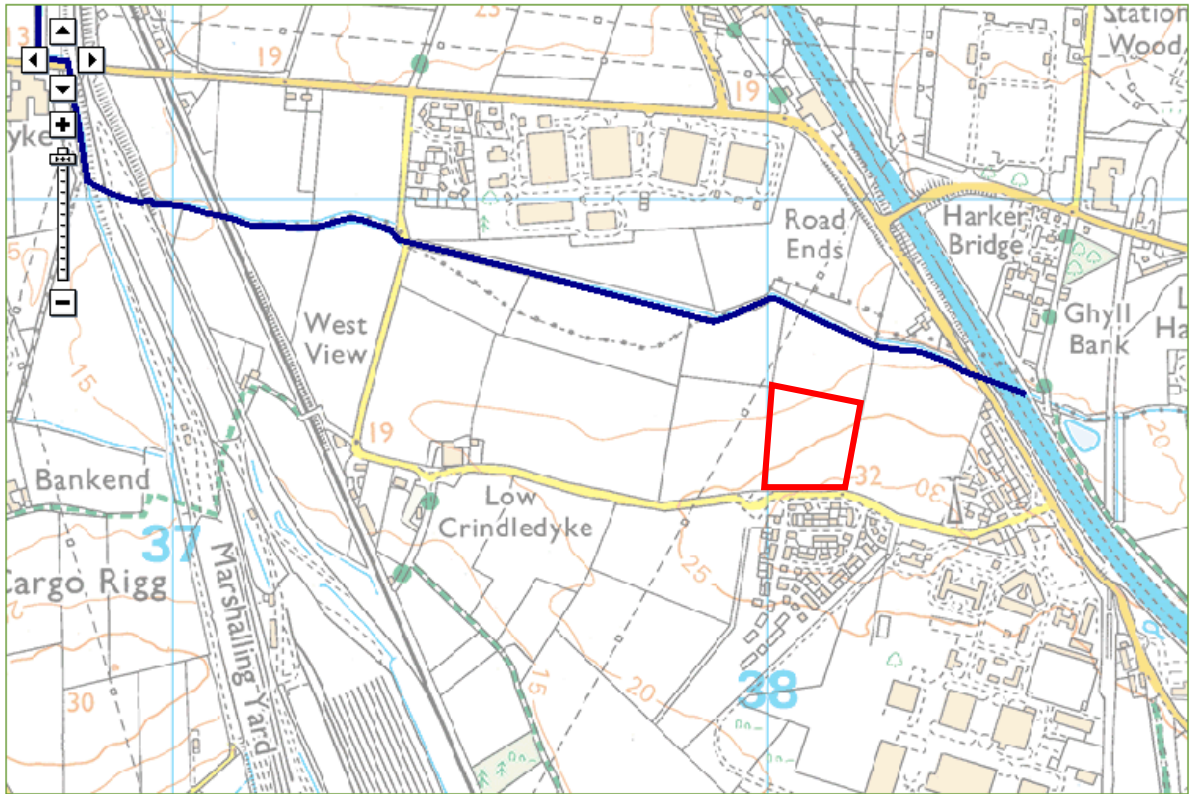
Topography

The site is gently sloping towards the beck providing a suitable building plot with scope for natural drainage as required.



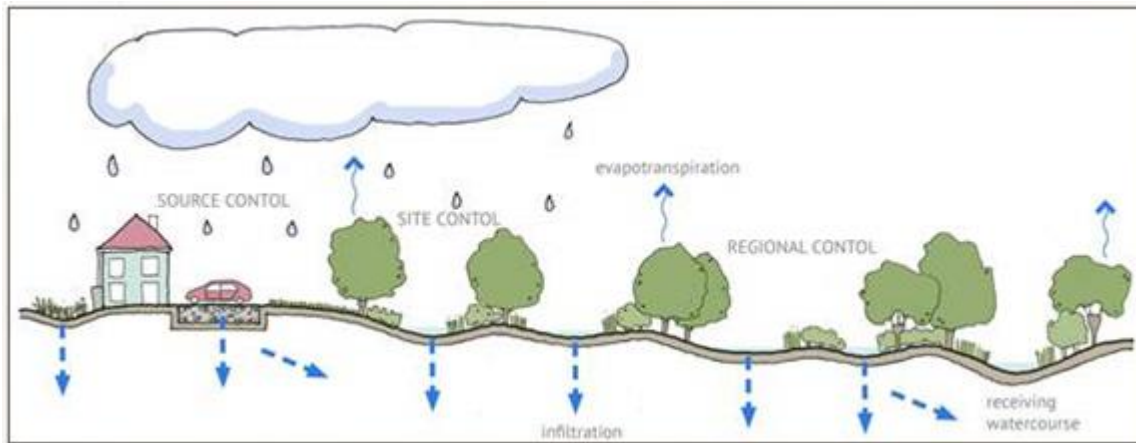
Drainage

The site and the surrounding land lends itself favourably to a SUDS drainage system that would lead to a nominal outflow into the adjacent beck. A fully specified SUDS scheme would be a condition of any detailed planning approval. An outline application would be expected to provide a Concept SUDS scheme covering the whole of the masterplan area.



Customer's Water - From 4 April 2019 Natural Resources Wales (NRW) has taken over the responsibility of the Environment Agency's Water

Flood risk map from the Environment Agency



The SuDS concept which would be applied to the site and to the wider CA50 site.

Landscape and Visual Impact

The site is visible to few vantage points – essentially from Parkhouse Road and Crindledyke Lane. The view from Parkhouse road is oblique and at least 200m distant visible between trees and hedges adjacent to the road.



View from Parkhouse Road

The view from Crindledyke Lane is more significant. However, this lane is changing in its character by the construction of the Crindledyke Development on the southern side of the Lane. The development of the proposed site would complement that new character and provide a unified sense of place to the Lane.



View from Crindledyke Lane

Ecology

Interpretation of aerial imagery suggests the site is currently sown for grass used for grazing land. Arable and sown fields have the potential to be beneficial to farmland birds, where field margins are left uncultivated, stubble left over winter, pesticide use reduced, grazing or silaging is reduced or where sowing rates are reduced to allow a more open canopy to the crop. There is no evidence that these practices are taking place.

Clearly visible in the aerial photographs are two structures that carry overhead wires. The presence of overhead wires on the site is likely to limit its appeal to ground nesting birds, as they provide somewhere for predators to survey the land. The wires and associated structures also present a collision risk for many larger bird species as well as smaller fast-flying species, which will limit their potential use of the site.

It is not considered that the site presents any particular habitat of importance for any species not directly associated with agriculture.

Infrastructure

Sewage, Power, Water and Telecoms

Mains sewage, power water and telecoms are available through the Crindledyke Development. Additional capacity would be planned in conjunction with the masterplan for the whole of the CA50 site ready to come on stream in the following plan period.

Additional or alternative provision can be secured through the master-planning process for the whole of the CA50 development.

Education

Primary school education will be available at the proposed new school as part of the Crindledyke Masterplan development. It is not considered that this small scale development 50 – 75 dwellings will jeopardise the 210 pupil school which is planned to be delivered once 300 of the 875 homes planned in the Crindledyke Master Plan.

Phasing and Master-planning

The site is part of a wider potential development site known as CA50 that is shown edged blue on the figures in this report. It (CA50) forms the future development site for Carlisle in the next plan period (2030 onwards).

Despite this it is important to distinguish between the site proposed for this plan period (2015 – 2030) and the wider CA50 site which is considered suitable for future development. It is accepted that there is a reasonable chance that the Crindledyke phase 1 scheme currently under construction will be completed within this plan period and that the Masterplan as a whole will be completed at a rate of about 40 units per year. This will provide around 600 of the planned 875 during the plan period. Therefore, there should be no need to release alternative significant land to ensure delivery of the planned level of housing in this part of Carlisle. However, this proposed site is not intended to be released as an alternative to the main Crindledyke site, but as an additional site.

Why is it prudent to include part of the CA50 site for release in this plan period?

By releasing this small part of the CA50 site in this plan period, the City Council will incentivise the landowner to undertake and fund the master-planning necessary to allow all of CA50 to come forward as soon as it is required. This would minimise any delay in ensuring that the Council's housing targets can be met in the event that there needs to be a review of the Plan because of failures of delivery elsewhere in the City.

The Master-planning phase of the CA50 site will require significant investment to ensure that the design, infrastructure and technical reporting can be undertaken, including any necessary education or centre facilities provision. Having part of the site allocated in the current plan period will provide confidence from funders or developer partners that it is worthwhile making this investment in the wider site. It will allow a longer and more fruitful dialogue between the Council and the landowner to ensure that the scheme that eventually comes forward for the whole site will meet the needs of the City and particularly the new community at Crindledyke at that time.

This 'hedging of bets' by the City Council is a prudent response to a possible over reliance on a few developers and house builders for the City's housing delivery programme.

It is not suggested that this site should be released for development with no conditions attached. It would be prudent to secure conditions to ensure that a masterplan is provided for the CA50 site and that it must integrate with the master plan for the Crindledyke Master Plan. A detailed scheme for the small site would be worked up to provide small scale housing in this plan period (2015 – 2030) and the masterplan would be in place to allow for the relatively quick release of the remainder of CA50 should the housing delivery plan falter in its execution over the 2015 – 2030 period. It would also, needless to say, be in place for the post 2030 plan period.

This process could be considered akin to safeguarding this land for housing development and testing the water to ensure good working relations for the delivery of housing development in the further future.



Story Homes
Phase 1 scheme
for Crindledyke

This diagram shows how the site could be integrated with the Crindledyke Master Plan and in particular with the phase 1 development.

The proposal site can be allocated for housing development on the basis that it forms part of wider masterplan for the whole of the CA50 site. It can be conditioned to be complementary with the Crindledyke Master Plan Area.



The proposed site in relation to the whole CA50 site and the currently developing Crindledyke Master Plan Area

Conclusions

The allocation of this site for housing would open up the wider CA50 site for significant investment and ensure the smooth delivery of housing in the next plan period. It would also act as a backstop position to bolster the City Council's ability to deliver housing in significant or sufficient quantities during this plan period should the need arise.

This document provides additional information to underscore the widely accepted position that the CA50 site is a suitable housing site, and that the release of the proposed trial part of it is a sensible strategy for the City Council and the Landowner to undertake.