

# REPORT TO ECONOMY & ENVIRONMENT OVERVIEW AND SCRUTINY PANEL

(REPORT REF ED 05 / 15)

## CARLISLE DISTRICT LOCAL PLAN (2015-2030) PROPOSED SUBMISSION DRAFT

### ADDITIONAL INFORMATION FOR CONSIDERATION

Post the Executive resolution to make the latest draft of the Local Plan – the Proposed Submission Draft – available for consideration by the Economy and Environment Overview and Scrutiny Panel, the need for a small number of additional changes to the draft Plan have come to light. These changes are included within the draft of the Local Plan that Executive are being asked to consider at their meeting of the 26<sup>th</sup> January 2015, but having coming to light since Executive last considered the Plan (15<sup>th</sup> December 2014), which reflects that they relate to circumstances beyond the control of the City Council, were not contained within the draft of the Plan circulated to the Economy and Environment Overview and Scrutiny Panel.

In order to ensure that the Panel are aware of the small number of additional changes proposed, the reasoning for these and importantly afforded an opportunity to consider these in the same way as the remainder of the Plan, officers will take the opportunity to discuss these additional changes at the Panels meeting of 22<sup>nd</sup> January 2015.

Extracts from the Plan to which these changes relate are included in this update note. The areas where changes are confined to are highlighted in yellow for ease of reference. Proposed new text is illustrated in bold and is also underlined. Text which is proposed to be deleted has been struck through. It is considered that this approach will aid the Panel in being able to identify at a glance the additional changes proposed should they wish to consider these in advance of Thursdays meeting.

## Policy HO 4 - Affordable Housing

In order to achieve mixed and inclusive neighbourhoods, affordable housing provision will be sought in the following circumstances:

1. within Zone A, all sites of five ~~six~~ units and over will be required to provide 30% of the units as affordable housing;
2. within Zone B, all sites of 10 ~~eleven~~ units or over will be required to provide 20% of the units as affordable housing.
- 3. within Zone C, all sites of eleven units or over will be required to provide 30% of the units as affordable housing.**

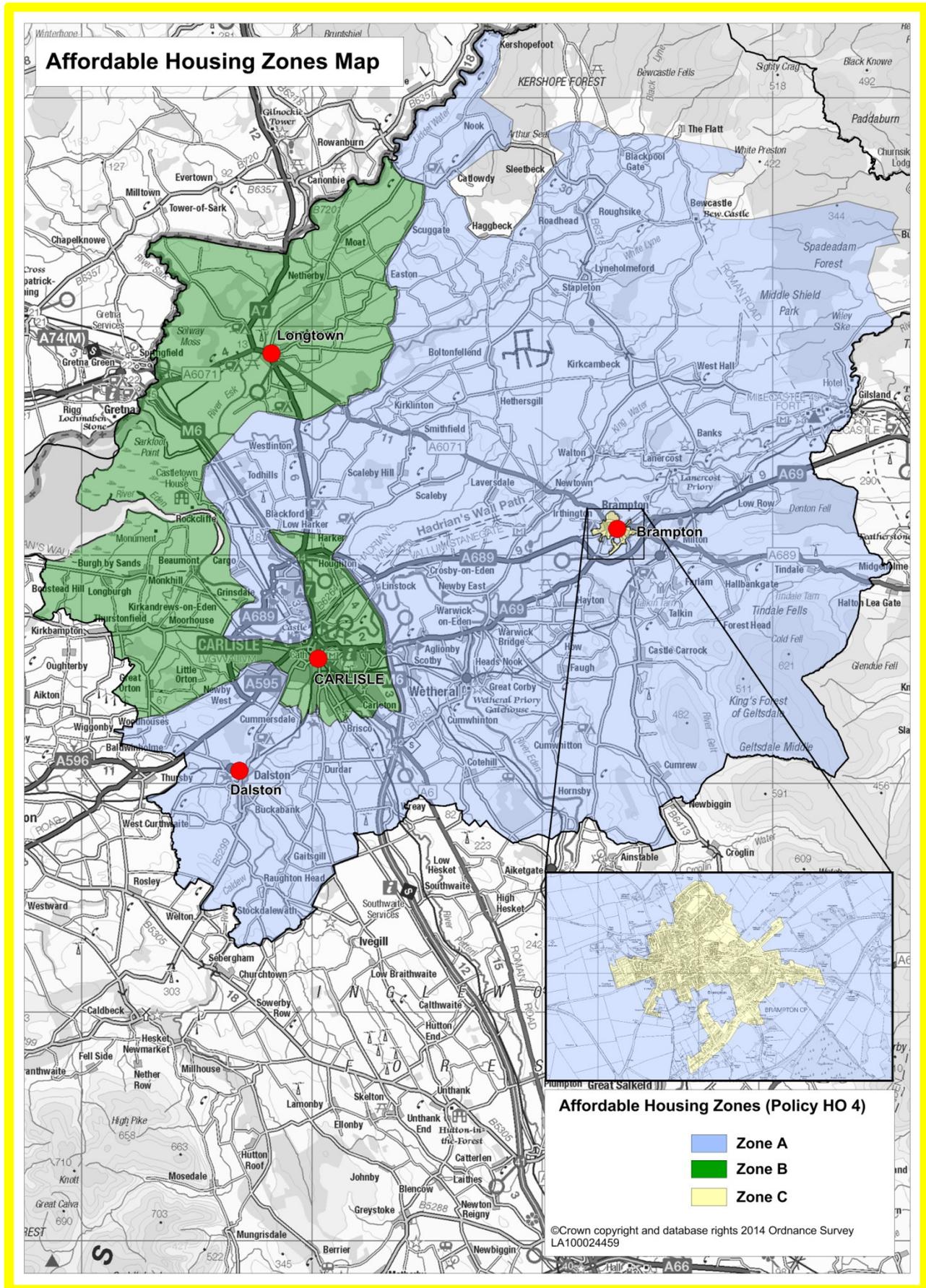
It will not be acceptable to sub-divide sites and purposely design a scheme to avoid making affordable housing contributions.

The tenure split of affordable housing to be provided should be 50% for social or affordable rent and 50% for intermediate housing. A lower proportion and/or different tenure split may be permitted where it can be clearly demonstrated by way of a financial appraisal that the development would not otherwise be financially viable. Early dialogue with the Council on this matter is essential.

**For sites of between six and ten units, the affordable housing contribution will be sought in the form of cash payments which will be commuted until after completion of units within the development. For sites of eleven units or over, the affordable housing should be provided on the application site unless off site provision, or a financial contribution of broadly equivalent value in lieu of on-site provision, can be robustly justified by local or site specific circumstances.**

The opportunity to secure affordable extra care housing schemes as part of the wider affordable housing mix on development sites will be sought where it is considered to meet needs and the site is in an appropriate location.

Figure 2 within the supporting text of Policy HO4:



## **Policy HO 11 - Gypsy, Traveller and Travelling Showpeople Provision**

The Council and its partners will work together to meet the accommodation needs of Gypsies, Travellers and Travelling Showpeople.

Land has been allocated adjacent to Low Harker Dene for nine permanent pitches to meet identified needs over the Plan period for Gypsies and Travellers.

Proposals which contribute to achieving additional provision of transit, permanent and temporary pitches, and sites for Travelling Showpeople, in addition to the sites allocated will be considered favourably where they meet the following criteria:

1. the site is physically connected, and integrates with, an existing settlement, and does not lead to an unacceptable intrusion into open countryside;
2. the site has reasonable access to key services and facilities including schools, shops, doctors' surgeries and health care and other community facilities;
3. there are opportunities to access these facilities by public transport, walking or cycling;
4. the location of the site is such that it is possible to promote integrated co-existence between the site and the local community;
5. adequate utilities can be provided or are already available;
6. the site has existing landscape screening, or can be landscaped to minimise any impact on surrounding countryside;
7. satisfactory living conditions can be achieved on the site and there would be no unacceptable impact on the amenity of adjacent land uses including residential uses;
8. site management measures are included within the proposals;
9. any additional business uses that are intended to be carried out on the site will not have an unacceptable impact on the residential use of the site, any adjacent land uses or the visual amenity of the area; and
10. the site should have, or be able to provide, adequate access and turning space for large vehicles and caravans.

**The redevelopment or change of use of existing sites for Gypsies, Travellers and Travelling Showpeople to alternative uses will not be supported whilst there remains a proven need for provision within the District.**

## Policy SP 4 - Carlisle City Centre and Caldew Riverside

In order to maintain and enhance its status, Carlisle City Centre, as defined on the Policies Map, will be the principal focus for comparison retail within the District, in addition to leisure, office and other main town centre uses.

Development proposals within the City Centre should support its vitality and viability and respond to opportunities to:

1. Create a diverse mix of uses, including city centre living, which support vitality through generating daytime and evening activity;
2. Preserve or enhance the character, appearance and wider setting of the City Centre, Botchergate and Portland Square/Chatsworth Square Conservation Areas and contribute towards the delivery of objectives within their respective Management Plans;
3. Create new and enhance the existing public realm through imaginative hard and soft landscaping;
4. Improve connectivity within the City Centre specifically with regards to increasing pedestrian and cycle permeability and accessibility; and
5. Bring back into beneficial use vacant and redundant buildings and upper floors particularly where to do so would increase city centre living or generate job growth.

Land to the north of Lowther Street including Rickergate has been identified for a potential future expansion of the Primary Shopping Area. Retail led development proposals within this area will be supported where they are in response to identified needs, are guided by a comprehensive strategy and where it can be demonstrated that the proposal would integrate effectively with the existing Primary Shopping Area. Proposals within this area which would prejudice the ability to respond to an identified need to deliver additional comparison retail floorspace will be unlikely to be supported, unless the benefits of doing so outweigh the benefits of safeguarding the potential expansion.

To the south of the City Centre a notable and significant opportunity exists in the locality of the Citadel, as defined on the Policies Map, to reuse and redevelop buildings and land for a mix of uses which could act as a catalyst to enhance the vitality and viability of the southern extent of the City Centre, including Botchergate, and further improve the sense of arrival for visitors using this important historic and iconic gateway. Whilst the full potential of this area is unlikely to be realised until beyond the plan period, consideration will be afforded to progressing a development brief for this locality to ensure that the opportunity to deliver a comprehensive and strategic development across this area is safeguarded. This approach will also ensure that the potential benefits are maximised and that any opportunities to accelerate delivery are identified. In the interim, proposals will be supported providing that they do not prejudice any longer term opportunities and

**respect** the significance of the heritage assets which characterise this area.

Caldew Riverside, as defined on the Policies Map, constitutes a significant regeneration opportunity outwith but in close proximity to the City Centre, to bring back into beneficial use land for a mix of uses which would complement those found in the City Centre and in doing so aid its overall attractiveness. Development proposals for this site will be considered on their merits, with any proposed main town centre uses being subject to a sequential and impact test. Development proposals should demonstrate how they would contribute to the comprehensive redevelopment of the wider site and also respond to the opportunity to positively interact with the River Caldew, including enhancing the riverside walk/cycle way, as well as improving linkages with the City's West Walls and the City Centre beyond.

All proposals will need to consider their impacts on the transportation network.

## Policy IP 8 - Planning Obligations

Carlisle City Council will work with partners to deliver infrastructure, services and community facilities to improve the sustainability of its communities.

In the first instance new development will be expected to provide infrastructure improvements which are directly related to and necessary to make the development acceptable. This will be achieved through use of planning conditions and obligations.

The Infrastructure Delivery Plan (IDP) will be used to identify the infrastructure, services and facilities that new development may be required to contribute to within the life of the Plan. Such infrastructure could cover a wide range of economic, social and environmental provision.

If a Community Infrastructure Levy (CIL) is introduced by the Council, planning obligations will not be sought for infrastructure funded by CIL.

**In accordance with national policy 'small-scale' and 'self-build' development will be exempt from any tariff style planning obligations (section 106 planning obligations). Small scale in the context of the District of Carlisle is defined in the glossary.**

Where a developer seeks to depart from any planning obligations sought, it will be necessary for them to demonstrate that such contributions are nevertheless being maximised as far as it is viable to do so, and that ultimately the wider economic, social and environmental benefits to be realised from approving the proposal in the absence of such contributions outweigh the harm of doing so.

*Addition to Glossary:*

**Small scale development - 'Small scale', for the purposes of Policy IP8 (Planning Obligations) is defined as housing developments comprising of 10 units or less in the urban areas of Carlisle and Brampton, and housing developments comprising of five units or less in designated rural areas within the District. Designated rural areas are defined under section 157(1) of the Housing Act, and include both Areas of Outstanding Natural Beauty in the District, and all of the rural parishes with the exception of Geltsdale. The exception to this definition will be, in accordance with national policy, when development in such areas, regardless of the number of units proposed, has a maximum combined gross floorspace of more than 1,000 sq m.**

*Amendment to paragraph 6.2 [supporting text to policy IP 1 - Delivering Infrastructure]....*

**6.2** Key infrastructure likely to be necessary to co-ordinate with the delivery of development within Carlisle includes:

- primary and secondary school placements;
- adequate highway capacity and achievable access;
- foul water drainage and network capacity;
- **health and social facilities or improvements;**
- energy supply; and
- clean water supply.