

SCHEDULE A: Applications with Recommendation

14/0316

Item No: 03

Date of Committee: 25/07/2014

Appn Ref No:
14/0316

Applicant:
Messrs D & S Cooper

Parish:
Wetheral

Agent:
Jock Gordon

Ward:
Wetheral

Location: Land between Wetheral Methodist Church and Redcroft, Wetheral, Carlisle

Proposal: Residential Development (Outline)

Date of Receipt:
10/04/2014

Statutory Expiry Date
05/06/2014

26 Week Determination

REPORT

Case Officer: Richard Maunsell

1. Recommendation

- 1.1 It is recommended that this application is granted Authority to Issue approval subject to the satisfactory completion of a legal agreement. If the S106 agreement is not completed within a reasonable time, Authority to Issue is requested to the Director of Economic Development to refuse the application.

2. Main Issues

- 2.1 The Principle Of Development
- 2.2 Whether The Scale And Design Of The Dwellings Are Acceptable
- 2.3 The Impact Of The Proposal On The Amenities Of Neighbouring Residents
- 2.4 Highway Issues
- 2.5 Drainage
- 2.6 Biodiversity
- 2.7 Impact On Existing Trees
- 2.8 The Provision Of Affordable Housing

3. Application Details

Introduction

- 3.1 Members will recall that this application was deferred at the previous meeting of this Committee to undertake a site visit.
- 3.2 This application seeks Outline Planning permission for residential development on land adjacent to Wetheral Methodist Church, Wetheral. The site is currently in agricultural use and occupies an area of approximately 0.43 hectares. The site is located to the west of the village, adjacent to Scotby Road, with properties to the east and south-east.
- 3.3 The site is bounded by a mature hedgerow to the frontage and along the western boundary with a large oak tree in the south-west corner. The topography of the land rises upwards to the north-east.

Proposal

- 3.4 The application seeks Outline Planning permission with all matters reserved. The Design and Access Statement which accompanies the application states that the layout of the site is currently undetermined but will incorporate a number of 3/4 bedroom family properties, each having amenity space and parking provision for at least 3 cars. The scale of the dwellings will be similar to existing properties sited either side of the road leading into the village.

4. Summary of Representations

- 4.1 This application has been advertised by means of a site notice and direct notification to the occupiers of 6 of the neighbouring properties. In response, 19 letters of objection have been received and the main issues raised are summarised as follows:
 - 1. there is no primary school in Wetheral and no future plans have been suggested. No more houses should be built without such educational facilities;
 - 2. there is no information regarding the proposed accesses. The road that links Scotby and Wetheral is already busy and congested and the site is on a dangerously sharp bend;
 - 3. development of the site will have a detrimental visual impact when entering the village from the west;
 - 4. there is no need for another large development in Wetheral. Carlisle does not have the population or industrial growth to attract people to live here;
 - 5. if approved, these developments will have a significant impact on village life;
 - 6. the application site is outside the settlement boundary for the village;
 - 7. the Housing Site Selection process has identified 2 other sites to the south of Wetheral that would provide another 100 houses over the next 15 years. Any additional development is unnecessary;
 - 8. the National Planning Policy Framework suggests that planning should be development plan led. The site is additional to and not part of the plan and should therefore be refused;
 - 9. the site is adjacent to the Methodist Church where parking is already an

- issue when the church is in use;
10. the proposal to retain an access to the field behind would enable access to that land for further development which would be a further obtrusive development;
 11. this additional housing would create a further precedent for ribbon development along roads leading into the village rather than maintaining the nature of the village;
 12. the land is currently used to graze beef cattle and prime agricultural land should not be used to build houses on;
 13. the proposal is contrary to the Rural Masterplanning in Carlisle District which states that important views that frame the edge of the village are unlikely to be suitable for development;
 14. the development will put additional pressure on water and sewage utilities which are already at capacity;
 15. the area is subject to localised surface water flooding. There is no provision to upgrade the infrastructure until at least 2020. Septic tanks can't be seen as a viable option as an alternative to mains drainage;
 16. the proposal will result in the destruction of a well established hedge;
 17. the type of housing proposed will be expensive housing and will not make any provision for younger or older residents who are being forced out of the village due to high prices.

5. Summary of Consultation Responses

Cumbria County Council - (Econ. Dir. Highways & Transportation): - no objection subject to the imposition of highway conditions;

Clerk to Wetheral PC, Downgate Community Centre: - no objection but there are concerns regarding the access to any new properties onto the busy road where there is a dangerous bend in the road. There are also concerns regarding surface water drainage in the area;

Local Environment - Environmental Protection: - no objection.

6. Officer's Report

Assessment

- 6.1 The relevant planning policies against which the application is required to be assessed are the National Planning Policy Framework (NPPF) together with Policies DP1, CP1, CP2, CP3, CP4, CP5, CP12, H1, H5 and T1 of the Carlisle District Local Plan 2001-2016. The proposal raises the following planning issues.

1. The Principle Of Development

- 6.2 The main issue for Members to establish in the consideration of this application is the principle of development. Since adoption of the Local Plan, the NPPF has been published by the Government and is a material consideration in the determination of this application. Policy considerations in relation to this application state that whilst development should be considered

against Local Plan policies, the Council's Local Plan (in respect of the issue of housing) cannot be considered up to date under the NPPF. The Framework seeks to promote sustainable development and in rural areas, housing should be located where it will enhance or maintain the viability of rural communities.

- 6.3 Reference is made by the objectors to the site being outside the settlement boundary identified in the Local Plan. The NPPF does not advocate the use of settlement boundaries and Members will note from the previous paragraph that the NPPF is a material consideration. With regard to this issue, limited weight can, therefore, be given to the fact that the site is outwith the settlement boundary and the principle of development remains acceptable.
- 6.4 The site is well related to Wetheral with both footpath and road links. The application site is rectangular with the adjacent Methodist church forming a natural end to the village and discouraging the potential for further ribbon development. Although an access is retained adjacent to the eastern boundary, this is reasonable for continued access to the agricultural land beyond. Any future application for housing development, should one be submitted, would have to be considered on its merits and this is not a reason to view the current proposal negatively. Wetheral itself has services and amenities and the development of housing on this site will support these. In light of these issues, the development of the site for housing is consistent with the policies in the NPPF.
- 6.5 The objectors refer to the proposed housing allocations in the emerging Local Plan together with Rural Masterplanning in Carlisle District. Carlisle City Council successfully bid to the Homes and Communities Agency Rural Masterplanning Fund for help with deciding on future options for the location of housing and other new development in the district's rural areas. The work has been carried out in collaboration with the Commission for Architecture and the Built Environment (CABE) and the information gathered will form an evidence base contributing to the new Local Plan.
- 6.6 The City Council are working with Parish Councils and rural communities in 22 of the larger villages and small towns (including Brampton, Longtown and Dalston). Detailed settlement profiles are being drawn up for each village. The profiles look at existing services and their capacity, for example the number on the school roll, frequency of bus services, viability of the shop/pub etc. Local information is gathered about local housing, employment and community needs of these villages. The City Council is also looking at how villages relate to each other, for example, where the children go to primary school, access to public transport and health care, and where the nearest shop is located. The surrounding landscape is also assessed and important views into and out of villages identified, together with areas of wider landscape which frame the edge of the village and are unlikely to be suitable for development.
- 6.7 The Rural Masterplanning and the emerging Local Plan will shape the future development of the District; however, limited weight can be attached to these documents which, in respect of the latter, is still progressing through the consultation process. Notwithstanding this, any housing land allocation does

not preclude the submission of applications on windfall sites which must be considered on their merits.

2. Whether The Scale And Design Of The Dwellings Are Acceptable

- 6.8 Policies seek to ensure the development is appropriate in terms of quality to that of the surrounding area and that development proposals incorporate high standards of design including siting, scale, use of materials and landscaping which respect and, where possible, enhance the distinctive character of townscape and landscape. This theme is identified in Policy CP5 of the Local Plan which requires that development proposals should also harmonise with the surrounding buildings respecting their form in relation to height, scale and massing and make use of appropriate materials and detailing. Development of this frontage site within the village will have a significant impact on the character of the area unless it is sympathetically designed.
- 6.9 The objectors have raised concerns that the scale of development would not be in keeping with the character of the area.
- 6.10 The application is submitted in outline form only with all other matters reserved. Although the Design and Access Statement makes reference to the site being potentially developed with 3/4 bedroom houses with a footprint of 16 metres by 12 metres, this is only indicative and any detailed scheme would have to be considered at the Reserved Matters application stage. The applicant has indicated that any subsequent scheme would reflect the scale and design of the neighbouring properties to the east of the site.
- 6.11 Likewise, any subsequent application would have to demonstrate that the development would achieve adequate amenity space and off-street parking. On balance, the application has only been submitted in outline form and the impact on the character and appearance of the dwellings within the streetscene would be considered at a later stage.

3. The Impact Of The Proposal On The Amenities Of Neighbouring Residents

- 6.12 Planning policies require that development proposals should not adversely affect the living conditions of occupiers of residential properties by virtue of inappropriate development, scale or visual intrusiveness.
- 6.13 The development would have to be designed to take account of the requirements in the Council's Supplementary Planning Documents "Achieving Well Design Housing" and be compliant with the requirement to maintain 21 metres distance between primary facing windows and 12 metres between a primary window and a blank gable.
- 6.14 Given the orientation of the application site, it is likely that the proposed buildings within it, occupiers of the proposed and existing neighbouring properties would not suffer from an unreasonable loss of daylight or sunlight nor would it be over-dominant; however, as the application seeks only to establish the principle of development, these issues can't be established at

this stage.

4. Highway Issues

- 6.15 The proposal does not give any detail regarding the vehicular accesses to be formed suffice to say that they will comply with the Highway Authority requirements and will provide sufficient incut/lane parking provision for 3 vehicles.
- 6.16 The site is within the 30mph speed limit of the village but it is acknowledged that it is close to a bend in the road on the periphery of the village where drivers may still be exceeding this limit. It is further recognised that events at the Methodist church will generate some parking requirements due to the lack of any dedicated parking provision. The objectors have identified these issues and are concerned about the potential detrimental impact on the users of the highway should permission be granted.
- 6.17 There are no parking restrictions along the road leading into Wetheral. Any vehicular obstruction would be a matter for Cumbria Constabulary as the relevant enforcement agency to pursue. The Highway Authority in their response to the consultation on this application has raised no objection subject to the imposition of 5 highway conditions. On the strength of the Highway Authority's view, the proposal is acceptable in highway terms subject to the imposition of these conditions.

5. Drainage

- 6.18 Objectors have raised concerns about the drainage and the ability of the local infrastructure to cope with additional demand. It is widely accepted that the drainage infrastructure in the area is nearing capacity and United Utilities propose to upgrade the infrastructure, although there is no current timescale for this.
- 6.19 There is a clear policy requirement to provide adequate provision for foul and surface water facilities; however, due to the fact that only outline planning permission is sought by this application, there are no details of either surface water or foul drainage provision. These would have to be agreed at a subsequent applicant stage through consultation with the relevant interested parties. If such details prove to be unacceptable, it may be that the residential development would stall as a result. It would therefore be appropriate to impose conditions requiring the submission of additional information relating to these 2 issues.

6. Biodiversity

- 6.20 The Council's GIS Layer has identified that there are potentially otters, red squirrels, bats, barn owls and breeding birds within or in the vicinity of the site. As the proposed development would involve the development of agricultural land and would potentially provide additional natural habitat through the imposition of a landscaping condition and minimal disturbance to the hedgerow frontage, this is considered to be of benefit. Using the

guidance issued by Natural England, the development would not harm protected species or their habitat; however, an Informative will be included within the decision notice ensuring that if a protected species is found all work must cease immediately and the Local Planning Authority informed. It would also be appropriate to impose a condition prohibiting the removal of the hedgerow during the bird breeding season unless an appropriate assessment has been undertaken.

7. Impact On Existing Trees

- 6.21 As previously identified in this report, there is large oak tree in the corner of the site and a mature hedgerow to the south and west. Any development would have to take account of these features and retain them as much as possible. Although a Hedge Survey and Tree Survey have been submitted with this application, the Council's Tree Officer has requested further information. It is anticipated that this will be available for Members, together with the Tree Officer's response prior to the meeting. Should these prove acceptable, it would be appropriate to impose a number of conditions requiring that adequate protection measures are put in place to safeguard the tree and the hedges during the construction process.

8. The Provision Of Affordable Housing

- 6.22 When considering the issue of affordable housing, Policy H5 of the Local Plan sets thresholds for the provision of affordable housing. Given the nature of the proposal and the size of the site, there is a policy requirement to provide 20% contribution towards the provision of affordable housing. The applicant is willing to provide this contribution and subject to the completion of a S106 Agreement, there is no policy conflict.

9. Other Matters

- 6.23 Some of the objectors have made reference to the fact that there is no primary school within the village and the neighbouring schools are nearing capacity. Although there is no indication on housing numbers for the site, it is unlikely that the proposal would generate the number of houses required for the applicant to provide an education contribution.

10. The Impact On Human Rights

- 6.24 The human rights of the occupiers of the neighbouring properties have been properly considered and taken into account as part of the determination of the application. Several provisions of the Human Rights Act 1998 can have implications in relation to the consideration of planning proposals, the most notable being:

Article 6 bestowing the "Right to a Fair Trial" is applicable to both applicants seeking to develop or use land or property and those whose interests may be affected by such proposals;

Article 7 provides that there shall be "No Punishment Without Law" and may be applicable in respect of enforcement proceedings taken

by the Authority to regularise any breach of planning control;
Article 8 recognises the "Right To Respect for Private and Family Life".

- 6.25 Article 1 of Protocol 1 relates to the "Protection of Property" and bestows the right for the peaceful enjoyment of possessions. This right, however, does not impair the right to enforce the law if this is necessary, proportionate and there is social need.
- 6.26 Article 8 and Article 1 Protocol 1 are relevant but the impact of the development in these respects will be minimal and the separate rights of the individuals under this legislation will not be prejudiced. If it was to be alleged that there was conflict it is considered not to be significant enough to warrant the refusal of permission.

Conclusion

- 6.27 In overall terms, the application seeks only to establish the principle of housing development on the site which is acceptable under the provisions of the NPPF. The proposal does not adversely affect the living conditions of adjacent properties by poor design, unreasonable overlooking or unreasonable loss of daylight or sunlight. The siting, scale and design of the proposal are subject to appropriate planning conditions and would be given careful consideration at the time of any subsequent application to ensure that the scheme would be well related to the existing built form of the village. The development would not create a precedent for further applications in the area which, in any case, would have to be considered on their own merits.
- 6.28 Although concerns have been expressed about the potential detrimental impact on the users of the highway and general highway safety, the Highway Authority has raised no objection subject to the imposition of appropriate conditions. Further planning conditions deal with landscaping, tree and hedge protection together with foul and surface water drainage. Subject to the completion of a Section 106 agreement to secure an affordable housing contribution, the proposal is considered to be compliant with the objectives of the relevant Local Plan policies.

7. Planning History

- 7.1 There is no planning history relating to this site.

8. Recommendation: Grant Subject to S106 Agreement

1. In case of any "Reserved Matter" application for approval shall be made not later than the expiration of 1 year beginning with the date of this permission, and the development shall be begun not later than whichever is the later of the following dates:
 - i) The expiration of 3 years from the date of the grant of this permission,
or

- ii) The expiration of 2 years from the final approval of the reserved matters, or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: In accordance with the provisions of Section 92 of the Town and Country Planning Act 1990. (as amended by The Planning and Compulsory Purchase Act 2004).

2. The approved documents for this Outline Planning Permission comprise:

1. the Planning Application Form received 10th April 2014;
2. the Location Plan received 10th April 2014 (Drawing no. 3023/1);
3. the Block Plan received 10th April 2014 (Drawing no. 3023/2);
4. the Design and Access Statement received 10th April 2014;
5. the Stage One Desk Top Study Assessment of Likelihood of Contamination of Proposed Development Site received 10th April 2014;
6. the Tree Survey received 10th April 2014;
7. the Hedge Survey received 10th April 2014;
8. the Notice of Decision;
9. any such variation as may subsequently be approved in writing by the Local Planning Authority.

3. Before any work is commenced, details of the layout, scale, appearance, access and landscaping of the site (hereinafter called "reserved matters") shall be submitted to and approved by the local planning authority.

Reason: The application was submitted as an outline application in accordance with the provisions of Article 3 of the Town and Country Planning (General Development Procedure) Order 1995.

4. Samples or full details of all materials to be used on the exterior shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced. The development shall then be undertaken in accordance with the approved details.

Reason: To ensure the materials are appropriate to the building and character of the area in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

5. Details of the relative heights of the existing and proposed ground levels and the height of the proposed finished floor levels of the dwellings and garages shall be submitted to and approved in writing by the local planning authority before any site works commence. The development shall then be undertaken in accordance with the approved details.

Reason: In order that the approved development is appropriately located within the topography of the land in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

6. Prior to the commencement of development hereby approved by this permission a scheme for the provision of surface water drainage works shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include the investigation and, where possible, the inclusion of SUDs and shall be constructed and completed in accordance with the approved plans prior to the occupation of any dwelling.

Reason: To ensure a satisfactory means of surface water disposal and in accordance with Policy CP12 of the Carlisle District Local Plan 2001-2016.

7. No development approved by this permission shall be commenced until a scheme for the conveyance of foul drainage to has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be brought into use until such treatment plant has been constructed and completed in accordance with the approved plans. The development shall then be undertaken in accordance with the approved plans.

Reason: To prevent pollution of the water environment in accordance with Policy CP12 of the Carlisle District Local Plan 2001-2016.

8. Prior to the commencement of development hereby approved, details of a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that a satisfactory landscaping scheme is prepared in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

9. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner, and maintained thereafter to the satisfaction of the Council; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that a satisfactory landscaping scheme is implemented in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

10. The development shall not commence until visibility splays providing clear visibility of 2.4 metres by 90 metres, measured down the centre of the access road/ access(es) and the nearside channel line of the major road have been provided at the junction of the access road(s) / each access with the County highway. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) relating to permitted

development, no structure, vehicle or object of any kind shall be erected, parked or placed and no trees, bushes or other plants shall be planted or be permitted to grow within the visibility splay which obstruct the visibility splays. The visibility splays shall be constructed before general development of the site commences so that construction traffic is safeguarded.

Reason: In the interests of highway safety and to support Local Transport Plan Policies LD7 and LD8.

11. The vehicular crossing(s) over the footway, including the lowering of kerbs, shall be carried out to the standards of the Highway Authority.

Reason: To ensure a suitable standard of crossing for pedestrian safety and to support Local Transport Plan Policies LD5, LD7 and LD8.

12. Details of all measures to be taken by the applicant/developer to prevent surface water discharging onto or off the highway shall be submitted to the Local Planning Authority for approval in writing prior to development being commenced. Any approved works shall be implemented prior to the development being completed and shall be maintained operational thereafter.

Reason: In the interests of highway safety and environmental management and to support Local Transport Plan Policies LD7 and LD8.

13. Details showing the provision of parking spaces (in accordance with the Cumbria Parking Standards) and vehicle turning spaces within the site (for each dwelling), which allows vehicles visiting the site to enter and leave the highway in a forward gear, shall be submitted to the Local Planning Authority for approval in writing. The development shall not be brought into use until any such details have been approved and the parking and turning space(s) constructed. The parking and turning space(s) shall not thereafter be used for any other purpose.

Reason: To ensure that provision is made for vehicle turning within the site and in the interests of highway safety and to support Local Transport Plan Policies LD7 and LD8.

14. The access and parking/ turning requirements shall be substantially met before any building work commences on site so that constructional traffic can park and turn clear of the highway.

Reason: The carrying out of this development without the provision of these facilities during the construction work is likely to lead to inconvenience and danger to road users and To support Local Transport Policy LD8.

15. Before development commences a scheme of tree and hedge protection shall be submitted to and approved in writing by the Local Planning

Authority. The scheme shall show the position and type of barriers to be installed. The barriers shall be erected before development commences and retained for the duration of the development.

Reason: To protect trees and hedges during development works in accordance with Policy CP3 of the Carlisle District Local Plan 2001-2016.

16. Within the tree protection fencing approved by Condition 15:

1. no fires shall be lit within 10 metres of the nearest point of the canopy of any retained tree;
2. no equipment, machinery or structure shall be attached to or supported by a retained tree;
3. no mixing of cement or use of other contaminating materials or substances shall take place within, or close enough to, a root protection area that seepage or displacement could cause them to enter a root protection area;
4. no alterations or variations to the approved works or tree protection schemes shall be made without prior written consent of the local planning authority;
5. the tree protection measures shall be retained in good condition and to the satisfaction of the local authority for the duration of the development.

Reason: To protect trees and hedges during development works in accordance with Policy CP3 of the Carlisle District Local Plan 2001-2016.

17. Prior to the commencement of development hereby approved, a Method Statement detailing the type of materials and construction methods to be used in the Root Protection Areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: To protect the trees on and adjacent the site in accordance with Policy CP3 of the Carlisle District Local Plan 2001-2016.

18. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order), no extensions or alterations to the dwellings within the meaning of Schedule 2 Part (1) shall be carried out without the prior written permission of the Local Planning Authority.

Reason: To ensure that the character and appearance of the area is not adversely affected by inappropriate extensions in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

19. No development shall commence within the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

This written scheme of investigation will include the following components:

1. An archaeological evaluation;
2. An archaeological recording programme the scope of which will be dependant upon the results of the evaluation.

Reason: To afford reasonable opportunity for an examination to be made to determine the existence of any remains of archaeological interest within the site and for the examination and recording of such remains in accordance with Policy LE9 of the Carlisle District Local Plan 2001-2016.

20. Where the results of the programme of archaeological work referred to in the above condition make it appropriate, there shall be carried out within two years of the completion of that programme on site, or within such timescale as otherwise agreed in writing by the Local Planning Authority: an archaeological post-excavation assessment and analysis, the preparation of a site archive ready for deposition at a store, the completion of an archive report, and the preparation and submission of a report of the results for publication in a suitable specialist journal.

Reason: To ensure that a permanent and accessible record by the public is made of the archaeological remains that have been disturbed by the development in accordance with Policy LE9 of the Carlisle District Local Plan 2001-2016.

21. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Site investigations should follow the guidance in BS10175.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with the Policy LE29 of the Carlisle District Local Plan 2001-2016.

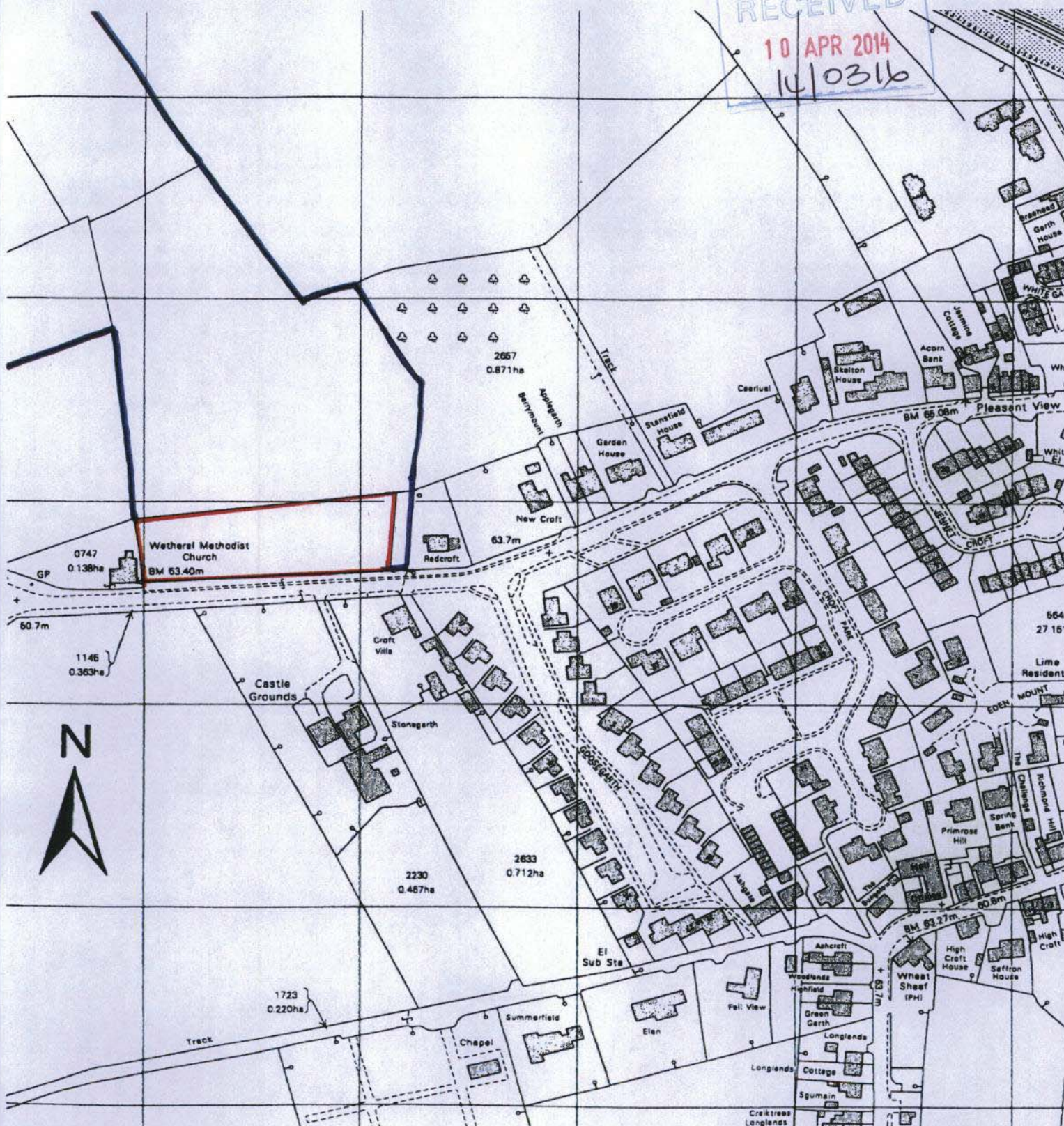
22. No site clearance or works to hedges shall take place during the bird breeding season from 1st March to 31st August unless the absence of nesting birds has been established through a survey and such survey has been agreed in writing beforehand by the Local Planning Authority.

Reason: To protect nesting birds in accordance with Policy CP2 of the Carlisle District Local Plan 2001-2016.

RECEIVED

10 APR 2014

14/03/16



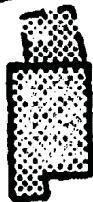
PROPOSED RESIDENTIAL DEVELOPMENT

PART FIELD NUMBER 1553 - WETHERAL - CARLISLE

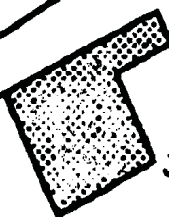
LOCATION PLAN

DRG. NO. 3023/1

SCALE : 1-2500



Redcroft



Croft
Villa

EXISTING
FIELD ACCESS

10 APR 2014
14/02/16

PROPOSED RESIDENTIAL DEVELOPMENT

PART FIELD NUMBER 1553 - WETHERAL - CARLISLE

BLOCK PLAN

DRG. NO. 3023/2

SCALE : 1-500