

SCHEDULE A: Applications with Recommendation

17/1000

Item No: 03

Date of Committee: 09/02/2018

Appn Ref No:
17/1000

Applicant:
Story Homes

Parish:
Stanwix Rural

Agent:

Ward:
Stanwix Rural

Location: Land at Hadrian's Camp, Houghton Road, Houghton, Carlisle CA3 0LG

Proposal: Variation Of Condition 15 (Open Spaces & Informal Play Areas) Of Previously Approved Application 12/0610 To Allow Investment In Existing Off Site Play Area At Tribune Drive

Date of Receipt:
23/11/2017

Statutory Expiry Date
18/01/2018

26 Week Determination

REPORT

Case Officer: Suzanne Osborne

1. Recommendation

- 1.1 It is recommended that this application is approved subject to a deed of variation to the existing S106 agreement.

2. Main Issues

- 2.1 Acceptability of providing an off-site play area contribution;
2.2 Impact upon Hadrian's Wall World Heritage Site Buffer Zone;
2.3 Other Matters.

3. Application Details

The Site

- 3.1 This application relates to 4.997 hectares of the former military training base/Army Apprentices School known as "Hadrian's Camp" which is currently being developed by Story Homes for 99 dwellings and associated open space/infrastructure following reserved matters planning approval in 2015. The land (now called Eden Gate) is located on the eastern side of

Houghton Road to the immediate south of residential development at Antonine Way/Tribune Drive associated with the village of Houghton and north of a transport depot for Cumbria Constabulary and existing ribbon development at 2-48 Houghton Road. To the south of the transport depot there is further residential development at Centurion Walk and Hadrian's Gardens as well as Hadrian's (caravan) Park.

Background

- 3.2 In December 2013, under application 12/0610, outline planning permission was given for residential development subject to a number of conditions and the completion of a Section 106 Agreement.
- 3.3 In 2015, under application 14/0930, a reserved matters application was granted for the erection of 99no.dwellings (of which 25no.to be affordable) and associated open space and infrastructure. A further application was also submitted in 2015 for development of associated drainage to support the proposed 99no.dwellings including a suds attenuation pond and connecting drainage pipe work (reference 14/0989).
- 3.4 In 2015 two discharge of conditions applications were submitted, references 15/0045 and 15/0574, which dealt with a number of matters including landscaping, materials, construction management, drainage, boundary treatments, floor levels, highway construction, archaeology and contamination.
- 3.5 In 2017 a further discharge of conditions application was submitted and granted, reference 17/0728, for the discharge of condition 15 (open spaces and informal play areas). The wording to condition 15 stated:

No development shall commence until details of the proposed open spaces and informal play areas, which shall be provided with items of equipment at the expense of the developer, have been submitted to and approved, in writing, by the Local Planning Authority. The open spaces and informal play areas shall be completed, fully equipped and available for use prior to the occupation of the 70th residential unit completed within the development unless otherwise agreed, in writing, with the Local Planning Authority.

Reason: *In order to secure an acceptable standard of development and to make proper provision for the recreational needs of the area in accordance with Policy LC4 of the Carlisle District Local Plan 2001-2016.*

- 3.6 The proposed play area which was submitted for application 17/0728 was to be located at the top of the turning head to the development on land part of the public open space, providing the same equipment as the play area on the Crindledyke site to the north of the City.

The Proposal

- 3.7 This application seeks permission to vary condition 15 (open spaces and informal play areas) of previously approved application 12/0610 to allow

investment in an existing off site play area at Tribune Drive in Houghton. The applicant now proposes a commuted payment of £55,000 to allow Carlisle City Council to make off-site play park improvements at Tribune Drive.

- 3.8 The supporting statement submitted with the application requests that condition 15 is reworded as follows *"The open spaces shall be completed with approved landscaping prior to final occupation of 99th dwellings unless otherwise agreed in writing with the Local Planning Authority"*.
- 3.9 Following concerns raised by the Parish Council regarding when the monies will be paid, the applicant has now agreed to pay the commuted sum within one month of the date of any planning approval and is prepared to enter into a deed of variation to the existing S106 to ensure this.

4. Summary of Representations

- 4.1 This application has been advertised by the display of a site notice and by means of notification letters sent to 84 neighbouring properties. In response to the consultation undertaken 5 objections have been received.
- 4.2 The letters of objection can be summarised as follows:
1. the two housing estates should not be merged;
 2. Tribune Drive is a quiet estate which the application would compromise;
 3. developer should build a play area on Eden Gate;
 4. concern that Developer is trying to get out of their undertakings;
 5. there is mixed views on Eden Gate, provision would only make sense if there was access from Eden Gate around plot 65 to the Tribune Drive play area;
 6. concern that the open spaces land at Eden Gate would be used for housing if play area is not provided;
 7. unfair that residents of Tribune Drive should share their play area;
 8. potential anti-social behaviour from a new access;
 9. distance from Eden Gate to Tribune Drive play area is too great;
 10. if access is not available the existing play area will not be used;
 11. residents were sold their houses on the premise that play facilities would be provided on site;
 12. giving money than providing play area at Eden Gate is the cheaper option.

5. Summary of Consultation Responses

Cumbria County Council - (Highways & Lead Local Flood Authority): - no objection;

Stanwix Rural Parish Council: - Two aspects to the proposal. Firstly from its own experience the Parish Council can advise that such a sum of £50,000 does not go very far when investing in play areas and thus would prefer to see a further £10,000 being offered. Additionally no provision is made for maintenance. Parish is aware of the differing opinion within the communities of Tribune Drive and Eden Gate which both have merit and can be summarised as - invest in a dedicated play area within the boundary of Eden Gate, or invest in the Tribune Drive play area and create a path to allow easy access from Eden Gate.

There is concern from residents that opening an access route may provide opportunities for the spread of anti-social behaviour and recommends consultation with Cumbria Constabulary regarding the design and construction of any such access.

The Parish prefers the option of developing the Tribune Drive site as this would maximise the number of local children able to benefit from the additional investment, avoid the creation of Eden Gate as an enclave somewhat apart from the community of Houghton, enhance opportunities for community integration and cohesion; and, provide a pedestrian route between Eden Gate and Houghton School avoiding Houghton Road which in places only has a narrow and often overgrown footway.

Second aspect - Parish Council objects strongly to when the commuted sum shall be paid as the commuted sum could be entirely avoided if only 98 dwellings are built.

(Former Environmental Services) - Green Spaces: - supportive of the proposal as the new site will be accessible to the wider community and will provide much needed investment in play facilities in Houghton. One issue to be resolved is the access via an existing strip of land (an overgrown hedgerow) owned by a third party but Green Spaces are confident that this access can be achieved by negotiation. It will have the added benefit of linking the new development with existing facilities in the village. Whilst it is understood that residents of the new development may be disappointed by the proposal, overall it achieves a better outcome for the community as a whole.

Historic England - North West Office: - no response received.

6. Officer's Report

Assessment

- 6.1 Section 54a of the Town and Country Planning Act 1990/Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that an application for planning permission is determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.

6.2 The relevant planning policies against which the application is required to be assessed are the National Planning Policy Framework (NPPF), the Planning Practice Guidance (PPG) together with Policies SP6, GI4, GI6 and HE1 of the Carlisle District Local Plan (CDLP) 2015-2030.

6.3 The proposal raises the following planning issues:

1. Acceptability Of Providing An Off-Site Play Area Contribution

6.4 Paragraph 14 of the NPPF states *"At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision taking"*

6.5 Paragraph 6 of the NPPF illustrates that sustainable development has three dimensions economic, social and environmental which are mutually dependant. Under social the NPPF confirms that strong vibrant and healthy communities should be supported by providing the supply of housing required to meet the needs of the present and future generations; and by creating a high quality built environment with accessible local services that reflect the community's needs and support its health, social and cultural well being.

6.6 In order to promote healthy communities paragraph 70 of the NPPF confirms that planning decisions should plan positively for the provision of shared space and community facilities and other local services to enhance the sustainability of communities and residential environments. Planning decisions should guard against the unnecessary loss of valued facilities; ensure that existing facilities/services are able to develop and modernize in a way that is sustainable and retained for the benefit of the community; and, ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

6.7 Paragraph 69 of the NPPF also highlights that planning decisions should promote opportunities for meetings between members of the community who might not otherwise come into contact with each other, and, create safe and accessible developments with clear and legible pedestrian routes and high quality public space which encourage the active and continual use of public areas.

6.8 At the local level, Policy GI4 "Open Space" of the CDLP confirms that housing developments of more than 20 dwellings will be required to include informal open space for play and general recreational and amenity use on site according to the size of the proposal. All new dwellings should have safe and convenient access to high quality open space, capable of meeting a range of recreational needs. Where deficits are identified, new development will be expected to contribute towards the upgrading of an existing open space to improve its accessibility or the creation of a new one within the immediate locality. Furthermore, one of the objectives of Carlisle Green Infrastructure Strategy (2011) is to integrate new and existing communities into green networks.

- 6.9 The supporting text to Policy G14 confirms that contributions can be used to upgrade existing local space to improve either its quality or accessibility. This could involve planting, path laying, new play equipment, new foot/cycle paths connecting the space to the proposed development or other improvements recommended by the Council.
- 6.10 The housing development on the former Hadrian's Camp, now known as Eden Gate which Members gave outline approval in 2013 and reserved matters approval in 2015, included 0.12 hectares for informal play space. Due to the awkward shape of the site, the open space is concentrated in the north-eastern corner.
- 6.11 As stated in paragraph 3.5 of this report condition 15 of the outline planning approval stated:

No development shall commence until details of the proposed open spaces and informal play areas, which shall be provided with items of equipment at the expense of the developer, have been submitted to and approved, in writing, by the Local Planning Authority. The open spaces and informal play areas shall be completed, fully equipped and available for use prior to the occupation of the 70th residential unit completed within the development unless otherwise agreed, in writing, with the Local Planning Authority.

Reason: *In order to secure an acceptable standard of development and to make proper provision for the recreational needs of the area in accordance with Policy LC4 of the Carlisle District Local Plan 2001-2016.*

- 6.12 A discharge of conditions application was submitted and granted in 2017, reference 17/0728, for the discharge of condition 15 (open spaces and informal play areas). The application included a plan illustrating that a proposed play area was to be located at the top of the turning head to the development, in the north-eastern corner, providing the same equipment (a double tower with plank bridge, two bay swing, play tower with balcony, albatross and a multi spinner carousel) as the play area on the Crindledyke site to the north of the City . The other areas of open spaces within the scheme would remain for informal play.
- 6.13 The developer now however proposes a commuted payment of £55,000 to allow Carlisle City Council to make off-site play park improvements at Tribune Drive, payable within one month of the date of any planning approval.
- 6.14 The play area/open space at Tribune Drive is located on the eastern side of the housing estate and consists of two sets of swings, a play tower with slide and a spinning disc. There is also a large tarmaced area with small football goals and netball hoops. From the Officer site visit it was evident that this play area is tired and in need of improvement.
- 6.15 When considering connectivity between the existing houses and play facilities at Tribune Drive and the housing development at Eden Gate Members will

recall that there is a fundamental difficulty in that there is a strip of land in separate ownership to the developer and Council that currently prevents a direct formal access between the two sites. There is however an informal access path connecting the two sites which existed at the time of consideration of the outline planning application. Due to separate ownerships the issue of a formal access link cannot be tackled at this stage. Inherently, formal connectivity to the remainder of the settlement is therefore via Houghton Road.

- 6.16 The principle of a commuted payment towards the upgrade of existing play facilities at Tribune Drive is acceptable as this would enable an existing tired play facility to be upgraded which would be a benefit to all residents living within Houghton. Although there is no formal access at present from Eden Gate to Tribune Drive the contributions made from the developer could go to towards the laying of a new path between the two sites subject to negotiations between the Council and the landowner. Failing this there are still informal links to the play area which existed at the time of consideration of the outline planning approval as well as formal links via Houghton Road.
- 6.17 There has been concerns raised by some objectors regarding anti-social behaviour as a result of the proposal. The Crime Prevention Officer for Cumbria Constabulary has verbally confirmed that in order to avoid anti-social behaviour there is a preference for access tracks to be located in front of dwelling houses. It is however noted that the design and layout of the two housing schemes at Tribune Drive and Eden Gate enable overlooking of the areas of open spaces from the rear and side of the existing and newly constructed dwelling houses.
- 6.18 Notwithstanding the issue of a formal access via the strip of land in separate ownership between the two sites, an off-site contribution towards the existing play facilities at Tribune Drive would enable better integration of the two housing estates and the community as a whole. Creating a separate play facility at Eden Gate would not encourage social cohesion and the off-site contribution would therefore accord with the Governments objectives of achieving sustainable development by encouraging integrated developments, facilities and communities.

2. Impact Upon Hadrian's Wall World Heritage Site Buffer Zone

- 6.19 The application site is located within Hadrian's Wall World Heritage Site Buffer Zone. Given the scope of the proposed variation of condition application the development would not have an adverse impact upon key views into and out of the Buffer Zone.

3. Other Matters

- 6.20 Several provisions of the Human Rights Act 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";

6.21 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;

6.22 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.

Conclusion

6.23 In overall terms, this application seeks to vary condition 15 to allow investment in an existing off site play area at Tribune Drive. The off-site contribution is acceptable in principle as this would enable improvements to an existing tired play facility within Houghton village and would also create a better integration of the two housing estates at Tribune Drive and Eden Gate as well as the community as a whole. In all aspects the proposal is compliant with the NPPF and Planning Practice Guidance with regard to the use of planning conditions and with the objectives of the relevant Local Plan Policies. The application is therefore recommended for approval subject to a deed of variation to the S106 to enable the play area contribution.

7. Planning History

7.1 The most relevant planning history is as follows:

7.2 In 2013 outline planning permission was granted subject to a legal agreement for residential development (reference 12/0610);

7.3 In 2015 a reserved matters application was granted for the erection of 99no.dwellings (of which 25no.to be affordable) and associated open space and infrastructure (reserved matters application pursuant to outline approval 12/0610, reference 14/0930);

7.4 In 2015 full planning permission was granted for development of associated drainage to support the proposed 99no.dwellings including new suds attenuation pond and connecting drainage pipe work (reference 14/0989);

7.5 In 2015 a discharge of conditions application was granted for discharge of conditions 4 (Phasing Plan); 6 (Materials); 7 (Hard Surface Details); 8 (Soft Landscape Works); 9 (Protective Fence); 10 (Method Statement); 13 (Construction Environmental Management Plan); 15 (Proposed Open

Spaces); 16 (Flood Risk Assessment & Drainage Strategy); 17 (Foul Drainage Scheme); 19 (Boundary Treatments); 21 (Floor Levels); 22 Part (Contamination); 24 (Highway Construction Details); 28 (Parking During Construction); 29 (Underground Ducts); 31 (Travel Plan) And 34 (Archaeological Work) Of Previously Approved Application 12/0610 (reference 15/0045);

- 7.6 In 2015 advertisement consent was granted for display of 2no.sales advertisement boards and 4no.sale flags (reference 15/0208);
- 7.7 In 2015 a discharge of conditions application was granted for the discharge of condition 22 (contamination) of previously approved permission 12/0610 (reference 15/0574);
- 7.8 In 2016 full planning permission was refused for removal of condition 33 of previously approved outline application 12/0610 regarding the requirement of 2no.bus stops with boarding platforms and link foot ways (reference 16/0694);
- 7.9 In 2017 a discharge of conditions application was granted for the discharge of condition 15 (open spaces and informal play areas) of previously approved application 12/0610 (reference 17/0728).

8. Recommendation: Grant Subject to S106 Agreement

- 1. The development shall be undertaken in strict accordance with the approved documents for this Planning Permission which comprise:
 - 1. the submitted planning application form received 21st November 2017;
 - 2. the supporting statement received 21st November 2017;
 - 3. the Notice of Decision; and
 - 4. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the permission.

- 2. Not more than 99 residential units/dwellings shall be erected on the site.

Reason: To ensure an adequate means of access commensurate with the scale of the development in support of Local Transport Plan Policies LD7 and LD8.

- 3. The full details of the proposed soft landscape works, including a phased programme of works, shall be carried out as approved under application 15/0045 prior to the occupation of any part of the development or in accordance with the programme agreed by the Local Planning Authority. Any trees or other plants which die or are removed within the first five years following the implementation of the landscaping scheme shall be replaced during the next planting season.

Reason: To ensure that an acceptable landscaping scheme is prepared and to ensure compliance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

4. A protective fence shall be erected around those hedges and trees to be retained in accordance with the scheme approved under application 15/0045. Within the areas fenced off the existing ground level shall be neither raised nor lowered, except in accordance with the approved scheme, and no materials, temporary buildings or surplus soil of any kind shall be placed or stored thereon. If any trenches for services are required in the fenced off area, they shall be excavated or back filled by hand and any roots encountered with a diameter of 25mm or more shall be left unsevered. The fence shall thereafter be retained at all times during construction works on the site.

Reason: In order to ensure that adequate protection is afforded to all hedges to be retained on site in support of Policy SP6 of the Carlisle District Local Plan 2015-2030.

5. No further development shall commence until a method statement for any work within the root protection area of those trees and hedges to be retained has been submitted to and agreed, in writing, by the Local Planning Authority. The development shall be carried out in accordance with the approved statement.

Reason: In order to ensure that adequate protection is afforded to all hedges to be retained on site in support of Policy SP6 of the Carlisle District Local Plan 2015-2030.

6. The development hereby permitted shall be fully undertaken and completed in accordance with the Ecological Assessment (2012) prepared by Hesketh Ecology.

Reason: To mitigate the impact of the development upon wildlife in the vicinity and to ensure compliance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

7. No clearance of or damage to hedgerows 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 features of recognised nature conservation importance, in accordance with Policy GI3 of the Carlisle District Local Plan 2015-2030.

8. The development shall be constructed in accordance with the Construction Environmental Management Plan approved under application 15/0045.

Reason: To safeguard the living conditions of neighbouring residents, prevent pollution, mitigate impacts on wildlife and any adverse impact upon the River Eden and Tributaries Special Area of Conservation in accordance with Policies GI3, SP6, CM5 of the Carlisle District Local Plan 2015-2030.

9. No construction work associated with the development hereby approved shall be carried out before 07.30 hours on weekdays and Saturdays nor after 18.00 hours on weekdays and 13.00 hours on Saturdays (nor at any times on Sundays or Bank Holidays).

Reason: To prevent disturbance to nearby occupants in accordance with Policy CM5 of the Carlisle District Local Plan 2015-2030.

10. The flood risk assessment and drainage strategy approved under application 15/0045 shall be fully implemented and subsequently maintained, in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reason: To ensure adequate means of surface water disposal; to prevent and reduce the risk of flooding; and avoid impacts on a designated site in accordance with Policies GI3, CC5, IP6 of the Carlisle District Local Plan 2015-2030.

11. No dwelling shall be occupied until the respective foul and surface water drainage works approved under application 15/0045 have been completed in accordance with the details approved by the Local Planning Authority.

Reason: To ensure that adequate drainage facilities are available which are comprehensive in extent and follow a co-ordinated sequence in accord with Policies GI3, CC5 and IP6 of the Carlisle District Local Plan 2015-2030.

12. All works comprised in the approved details of means of enclosure and boundary treatment (approved under application 15/0045) for the constituent phases of development shall be carried out contemporaneously with the completion (i.e. by the plastering out) of each residential unit.

Reason: To ensure that the details are acceptable and to ensure that the work is undertaken in a co-ordinated manner that safeguards the appearance and security of the area in accordance with Policies SP6 and CM4 of the Carlisle District Local Plan 2015-2030.

13. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any Order revoking and re-enacting that Order, no electricity sub-stations or gas governors shall be erected without the prior permission of the Local Planning Authority.

Reason: The local planning authority wish to retain control over the erection of electricity sub-stations and gas governors in order to maintain the visual integrity of the development in accordance with Policy SP6 of the Carlisle District Local Plan 2015-2030.

14. 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 in accordance with the condition above, which is subject to the approval in writing of the Local Planning Authority. 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 Policies GI3 and CM5 of the Carlisle District Local Plan 2015-2030.

15. The carriageway, footways, cyclepaths, provision of ramps on each side of every junction, and, the junction of any distributor/estate road with Houghton Road shall be designed, constructed, drained and lit to a standard suitable for adoption. The works approved under application 15/0045 shall be constructed progressively as the constituent phases of the site are developed and prior to the completion of the last dwellinghouse (by the plastering out) within that phase of the said development, as specified in the phasing plan and/or programme required to be submitted by condition 3 of application 12/0610.

Reason: To ensure a minimum standard of construction in the interests of highway safety and to support Local Transport Plan Policies LD5, LD7 and LD8.

16. No dwelling shall be occupied until the respective estate road has been constructed in all respects to base course level and street lighting has been provided and brought into full operational use together with the associated means of vehicular and pedestrian access, and parking provision.

Reason: To ensure that the matters specified are designed and provided to ensure a minimum standard of access when the

development is brought into use.

17. No development shall commence until visibility splays providing clear visibility of 90 metres measured along the nearside channel lines of the public road from a position 4.5 metres inset from the carriageway edge, on the centre line of the access, at a height of 1.05 metres, have been provided. Notwithstanding the provision 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.

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

18. There shall be no means of access, pedestrian or vehicular, between the site and existing highways except by way of the approved estate road, footways/footpaths and cycletrack(s).

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

19. The access covers to the underground ducts to be installed pursuant to the above condition shall be carefully located in relation to the surface finishes and to the satisfaction of the local planning authority and shall be of the type whereby the "tray" may be infilled with the appropriate surface materials.

Reason: To maintain the visual character of the locality in accord with Policy SP6 of the Carlisle District Local Plan 2015-2030.

20. An annual report reviewing the effectiveness of the Travel Plan and including any necessary amendments or measures shall be prepared by the developer/s and submitted to the Local Planning Authority for approval 12 months after the commencement of the Travel Plan, and for four consecutive years thereafter.

Reason: To aid in the delivery of sustainable transport objectives and to support Local Transport Plan Policies WS3 and LD4.

21. Prior to the completion (by plastering out) of 70 residential units/dwellings two bus stops with boarding platforms and link footways to link the development continuously and conveniently to the existing public transport service on Houghton Road shall be provided. The layout shall provide for safe and convenient access by public transport.

Reason: In the interest of accessibility by public transport and provide a safe means of pedestrian access in accordance with Policies IP1 and IP2 of the Carlisle District Local Plan 2015-2030.



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Economic Development
Civic Centre
Rickergate
Carlisle
CA3 8QG

Scale: 1 : 2000

Date: January 2018