



SHADDON MILL, CARLISLE
MIXED USE CONVERSION SCHEME

LOCATION PLAN
FOR STORY HOMES

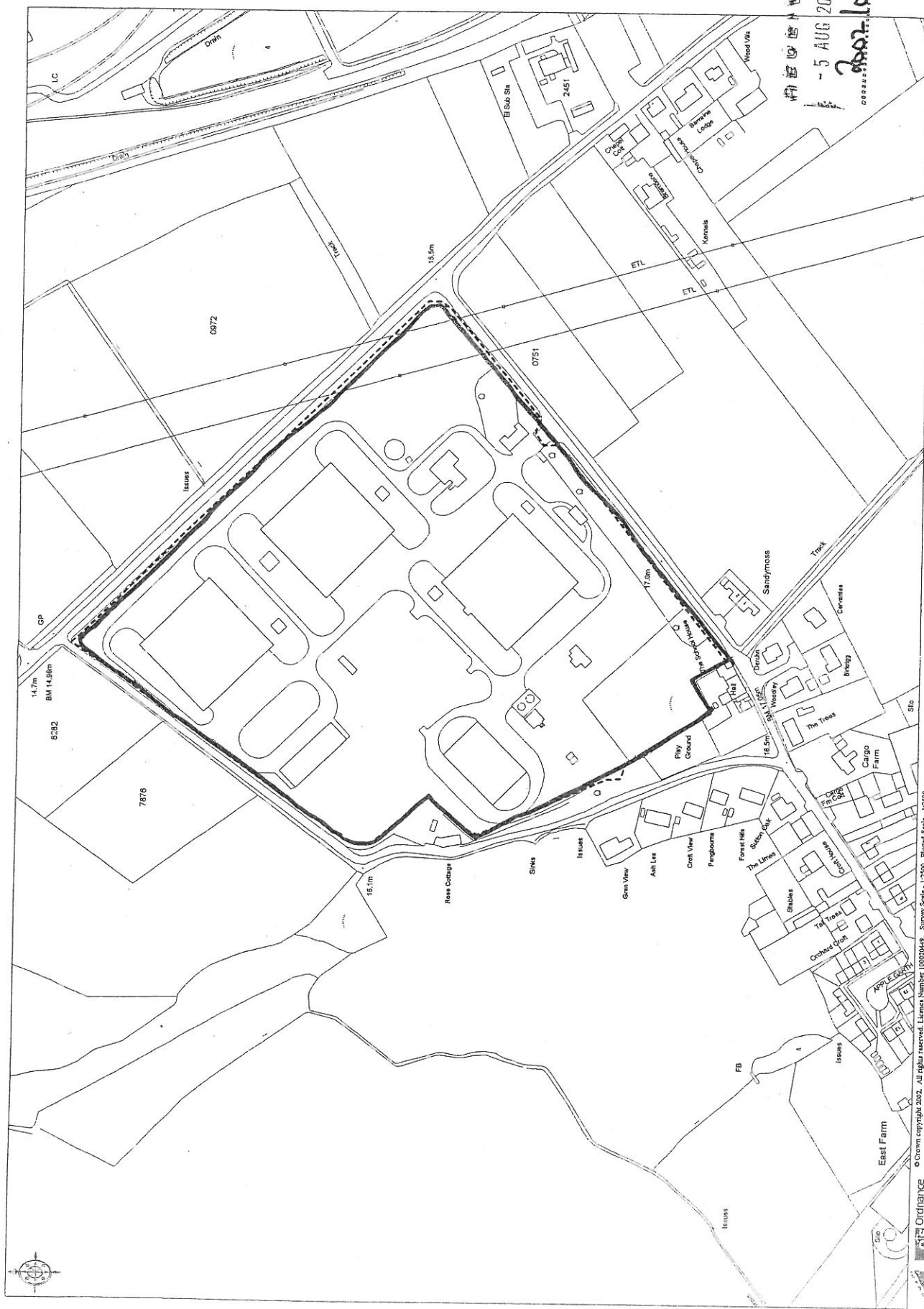


drawn : JM scale : 1:2000
date : NOV '03 drawing no : 2076/S/01
BRIDGE LANE STUDIO - CALDWINGATE - Cumbria

CHARTERED
ARCHITECTS

THE SITE





Housing Development at Former RAF Maintenance Unit, Cargo, Carlisle LOCATION PLAN 1:2500

PLANNING PERMISSION

Ordnance Survey
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5 AUG 2002
J. 10844

02/0844

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MINOR ACCESSIBLE
Minor accessible areas are shown in yellow. These areas are not required to be accessible, but are shown for information. They include the main entrance to the building, the main entrance to the parking lot, and the main entrance to the site.

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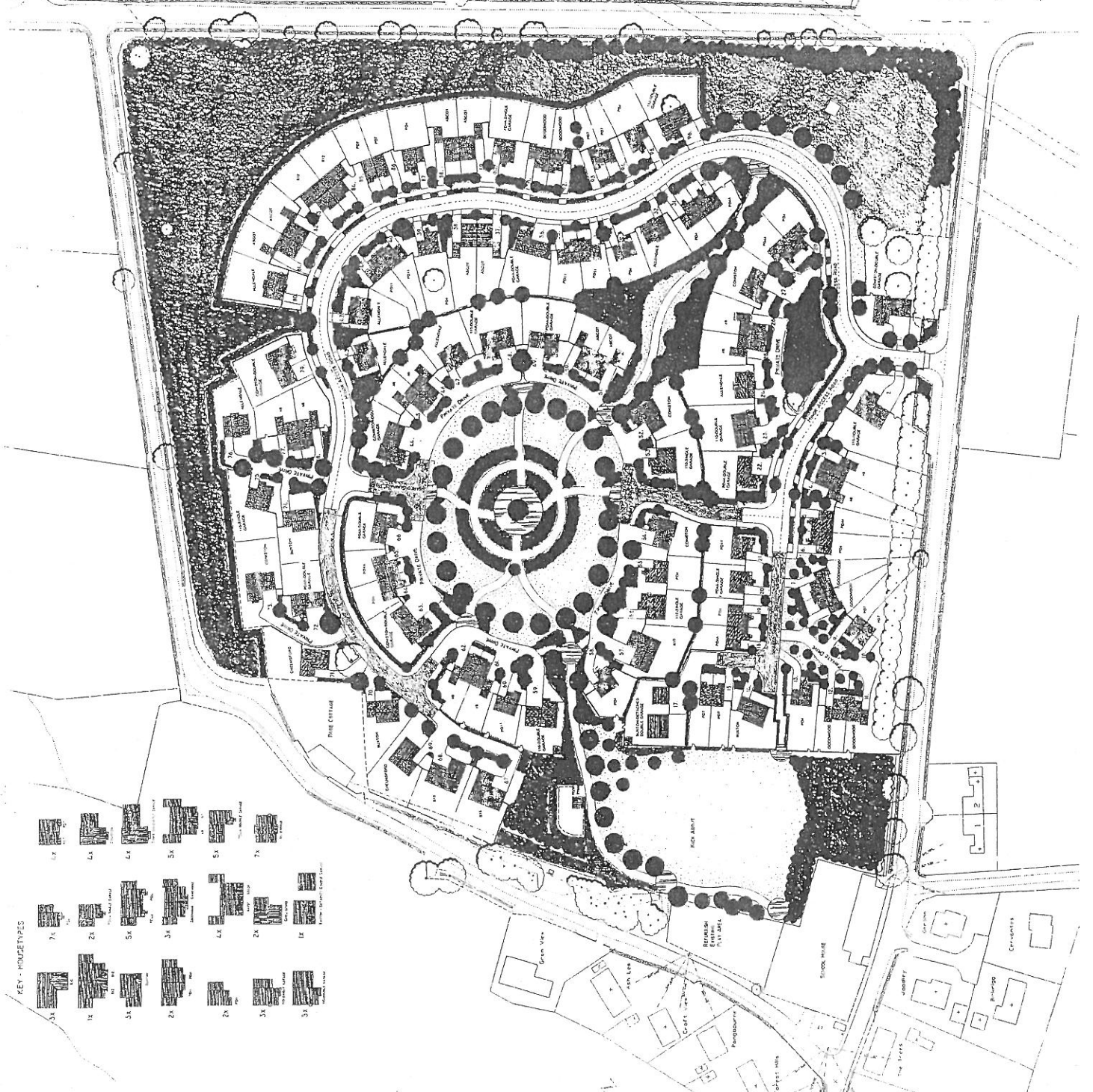
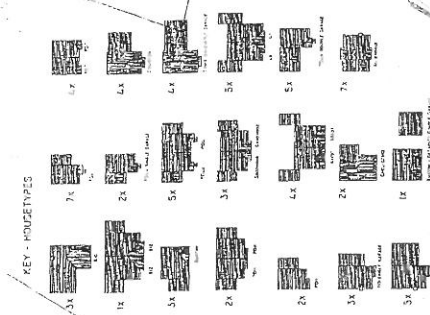
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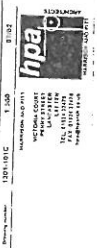
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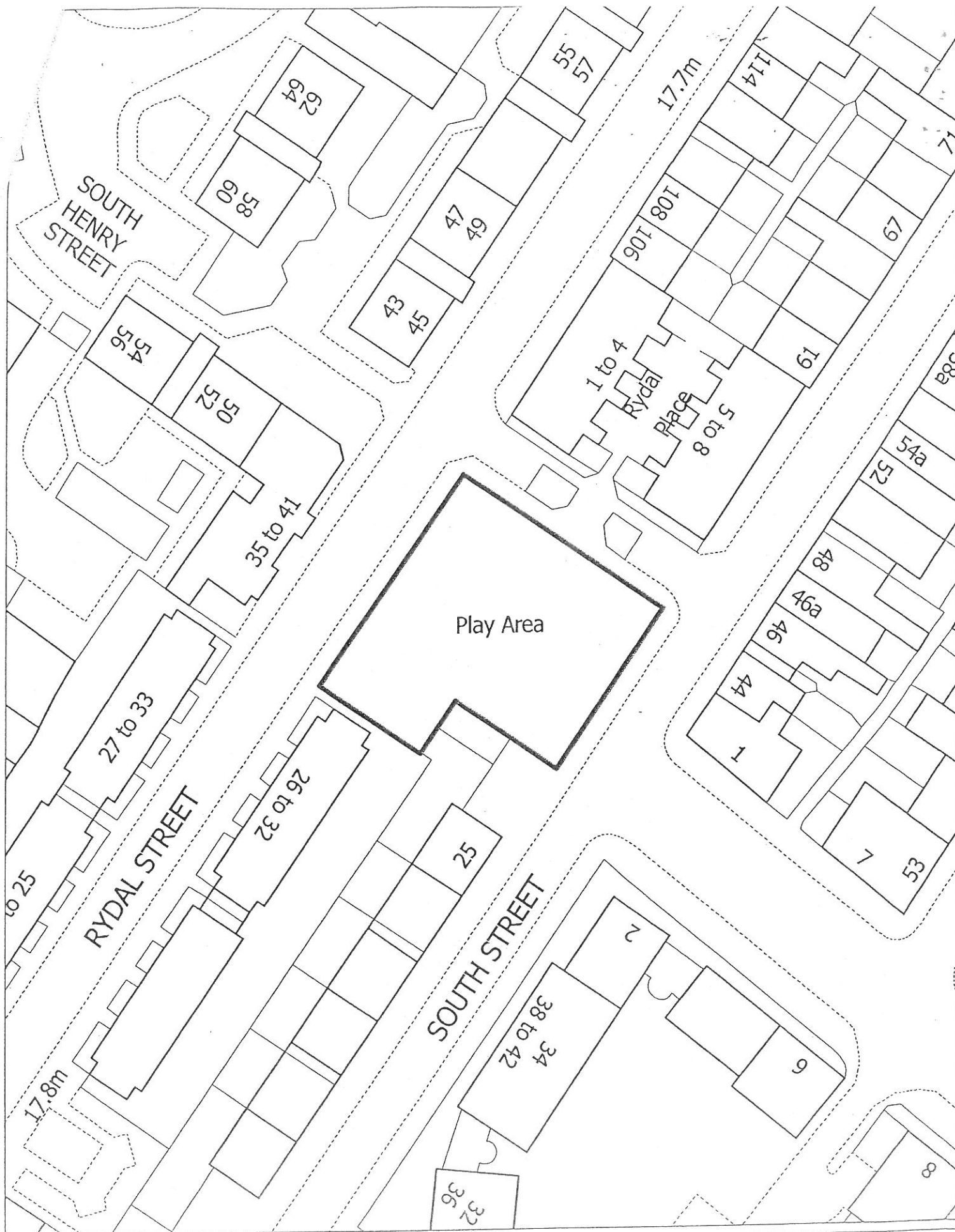
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02/0844

Project Name	02/0844
Project Location	02/0844
Project Description	02/0844
Project Status	02/0844
Project Date	02/0844
Project Author	02/0844
Project Reviewer	02/0844
Project Approver	02/0844
Project Date	02/0844
Project Status	02/0844
Project Description	02/0844
Project Location	02/0844
Project Name	02/0844





Carlisle City Council

Department of Environment & Development
Planning Services

Civic Centre, Carlisle, CA3 8QG

Tel: (01228) 817000 Fax: (01228) 817199

Head of Planning : A Eales DipTP MRTPI

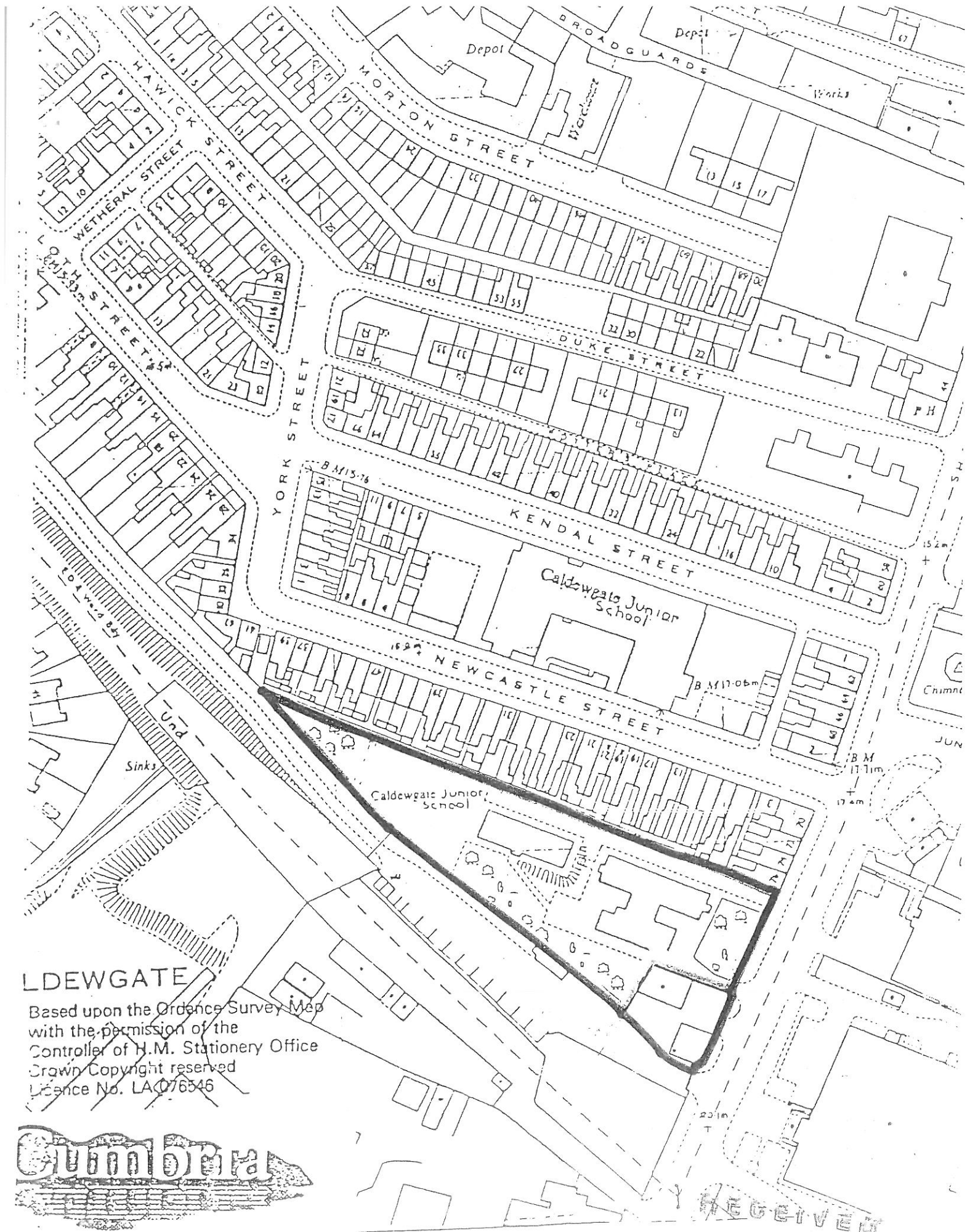
Children's Play Area

Rydal Street

1:500

8/10/2002

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CALDEWGATE

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Cumbria County Council

Department of Property Services

FORMER SCHOOL CANTEN

THE SITE PLAN

CALDEWGATE CARLISLE

21

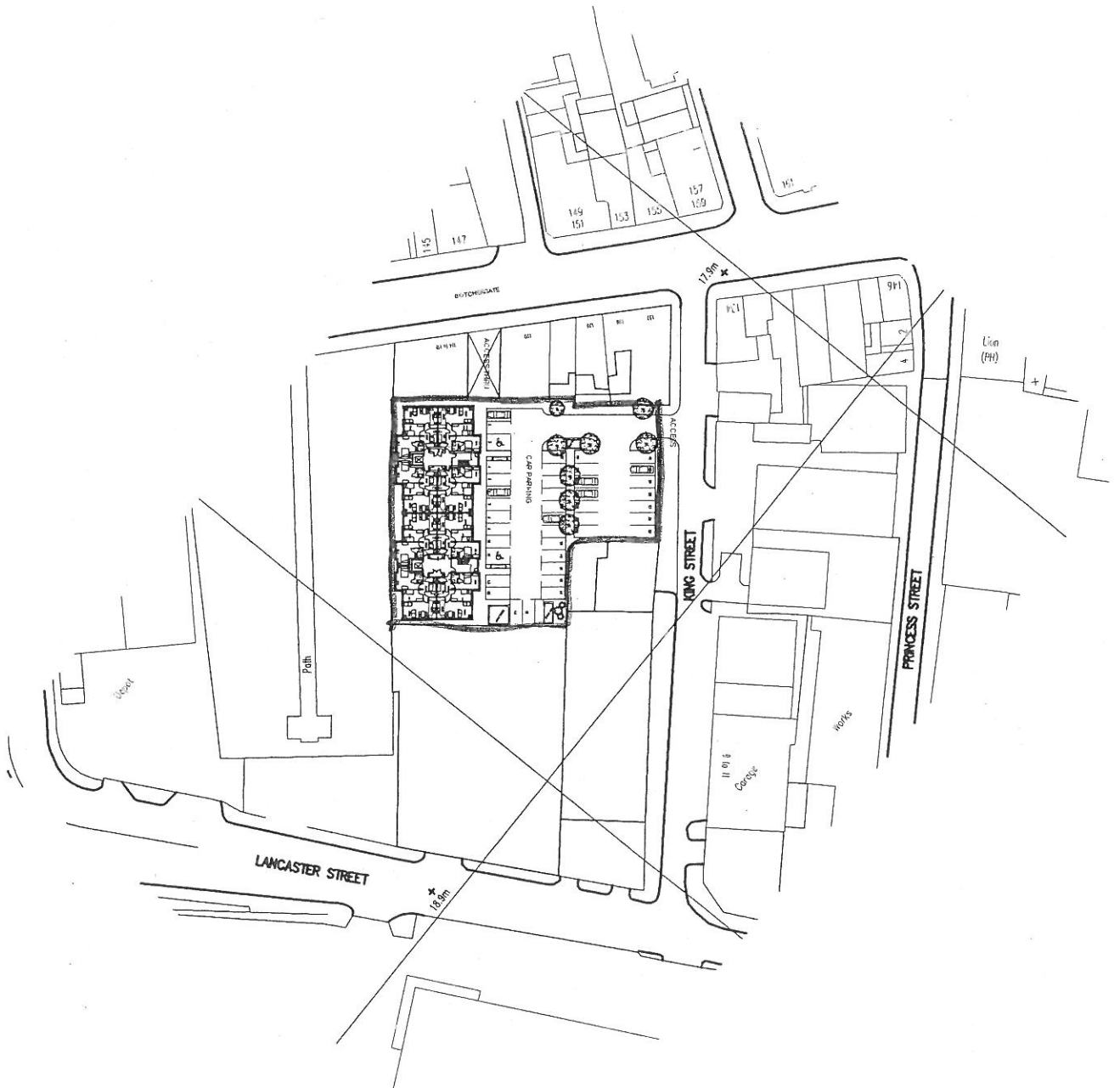
2003/11250 Laid down

2003/0872

Mr. Robinson B. Arch. (Honor) RIBA Director of Planning Services

2003/0872

2003/0872



notes

RECEIVED

6 FEB 2004

2004/01/17

22

rev	date	drawn by	comments
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client

Kings Street Developments (Carlisle) Ltd.

project

Residential Apartments
Bottlebridge Carlisle

drawing

Location Plan

drawing number

2713/1

scale

1:1250

revision

drawn by

clm

date

20.01.04

cad reference

2713W_P_SitePlan

dac

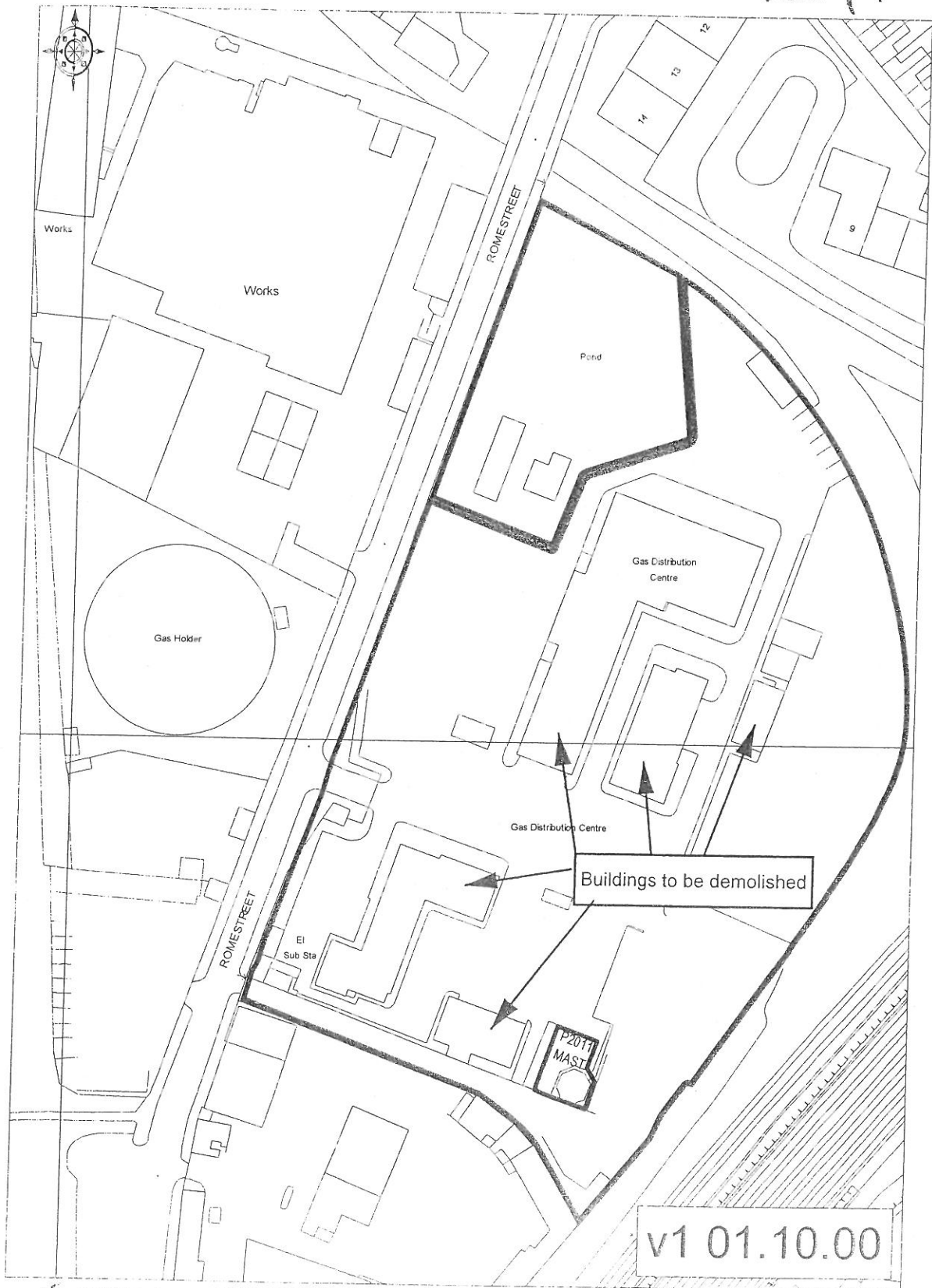
dane ashworth cottam architects

7 Constance Street
Knot Mill
Manchester M15 4JQ

telephone 0161 2360355
fax 0161 2360356
e-mail info@dac-architects.co.uk
web www.dac-architects.co.uk

Rome Street,
Carlisle, Cumbria

2004/0089



Ordnance
Survey

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SecondSite Property Holdings Ltd.
Location Code 86

Carlisle District
Local Plan Review

Representations to the Issues Paper
Spring 2003

Housing

H1 Do you know of sites in Carlisle that would be suitable for housing that are not being developed at the moment?

H2 If the Morton development does not get planning permission there will be a need to develop those houses elsewhere in the district. Where should this housing be developed?

Yes. A previously developed site located to the south of Carlisle City Centre formerly occupied by British Gas is available for development and this is shown on the attached plan. The site is consistent with both National and Regional guidance with respect to the current agenda to give priority to re-using previously developed land. The site's highly sustainable location further conforms with the sequential approach outlined in PPG3 and holds the highest priority being close to the City Centre in an accessible location. Furthermore, the sites accessibility to key transport nodes (Citadel station) and key arterial routes into the city centre, established infrastructure and its close proximity to neighbouring residential areas is unequivocal. In addition, PPG3 also promotes mixed use development:

"Local authorities should promote developments which combine a mix of land uses." (Paragraph 49).

It is impractical and unreliable for policy to rely on the outcome of a planning application at Morton. This site should be de-allocated and additional feasible sustainable brownfield sites put forward for allocation which do have the ability to be developed during the plan period.

Should planning permission be eventually granted on the entire Morton site, these units should be treated as windfall development.

In view of the issues outlined above, the Rome Street site has the potential to make an important contribution to the future housing needs of the Carlisle urban area. Thus, we request it is considered for housing or mixed used allocation in the emerging local plan. As set out above, the site is suitable for residential development and available for redevelopment in the short term.



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H3 In order to increase the urban emphasis should the balance between new rural & urban housing development be revised to 80% urban and 20% rural?

The Urban Capacity Study for Carlisle undertaken in 2001 should be updated to form an educated view for this eventual policy requirement. The percentage of development in rural areas is two -fold:

1. it will depend on the overall need for housing in rural areas ;&
2. the current and future potential of land in urban areas.

Based on some analysis of the Carlisle urban area there is evidence that a number of sites exist such as Rome Street, which have the potential to deliver a significant number of housing units which would indicate that a target of 80% for the urban area may be achievable.

H5 Should we place greater emphasis on the centres of Longtown and Brampton as the focus for new housing?

A sequential criteria for the take up of land for housing should be formulated in line with PPG3. As the sub-regional centre development should also be located in Carlisle initially as it is anticipated the need will be greater given the population in the urban area, with the remaining rural towns making up the shortfall.

H12 Should the local plan include a policy that will phase all Greenfield development to help bring forward brownfield sites?

By updating the urban capacity study and undertaking an analysis of the level of employment sites available in each market sector, the level of sites available to meet the housing needs of the plan period will become evident. The land use characteristics of Carlisle to the north are different to those in the south. Housing should be provided in accessible sustainable locations close to employment.

Yes. Under the plan, monitor and manage approach housing land should be released in a systematic way to ensure that land is not squandered and is used in an efficient way. Rather than allocating Greenfield housing land policy should be drafted which keeps under review the need to release areas with potential to contribute towards housing land supply which are sustainable and which only come forward on a sequential basis giving preference to the redevelopment of brownfield land in conjunction with the advice set out in national and regional planning guidance.





Plan 1. Land at Rome Street, Carlisle



Carlisle City Council
Planning Services

1:1,250

Representation for land to be
allocated for housing

Urban 9 (1.03 ha.)

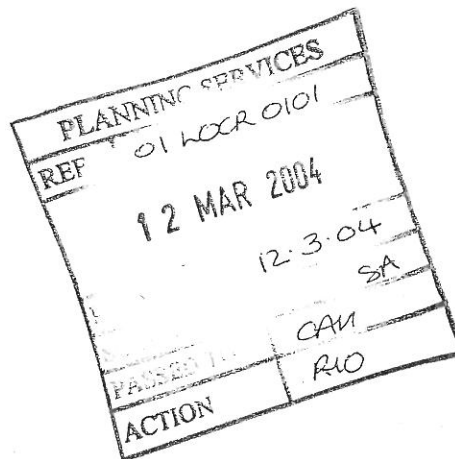
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PO Box 226
Carlisle CA3 9WG
T 01228 590397
F 01228 409321

E mc@mcsur.fsnet.co.uk

5th March 2004

Mr C Hardman
Local Plans Officer
Planning Department
Carlisle City Council
Civic Centre
CARLISLE
CA3 8QG



Dear Sir

LAND TO THE REAR OF GAS BOARD LAND WHICH IS THE SUBJECT OF A PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT.—ROME STREET, CARLISLE.

I enclose a plan showing edged blue land in the ownership of my client Mr Stuart McConnell, with an area edged red to the rear of the Gas Board land which we would like to be considered for residential development in the new Local Plan.

This site as a whole has had a mixed history in recent times with developments proposed for Food and Non food retailing. These schemes are not now proceeding.

A further problem on the site is that the area of land edged yellow is the line of a former railway line which Mr McConnell purchased several years ago.

We understand that the Strategic Rail Authority are considering re opening this line, in effect blighting the area edged red, and this in conjunction with the Gas Board land proposals makes this site in our opinion suitable as land available for residential development.

This land is also Brown Field land close to the City Centre, and this proposal provides the opportunity of bringing the land back into use.

I look forward to hearing from you.

Yours faithfully

Michael Carigiet FRICS

Director:
Michael Carigiet F.R.I.C.S.

Registered Office:
15 Victoria Place
Carlisle CA1 1EW

Edge
Beds

Works

Ilm Wks

Willowholme
Industrial Estate

Wi
Ho

RECEIVED
CITY OF CARDIFF

16 APR 2003

2003/0469

TOWN & COUNTRY PLANNING
AND ASSOCIATED REGULATIONS

Stahereunder

This application has been Approved / ~~Refused~~ under
the above Act and Regulations in accordance with the terms
of the Official Notice of Approval / ~~Refused~~ under
Application No: **2003/0469**
Reference No: **2003/0469**

PC Eales

Head of Planning Services

Date: **11 OCT 2003**

MARY STREET

Tennis
Court

Sch

Facto

PORT ROAD

CALDOCTE

B53

Schs

Ch

Infmy

GRANVILLE

ASHLEY STREET

CANAL STREET



CARLISLE CITY COUNCIL

Department of Environment & Development
Planning Services

Urban Capacity Study

Tel: (01228) 817191 Fax: (01228) 817199 www.carlisle.gov.uk

Land between 77 & 87 Burgh Road

Site 22 - 0.791 ha.

337413E 556220N

1:1,250

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CARLISLE CITY COUNCIL

Department of Environment & Development
Planning Services

Urban Capacity Study

Tel:(01228) 817191 Fax:(01228) 817199 www.carlisle.gov.uk

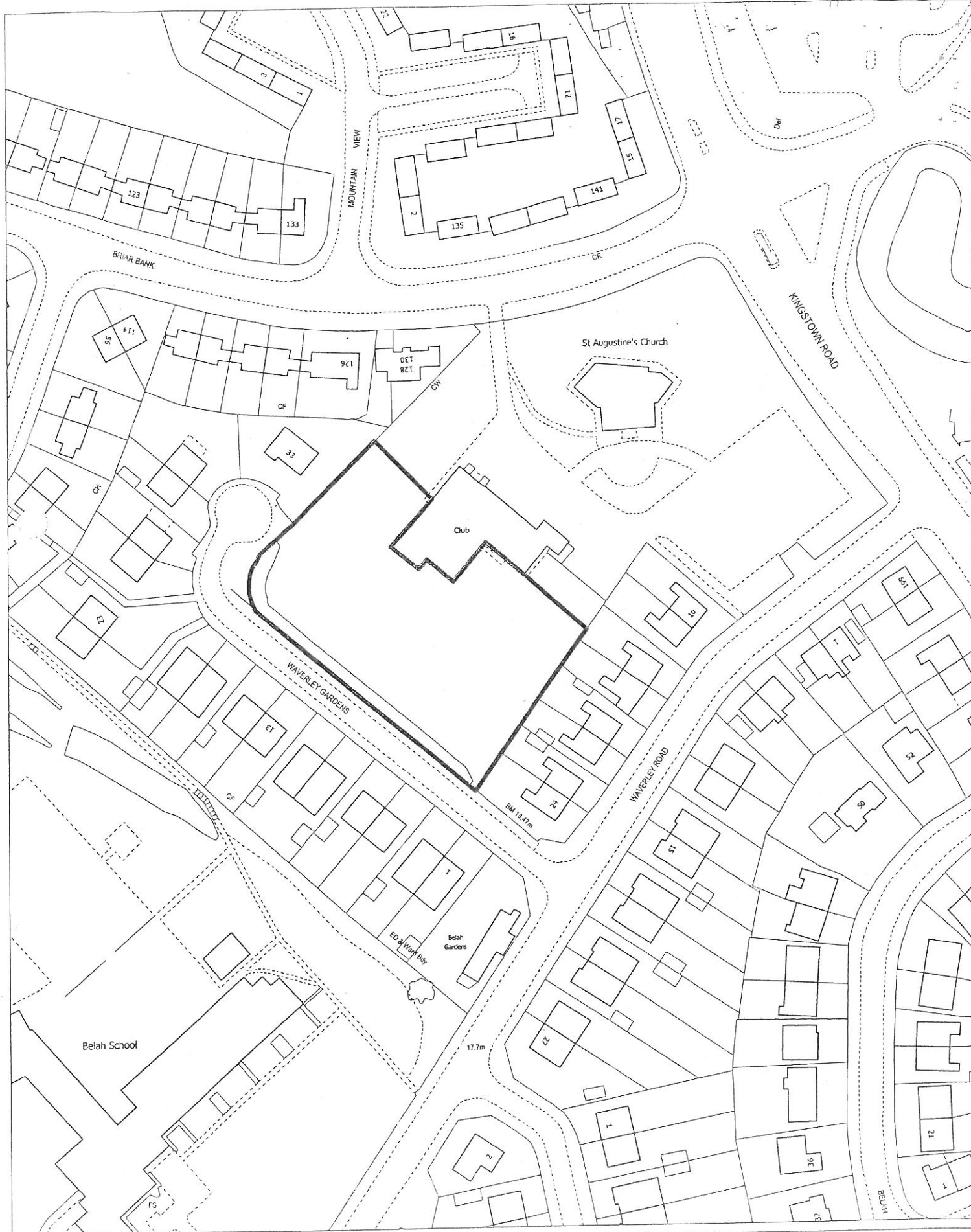
Allotments, Greta Avenue

Site 20 - 1.069 ha.

330950E 555235N

1:1,250

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CARLISLE CITY COUNCIL

Department of Environment & Development
Planning Services

Urban Capacity Study

Tel:(01228) 817191 Fax:(01228) 817199 www.carlisle.gov.uk

Waverley Gardens, Belah

Site 24 - 0.360 ha.

339713E 557860N

1:1,250

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32



CARLISLE CITY COUNCIL

Department of Environment & Development
Planning Services

Urban Capacity Study

Tel:(01228) 817191 Fax:(01228) 817199 www.carlisle.gov.uk

33

Greystone Road (phase 4)

Site 12 - 1 ha

341480E 555646N

1:1,250

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Burgh Rd Industrial Estate, Carlisle, Cumbria. CA2 7MA

Tel 01228 640850

Fax 01228 640851

LOCATION PLAN

CARRS FIELD
NEWTOWN ROAD
CARLISLE

2006/02/25

DRAWN BY: ISI	DATE: 03/07/00
CHECKED BY:	SCALE: 1:1000
SH021 LOC/01	LOC/01
REVISION	REVISION

34

9 Finkle Street
Carlisle
Cumbria CA3 8UU

Tel: (01228) 538886
Fax: (01228) 810362
Email: planners@taylorandhardy.co.uk

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Registered Office: 9 Finkle Street, Carlisle, Cumbria CA3 8UU

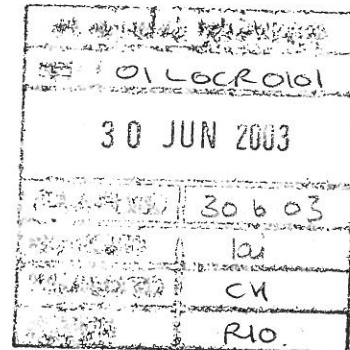
TAYLOR & HARDY

Chartered Town Planners

Our Ref : MEH/J/C02/201

27th June, 2003

Mr. C. Hardman,
Local Plans,
Planning Services,
Carlisle City Council,
Civic Centre,
CARLISLE.
CA3 8QG



Dear Chris,

PROPOSED HOUSING SITE
CARRS FIELD, NEWTOWN ROAD, CARLISLE
STORY CONSTRUCTION LTD.

A note further to our meeting on Friday, 13th June, 2003 when, together with Ian Storey, Story Homes, we discussed the proposal described above.

As agreed at our meeting I am writing, in the context of the Review of the Carlisle District Local Plan, to confirm that my Clients wish to promote the planning status of Carrs Field, the location of which is identified on the plans which are enclosed as a site suitable for development for housing.

You may like to note that the site is presently private playing fields owned by the Creighton Rugby Union Football Club.

It is considered that the site is suitable for development for housing for a number of reasons including the following:

- i. bearing in mind the future context which is to be provided by the Review of the Carlisle District Local Plan and the requirements of PPG3, it is considered that Carrs Field is ideally suited for housing in terms of:
 - the site's good location and ease of accessibility via public transport to jobs, shops and services;
 - the site's close location to Newtown Road, a principal road in the highway network of the urban area where there are good public transport services;

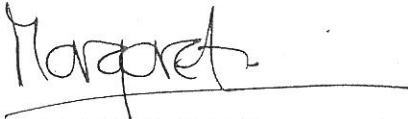
- the site's close relationship to neighbourhood shops, services and employment opportunities;
 - the existing infrastructure, in terms of water, sewerage and other utilities in the near vicinity of the site which, it is understood, has the capacity to absorb further development;
 - the site not raising any fundamental access problems;
 - the capacity in the social infrastructure of the neighbourhood which would absorb the development;
 - the visually discrete nature of the site, located between the Newtown Road Industrial Estate and the Coledale Meadows housing area;
 - there are, at this stage, no known physical and/or environmental constraints which would prevent the site's development;
 - bearing in mind the current shortfall of available housing sites in the urban area of Carlisle it is also noted that the site is available and there are no ownership constraints which would affect its release for development.
- ii. the redevelopment of the Carrs Field site for housing would allow the remodelled land at the former Garlands Hospital site to be released for its intended use - sports facilities, including a car park and sports changing rooms, for the Creighton Rugby Union Football Club. Planning permission for these facilities having been granted on 26th March 2001 - L.P.A. Reference No. 00/0079. The sports facilities at the former Garlands hospital site, in terms of their size, location and quality would be far superior than the Club's present facilities at Carrs Field. If planning permission to develop the Carrs Field site for housing is not secured then the Creighton Ruby Club will not be able to move to their intended new far superior facilities.

My Clients would be pleased if all the above is noted and taken into consideration within the Local Plan Review.

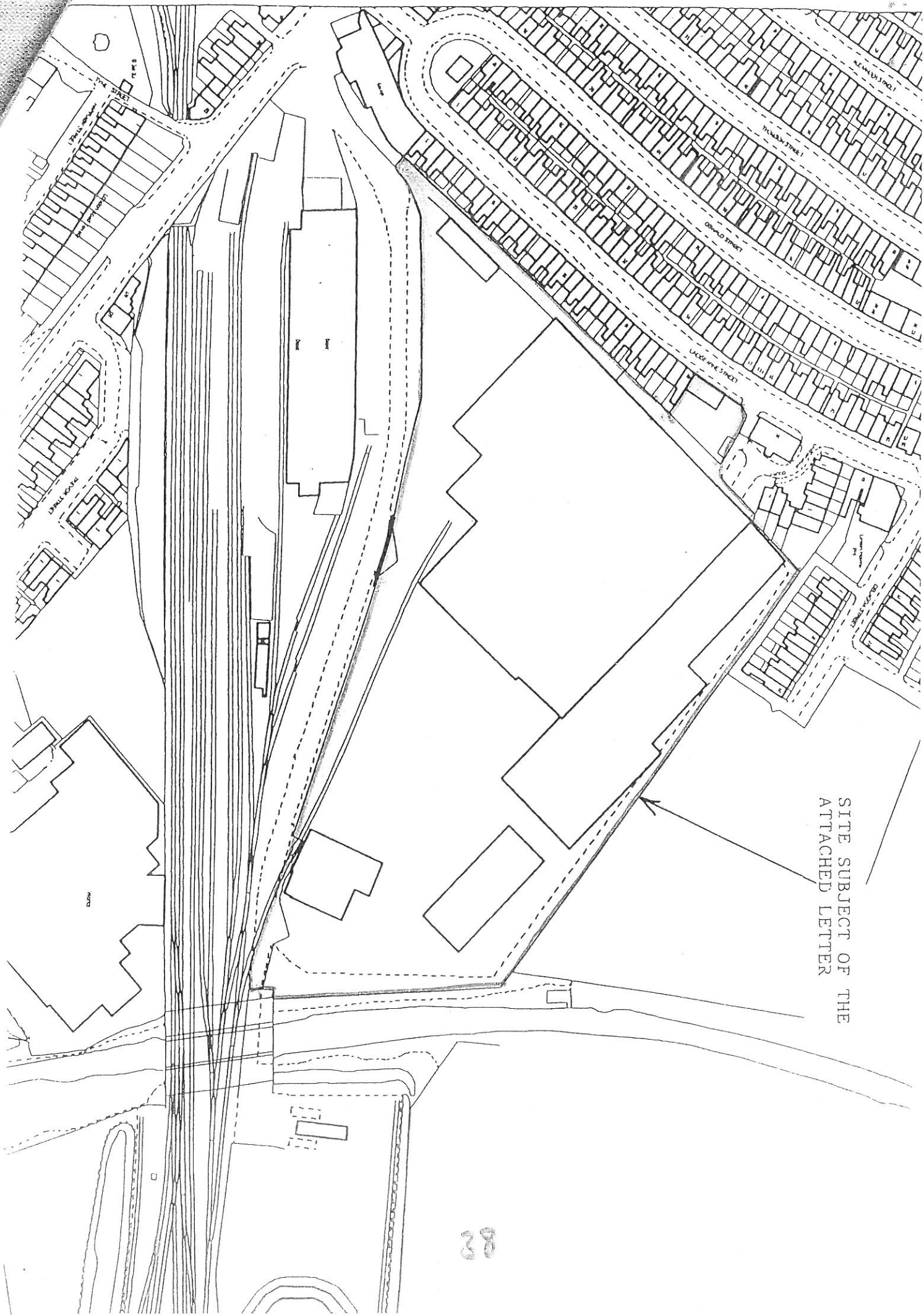
In addition, at this stage, in order that my Clients' proposals for this site can be progressed, I would be pleased if you could, as promised, provide me with the details of open space provision within the Newtown Road area of Carlisle.

I look forward to hearing from you further.

Yours sincerely,

A handwritten signature in cursive script, appearing to read 'Margaret', written over a horizontal line.

MARGARET HARDY



SITE SUBJECT OF THE
ATTACHED LETTER

9 Finkle Street
Carlisle
Cumbria CA3 8UU

TAYLOR & HARDY

Tel: (01228) 538886
Fax: (01228) 810362
Email: planners@taylorandhardy.co.uk

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Registered Office: 9 Finkle Street, Carlisle, Cumbria CA3 8UU

Chartered Town Planners

Our Ref : MEH/J/C03/239

Mr. C. Hardman,
Local Plans & Conservation Manager,
Planning Services,
Carlisle City Council,
Civic Centre,
CARLISLE.
CA3 8QG

16th February, 2004

PLANNING SERVICES	
REF	01 L0020101
17 FEB 2004	
	Chris
	17-2-04
	CAH
	NR

Dear Chris,

REVIEW AND ROLL FORWARD OF THE CARLISLE DISTRICT LOCAL PLAN
REQUEST FOR THE RE-ZONING OF LAND BETWEEN LINDISFARNE STREET
AND LONDON ROAD CARLISLE FROM A PRIMARY EMPLOYMENT AREA TO
LAND ALLOCATED FOR RESIDENTIAL DEVELOPMENT
MESSRS. WATT

I am writing further to my letter dated 10th February 2004 in respect of the matter described above.

In further support of the points I outlined in my letter please now find enclosed a copy of a letter I received this morning from Dr. Nick Bunn, W.A. Fairhurst and Partners. As you can see within the letter Dr. Nick Bunn outlines the steps he has taken to assess the highway implications of my Clients' proposal and confirms that Mr. Goodwill, Development Control Engineer, Highways and Transportation does not object to the allocation of my Clients' site for 120 units, approximately.

I trust all the above will be given careful consideration in the Local Plan Review.

Yours sincerely,


MARGARET HARDY

9 Finkle Street
Carlisle
Cumbria CA3 8UU

TAYLOR & HARDY

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Registered Office: 9 Finkle Street, Carlisle, Cumbria CA3 8UU

Chartered Town Planners

Our Ref : MEH/J/C03/239

10th February, 2004

Mr. C. Hardman,
Local Plans & Conservation Manager,
Planning Services,
Carlisle City Council,
Civic Centre,
CARLISLE.
CA3 8QG

PLANNING SERVICES	
REF	01 LOPR 0101
11 FEB 2004	
ED	SK
ED TO	CAH
ACTION	NR

Dear Chris,

**REVIEW AND ROLL FORWARD OF THE CARLISLE DISTRICT LOCAL PLAN
REQUEST FOR THE RE-ZONING OF LAND BETWEEN LINDISFARNE STREET
AND LONDON ROAD CARLISLE FROM A PRIMARY EMPLOYMENT AREA TO
LAND ALLOCATED FOR RESIDENTIAL DEVELOPMENT
MESSRS. WATT**

I am writing further to our meeting on 15th December 2003 when, together with Alan Taylor and Mike Carigiet we discussed the matter described above, the land subject of the discussions being identified on the plans which are attached.

As you will recall, at the meeting it was clearly accepted that, for a number of reasons, the re-zoning of my Client's land to land allocated for residential development was acceptable from the planning standpoint so long as it can be demonstrated there are no technical highway objections which would prevent forming an access from the residential development which is proposed, potentially 120 units, onto Lindisfarne Street.

Dr. Nick Bunn, W.A. Fairhurst and Partners, has been appointed to advise on the technical highway aspects which have now been specifically identified as follows:

- 1. is there sufficient highway frontage onto Lindisfarne Street within the control/ownership of Messrs. Watt to form an access to meet the requirements of the Highway Authority?**

Following a site visit and a meeting with Mark Goodwill, County Highways, Dr. N. Bunn has advised that Messrs Watt, do own sufficient highway frontage onto Lindisfarne Street to form an access to the required standards. An indicative drawing which shows the design of this access has been prepared and a copy of this is attached for your reference.

40

Bob Taylor Dip. T.P., M.R.T.P.I.
Margaret Hardy B.A. (Hons), M.R.T.P.I.

2. can the St. Cuthbert's Street/Lindisfarne Street/London Road junction in its existing form accommodate the additional traffic flow from the residential development which is proposed? If not, how does the junction need to be modified to meet the requirements of the Highway Authority?

In respect of this aspect it is advised that the junction of St. Cuthbert's Street and London Road does need to be modified to one which is signal controlled. This modification will also need to provide for improvements to the pedestrian crossing facilities either at the proposed signals or nearby. Again, an indicative drawing which shows the proposed treatment of the junction has been prepared and a copy of this is attached for your reference.

As we have discussed, both myself and my Clients are fully aware that any proposal for the residential development of their land will require, in addition to the highway aspects referred to above, a range of issues to be considered. These will be likely to include: land contamination; drainage; design; layout and conservation issues, part of my Clients' land is within the Carlisle-Settle Conservation Area. It is, however, stressed at this stage that it is considered that all of these can be satisfactorily addressed and resolved.

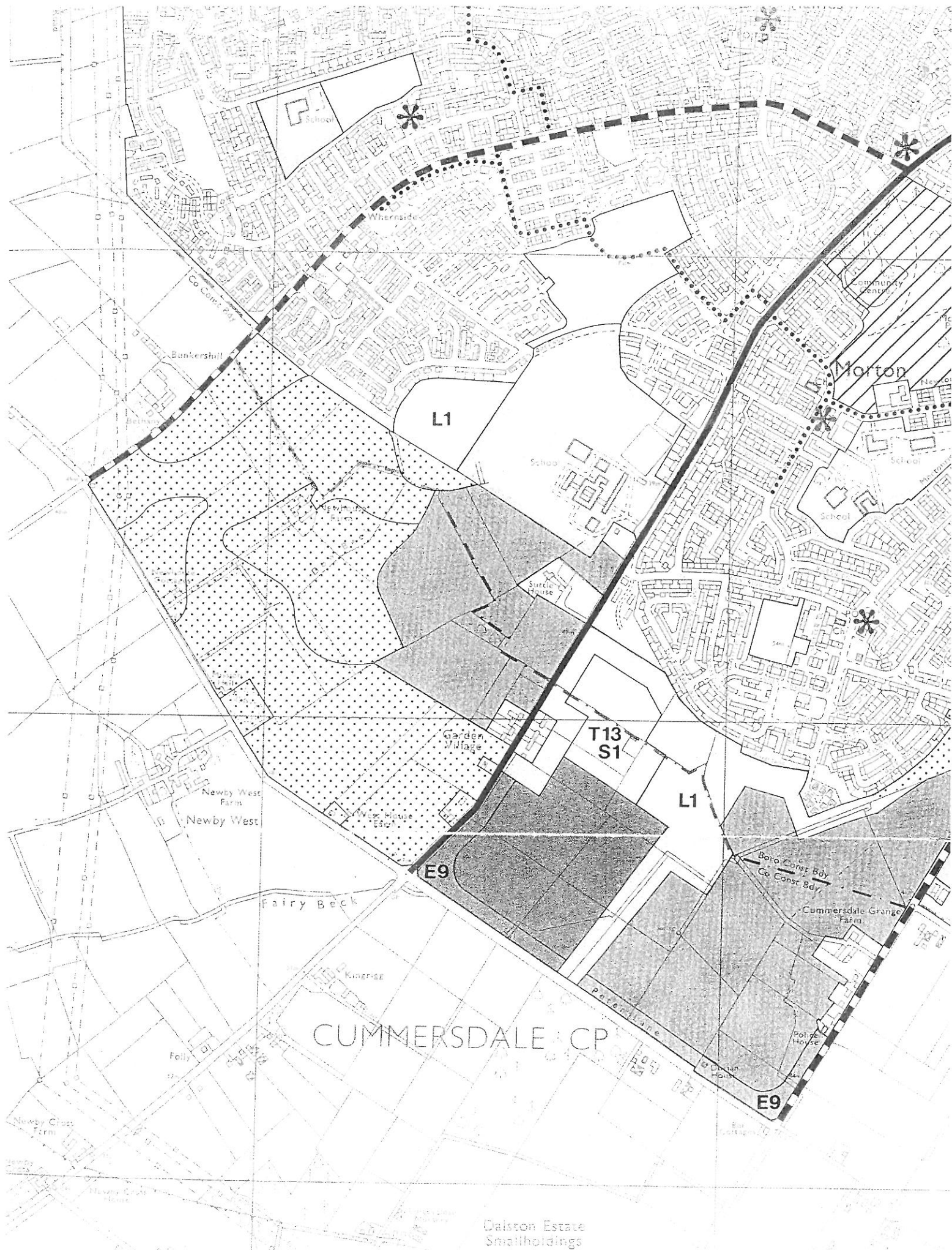
In light of all the above I would be pleased if favourable consideration could be given in the Review of the Local Plan to my Clients' request for the re-zoning of their land as described.

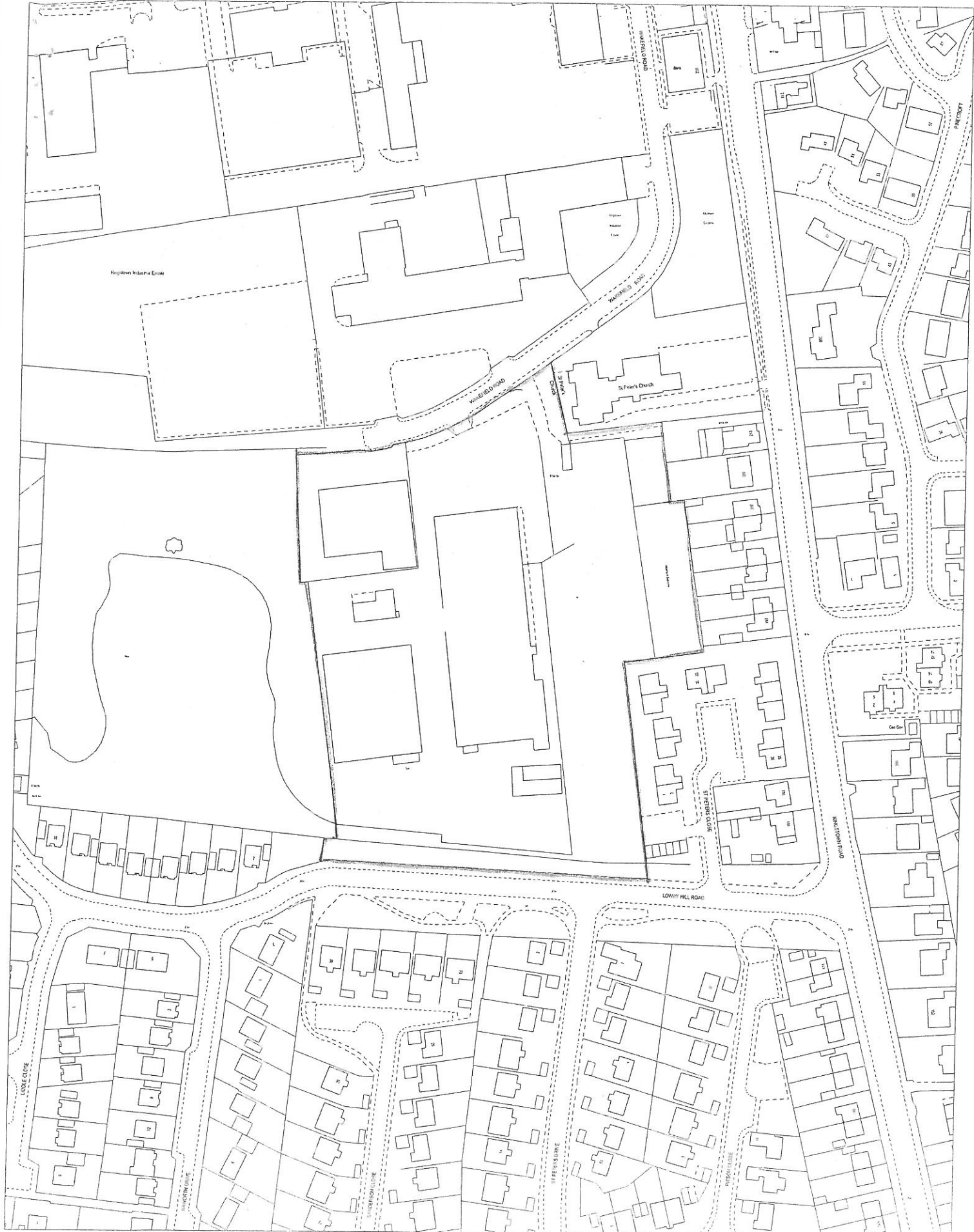
I hope the above and enclosed is clear but if at this stage you have any further queries or concerns please do ring.

Yours sincerely,



MARGARET HARDY

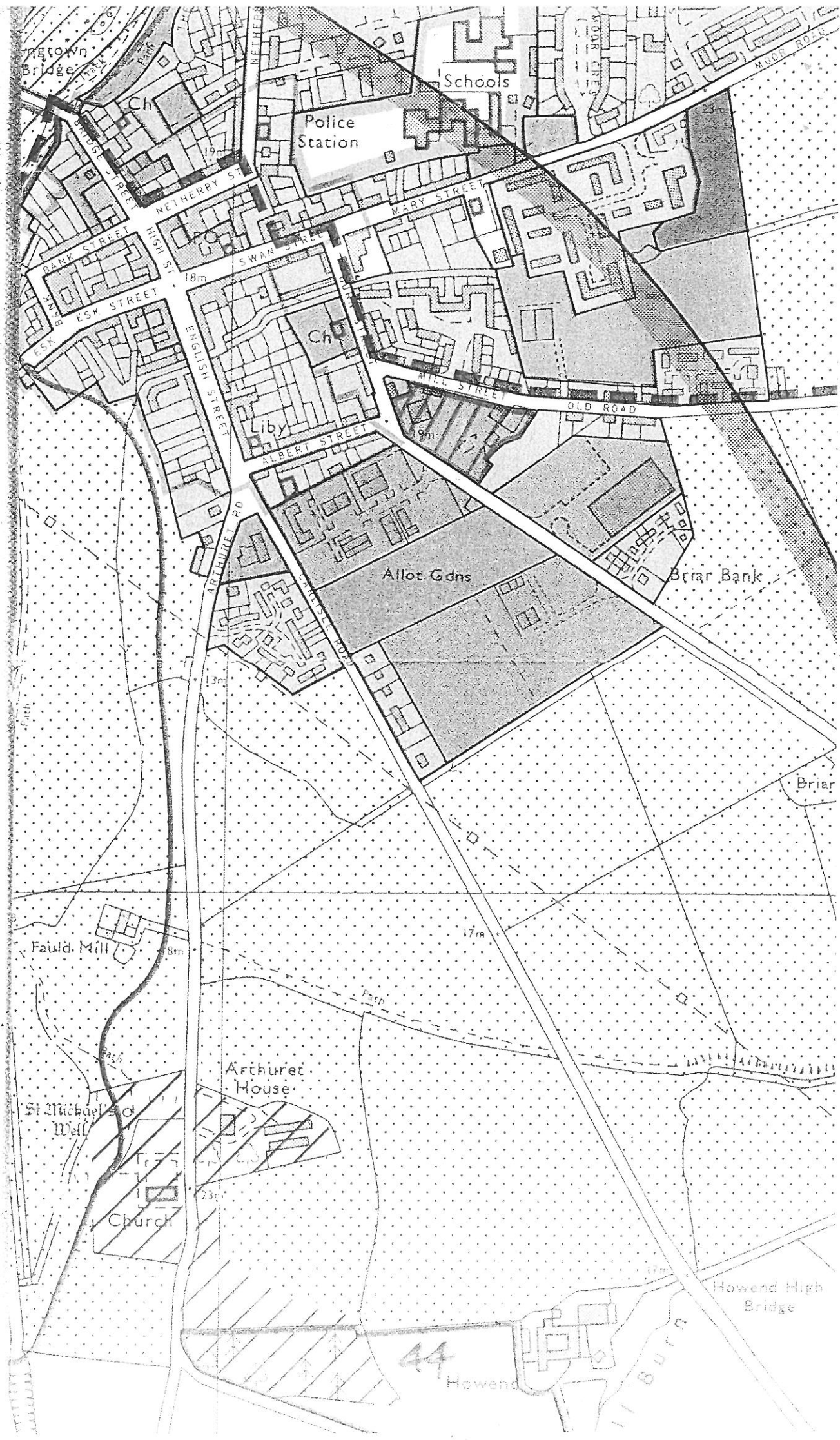




Carlisle City Council
Planning Services Division

Head of Planning Alan Eales DipTP MRTPI
Tel (01228) 817000 Fax (01228) 817199

scale 1:2,000
date 30/06/04
43
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Towtown Bridge

Schools

Police Station

Ch

Ch

Liby

Allot Gdns

Brar Bank

Fauld. Mill

St Michael's Well

Church

Arthur's House

Howend High Bridge

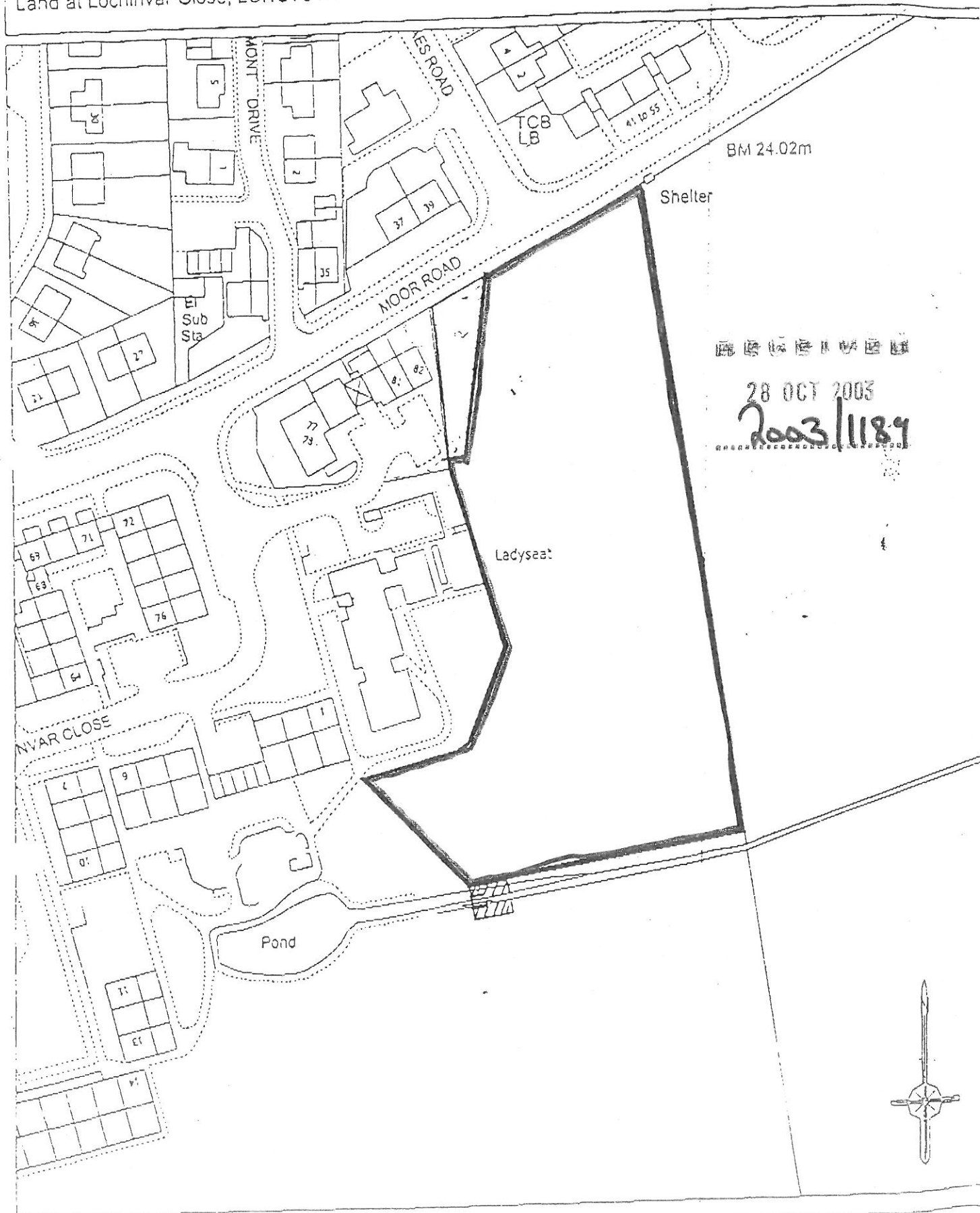
44

Howend

Burn

PROPERTY SERVICES - CARLISLE CITY COUNCIL

Land at Lochinvar Close, LONGTOWN



CARLISLE CITY COUNCIL Department of Environment & Development, Director: M Battersby C.Eng MICE FIHT
 Civic Centre, Carlisle, CA3 8QG Tel: (01228) 817000 Fax: (01228) 817199

25/10/2002

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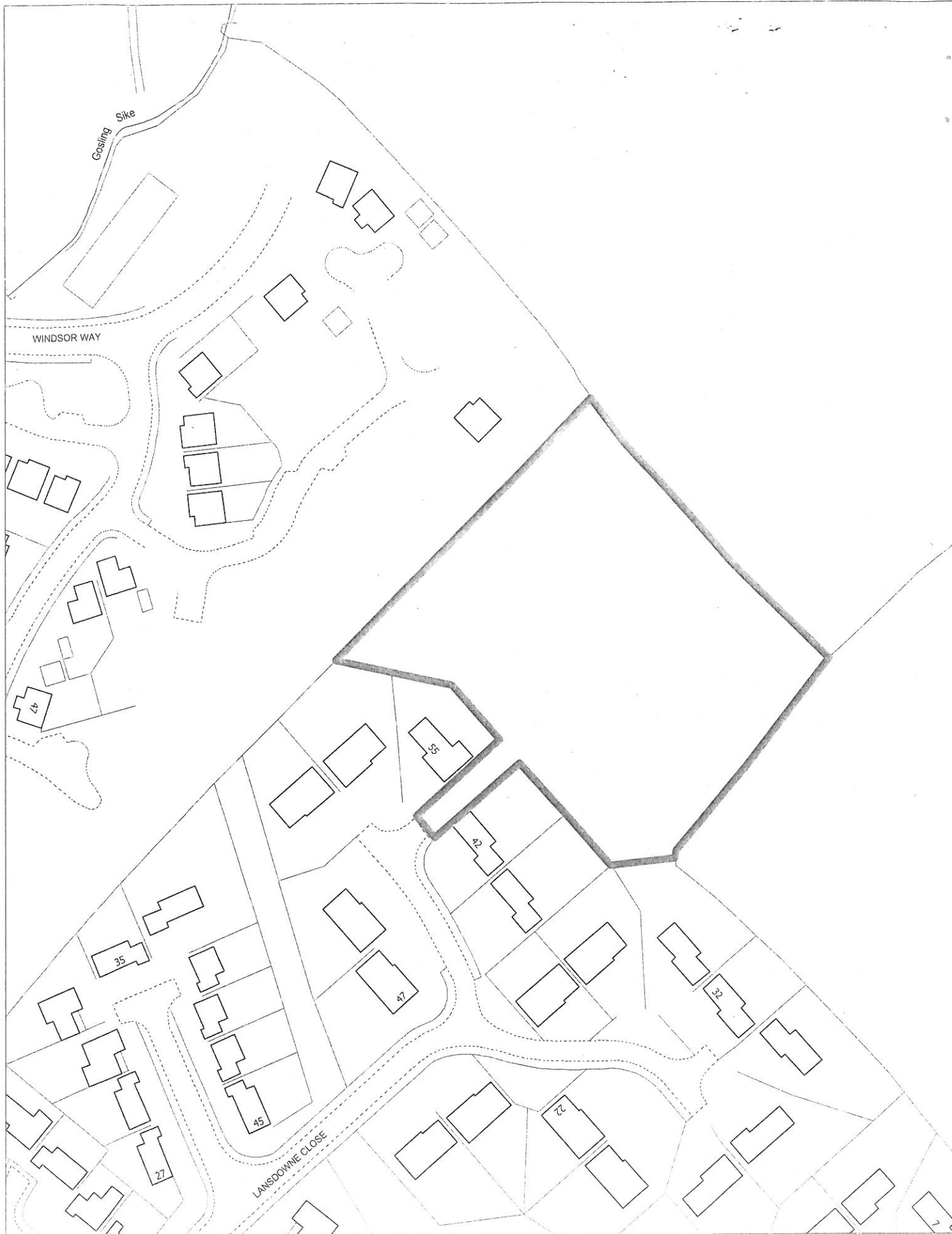
1:1,250

Site Location Plan 002



A handwritten capital letter 'I' on lined paper. The letter is formed with a single vertical stroke and a small hook at the top. It is positioned between the middle and bottom lines of the paper.

Additional Housing Sites Requested



Carlisle City Council
Planning Services

1:1,250

Representation for land to be
allocated for housing

Urban 1 (0.74 ha.)

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Mr C. Hardman
Head of Local Planning
Planning Services
Carlisle City Council
Civic Centre
Carlisle
CA3 8QG

01 LOOR 0101	
26 MAR 2003	
RECEIVED	CH
DATE	26.3.03
FILED TO	CH
ACTION	RIO

42 Lansdowne Close
Stanwix
Carlisle
CA3 9HN

Monday 24th March 2003.

Carlisle Local Plan Review: Change of Land Designation

Dear Sir

We the owners of land to the rear of 42 & 55 Lansdowne Close, a 1.8 acre site as identified on attached plan are seeking a change of land designation.

The land is currently 'White Land' designation, bounded on 2 sides by housing development with substantial hedgerows and variety of mature trees providing a strong defensible boundary to adjacent open agricultural land.

As joint owners we control full width carriage-way access and full rights of way to the land which has not been used for agricultural since the early 1980's then owned by Eden Construction who had intended to develop this land.

Clearly an anomaly exists with this land and it could be argued that this land is a 'Windfall-Site' within the terms of current development plan.

Proof of ownership can be provided if necessary, please advise should you require a site visit or any further information.

As the landowners we are now seeking a land designation change to Housing Land in the current review of the Carlisle Local Plan.

Yours sincerely

Mr TN Gash

Mrs T Gash

Mr G Winstanley

Mrs J Winstanley

1P/0002

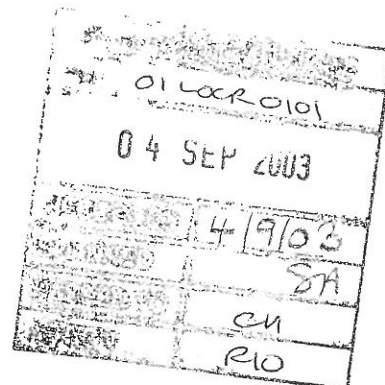
1P/0002/PA





2nd September 2003

Chris Hardman
C/o The Department of Environment and Development-
Planning Services Division
Carlisle City Council
Civic Centre
Carlisle
CA3 8QG



Dear Mr Hardman

**Re: Local Plans Review- Submission of appropriate land
Land to the rear of numbers 40-42 and 55 Lansdowne Crescent, Stanwix, Carlisle**

As you may or may not be aware, we have had discussions in the past with your Development Control Department about the possibility of developing the land as shown on the attached plan however it would now seem it is more appropriate that this land is put forward for inclusion in the local plan review.

Bearing the above in mind, I would be grateful if you would consider the piece of land as shown on the attached plan as I believe the land is relatively close to the urban centre and that it's development could be regarded as "rounding-off" the associated developments previously undertaken at Lansdowne and currently underway at Windsor Way.

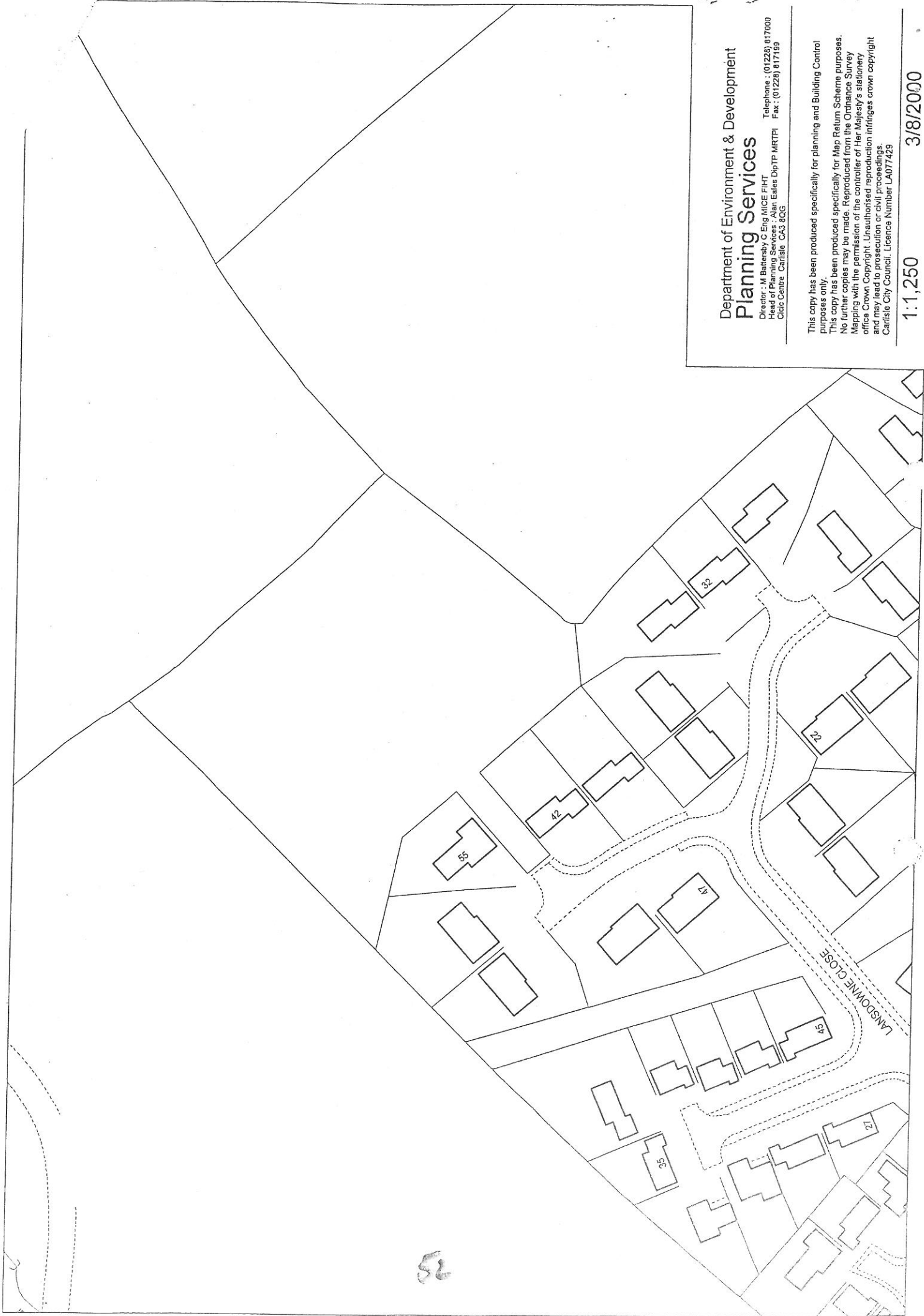
I hope you find the above to be in order and hope this land will be included within the next review.

Yours sincerely

A handwritten signature in black ink, appearing to read "Stephen Lancaster".

Stephen Lancaster
Land Manager

Enc



Department of Environment & Development
Planning Services

Director: M Battersey C Eng MICE FIHT
Head of Planning Services: Alan Eales DipTP MRTPI
Civic Centre Carlisle CA3 8QG
Telephone: (01228) 817000
Fax: (01228) 817189

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1:1,250

3/8/2000



Carlisle City Council
Planning Services

1:2,500

Representation for land to be
allocated for housing

Urban 2 (4.7 ha.)

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House Developers, Extensions & Alterations ~ Family Firm Established 1965

Our Ref: RM/DAG

20 May 2003

Mr C Hardman
Civic Centre
Carlisle
CA3 3QG



Dear Sir

California Road, Carlisle

We write further to our telephone conversation on 16 May 2003.

We enclose a plan of the above potential building land and would ask that you put this forward for a 10 year plan allocation to the City Council.

We look forward to hearing from you.

Yours faithfully

D.A. Greenhaw
Bob McKnight
McKnight & Son Builders

54

Denton Business Park • Denton Street • Carlisle • CA2 5EL

Tel: (01228) 520352 • Fax: (01228) 520350 • Mobiles: 07775 776690 & 07850 210441

McKnight-Builders@lineone.net • www.mcknightbuilders.co.uk

**McKnight Builders
Land at
California Road
Carlisle**

McKNIGHT & SON BUILDERS
DENTON BUSINESS PARK
DENTON STREET, CARLISLE
CA2 5EL (TEL: 01228 520352)
E-mail: mcknight-builders@lineone.net



ward for

McKNIGHT & SON BUILDERS
DENTON BUSINESS PARK
DENTON STREET, CARLISLE
CA2 5EL (TEL: 01228 520352)
E-mail: mcknight-builders@lineone.net

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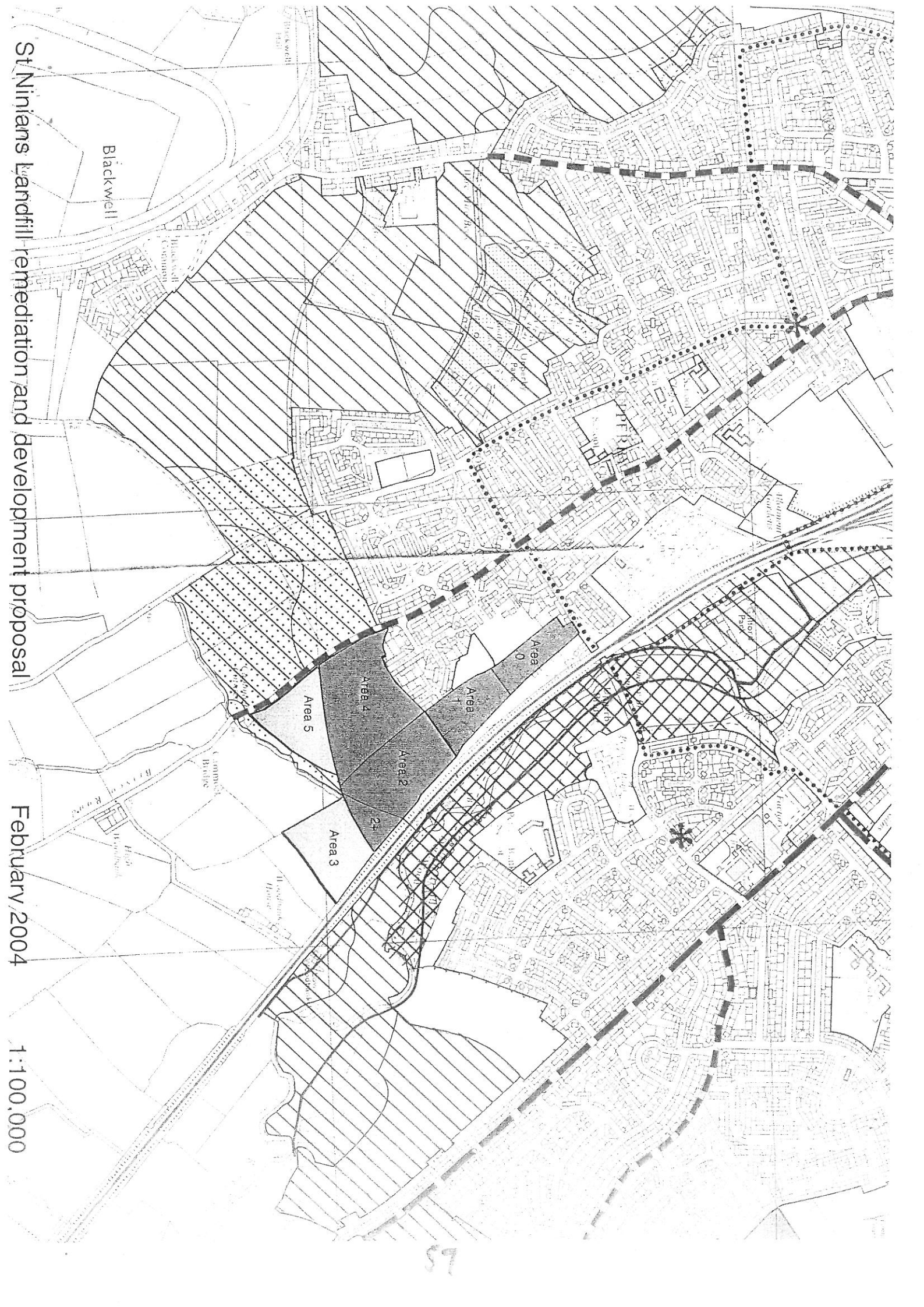
Carlisle City Council
Planning Services

1:3,000

Representation for land to be
allocated for housing

Urban 3 (12.13 ha.)

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Carlisle City Council
Planning Services

1:2,500

Representation for land to be
allocated for housing

ST
Urban 4 (5.55 ha.)

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CAPITA

PROPERTY CONSULTANCY

03 June 2003

Your reference:

Our reference:

PDC/FB/AC

Enquiries to:

Frank Blenkham

Direct Line:

(01228) 673248

4/0054

01 LARDO	
- 5 JUN 2003	
5-6-03	SA
CH	R10

Local Plans and Conservation Manager
Planning Services
Civic Centre
Carlisle
CA3 8QG

Dear Sirs

CARLISLE DISTRICT LOCAL PLAN REVIEW ISSUES PAPER

Please note that Capita Property Consultancy are retained agents for Cumbria County Council.

The Council acting in it's capacity as landowner within the Carlisle District area wishes to exercise its rights to make the following comments.

Please ensure that any further correspondence regarding the comments to me at the above address.

Yours sincerely

F. Blenkham

Frank Blenkham

59

Capita Property Consultancy Ltd

The Capita Building • Kingmoor Business Park • Carlisle • CA6 4SJ • Tel: 01228 673000 • Fax: 01228 673111

www.capitaproperty.co.uk

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TOPIC	HOUSING
Question Number	Comments
H1/H2	The former York School playing fields are surplus to County Council requirements and it is considered that a significant proportion of the site should be allocated for housing with the remainder designated formal open space, to be possibly adopted by the City Council. The County Council would welcome discussions on this area as part of the local plan process.

TOPIC	
Question Number	Comments
H1/H2	There are potentially surplus land and buildings at Morton School. The County Council considers that these areas would be suitable for housing development and discussions between the Local Education Authority and the City Council on alternative uses would be welcomed.

TOPIC	
Question Number	Comments
H1/H2	There are 2.1 acres of land at H K Campbell School which are surplus to requirements. It is considered that this land should be allocated for housing.

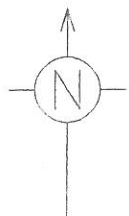
TOPIC	MIXED COMMERCIAL AREAS
Question Number	Comments
EC14	The Rickergate area including the houses and garages in Warwick Street should be allocated a mixed commercial area, taking into account pressures facing the Council and other public sector bodies to review their activities in this area. This would be preferable as a higher land value might make moves from this difficult site more viable.



Cumbria County Council
The Map Room

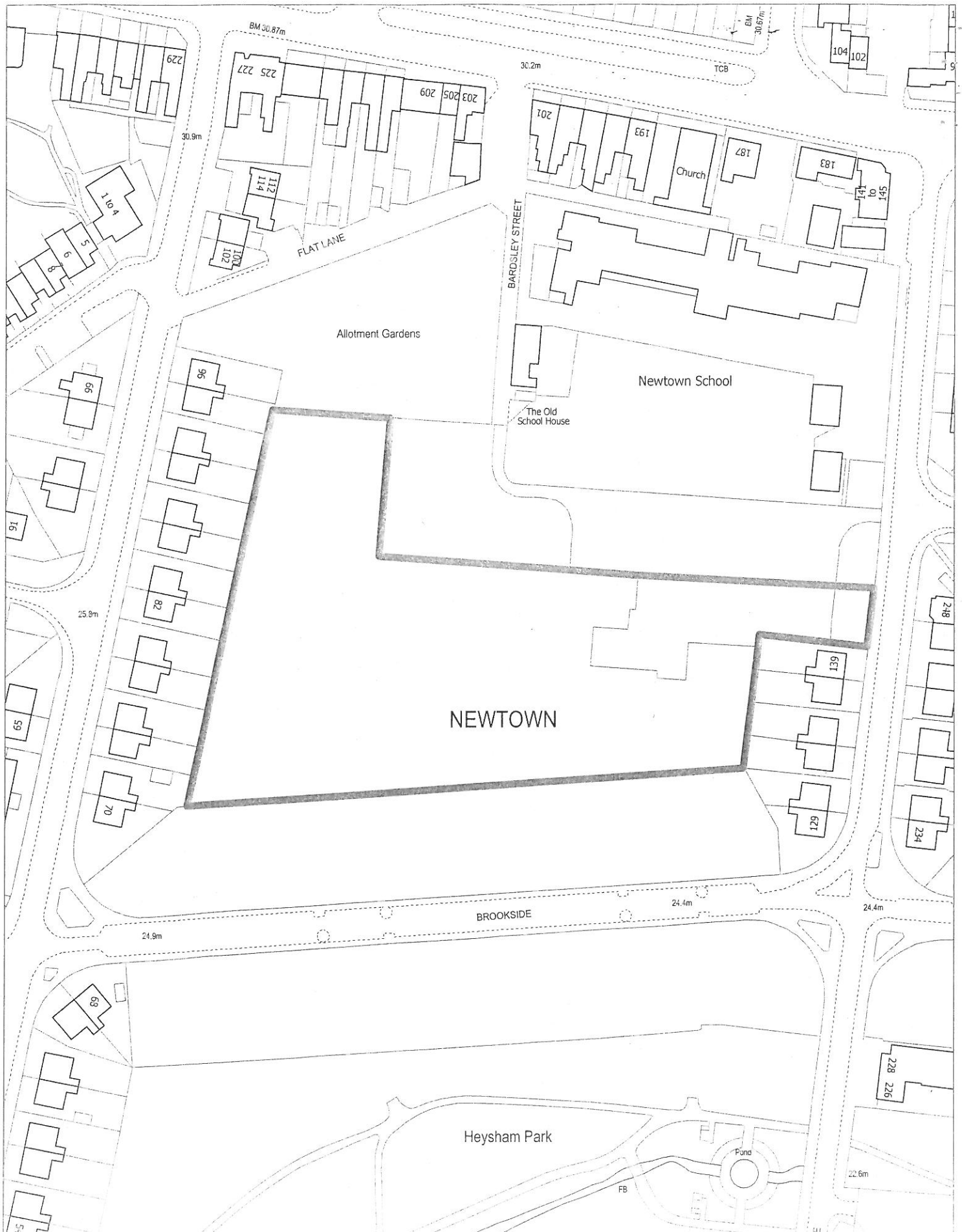
Scale 1:2500 E:340690 Date:28-9-1997
O.S.:NY4053 N:553850 Operator:DF

Building & Design
15 Portland Square
Carlisle
CA1 1QQ
Tel: 01228 606118
Fax: 01228 606066



LAND AT THE FORMER YORK SCHOOL

61



Carlisle City Council
Planning Services

1:1,250

62

Representation for land to be
allocated for housing

Urban 5 (0.93 ha.)

CAPITA

PROPERTY CONSULTANCY

03 June 2003

Your reference:

Our reference:

PDC/FB/AC

Enquiries to:

Frank Blenkham

Direct Line:

(01228) 673248

Local Plans and Conservation Manager
Planning Services
Civic Centre
Carlisle
CA3 8QG

HP/0054

21 LAR 0101	
- 5 JUN 2003	
5-6-03	SA
	CH
	R10

Dear Sirs

CARLISLE DISTRICT LOCAL PLAN REVIEW ISSUES PAPER

Please note that Capita Property Consultancy are retained agents for Cumbria County Council.

The Council acting in it's capacity as landowner within the Carlisle District area wishes to exercise its rights to make the following comments.

Please ensure that any further correspondence regarding the comments to me at the above address.

Yours sincerely

F. Blenkham

Frank Blenkham

63

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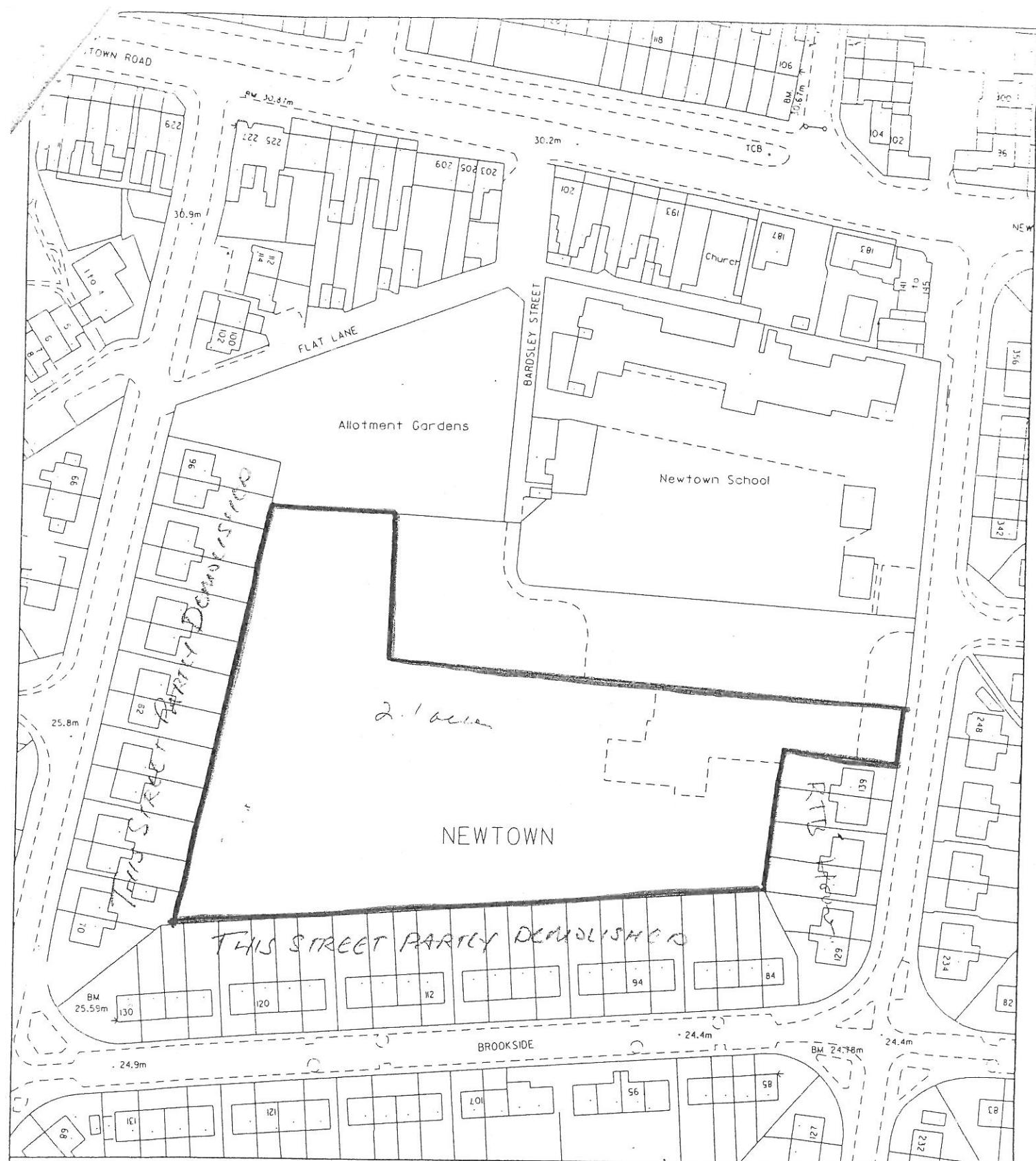
To make additional comments, please photocopy this form or use a blank sheet of paper

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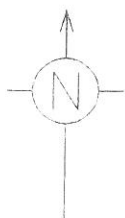
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Cumbria County Council
The Map Room

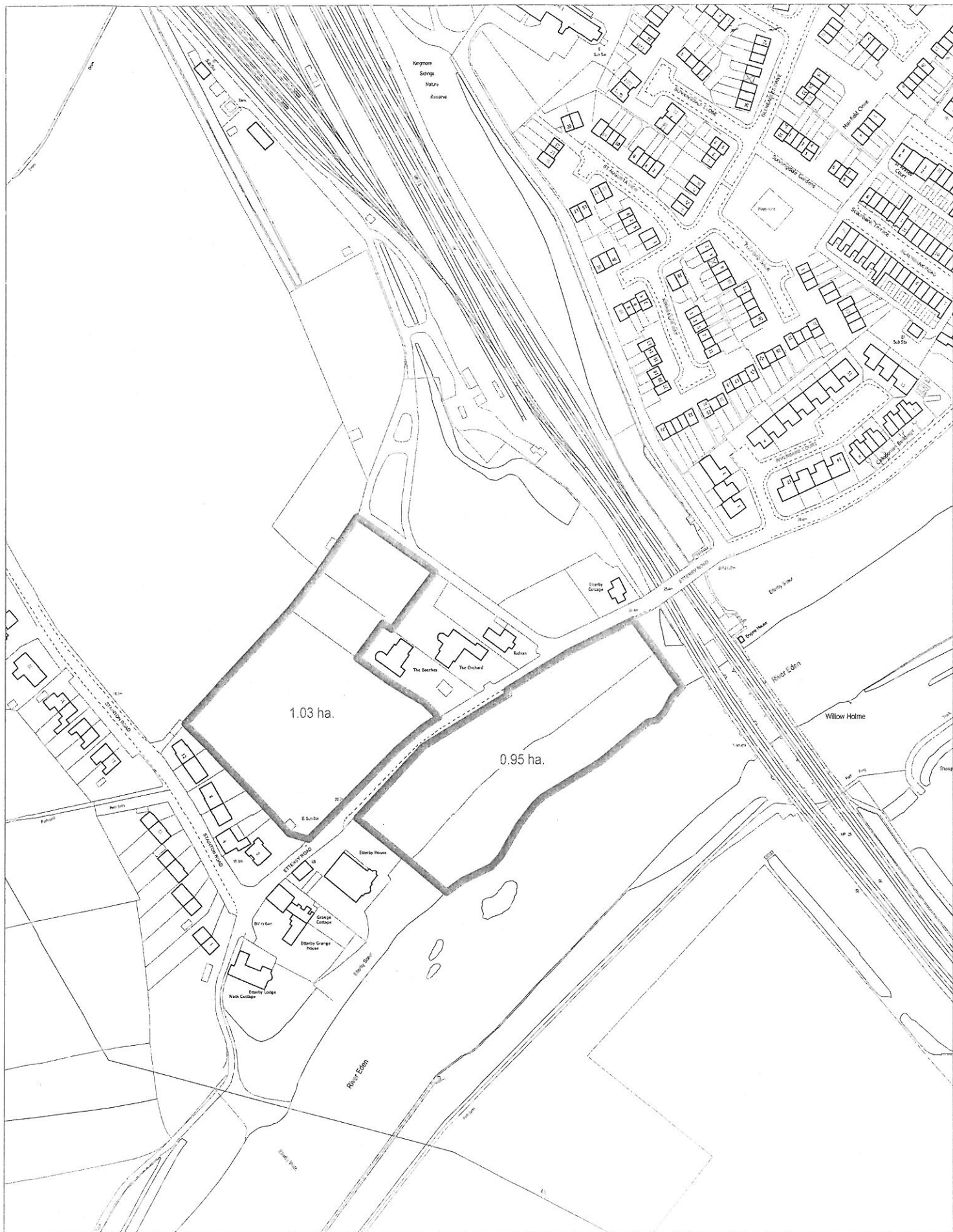
Scale 1:250 E:338110 Date:22-5-1995
O.S.:NY3855 N:555760 Operator:DF

Building & Design
15 Portland Square
Carlisle
CA1 1QQ
Tel: 0228 812199
Fax: 0228 512370



LAND ADJACENT TO H.K. CAMPBELL SCHOOL

65



Carlisle City Council
Planning Services

1:2,500

66

Representation for land to be
allocated for housing

Urban 6 (1.98 total!)

UNOFFICIAL REPRESENTATION

To make additional comments, please photocopy this form or use a blank sheet of paper

TOPIC	
Question Number	Comments
	<p>This public approach provides the opportunity to again press the case for development of our 2 fields at Etterby- that along from The Beeches, and the other overlooking the Eden.</p> <p>Notwithstanding the last Towh Plan decision, these are crying out for development-not a compact layout for so</p>

called Executive housing, but with space about them.

OTHER ISSUES	
	<p>The larger field might be thought of as a Brownfield field site. It has no agricultural use, being outwith the IAACs scheme, and subject to continuing vandalism, making grazing impossible, tree-planting a waste, and a site for dumping and bonfires, lately moto-cross riding by youths from far and near.</p> <p>The neighbours at both ends do not see this as opne space to their advantage, and heartily wish for something to be done.</p> <p>Development to a high standard of the narrow field overlooking the Eden would continue a style set by Mayor George Relph (1847) being amongst the first of the City's businessmen to move out to more salubrious surroundings and build Etterby Villa (the Youth Hostel) on its site looking over the Eden towards the City.</p> <p>This is written in the hope something can be done without need for a formal objection when the Town Plan comes to be looked at again. Do you wish to discuss this with us, instead of more letter-writing?</p>

01	01
- 2 JUN 2003	
26	03
101	
CN	
R10	

Please return to:

Local Plans and Conservation Manager
 Planning Services
 Carlisle City Council
 Civic Centre
 Rickergate
 Carlisle
 CA3 8QG
 by 30th May 2003

7 St. George's Crescent
 Stanwix
 Carlisle

Els Cartier

F. D. Cartier

67

EXTRACT FROM
PREVIOUS INQUIRY

26 Castle Street, Carlisle, Cumbria CA3 8TP Telephone 01228 44733 Fax 01228 20294

Mr Allan Forsyth
Programme Officer
Town Clerk & Chief Executive
Carlisle City Council
Civic Centre
CARLISLE
Cumbria
CA3 8PR

MC/AM

2 January 1996

Dear Sirs

MESSRS CARTNER - LAND AT ETTERBY, CARLISLE
APPEAL AGAINST DESIGNATION OF LAND
IN CARLISLE DISTRICT LOCAL PLAN

We have been requested by Mr Edward William Cartner of 17 Brampton Road, Stanwix, Carlisle CA3 9DL to make the following representation on behalf of himself and the co-owner of the land at Etterby, his brother, Mr Frank Dewards Cartner, of Quarry House, Plains Road, Wetheral, Carlisle.

The land shown edged red and blue on the attached plan belongs to Messrs Cartner, Mr Edward William Cartner formerly residing at Etterby Lodge in the village of Etterby (shown on the attached plan).

Site edged red on the north west side of Etterby Road

This site extends to 1.037 hectares (2.56 acres) or thereabouts.

The frontage to Etterby Road extends to 100 mtrs (109.36 yards) or thereabouts. These fields are poor grazing land formerly used to graze a local milk man's horse, and an attempt by Messrs Cartner to graze cattle on the land proved to be a fruitless venture as they were plagued by vandalism to the fences and interference to the beasts. Because of this, the land has lain unused for some years. This area of land is bounded by trees and overgrown hedges, with some fine old trees along the roadside being felled in recent years for safety, a recent felling in fact endangering the local sub-station. The hedges have become overgrown and have had to be cut back. The land to the rear of Ridvan and The Beeches was formerly the orchard and kitchen garden to The Grey House. There is evidence of an existing gateway from Etterby Road onto this site and there is also access onto the surfaced lane between the site and the railway to the rear of Ridvan and The Beeches.

/2

68

The hub of the village of Etterby is at the corner of Etterby Road and Stainton Road. There has been development of Ridvan and The Beeches on the site of the former Grey House and there is a building site between these two dwellings.

It would therefore seem that this site would be ideal for infill development in an area which could hardly be described as open countryside, having the main London to Glasgow railway line to the north east of the site and some recent extensive residential development at Deer Park on the north east side of the railway line.

Furthermore, the Youth Hostel opposite this site is presently being marketed and is likely to be converted into residential accommodation and the former Mitchells Nursery at the north western end of the village is subject to the development of a residential property.

None of the properties in the village have merited listing and in fact there has been a proposal to provide a second crossing of the River Eden to cope with increasing traffic on the northern side of the City, and it has been suggested that this would be via the former railway bridge crossing the River Eden, close to Etterby village and this would undoubtedly affect this area.

The main sewer has recently been brought across the River Eden and all main utility services are at hand.

It would seem sensible, and indeed desirable, for an infill development of houses of uniform design, screened by the existing trees and hedges, and formed around a central turning area to be constructed on this site, as a good quality development would not only tidy up the site but also improve the approach to Etterby village.

Other housing development has been allowed in the area and the number of housing units that would be constructed on this site would have little impact on Carlisle City Council's overall housing strategy and would seem a sensible exception to the rigidity of the Council's present approach.

Land edged blue on the attached plan

Total area 0.741 hectares (1.83 acres) or thereabouts. Developable area 0.304 hectares (0.75 acres).

This area of land requires to be considered in a different light to the area of land edged red on the plan as this is a long narrow site wedged between the road and the River Eden with extensive frontage to Etterby Road. The rear area of the site slopes down to the River Eden.

This site again is overgrown and unsightly and not considered suitable for agricultural use.

It is envisaged that any development on this site would be of low intensity with large gaps between the dwellings, and the dwellings themselves being probably single storey in order to maintain the feel of the area and allow light through to any development on the north west side of Etterby Road.

The intensity and size of the Deer Park development has already been mentioned earlier and it is not the intention to develop these sites in this way, but rather the opposite. In fact, it is envisaged that this would be small scale development which would enhance rather than damage the village, and in an area where some residential development is already taking place.

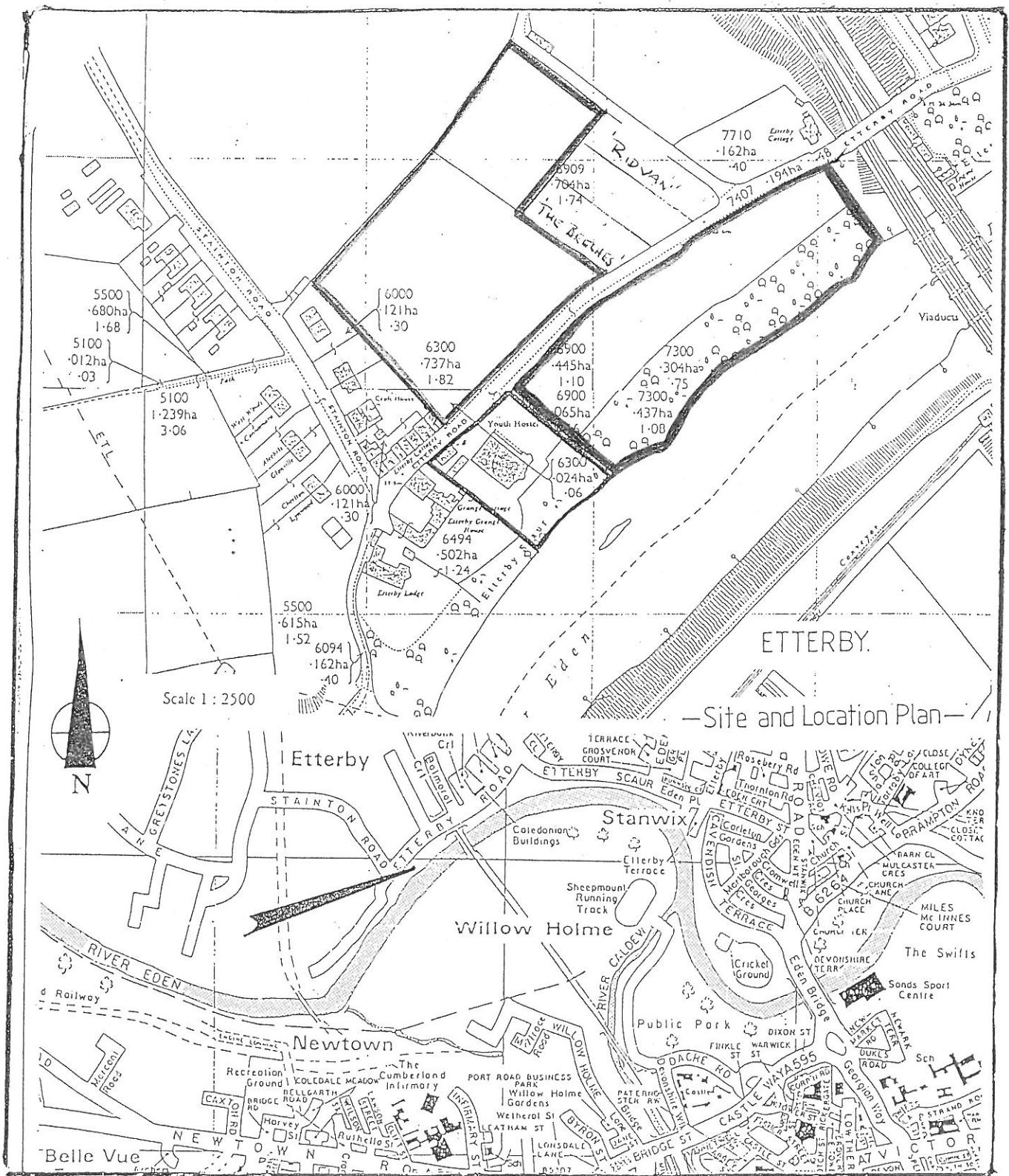
The writer reserves the right to extend or amplify the points hereby made.

Yours faithfully

M. Carigiet

Michael Carigiet FRICS
CARIGIET COWEN



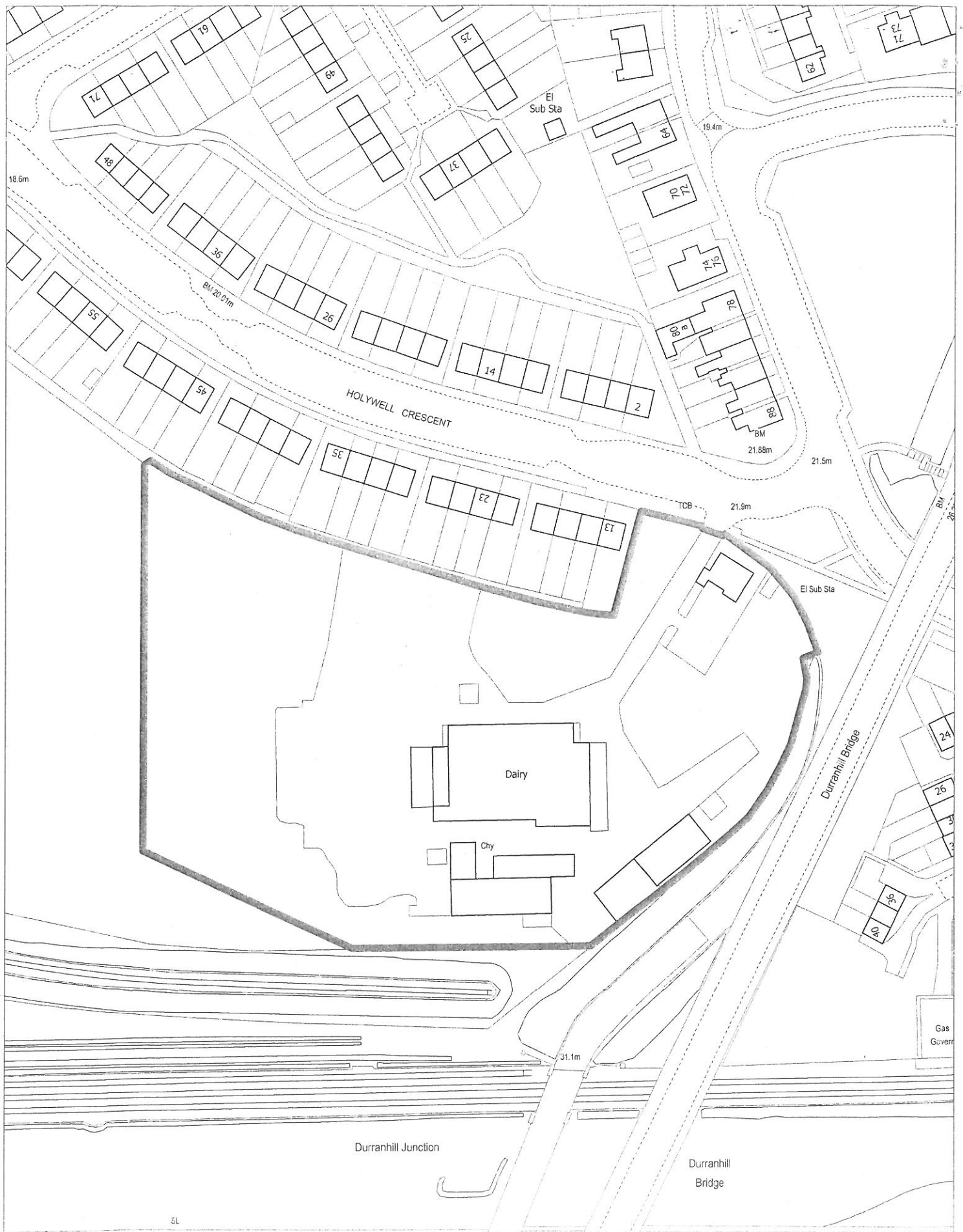


SCALE:- 1:2500 SITE PLAN.

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**Carigiet
Cowen**
CHARTERED SURVEYORS



Carlisle City Council
Planning Services

1:1,250

Representation for land to be
allocated for housing

Urban 7 (1.51 ha.)

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29 May 2003

Our ref: CL6506-20/NG/CC/JHa
Your ref:

Local Plans and Conservation Manager
Planning Services
Carlisle City Council
Civic Centre
Rickergate
Carlisle
CA3 8QG

**Nathaniel
Lichfield
& Partners**

*Development Planning
Urban Design Economics*

14 REGENT'S WHARF, ALL SAINTS STREET, LONDON N1 9RL
Tel 020 7837 4477 Fax 020 7837 2277
E-MAIL nlplondon@lichfields.co.uk

ASSOCIATE GENERAL STUDIOS, TRAFALGAR STREET, NEWCASTLE UPON TYNE, NE1 2LA
Tel 0191 261 5085 Fax 0191 261 9180
E-MAIL nlplnewcastle@lichfields.co.uk

TEMPLE COURT, CATHEDRAL ROAD, CARDIFF CF11 9HA
Tel 029 2078 6511 Fax 029 2078 6516
E-MAIL nlpcardiff@lichfields.co.uk

www.lichfields.co.uk

TO BE FAXED (01228 817 199)

Dear Sir/Madam

**CARLISLE CITY COUNCIL: CARLISLE DISTRICT LOCAL PLAN REVIEW - ISSUES PAPER
REPRESENTATION ON BEHALF OF THE CO-OPERATIVE GROUP.**

Please find the attached Issues Paper Response Form, submitted on behalf of our client, the Co-operative Group. The representation relates to the location of housing, and Question H1. We trust our client's comments will be fully considered in your assessment of potential residential sites for allocation in drafting the Local Plan.

If you have any queries relating to the above or enclosed, please do not hesitate to contact me.

Yours faithfully



pp.

CHRIS CREIGHTON

Encs.

LON2003\6506-005.doc

1

Directors: Geoffrey Smith BSc MRTP MRPS (Chairman), Clarend Morgan BSc DipTP MRTP (Managing), David Lavin BA DipTP BSc MRTP, Nicholas Thompson BA BSc MA (C) MRTP, Nigel Perry BSc MRTP MRPS, James Penhall BA MRPS MRTP, Justin Cartland BA BSc MRTP, Philip Barnes BA BSc MRTP, Neil Goldsmith BA BSc MRTP, Iain Rhind BA BSc DipTP MRTP.

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Associates: Margaret Boddice BA DipTP MRTP MRPS, Marie Nagy BSc MRTP, Hugh Staddon BA BSc MRTP, Simon Poole BA DipArch MRTP MRTP, Jonathan Wallace BA BSc MRTP, Nicola Kingston BSc DipTP MRTP, Josine Vassard BSc MA MRTP, Matthew Spay BSc DipTP MRTP

Company Secretaries: Stephanie Silcock Technical Associates: Francis Powell ASPT, Katherine Thomson

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73

Local Plan Review Issues Paper Response Form

To make additional comments, please photocopy this form or use a blank sheet of paper

TOPIC	
Question Number	Comments
H1	Yes, the ACC Dairy Site, Durranhill Road (near Hollywell Crescent) may become available for residential development during the forthcoming Plan period, due to the relocation of the existing dairy depot.

TOPIC	
Question Number	Comments

TOPIC	
Question Number	Comments

TOPIC	
Question Number	Comments

Local Plan Review Issues Paper Response Form

2

TOPIC	
Question Number	Comments

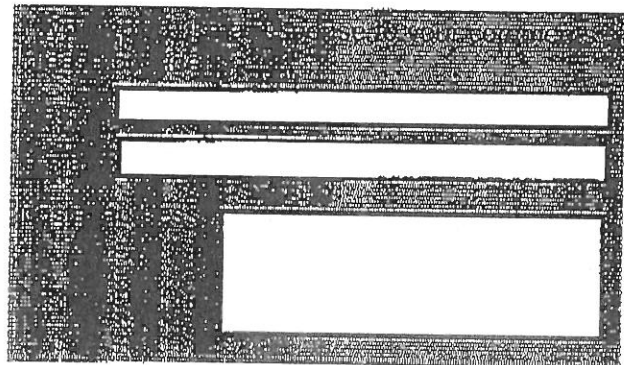
OTHER ISSUES
<p>This representation is submitted by Nathaniel Lichfield and Partners Ltd, 14 Regent's Wharf, All Saints Street, London, N1 9RL tel: 020 7837 4477 fax: 020 7837 2277 email: ccreighton@lichfields.co.uk</p> <p>On behalf of The Co-operative Group PO Box 53 New Century House Manchester M60 4ES</p> <p>ALL CORRESPONDENCE TO BE SENT TO AGENT, F.A.O. Chris Creighton</p>

To submit your comments by e-mail, press "submit"

Submit

or return to:

Local Plans and Conservation Manager
Planning Services
Carlisle City Council
Civic Centre
Rickergate
Carlisle
CA3 8QG
by 30th May 2003



I would prefer you to reply by:

e-mail

☐

post

☒

75



Carlisle City Council
Planning Services

1:2,500

Representation for land to be
allocated for housing

76

Urban 8 (3.4 ha.)



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Chartered Surveyors, Land Agents, Valuers and Quota Brokers

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Farm Bureau

Tel: 01228 640923

Fax: 01228 640929

Quota

Tel: 01228 640930

Fax: 01228 640918

e-mail: alan.bowe@borderway.com

The Chief Development Control Officer,
Carlisle City Council,
Department of Environment and Development,
Civic Centre,
CARLISLE
Cumbria
CA3 8QG

Our Ref: AMB/CI/HW9a

Your Ref: AMT/DC/00/0693

Date: 26 November 2001

Dear Sir,

Mr R Workman, The Beeches, Carleton, Carlisle
Land at Garlands Hospital, Carlisle

We act for the above and understand that consideration is being given to a revision to the development plan as it affects land in the region of the former Garlands Hospital. Our client owns national grid number 1640 and extending to 8.94 acres which is presently within the Carlisle District Local Plan and allocated as housing under Proposal H1. We write to request that on any new District Local Plan the land should remain as an allocation for housing.

Could you kindly acknowledge receipt of this correspondence.

Yours faithfully

A M Bowe

Enc.



77

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DIRECTORS: Alan M Bowe FRICS FAAY (Managing) · Tim Parsons BSc MRICS FAAY
Trevor Heddon ACIB · Edward C Brown BSc FRICS FAAY

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COMMERCIAL PLANNING ADVISERS

CARLISLE DISTRICT LOCAL PLAN REVIEW

RESPONSE TO ISSUES PAPER SPRING 2003

REPRESENTATIONS OF BEHALF OF KINGMOOR PARK PROPERTIES LIMITED

MAY 2003

HOW Commercial Planning Advisers, 64 Cross Street, Manchester, M2 4JQ

Contact Partner: Gary Halman Telephone: 0161 835 1333

79

CONTENTS

	Page
1. Introduction	1
2. Kingmoor Park Today: Key Achievements	3
3. Response To Local Plan Issues Paper	5
4. Housing	9
5. Conclusion	12

APPENDICES

Appendix 1: Schedule of vacant and occupied floorspace and available land

Appendix 2: Location Plan of Brunthill Land

Appendix 3: Location Plan of Harker Estate

1. INTRODUCTION

- 1.1 Kingmoor Park Properties Limited are a major participant in the public and private sector partnership formed between the company, Carlisle City Council, Cumbria County Council and the North West Development Agency.
- 1.2 The joint venture company acquired from the Ministry of Defence the former 14MU site in 1999, following the sites closure in 1996.
- 1.3 Since that time, a significant amount of new investment and development has taken place at Kingmoor Park, as described more fully in section 2 below.
- 1.4 Kingmoor Park was designated as a Regional Investment Site (RIS) by the North West Development Agency (NWDA) in 1999. It is the only RIS in Cumbria, indeed in the north of the region.
- 1.5 Kingmoor Park is recognised as a regionally strategic business location in Regional Planning Guidance for the North West (RPG13), the NWDA's economic development strategy and the emerging Cumbria and Lake District structure plan review.
- 1.6 The achievements to date at Kingmoor Park and its continued success is therefore vital to the economic prosperity of the sub region.
- 1.7 As the largest single development site the policies and proposals relating to Kingmoor Park should be seen as a central facet of the local plan review.
- 1.8 Kingmoor Park Properties therefore welcome the opportunity to contribute to the forward planning of the district and set out below the company's preliminary comments on the matters raised in the issues paper. These comments build upon a formal presentation made to the Development Advisory Group of the Council on 21 March 2003.
- 1.9 A detailed submission is currently being prepared as a contribution to the Council's consideration of the issues raised by future development at Kingmoor Park, and will be submitted in due course.
- 1.10 The comments below respond to a number of the issues raised in the consultations paper in the context of two specific proposals at Kingmoor Park:

- A request for the designation of land at Brunthill extended to some 38.5 hectares (95 acres) which is proposed predominantly for employment purposes and;
- A proposal for a residential allocation of the Kingmoor Harker Estate, in recognition of the contribution this land can make to the Council's future housing requirements.

1.11 These key proposals are considered below in more detail.

4. HOUSING

4.1 The issues paper recognises the RPG target of 50% brownfield land in Cumbria (and hence an acceptance of 50% provision on greenfield land). It also notes that the Council's updated urban capacity study suggests only a "limited amount" of development will come forward on brownfield sites.

4.2 Issues

H1 Do you know any sites in Carlisle that would be suitable for housing that are not being developed at the moment?

H2 If the Morton development does not get planning permission there will be a need to develop those houses elsewhere in the district. Where should this housing be developed?

H12 Should the local plan include a policy that will phase all greenfield development to help bring forward brownfield sites.

Ec12 Are there any sites on previously developed land that could be reallocated, for example, to housing, if they are in sustainable locations?

4.3 The City Council must promote its housing strategy in the review local plan in line with revised PPG3, RPG13 and the adopted Cumbria and Lake District joint structure plan (1991 – 2006). The provisions of the emerging draft structure plan review should also be accorded due weight.

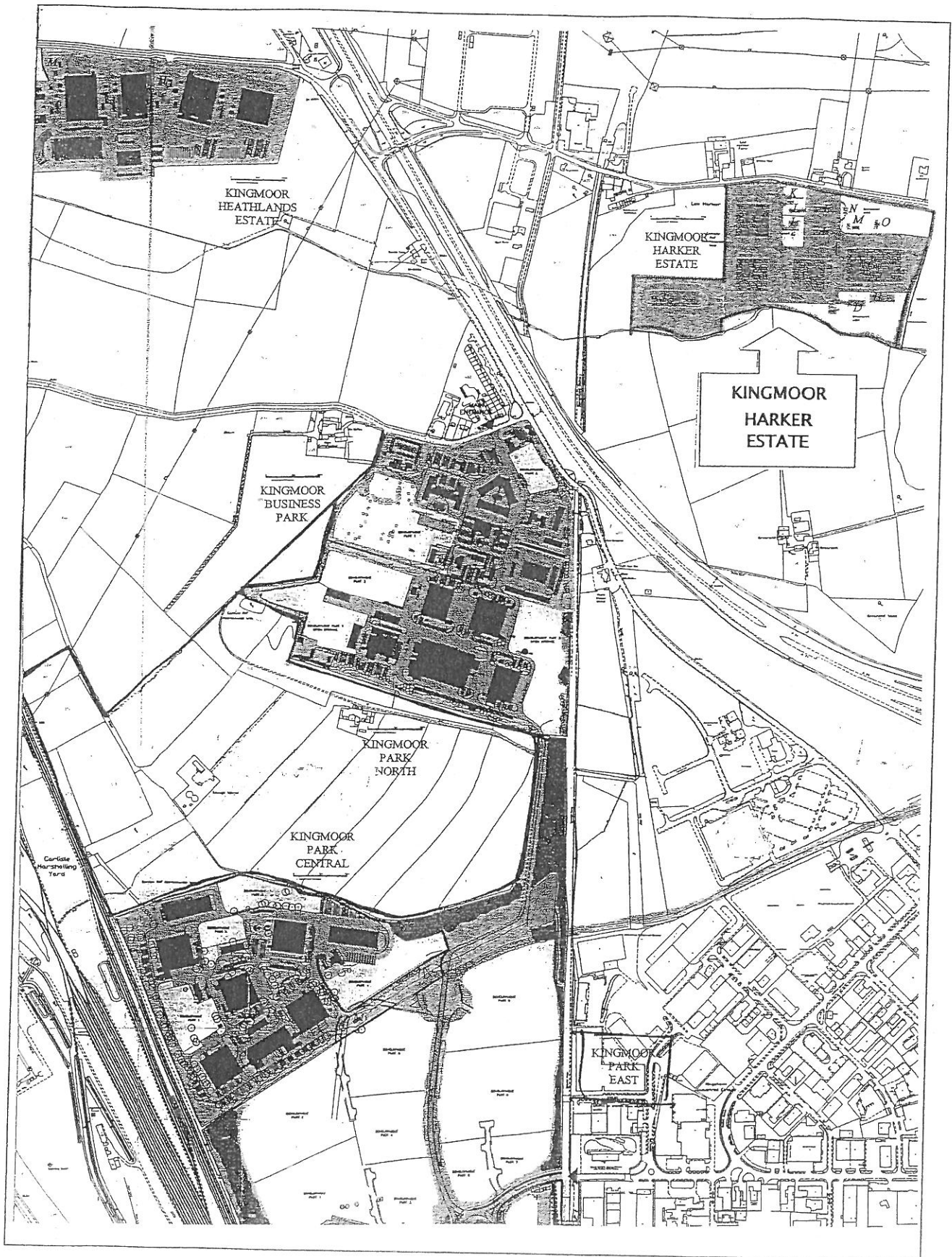
4.4 PPG3 advocates a sequential approach toward identifying land for housing and this is reflected in RPG 13 (especially policies UR4, UR5 and UR7).

4.5 UR7 requires a sequential approach to development location whilst UR5 requires Local Planning Authorities to assess the suitability of existing employment land commitments against a range of specified criteria.

4.6 This policy framework relates not just to the local plan review but bites with equal force upon proposals for housing on greenfield sites in the adopted local plan.

4.7 Kingmoor Park Properties consider housing to be an appropriate alternative use for the Harker Estate which lies to the north east of the main Kingmoor Park

Appendix 3: Location Plan of Harker Estate



Plan2. Kingmoor Harker Estate, Carlisle

May 2003

Scale 1 : 5000

87





Carlisle City Council
Planning Services

1:1,250

Representation for land to be
allocated for housing



Rural 2 (0.93 ha. total)

H10005

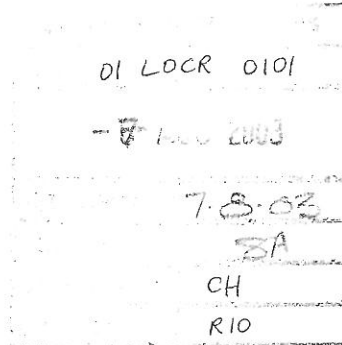


Our Ref. DSPL/KO 03039

6 August 2003

Carlisle City Council
Local Plans and Conservation Manager
Planning Services Division
Civic Centre
CARLISLE
CA3 8QG

For the attention of: Mr Chris Hardman



Dear Sir

Carlisle District Local Plan Review

Further to our recent telephone conversation I have enclosed location plans for five plots of land owned by our Clients, Simtor Limited, which they have requested be put forward for consideration as sites suitable for housing as part of the Local Plan Review.

The sites are located in the villages of Scotby, Wetheral and Warwick Bridge and vary in area from .2 Ha to 3.1 Ha. These three villages are amongst the larger settlements in the rural area after Brampton, Longtown and Dalston and all have high levels of services and facilities at present, including shops/Post Offices, pubs, hotels, restaurants, schools, doctors surgeries and bus and train links, ass such they can be considered as locations which can sustain further development in a phased manner.

Yours faithfully
For Architects Plus (UK) Limited

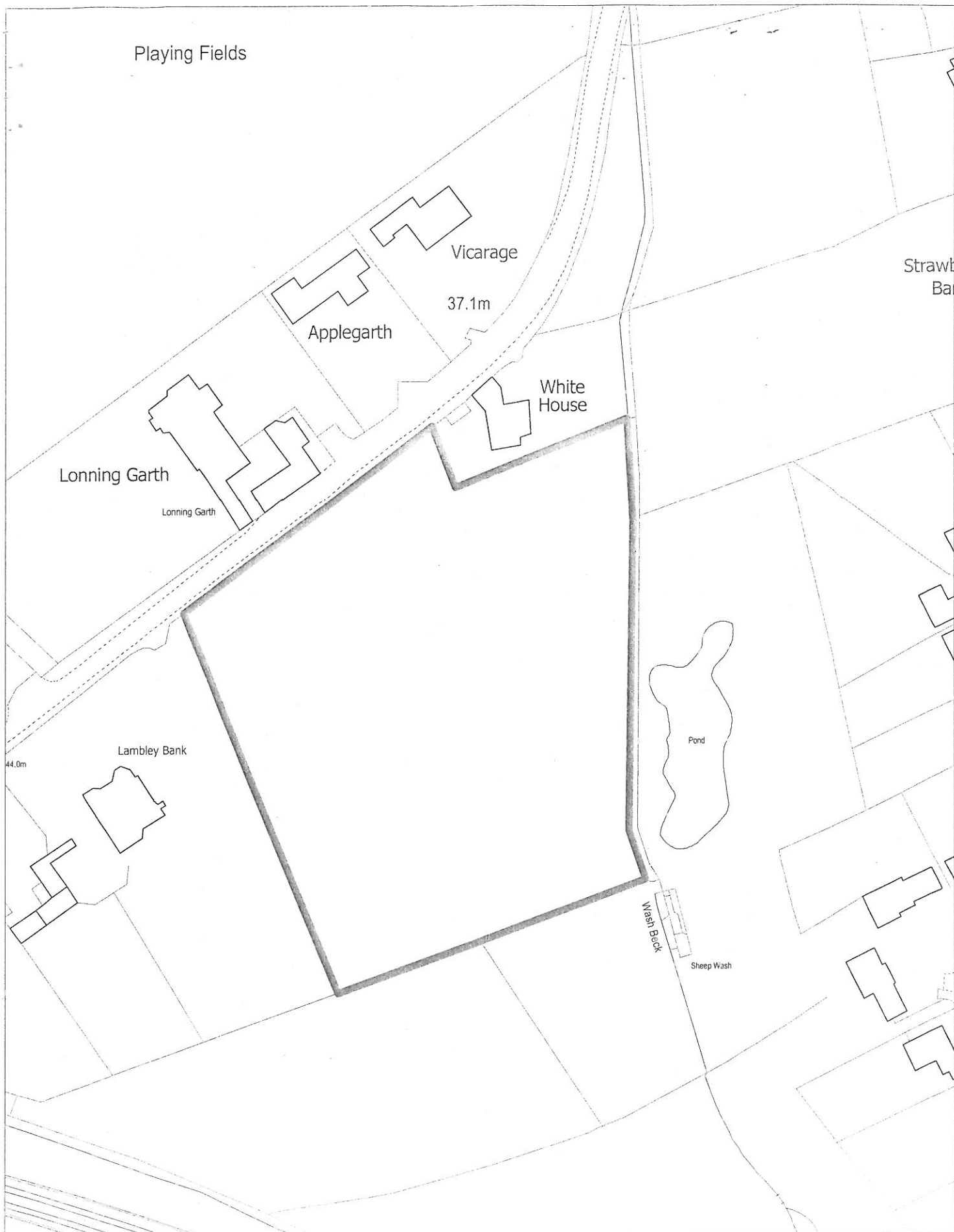
David S P Lamond
Director

Encs.

Victoria Galleries Viaduct House Victoria Viaduct Carlisle CA3 8AN
Carlisle 01228 515144 Annan 01461 205463 Fax 01228 515033
email ap@architectsplus.co.uk www.architectsplus.co.uk
Architects Plus (UK) Limited Registered in England No 4221140
Registered Office: Victoria Galleries, Viaduct House, Victoria Viaduct, Carlisle, Cumbria CA3 8AN

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ASSOCIATES
DW ARMSTRONG MBAT LAMPS DR BLAIR MBAT JS DUFFIELD MS WILSON BA Hons BArch Hons RIBA DipHAA





Carlisle City Council
Planning Services

1:1,250

Representation for land to be
allocated for housing

91

Rural 3 (1.17 ha.)

9 Finkle Street
Carlisle
Cumbria CA3 8UU

Tel: (01228) 538886
Fax: (01228) 810362
Email: planners@taylorandhardy.co.uk

Taylor & Hardy Limited. Registered in England No. 3977505
Registered Office: 9 Finkle Street, Carlisle, Cumbria CA3 8UU

TAYLOR & HARDY
IP/0073

Chartered Town Planners

Our Ref : MEH/J/C02/134

17th November, 2003

Mr. C. Hardman,
Local Plans and Conservation Manager,
Planning Services,
Carlisle City Council,
Civic Centre,
CARLISLE. CA3 8QG

Dear Chris,

LOCAL PLAN REVIEW
POTENTIAL HOUSING LAND, SCOTBY
MR. AND MRS. McCUNNALL

PLANNING SERVICES	
REF	01 LOCR 0101
18 NOV 2003	
RECORDED	18.11.03
SCANNED	1a1
PASSED TO	CAH
ACTION	R10

I am aware that the Local Plan Review process is in its early stages and, with this in mind, I am writing to highlight land owned by my Clients which it is considered, in the context of the Local Plan Review, to have housing development potential.

The land subject of this letter being identified on the plan which is enclosed.

Access to the land could be gained from the adjacent publicly adopted highway.

The land subject of this letter offers the potential for high quality low density residential development of a layout and character which would be sympathetic to the locality which is a mix of large houses, cottage-type dwellings and bungalows with large mature gardens.

Existing trees would be safeguarded and, where appropriate, additional landscaping provided.

In addition, it is noted that the development is in a settlement which ought to be regarded as sustainable, Scotby having a broad range of community facilities including a school, public house, church, hall, shop and good public transport.

In the context of the above I would be pleased if consideration could be given, in the Review of the Carlisle District Local Plan, to the allocation of all/any part of my Clients' land specifically for the high quality housing referred to above. It is noted that in the present version of the Carlisle District Local Plan a planning framework is provided, by Policy H3, for the Capon Tree area of Brampton which allows for the development of high quality low-density housing which safeguards the existing trees.

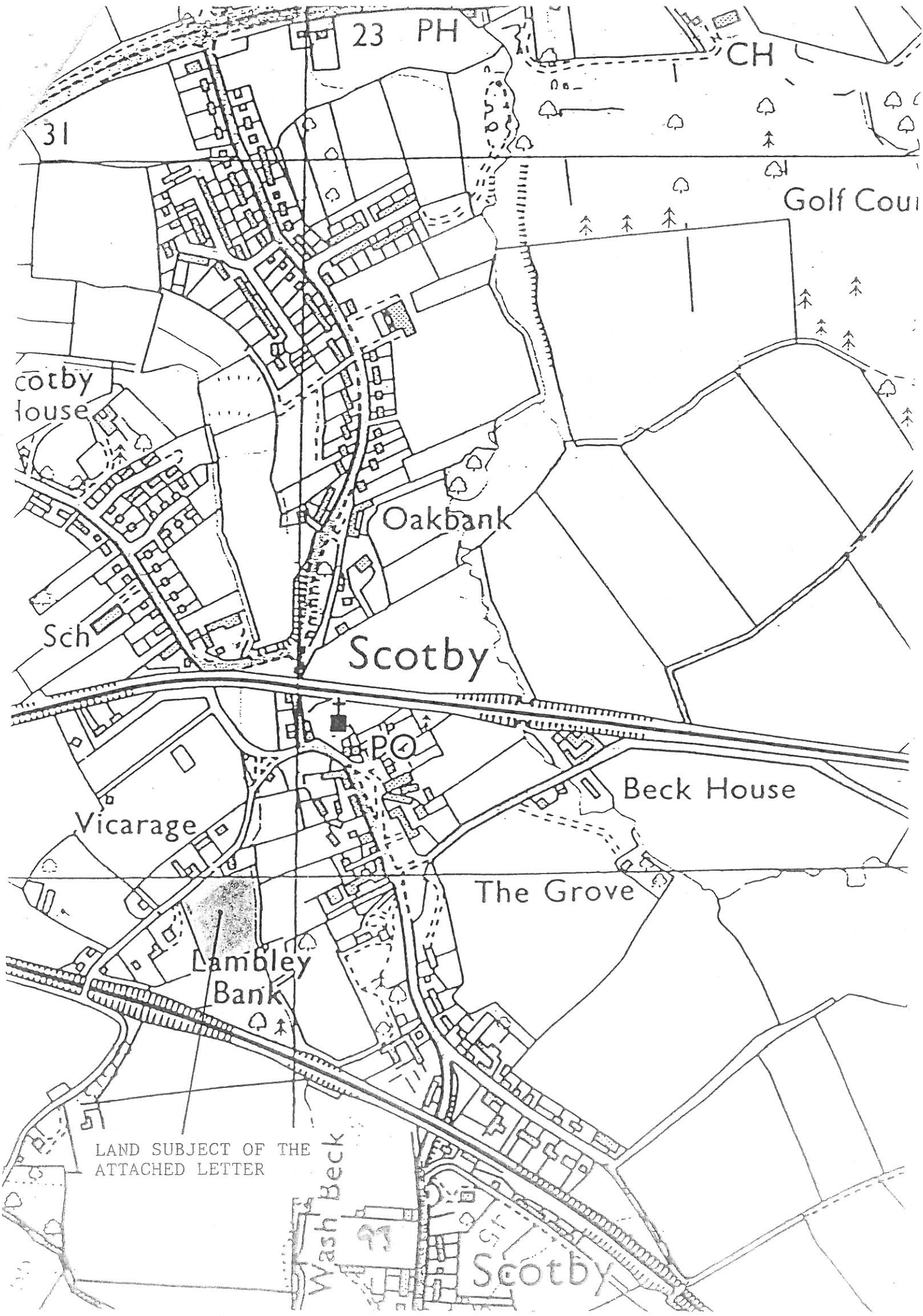
I look forward to hearing from you about this matter in due course.

Yours sincerely,


MARGARET HARDY

92

Bob Taylor Dip. T.P., M.R.T.P.I.
Margaret Hardy B.A. (Hons), M.R.T.P.I.



23 PH

CH

31

Golf Cou

Scotby house

Sch

Oakbank

Scotby

PO

Beck House

Vicarage

The Grove

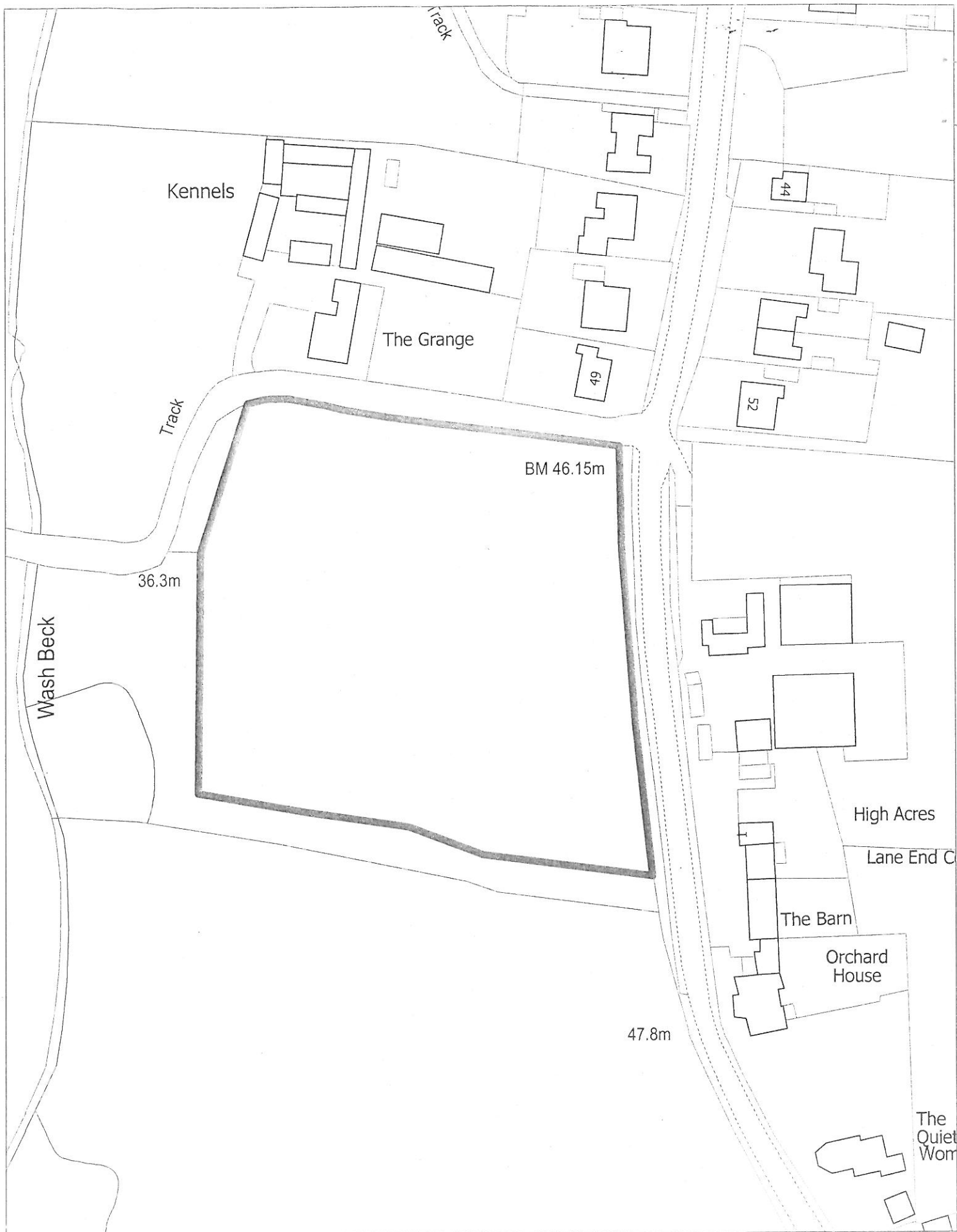
Lambley Bank

LAND SUBJECT OF THE ATTACHED LETTER

Wash Beck

93

Scotby



Carlisle City Council
Planning Services

1:1,250

94

Representation for land to be
allocated for housing

Rural 4 (1.14 ha.)

HP10065

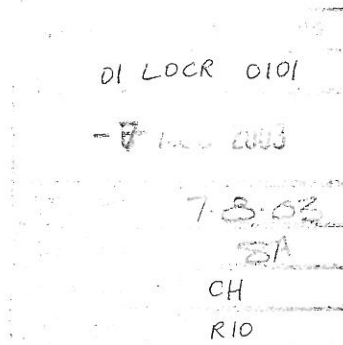


Our Ref. DSPL/KO 03039

6 August 2003

Carlisle City Council
Local Plans and Conservation Manager
Planning Services Division
Civic Centre
CARLISLE
CA3 8QG

For the attention of: Mr Chris Hardman



Dear Sir

Carlisle District Local Plan Review

Further to our recent telephone conversation I have enclosed location plans for five plots of land owned by our Clients, Simtor Limited, which they have requested be put forward for consideration as sites suitable for housing as part of the Local Plan Review.

The sites are located in the villages of Scotby, Wetheral and Warwick Bridge and vary in area from .2 Ha to 3.1 Ha. These three villages are amongst the larger settlements in the rural area after Brampton, Longtown and Dalston and all have high levels of services and facilities at present, including shops/Post Offices, pubs, hotels, restaurants, schools, doctors surgeries and bus and train links, ass such they can be considered as locations which can sustain further development in a phased manner.

Yours faithfully
For Architects Plus (UK) Limited

David S P Lamond
Director

Encs.

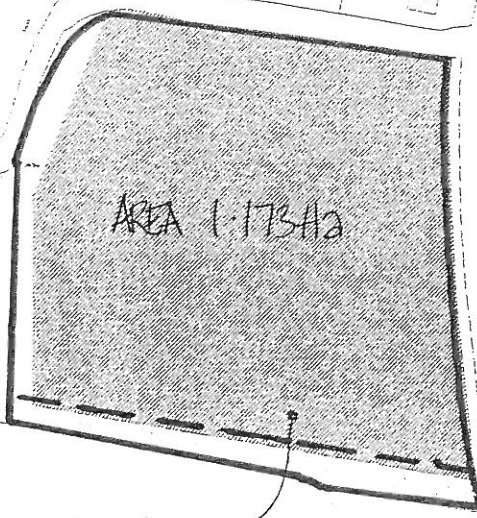
Victoria Galleries Viaduct House Victoria Viaduct Carlisle CA3 8AN
Carlisle 01228 515144 Annan 01461 205463 Fax 01228 515033
email ap@architectsplus.co.uk www.architectsplus.co.uk
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DW ARMSTRONG MSc Arch MApp DR BLAIR MSc Arch JS DUFFIELD MS WILSON BSc(Hon) BArch(Hon) RIBA DipNAA

95

SCOTBY VILLAGE
BROOM FALEN ROAD

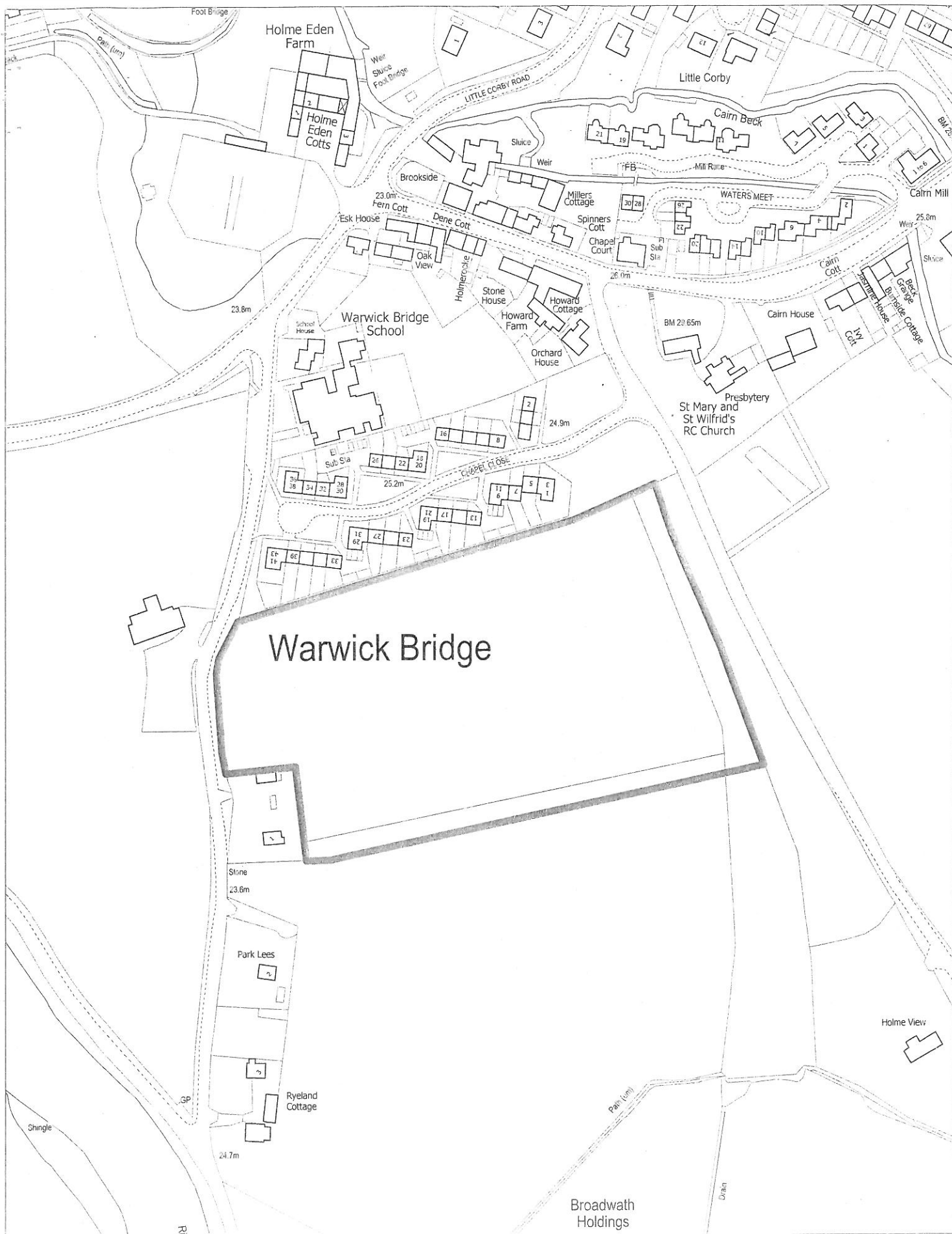


1.173 ha

CUMBRIA COUNTY

CARLISLE DIST

TO CWA WHINTON



Carlisle City Council
Planning Services

1:2,500

Representation for land to be
allocated for housing

97

Rural 5 (3.3 ha.)



Our Ref. DSPL/KO 03039

6 August 2003

Carlisle City Council
Local Plans and Conservation Manager
Planning Services Division
Civic Centre
CARLISLE
CA3 8QG

For the attention of: Mr Chris Hardman

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For Architects Plus (UK) Limited

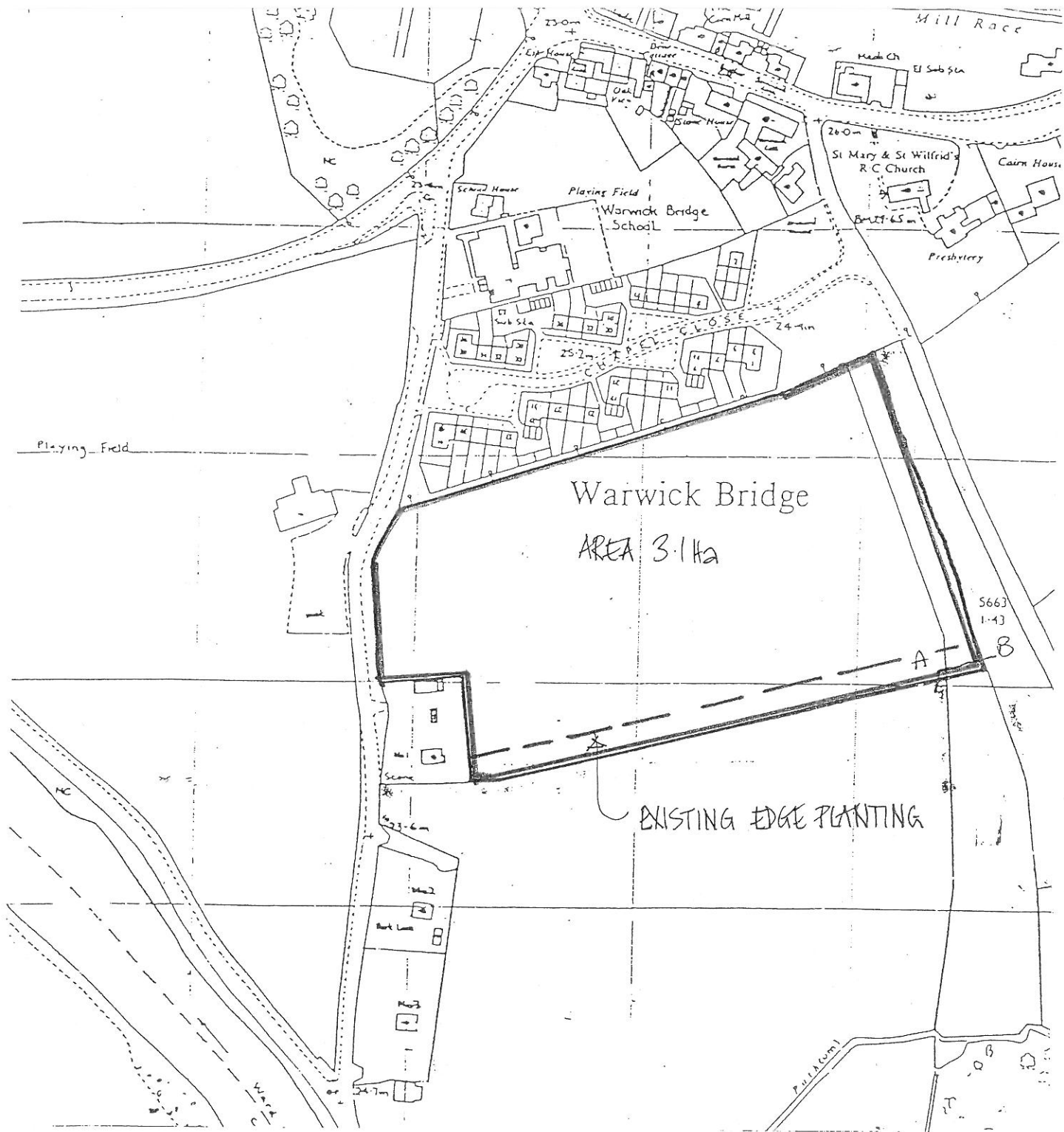
A handwritten signature in dark ink, appearing to read 'David S P Lamond'.

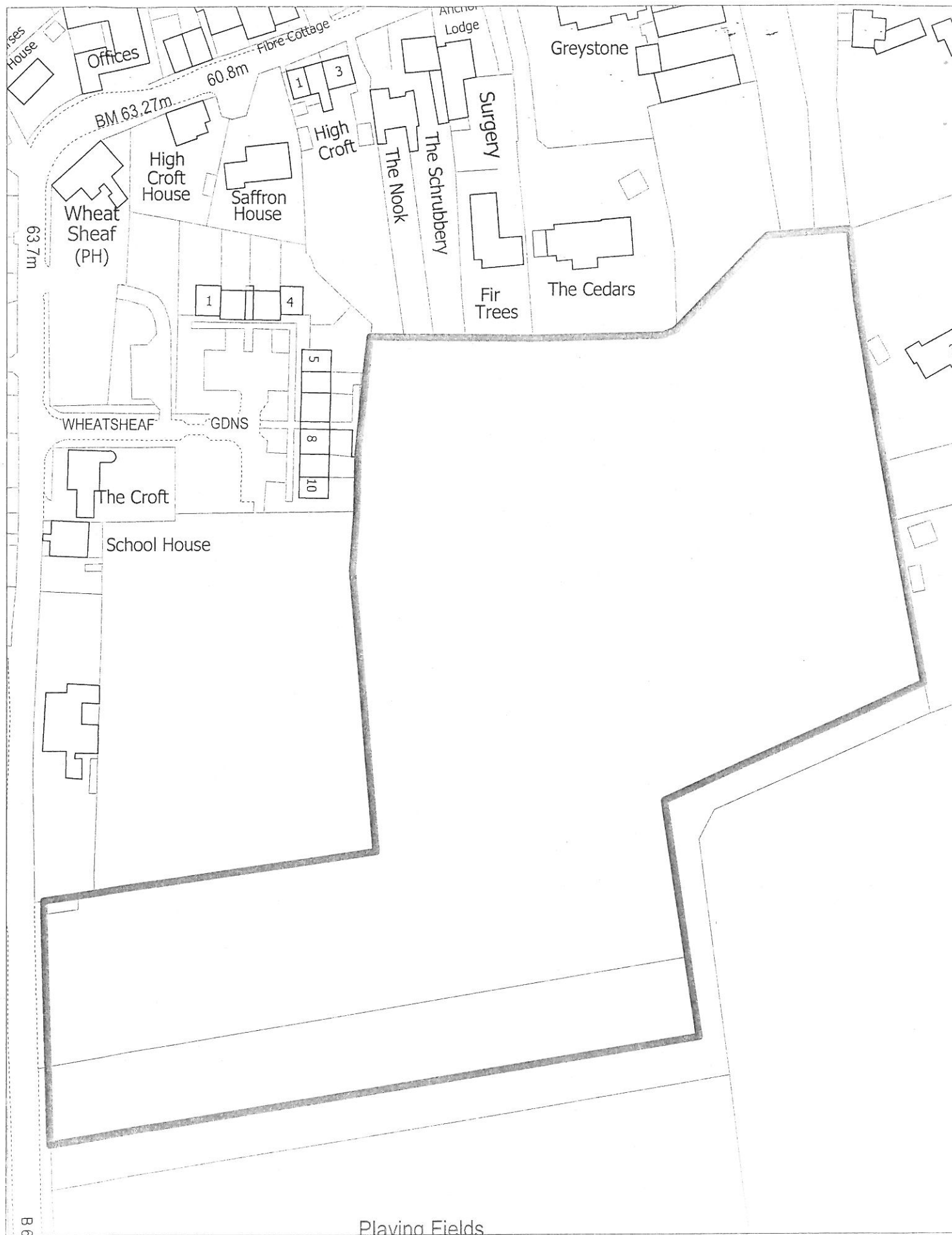
David S P Lamond
Director

Encs.

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email ap@architectsplus.co.uk www.architectsplus.co.uk
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ASSOCIATES
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Carlisle City Council
Planning Services

1:1,250

Representation for land to be
allocated for housing

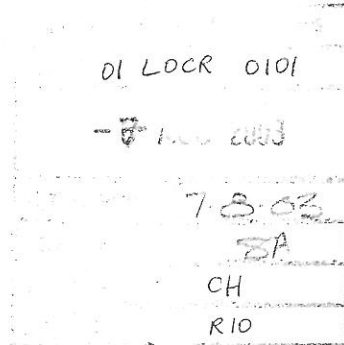
100 Rural 6 (2.67 ha.)

Our Ref. DSPL/KO 03039

6 August 2003

Carlisle City Council
Local Plans and Conservation Manager
Planning Services Division
Civic Centre
CARLISLE
CA3 8QG

For the attention of: Mr Chris Hardman



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Yours faithfully
For Architects Plus (UK) Limited

David S P Lamond
Director

Encs.

101

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ASSOCIATES
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Email: planners@taylorandhardy.co.uk

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Chartered Town Planners

Our Ref : MEH/J/C03/230

26th November, 2003

Mr. C. Hardman,
Local Plans and Conservation Manager,
Planning Services,
Carlisle City Council,
Civic Centre,
CARLISLE. CA3 8QG

Dear Chris,

LOCAL PLAN REVIEW
HOUSING LAND AT WETHERAL

PL	06 LOC 0101
27 NOV 2003	
RECORDED	27.11.03
FILED TO	CAN
FILED BY	NR

A note further to our telephone conversation of earlier this week to confirm the details for the meeting we have arranged:

- the meeting is to be held at the Civic Centre on Wednesday, 10th December, 2003 at 9.30 a.m;
- the parties attending will be:

Mr. Simon Long, Simtor Ltd;
Mr. David Lamond, Architects Plus; and
myself.

The land we wish to discuss in the context of the Local Plan Review is O.S. Field No. 4369, the location of which is identified on the plan which is enclosed.

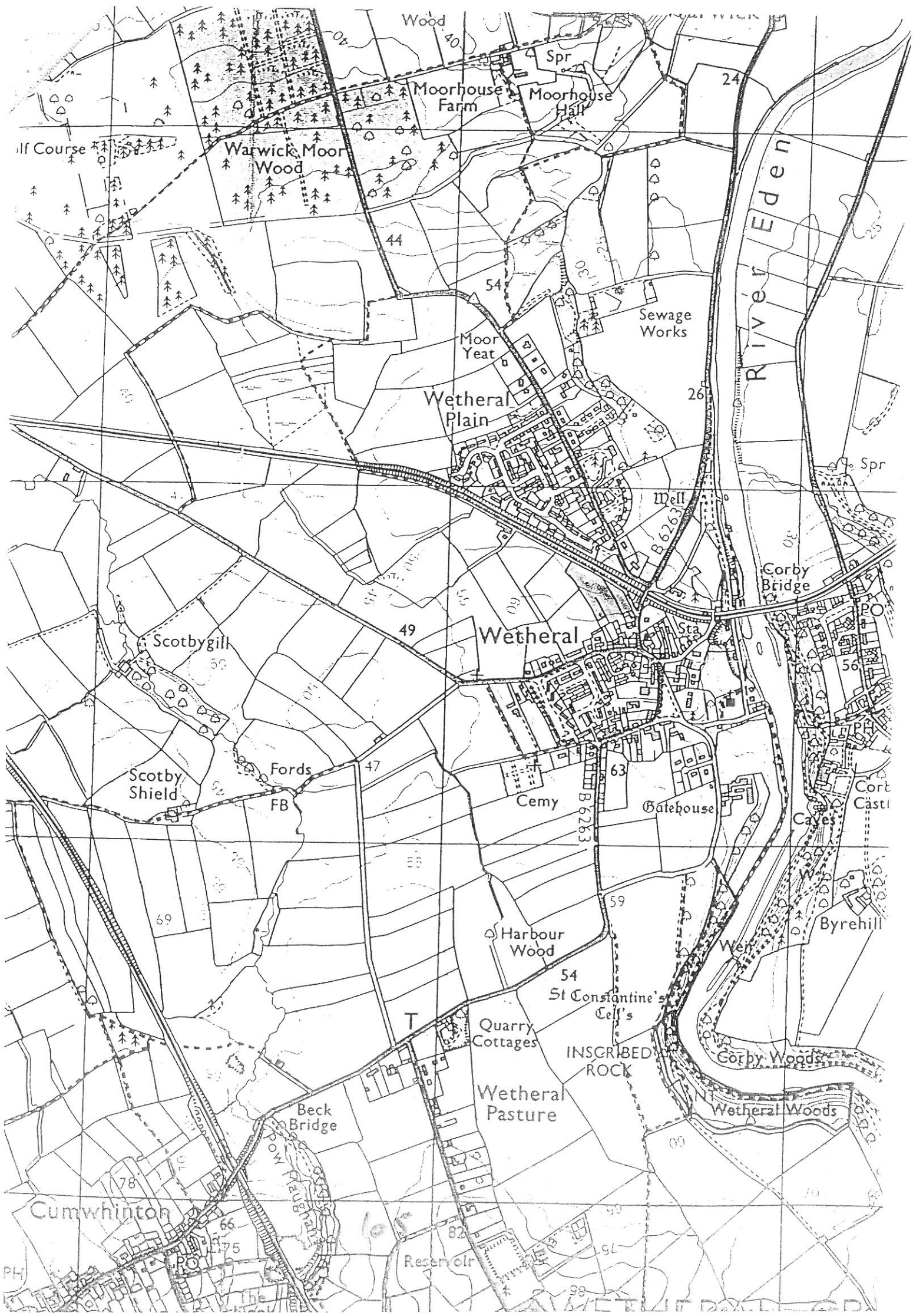
I hope the above is clear but if you have any queries at all please do contact me.

Yours sincerely,

Margaret

MARGARET HARDY

104



JP10065

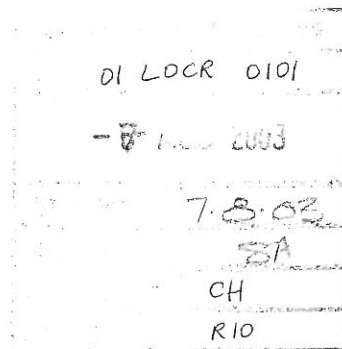


Our Ref. DSPL/KO 03039

6 August 2003

Carlisle City Council
Local Plans and Conservation Manager
Planning Services Division
Civic Centre
CARLISLE
CA3 8QG

For the attention of: Mr Chris Hardman



Dear Sir

Carlisle District Local Plan Review

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Yours faithfully
For Architects Plus (UK) Limited

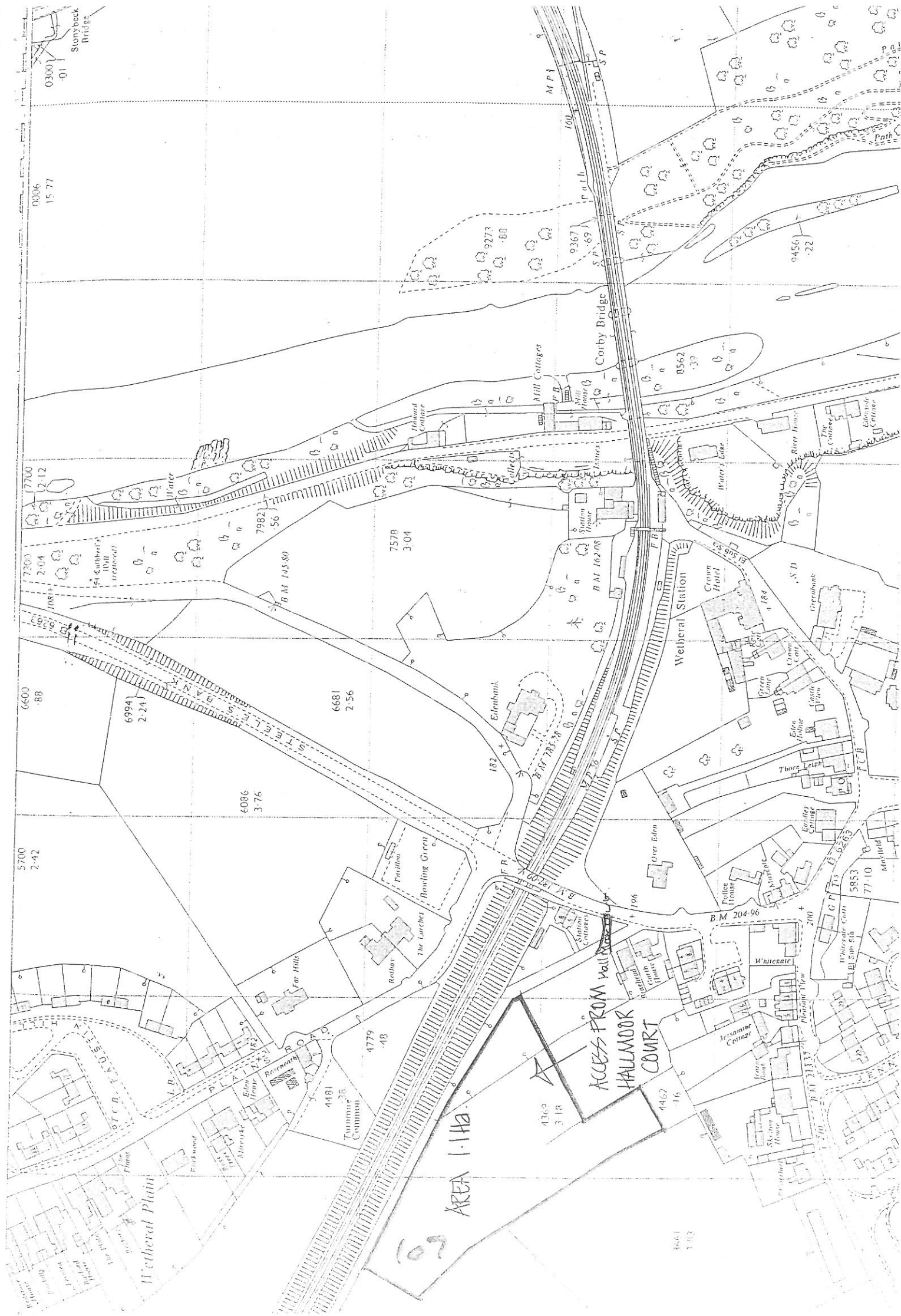
David S P Lamond
Director

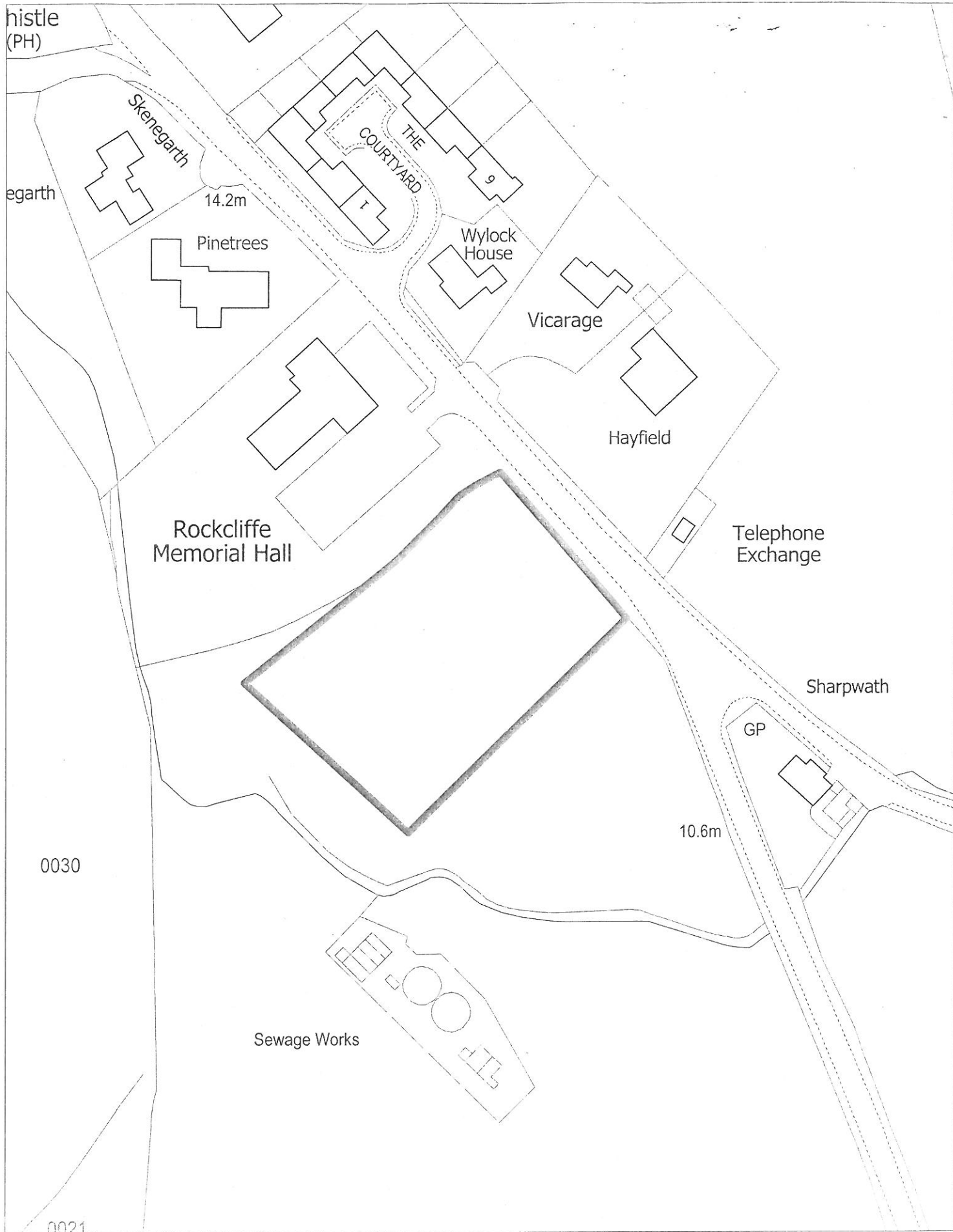
Encs.

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Carlisle 01228 515144 Annan 01461 205463 Fax: 01228 515033
email ap@architectsplus.co.uk www.architectsplus.co.uk
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ASSOCIATES
DW ARMSTRONG MBAT MAPE DR BLAIR MBAT JS DUFFIELD MS WILSON BA Hons BArch Hons RIBA DipMAA

106





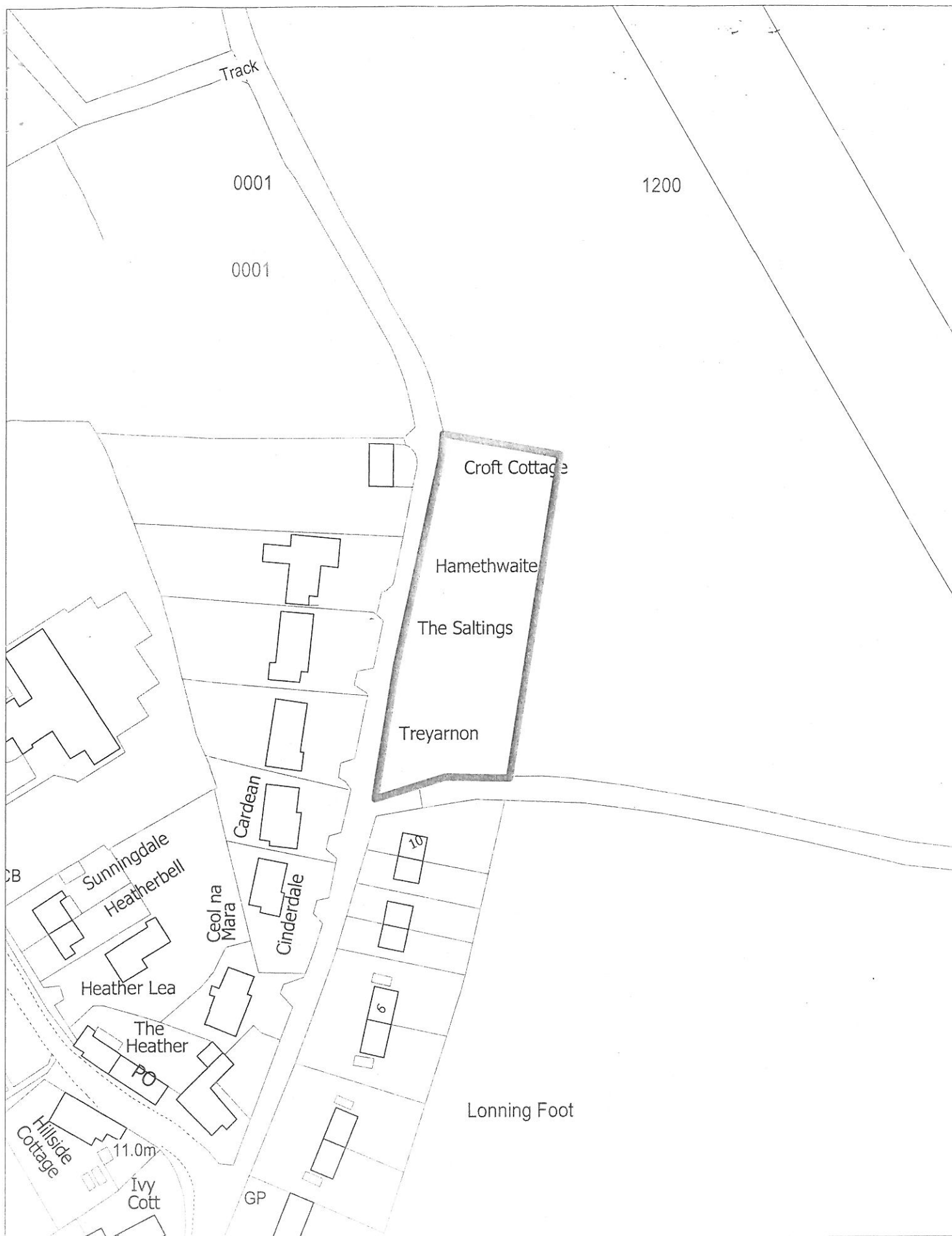
Carlisle City Council
Planning Services

1:1,250

Representation for land to be
allocated for housing

108

Rural 8a (0.43 ha.)



Carlisle City Council
Planning Services

1:1,250

Representation for land to be
allocated for housing

109 Rural 8b (0.27 ha.)

9 Finkle Street
Carlisle
Cumbria CA3 8UU

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Chartered Town Planners

Our Ref : MEH/J/C02/079 & 080

18th December, 2003

Mr. C. Hardman,
Local Plans & Conservation Manager,
Planning Services,
Carlisle City Council,
Civic Centre,
CARLISLE.
CA3 8QG

Dear Chris,

LOCAL PLAN REVIEW
POTENTIAL HOUSING LAND - ROCKCLIFFE

PLANNING SERVICES	
REF	01-LAR-0101
19 DEC 2003	
RE	19.12.03
SCANNED	SA
PASSED TO	CAM
ACTION	RIO

I am aware that the Local Plan Review process is in its early stages and, with this in mind, I am writing to highlight land owned by the Castletown Estate which it is considered, in the context of the Local Plan Review, to have housing development potential.

The land subject of this letter, two separate sites, being identified on the plans which are enclosed.

Both sites have been discussed with Mr. Alan Taylor, Development Control Manager and Mr. Geoff Cameron, Highways, Cumbria County Council, neither of which have raised any fundamental concerns or objections.

Access to both parcels of land can be provided, at a standard which meets current highway guidance, from the public highways which abut them.

It is considered that proposals for both parcels of land could be devised which, in terms of layout, design, materials, landscaping, etc., would relate well to the existing form of Rockcliffe.

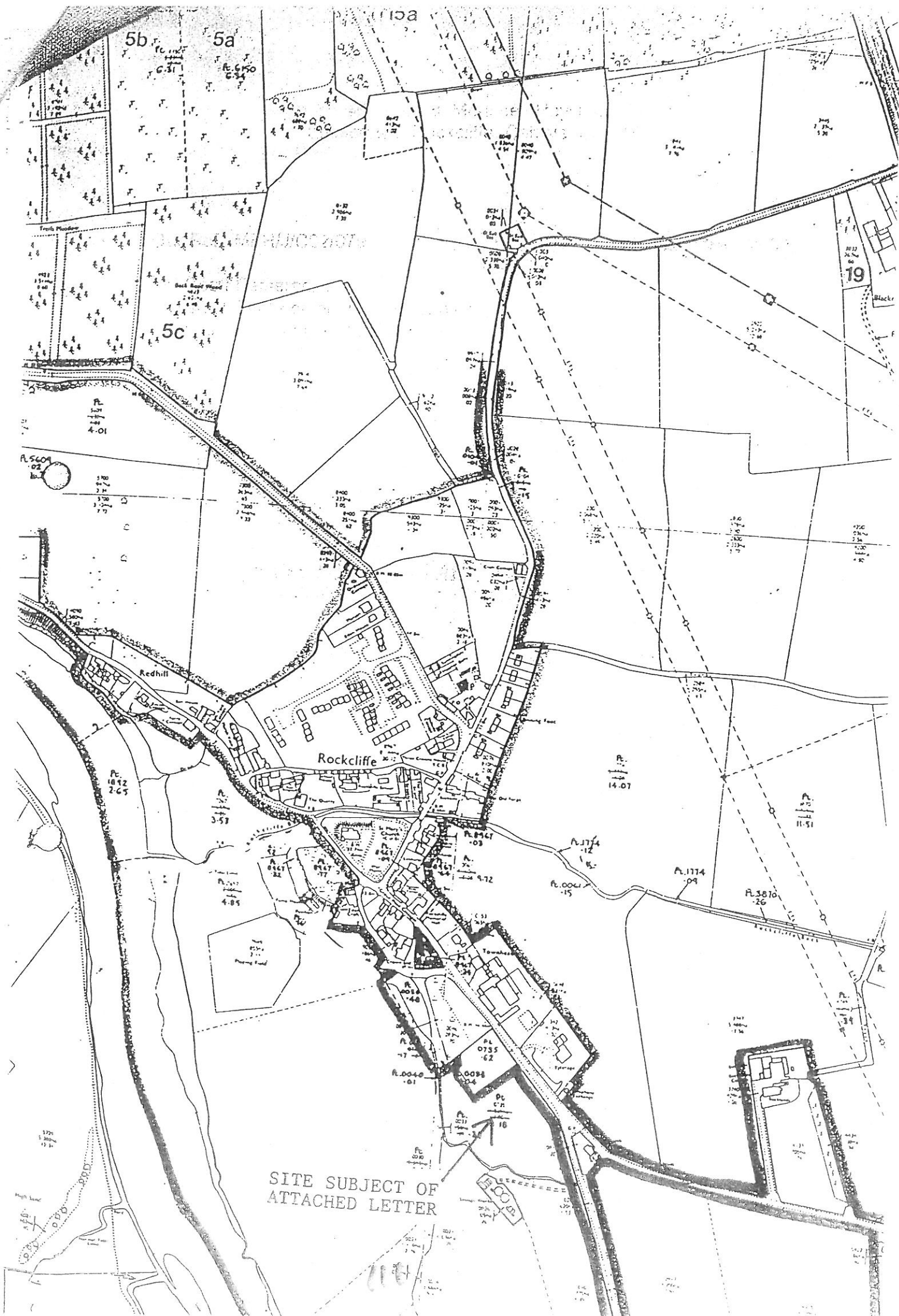
I would be pleased if consideration could be given, in the Review of the Carlisle District Local Plan, to the allocation of my Client's land for housing as described.

I look forward to hearing from you about this matter in due course.

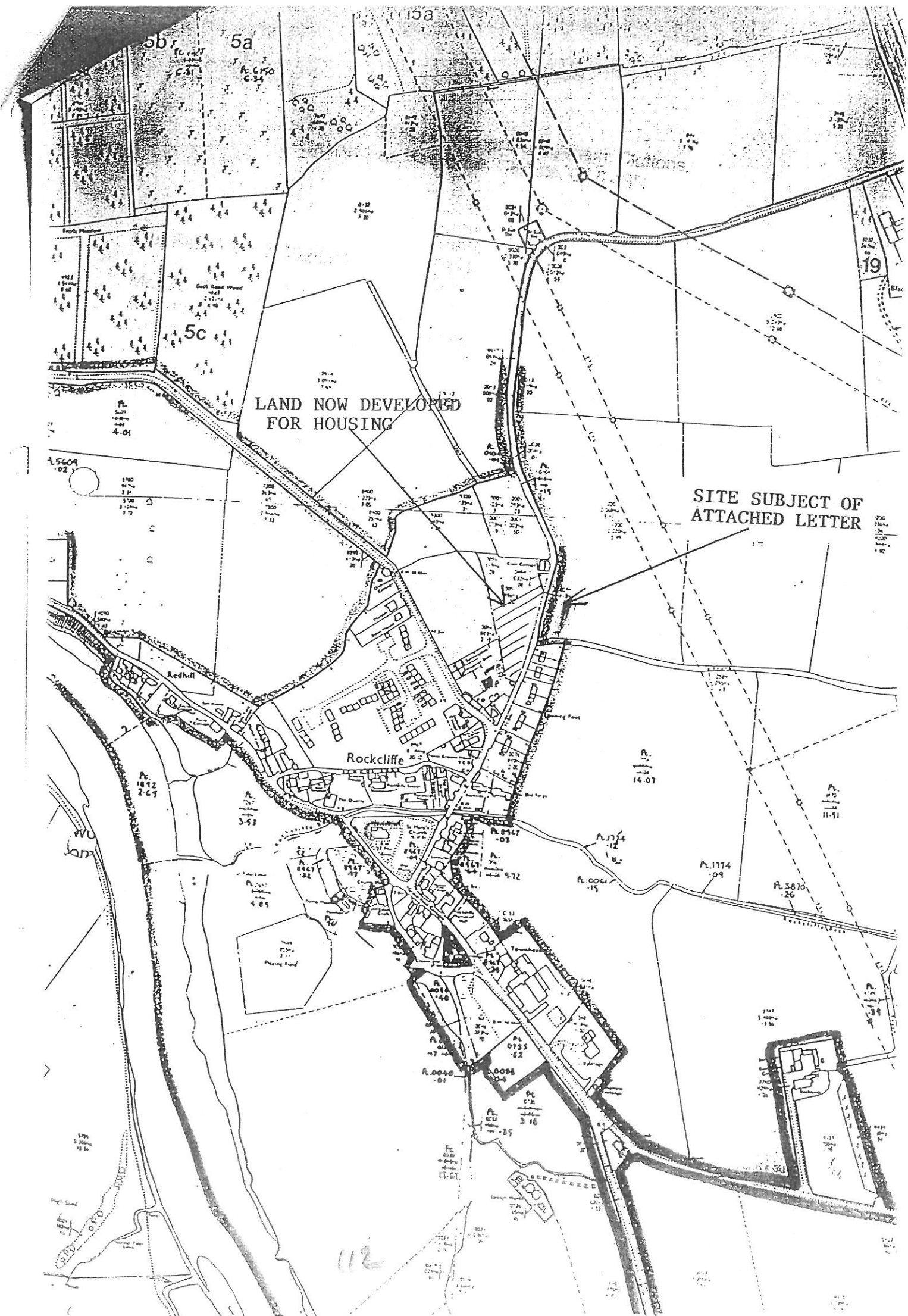
Yours sincerely,


MARGARET HARDY

110



SITE SUBJECT OF
ATTACHED LETTER



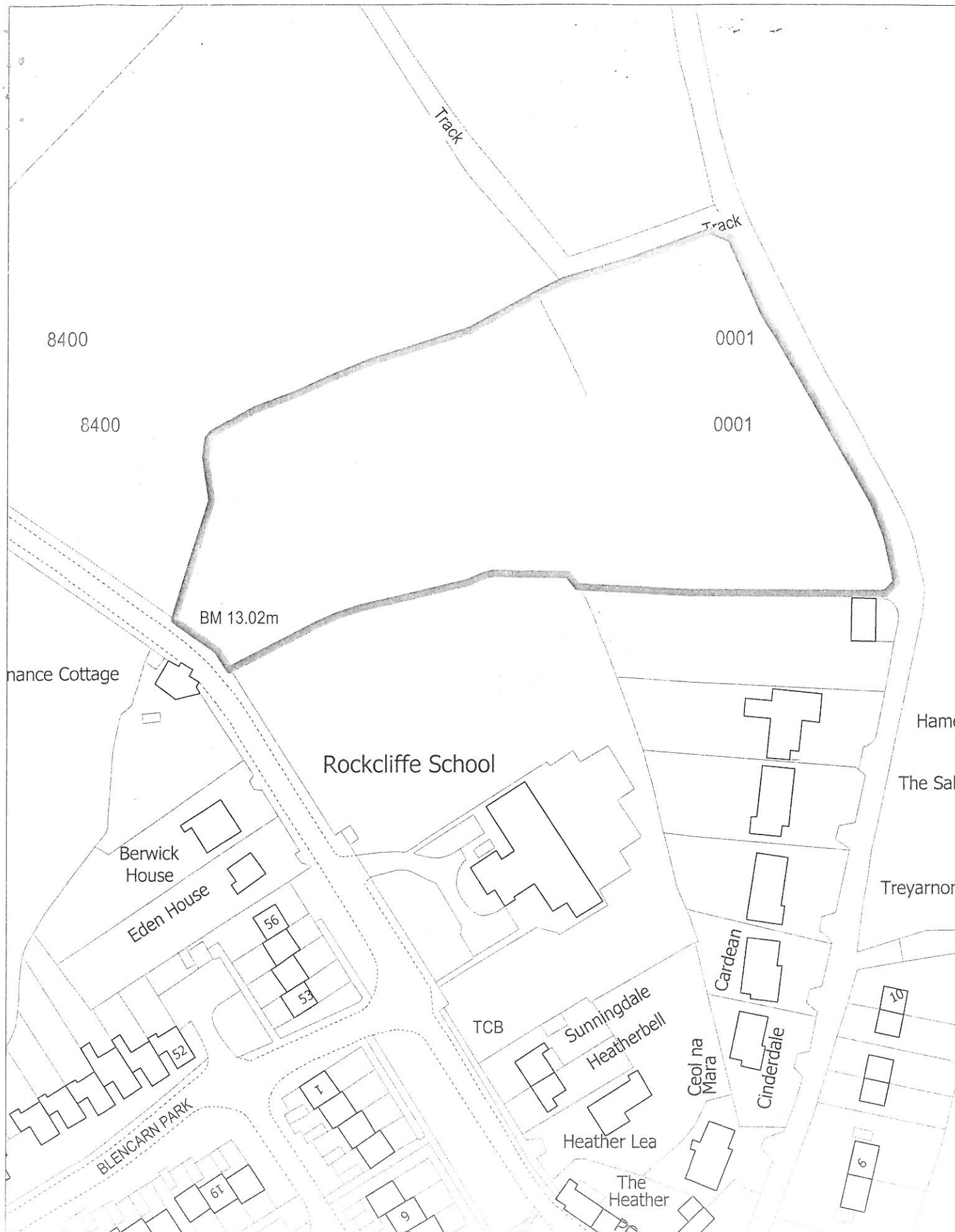
LAND NOW DEVELOPED
FOR HOUSING

SITE SUBJECT OF
ATTACHED LETTER

Rockcliffe

Redhill

112



Carlisle City Council
Planning Services

1:1,250

Representation for land to be
allocated for housing

Rural 9 (1.16 ha.)



GEORGE STASTNY
CHARTERED ARCHITECT

Britannia Chambers
18a Horsemarket
Barnard Castle
Co. Durham DL12 8LZ
Tel: (01833) 638422
Fax: (01833) 695835

My ref. GS/ 972
Your ref ch301ENQS0311

31 March 2003

Mr Chris Hardman
Chief Local Plans Officer
Carlisle City Council
Civic Centre
CARLISLE CA3 8QG

Dear Mr Hardman

Development site north of Croft Cottage, Rockcliff, Carlisle (CA6 4AA)

Further to our previous correspondence and my last letter of 11 October 2002 I wonder if there has been any progress in the review of the Local Plan concerning housing land allocation.

I also refer to my letter of 25 February 2003 addressed to your Mr McLellan (Drainage section of CCC), copied to you. I have now received his response and enclose a copy of his letter dated 21 March 2003.

Mr McLellan confirms my earlier view that the land is poorly drained and therefore of poor agricultural quality. Drainage of the site would be resolved as a part of the housing development works, raising also the necessary funds for the work.

It is unlikely that my clients would be prepared to undertake any short-term drainage measures prior to the development status of the land being resolved.

I look forward to your early response.

Yours faithfully

George Stastny

Copy to : Mrs B D Coad
Mr N J Davies
Mr John Harrison (cc)

114

DRAWN FROM O.S.
LICENCE H* 100009864,

FIELD NO 0001
(HOUSING SITE)

VISIBILITY SPOT
4.5 x 120 x 120 m

ROCKCLIFFE SCHOOL

SIGHT LINE
WITHIN VERGE,

ICE COTTAGE.

NORTH.

FIELD N° 8400

SIGHT LINE ENCROACHING
ONTO FIELD N° 8400 (?)

VERGE,
ROAD

ORRY

PROPOSED HOUSING DEVELOPMENT
NORTH OF ROCKCLIFFE SCHOOL
ROCKCLIFFE, CARLISLE.

ACCESS ROAD VISIBILITY SPLAYS

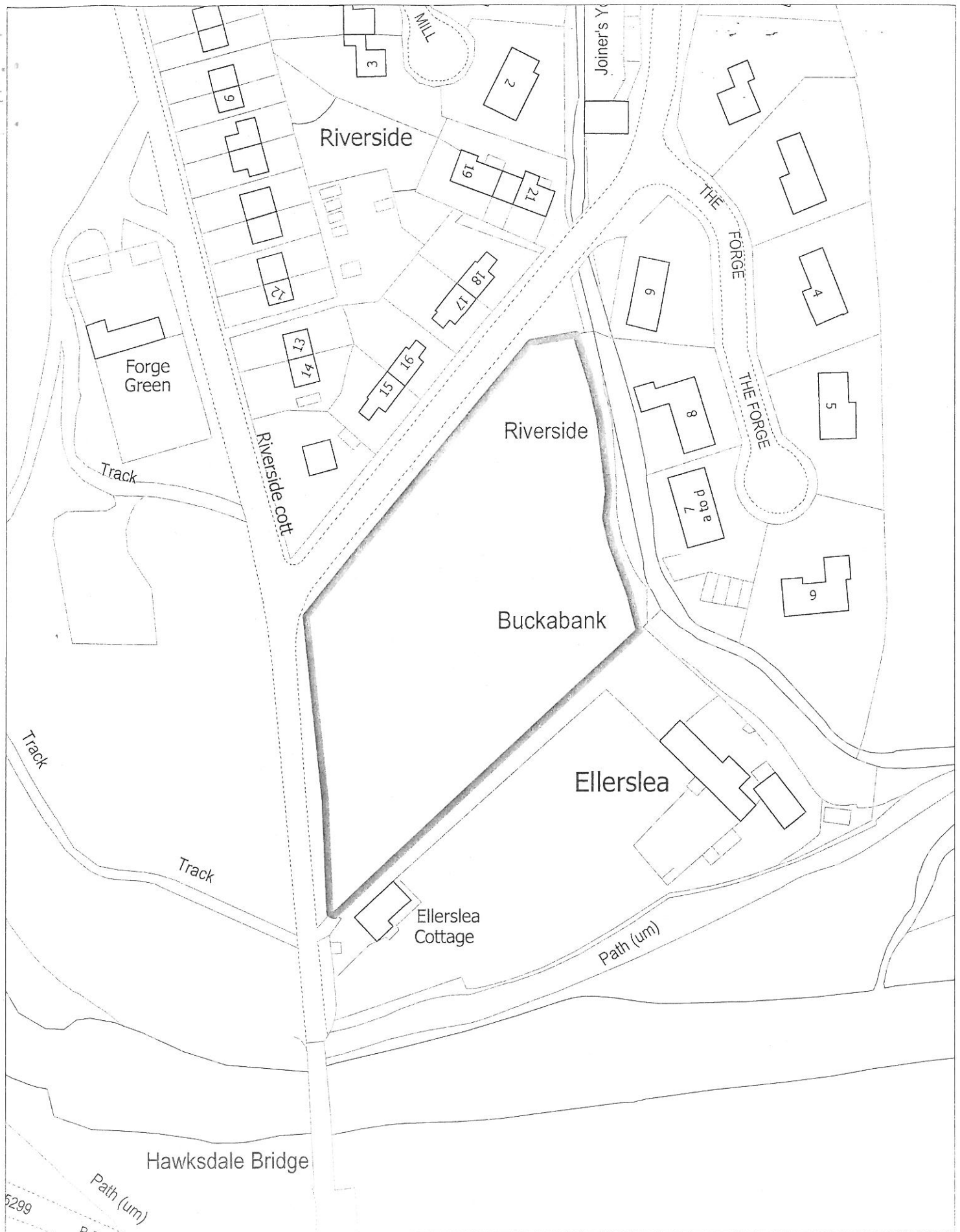
SCALE 1:500

GEORGE STASTNY

Chartered Architect

Grange Onamoores, 18A Horsemarket
Barnard Castle, Co. Durham DL12 8LZ
Tel 01833 633422

GS/972 - SK 1.10.01/1



Carlisle City Council
Planning Services

1:1,250

117

Representation for land to be
allocated for housing

Rural 10 (0.67 ha.)

9 Finkle Street
Carlisle
Cumbria CA3 8UU

TAYLOR & HARDY
HP/0072

Tel: (01228) 538886
Fax: (01228) 810362
Email: planners@taylorandhardy.co.uk

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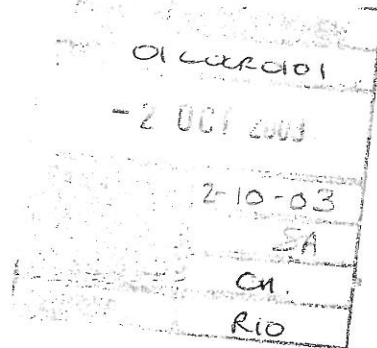
Chartered Town Planners

Our Ref : MEH/J/C03/179

1st October, 2003

Mr. C. Hardman,
Chief Local Plans Officer,
Planning Services Division,
Department of Environment and
Development,
Carlisle City Council,
Civic Centre,
CARLISLE.
CA3 8QG

Dear Mr. Hardman,



LOCAL PLAN REVIEW
POTENTIAL HOUSING LAND, DALSTON

I am aware that the Local Plan Review process is in its very early stages and, with this in mind, I am writing to highlight land owned by the Trustees of T. Niven which it is considered, in the context of the Local Plan Review, to have housing development potential.

The land subject of this letter being identified on the plan which is enclosed.

Access to the land could be gained from either the public highway which bounds the land to the north and north-west or, possibly, the access lane which is to the immediate south-east.

It is considered that a proposal for either a single dwelling on a part of the land or for a small number of dwellings on a larger part of the land could be devised which, in terms of layout, design, materials, landscaping, etc., would relate well to the existing urban form of Dalston, particularly so as the land is physically contained and bounded to three sides by areas defined in the present version of the Local Plan as being "**Primary Residential Areas**".

I would be pleased if consideration could be given, in the Review of the Carlisle District Local Plan, to the allocation of all/any part of my Clients' land for housing as described.

I look forward to hearing from you about this matter in due course.

Yours sincerely,

M. G. Hardy
MARGARET HARDY

118



Carlisle City Council
Planning Services

1:2,500

Representation for land to be
allocated for housing

120

Rural 11 (5.23 ha.)

9 Finkle Street
Carlisle
Cumbria CA3 8UU

Tel: (01228) 538886
Fax: (01228) 810362
Email: planners@taylorandhardy.co.uk

TAYLOR & HARDY

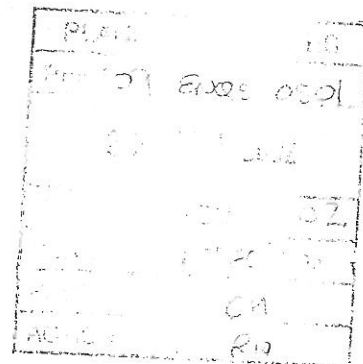
Taylor & Hardy Limited, Registered in England No. 3977505
Registered Office: 9 Finkle Street, Carlisle, Cumbria CA3 8UU

Chartered Town Planners

Our Ref : MEH/J/C99/056

21st January, 2002

Mr. C. Hardman,
Chief Local Plans Officer,
Planning Services Division,
Department of Environment and
Development,
Carlisle City Council,
Civic Centre,
CARLISLE.
CA3 8QG



Dear Mr, Hardman,

LOCAL PLAN REVIEW
POTENTIAL HOUSING LAND, TOWNHEAD ROAD, DALSTON

Whilst I am aware that the Local Plan Review process has not yet commenced and is not likely to do so until the Public Inquiry into the Morton applications has been held and the outcome known I am writing to highlight land owned by my Clients which we would consider, in the context of the Local Plan Review, to have housing development potential.

The land subject of this letter is owned by The Jackson Trust and is identified on the plan which is enclosed.

The land is presently designated as being within an Area of Landscape Significance but, particularly that area to the rear of the recent development of Nook Lane Foot, is considered not to be visually prominent.

Access to the land could be gained from Townhead Road, Dalston.

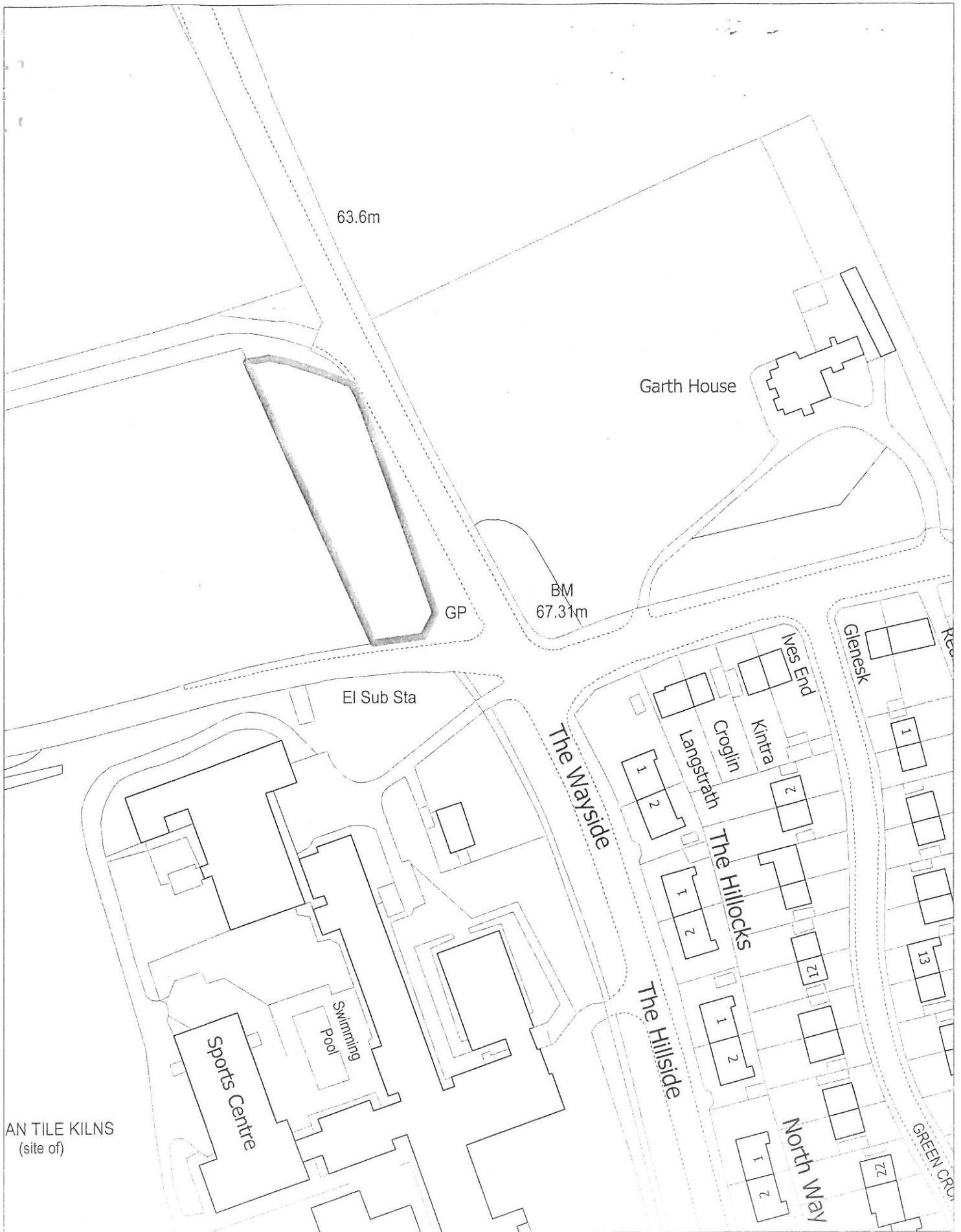
I am of the view that a proposal could be devised for all or part of the site which, in terms of layout, design, materials, landscaping, etc., would relate to the existing form of Dalston.

I would be pleased if consideration could be given to the allocation of all/any part of my Clients' land being included in the Review of the Carlisle District Local Plan.

Yours sincerely,

M. E. Hardy
MARGARET HARDY

121



Carlisle City Council
Planning Services

1:1,250

Representation for land to be
allocated for housing

123

Rural 12 (0.15 ha.)

9 Finkle Street
Carlisle
Cumbria CA3 8UU

TAYLOR & HARDY
IP/0066

Tel: (01228) 538886
Fax: (01228) 810362
Email: planners@taylorandhardy.co.uk

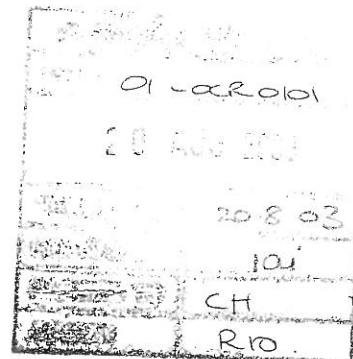
Taylor & Hardy Limited. Registered in England No. 3977505
Registered Office: 9 Finkle Street, Carlisle, Cumbria CA3 8UU

Chartered Town Planners

Our Ref : MEH/J/C03/157

19th August, 2003

Mr. C. Hardman,
Chief Local Plans Officer,
Planning Services Division,
Department of Environment and
Development,
Carlisle City Council,
Civic Centre,
CARLISLE,
CA3 8QG



Dear Mr. Hardman,

LOCAL PLAN REVIEW
POTENTIAL HOUSING LAND, BRAMPTON

I am aware that the Local Plan Review process is in its very early stages and, with this in mind, I am writing to highlight land owned by my Client which it is considered, in the context of the Local Plan Review, to have housing development potential.

The land subject of this letter being identified on the plan which is enclosed.

The land is presently designated as being within an Area of Landscape Improvement and is considered not to be visually prominent.

Access to the land could be gained from Longtown Road or Old Church Lane.

It is considered that a proposal for all or part of the site could be devised which, in terms of layout, design, materials, landscaping, etc., would relate well to the existing urban form of Brampton, particularly so as the land is physically contained, being bounded to the west by school playing fields and to the north by the access lane to Kirby Moor.

I would be pleased if consideration could be given, in the Review of the Carlisle District Local Plan, to the allocation of all/any part of my Clients' land for housing.

I look forward to hearing from you about this matter in due course.

Yours sincerely,


MARGARET HARDY

124

Finkle Street
Carlisle
Cumbria CA3 8UU

Tel: (01228) 538886

Fax: (01228) 810362

Email: planners@taylorandhardy.co.uk

Taylor & Hardy Limited, Registered in England No. 3977505
Registered Office: 9 Finkle Street, Carlisle, Cumbria CA3 8UU

TAYLOR & HARDY

Chartered Town Planners

Our Ref : MEH/J/C95/110

22nd February, 2002

Mr. C. Hardman,
Chief Local Plans Officer,
Planning Services Division,
Department of Environment and
Development,
Carlisle City Council,
Civic Centre,
CARLISLE.
CA3 8QG

Dear Mr, Hardman,

LOCAL PLAN REVIEW
POTENTIAL HOUSING LAND, BRAMPTON

Whilst I am aware that the Local Plan Review process has not yet commenced and is not likely to do so until the Public Inquiry into the Morton applications has been held and the outcome known I am writing to highlight land owned by my Clients which we consider, in the context of the Local Plan Review, to have housing development potential.

The land subject of this letter is owned by the Chance Family and is identified on the plan which is enclosed.

The land is presently designated as being within an Area of Landscape Improvement and is considered not to be visually prominent.

Access to the land could be gained from Greenfield Lane, Dacre Road or Longtown Road.

I am of the view that a proposal for all or part of the site could be devised which, in terms of layout, design, materials, landscaping, etc., would relate well to the existing urban form of Brampton.

I would be pleased if consideration could be given to the allocation of all/any part of my Clients' land being included in the Review of the Carlisle District Local Plan and I look forward to hearing from you about this matter in due course.

Yours sincerely,


MARGARET HARDY

127

SITE SUBJECT OF THE
ACCOMPANYING LETTER





Carlisle City Council
Planning Services

1:1,250

Representation for land to be
allocated for housing

129

Rural 14 (0.78 ha.)

IP/0074

26 November 2003

Mr Chris Hardman
Planning Services
Civic Centre
Carlisle City Council
Carlisle
Cumbria

PLANNING SERVICES	
REF	01 LAR 0101
28 NOV 2003	
RECEIVED	<i>[Signature]</i>
SCANNED	28/11/03
PASSED TO	CAH
ACTION	R10

Dear Mr Hardman

Land at Harker Road Ends, Carlisle

Please find enclosed a location plan and site plan for the above stated land, and ask if this could be considered for the forthcoming local plan Review.

The land is situated behind part of Kingmoor Park (shown in green) I believe a large expansion of employment is envisaged over the next few years creating a need for housing in this area. Since these plans were drawn a development of 9 properties has been built by Story Homes (area marked in red) a further 2 properties on the front have also been (shown X) built and a piece of land has planning for a detached house (shown in blue) I would consider the land shown for consideration to be an obvious extension to the development boundary within Harker Road Ends.

All services are to hand and a new pumping station has recently been installed.

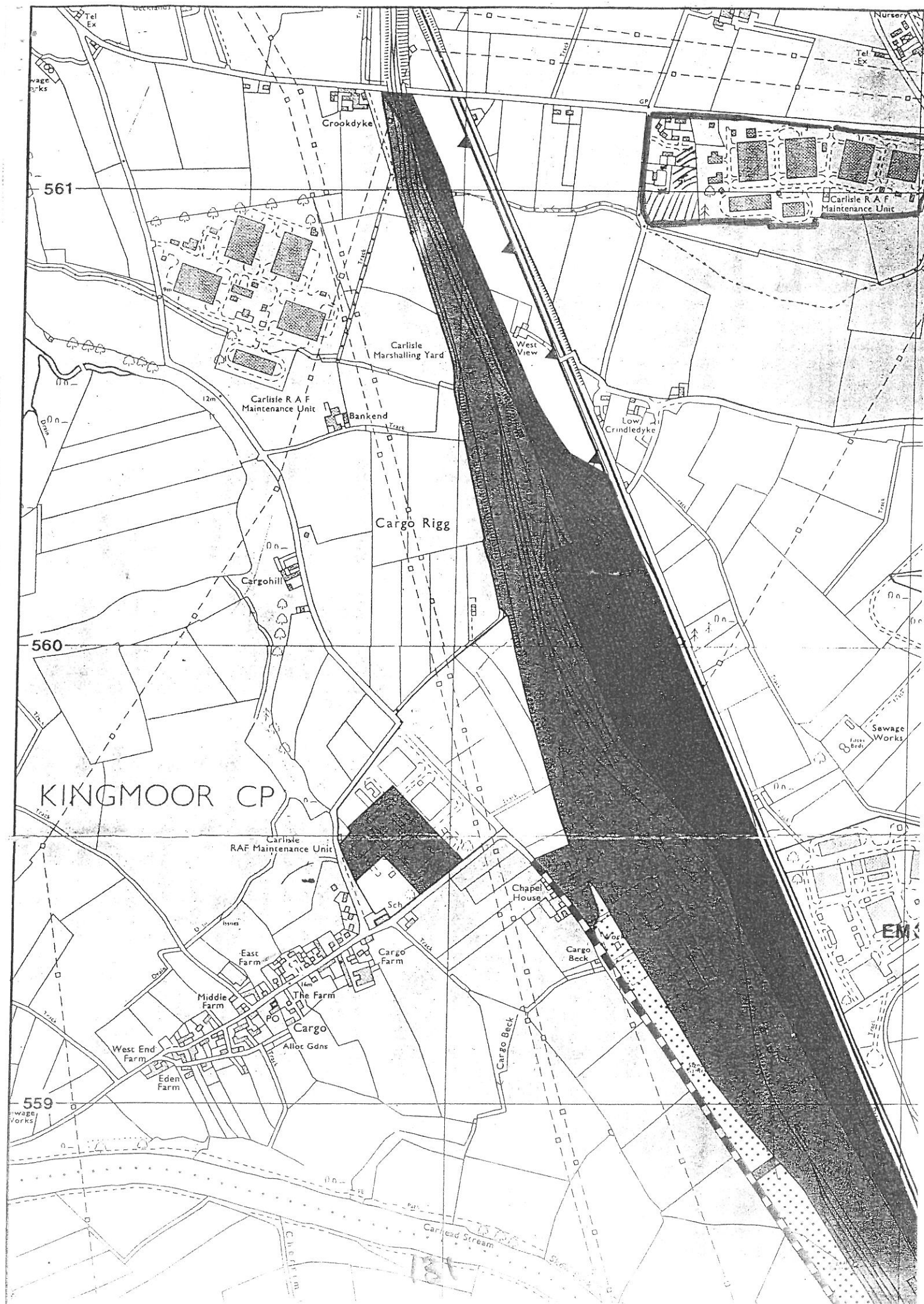
Thank you for your assistance in this matter and look forward to hearing from you in due course.

Yours sincerely



Patricia Byers

Two Hoots,
Harker Road Ends
Carlisle
Cumbria.





9 Finkle Street
Carlisle
Cumbria CA3 8UU

Tel: (01228) 538886
Fax: (01228) 810362
Email: planners@taylorandhardy.co.uk

Taylor & Hardy Limited. Registered in England No. 3977505
Registered Office: 9 Finkle Street, Carlisle, Cumbria CA3 8UU

TAYLOR & HARDY

Chartered Town Planners

Our Ref : MEH/J/C97/082

Mr. C. Hardman,
Local Plans & Conservation Manager,
Planning Services,
Carlisle City Council,
Civic Centre,
CARLISLE.
CA3 8QG

Dear Chris,

18th December, 2003

PLANNING SERVICES	
REF:	01 L00R0101
19 DEC 2003	
RL	19.12.03
SCANNED	SA
PASSED TO	CAH
ACTION	RIO

LOCAL PLAN REVIEW
POTENTIAL HOUSING LAND - CUMWHINTON

I am aware that the Local Plan Review process is in its early stages and, with this in mind, I am writing to highlight land owned by my Client, Mr. S. Graham, which it is considered, in the context of the Local Plan Review, to have housing development potential.

The land subject of this letter being identified on the plan which is enclosed.

It is considered that proposals for the land could be devised which, in terms of layout, design, access to the public highway, materials, landscaping, etc., would relate well to the existing form of Cumwhinton and meet required standards.

I would be pleased if consideration could be given, in the Review of the Carlisle District Local Plan, to the allocation of my Client's land for housing as described.

I look forward to hearing from you about this matter in due course.

Yours sincerely,


MARGARET HARDY

133

447

448

449

3450000

451



SITE SUBJECT OF
THE ATTACHED
LETTER

447

448

449

3450000

451

134



Carlisle City Council
Planning Services

1:4,000

135

Representation for land to be
allocated for housing

Rural 16 (19.61 ha.)

TELEPHONE: (016973) 44901
FAX: (016973) 45001
E-MAIL: landagent@hopesofwigton.co.uk
WEB SITE: www.hopesofwigton.com

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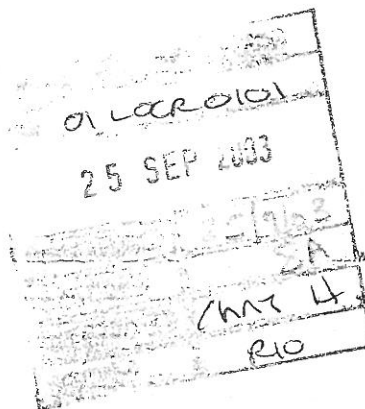
W. A. WRIGHT F.I.A. (Scot.) Managing Director
I. RITCHIE M.R.I.C.S. Land Agency Manager
I. M. GRAHAM Company Secretary

93 High Street,
Wigton,
Cumbria
CA7 9PG

18th September 2003

Our Ref: IR/MP/28

Carlisle City Council
Planning Department
Civic Centre
Carlisle
CA3 8QG



Dear Sir/Madam,

Re: Land near Cummersdale

Our Client: Mr J Bowman, Skiprigg, Dalston

Please find enclosed herewith plan showing land belonging to our above named client. We have been asked by Mr Bowman to establish whether or not it will be possible to have the land included in the next local district plan as being suitable for some type of either residential or industrial development.

We would be obliged if you could please contact our office to confirm the correct procedure for us to adopt for this to take place.

We look forward to hearing from you in due course.

Yours sincerely,

Mr Ian Ritchie
Land Agency Manager

136

Mr. J. Bowman
Land near Cummersdale,
Carlisle

LOCATION PLAN





Carlisle City Council
Planning Services

1:1,250

138

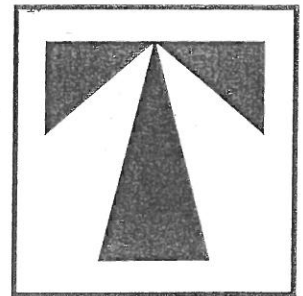
Representation for land to be
allocated for housing

Rural 17 (1.43 ha. total)

Chris Hardman BA (Hons) BTP MRTPI
Local Plans and Conservation Manager
CARLISLE CITY COUNCIL
Civic Centre
Carlisle
CA3 8QG

18/03/2004

PLANNING SERVICES	
REF	0250700
22 MAR 2004	
	Chris
	22.3.04
NOTED TO	
ACTION	



Tiffen & Co
ESTATE AGENTS
www.tiffen.co.uk

Dear Mr Hardman

RE: Land at Cumwhinton

Further to our recent meeting regarding the above I have pleasure in writing with some proposals as outlined below.

My understanding is that there is a proposal to define the curtilage of the village of Cumwhinton. My client owns the land as identified on the attached location plan and would like to develop it whilst helping to address some major local issues.

We understand there is a concern over parking on the opposite side of the road to the school and also the need for the children to cross the road to use the current playing fields.

My client is suggesting that should planning permission be granted for residential development, he would consider constructing the parking spaces as indicated on the attached plan.

Another proposal would be to provide playing fields, extra parking with another classroom or changing rooms as illustrated on the attached plan.

The plan shows a certain type of house mix, which is only a suggestion and could be altered according to the planner's views. Bungalows have been suggested to the rear of the existing roadside properties to minimise the impact on them. An alternative would be to run the playing fields to the rear of the existing properties.

A turning area or roundabout at the entrance to the proposed site is another suggestion, which would relieve some danger relating to traffic activity at school times.

The school and the parish council would undoubtedly be in favour of our proposals, we are aware that there is a local meeting planned for the 19th of April to discuss the above matters specifically the parking.



139

Tiffen & Co. Ltd.
32 Lowther Street
Carlisle CA3 8DH
Telephone (01228) 515666
Fax (01228) 818419
Email: carlisle@tiffen.co.uk
Registered in England Co. No. 2579685
Registered Office: 32 Lowther Street, Carlisle

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Finally we hope you will consider all aspects of our proposal and look forward to any suggestions you may have.

Yours sincerely

A handwritten signature in dark ink, appearing to be 'C. West', with a long horizontal flourish extending to the right.

Colin West (director) for and on behalf of Tiffen & Co Ltd

07764 365061





Carlisle City Council
Planning Services

1:2,500

142

Representation for land to be
allocated for housing

Rural 19 (4.1 ha.)

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Christopher Hardman

From: Paul Instone [Paul.Instone@chesterton.co.uk]
Sent: 29 May 2003 14:55
To: christopherh@carlisle.gov.uk
Subject: Representations to issues paper



Location plan1.xls



Letter.doc

representations issue
paper1.d...

Christopher,

Enclosed as an attachment are representations to the Carlisle District Local Plan Issues Paper.

The representation are made by Chesterton on behalf of Square 4 Ltd.

A copy of these representations has also been sent by post.

Kind Regards,

Paul Instone

Consultant

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Local Plans and Conservation Manager
Planning Services
Carlisle City Council
Civic Centre
Rickergate
Carlisle
CA3 8QG

International Property Consultants
84 Colmore Row Birmingham B3 2HG
Direct Dial 0121 200 3111
Telephone 0121 200 3111
Fax 0121 200 2425
E-Mail: paul.instone@chesterton.co.uk
DX 13151 Birmingham 1

29 May 2003

Dear Sir,

Representations to Carlisle District Local Plan Review: Issues Paper

I write with reference to the Carlisle District Local Plan Review Issues Paper. Representations to this document, made on behalf of Square 4 Ltd, are enclosed. These representations relate to housing allocations within the District and primarily concern land situated on the western boundary of Cummersdale.

To ensure receipt of these representations an additional copy has been sent to yourselves by e-mail.

If you require any further information please do not hesitate to contact myself on 0121 200 3111.

Yours sincerely

Paul Instone
Consultant

REPRESENTATIONS TO THE CARLISLE DISTRICT

LOCAL PLAN REVIEW ISSUES PAPER

SPRING 2003

HOUSING

Question H1

Do you know of sites in Carlisle that would be suitable for housing that are not being developed at the moment?

Our clients site on the western border of Cummersdale (see plan 31/012683/PI/1) would be a suitable site for housing development. The site itself has an area of 2.8 hectares and enjoys access on the eastern boundary via Gilbert Road. The site lies outside flood plains as identified by the Environment Agency. The site is immediately available and could be developed as soon as planning permission was granted. The release of this site could help relieve the current commercial pressure for the development of housing land at Morton and therefore help towards implementing a more sustained 'plan, monitor and manage' approach to housing development throughout the Plan period.

The allocation of this site for housing would provide a number of benefits to both the village of Cummersdale as well as the surrounding areas. Firstly, additional housing within the village would help support essential local services such as Cummersdale School by increasing its viability. It would also help sustain local services including the public house and the church.

Our client accepts that it would be appropriate that an element of the site should be developed as affordable housing. Rural areas generally have lower income levels meaning that there is a need for affordable homes. Within recent years the lack of affordable housing has become more acute due to the dramatic rises in house prices and has become a problem in both rural and urban areas as key workers, first time buyers and people with lower incomes are being priced out of the housing market. In the case of small rural settlements such as Cummersdale local people are being priced out of the market meaning previously mixed and balanced communities are being eroded. Therefore, it is believed that an element of affordable housing should be incorporated into the development to help maintain a balanced community

within Cummersdale and provide housing for key workers and other people in need of affordable homes as advocated by PPG 3 and Circular 6/98 on affordable housing.

However, due to the proximity of the proposed housing site at Cummersdale to other settlements, most notably Morton and the proposed urban extension, the site can not be considered as part of an isolated rural settlement. The proposed housing site at Cummersdale will be easily accessible to residents of Morton and the proposed Morton extension, meaning that many additional services will be in close proximity, minimising the need for extensive travel.

Additionally, it is noted that as a component of the Morton extension, 12.0 hectares of employment land is proposed on the south-west extremity of the development area. Based on a utilisation ratio of 45%, it is expected that this will generate around 54,000 square metres of employment space and on a ratio of 50% this will rise to 60,000 square metres. Based on the 2001 Arup report to English Partnerships on employment densities, about 1,411 – 1,764 people could be employed at this location. These figures allow for an employment density of 34 square metres per person. A residential use at the site in Cummersdale would be able to provide sustainable accommodation including affordable housing for employees and would therefore help to minimise travel to work distances.

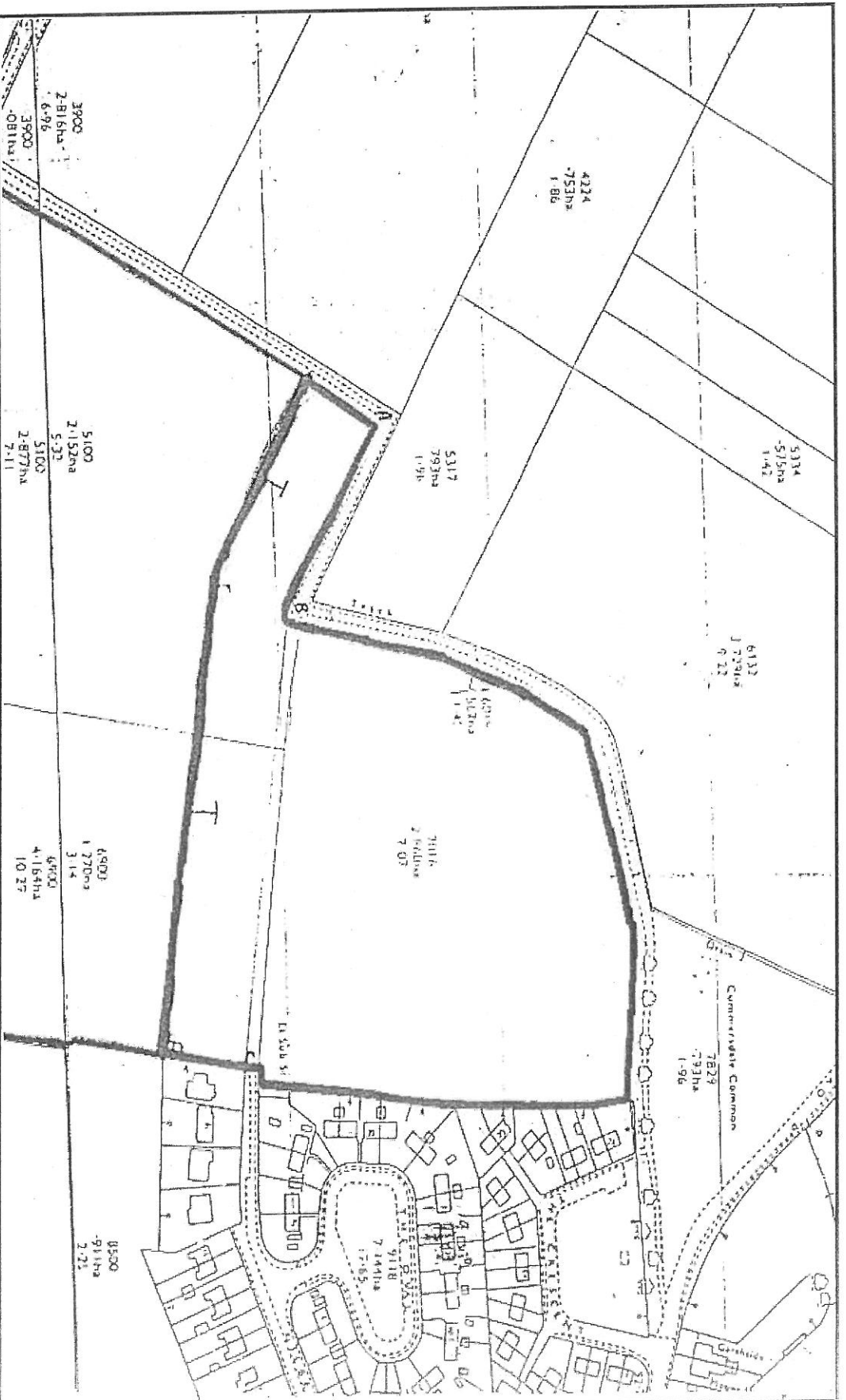
HOUSING

Question H2

If the Morton development does not get planning permission there will be a need to develop those houses elsewhere in the district. Where should this housing be developed?

The proposed site at Cummersdale provides a viable option for a housing allocation independent of whether planning permission is granted for the Morton Development. As indicated previously, the site will help enhance the viability of services within the area and provide local affordable homes independently of the Morton Development.

However, if the Morton Development does commence the Cummersdale allocation would complement the development though providing immediate housing in a sustainable location relative to the development.



Land West of Cummersdale

Plan No. 31/012683/PI/1

Chesterton

Location Plan

DATE: May 2003

Not to Scale

This plan is reproduced from the Ordnance Survey Map with the sanction of the Controller of H.M. Stationery Office.

This map is for identification purposes only and should not be relied upon for accuracy.



Carlisle City Council
Planning Services

1:1,250

Representation for land to be
allocated for housing

Rural 19 (0.52 ha.)

Project

Carlisle Racecourse

Drawing Title

Carlisle Local Plan Review
Proposed Housing Allocation (Plan 2 of 2)

Scale Not to scale Drawing No. 12000/p4

Date 23/01/2004 Drawn by SS



Reproduced from the Ordnance Survey Map with the permission of the Controller of HMSO.

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Prepared with/without the benefit of a site survey.

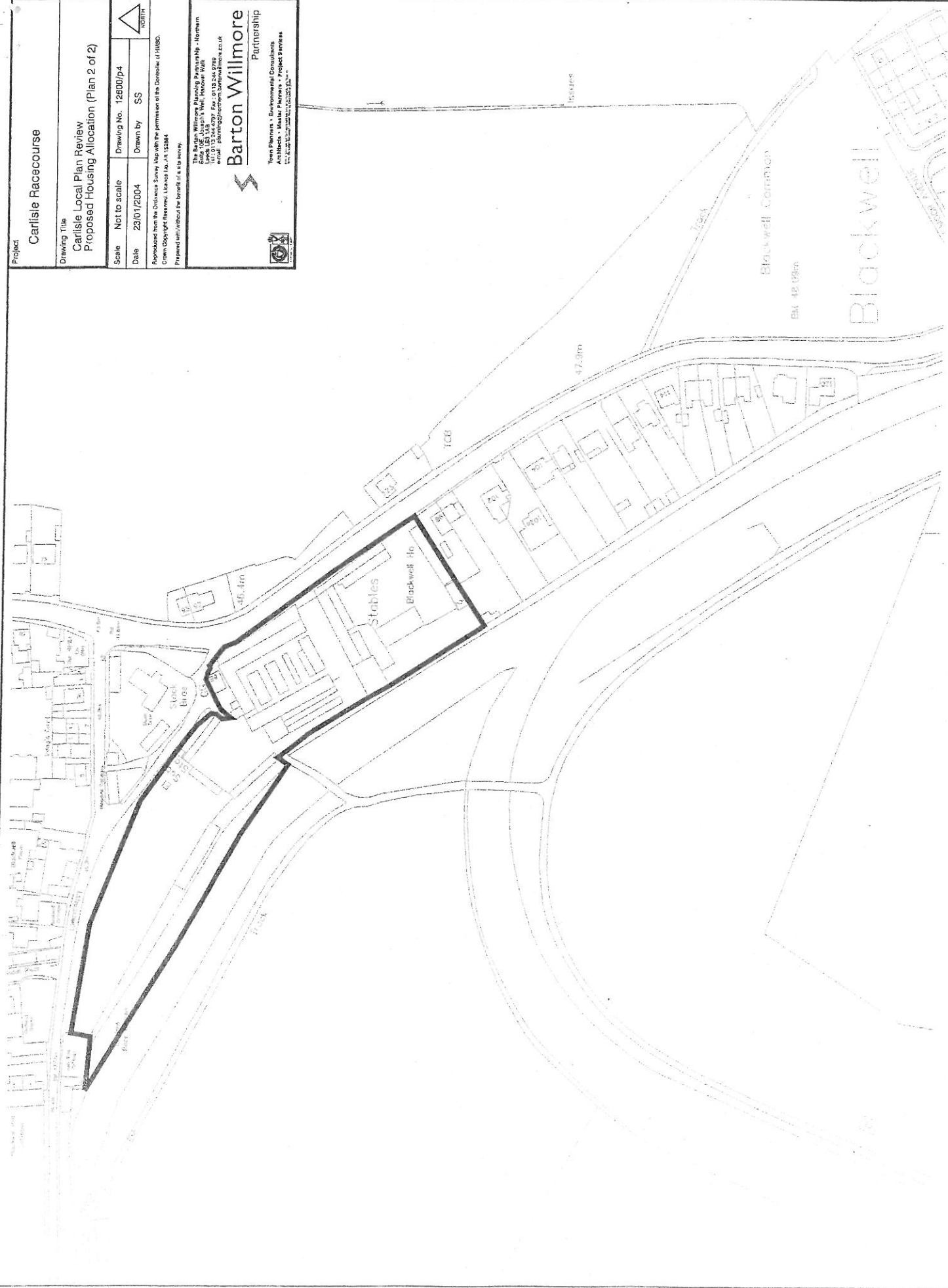
The Barton Willmore Planning Partnership - Northern
Planning Partnership
Unit 100, The Old Mill, Mill Lane, Carlisle, Cumbria, CA1 1JH
Tel: 01273 551188 Fax: 01273 551189
Email: planning@bartonwillmore.co.uk

Barton Willmore

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**Further Representations
in Respect of the Review of the
Carlisle Local Plan**

On Behalf of

Racecourse Holdings Trust Limited

January 2004

Plan Review. In other parts of the country, Local Plans specifically identify policies for racecourses and the horseracing industry.

- 2.5 For example, in Sefton the UDP has a specific Policy to guide development at Aintree Racecourse and at Newmarket, the Forest Heath Local Plan contains a whole Chapter and 10 policies in respect of planning for the horseracing industry. Whilst racing in Carlisle is not as dominant as at Newmarket, the Local Plan should make some reference to the encouragement of development at the Racecourse.
- 2.6 We would suggest, for example, a Policy wording that gives favourable consideration for the construction and improvement of horseracing facilities at the Racecourse. In addition the Policy should facilitate the redevelopment of surplus land on the racecourse for other uses so that the funds are redeployed to the improvement of the racecourse.
- 2.7 Such a policy would give encouragement to investment to improve the Racecourse and widen its offer, whilst giving the local planning authority the 'comfort' that such development should not have an adverse impact on other policies of the Plan. In addition reference to the Racecourse should be made in the annual review of the council's Tourism Strategy and within the current Physical Activity & Sports Strategy (formally the council's Leisure and Recreation Strategy).
- 2.8 We would suggest a policy as follows:

'Within Carlisle Racecourse, as defined on the proposals map, development will be permitted which enhances the sporting, economic, recreation and tourism functions of the racecourse. Proposals for associated development directly related to the racecourse that will create a positive contribution to the local economy, or redevelopment of surplus racecourse land which will enable improvements to the course facilities, will be favourably considered.'

Defining the Urban Area

- 2.9 The important role of Carlisle City as a Regional centre is identified in Regional Planning Guidance for the North West (RPG13). Policy SD3 identifies key towns and outside of the North West Metropolitan Area where development should be focused, it states:

"To the north and south of the North West Metropolitan Area, development will be concentrated in the following key towns and cities:

- to the north, Blackpool, Blackburn, Burnley, Lancaster/ Morecambe, Preston, Barrow-in-Furness and Carlisle; and**
- to the south, Chester, Crewe, Macclesfield and Northwich.....**

In the case of Chester, Carlisle, Crewe and Preston there should be regard to their roles as gateways and/or interchanges for visitors to the Region from adjoining areas/regions and countries, and the need to provide high quality modern facilities to support those roles."

- 2.10 The draft Cumbria and Lake District Joint Structure Plan 2001 – 2016 likewise recognises that this regional role will influence the way the city will develop. Policy ST3 identifies Carlisle as one of the key service centres where new development should be focused. Policy ST4 of the draft plan goes on to identify the City as the location for a significant scale of development that should support and enhance this role and increase the overall attractiveness for private investment but whilst not adversely affecting the area's cultural heritage and environmental quality. New housing will be needed to sustain the City's economic potential with priority given to previously developed land.
- 2.11 Whilst there are clearly sites within the settlement boundary which have potential to accommodate new development, this potential must have regard to the sensitive heritage assets in the City. In considering the important regional role the City and the requirement this will generate for development land. The settlement boundary should be reviewed through the review of the Local Plan to ensure that adequate land for housing and other uses is identified, particularly in areas where development might be accommodated on previously developed land.
- 2.12 At present the boundary of the Carlisle Urban Settlement includes many areas of open land identified as being of agricultural importance, local landscape significance or identified for employment, housing or other development. Around the urban area there are a number of villages such as Cummersdale, Stainton, Carleton and Rickerby which are adjacent to the urban boundary but separated from the built up area by intervening areas of open land.

2.13 In contrast the village of Blackwell, although identified as a rural area on the proposals map it is clearly physically joined to the main urban area by a continuous development. The impression gained when travelling along Durdar Road is one of being in the main urban area. Although the Blackwell is served by local shops and services, it derives much of its service requirements from the urban area. Therefore, although for planning policy purposes Blackwell is defined as a rural area, in reality it functions as part of the main urban area.

2.14 Blackwell is well served by bus services along the Durdar Road, providing relatively quick access to the city centre and rail station. Within Blackwell there is scope to accommodate housing, to meet the requirements of the City, on previously developed land in accordance with guidance in PPG3 and the Structure Plan.

2.15 In addition, during the review of the local plan, Carlisle City Council will have to have regard to policy SD6 of RPG13, which states that development plans will need to review existing settlement boundaries where identified local need cannot be met within existing boundaries. The draft Structure Plan sets out a housing requirement of 315 dwellings per annum (4,410 in total) for Carlisle District for the period 2002 to 2016 broken down as follows;

	Annual Average requirement	Total
Urban area (Carlisle City)	250	3500
Rural area (Rest of district)	65	910

2.16 For the urban area, outstanding commitments comprise 1075 or only 4.3 years supply. However, it is usual for a proportion of this supply will not come forward for a variety of reason related to land ownership, site constraints etc... This will inevitably result in a reduction in supply over time unless additional land is found to maintain supply. A ministerial statement made by Minister for Planning Keith Hill in July 2003 emphasised the need for planning authorities to maintain a 10 year supply of housing.

2.17 The boundary of the urban area should therefore be amended to encompass Blackwell and thus enable these opportunities for development on previously developed land to be exploited to assist in maintaining a healthy supply of land for housing. The extent of

the proposed boundary change is identified on plan 12600/p3 at the end of this document.

Land for Housing

- 2.18 One such opportunity for development on previously developed land is the current stable area on the north side of the racecourse which will become surplus to requirements once new stables have been constructed on the south side of the course. Situated within this area is Blackwell House and its associated stables which are listed and date back to the early eighteenth century. In order to secure the future of these historic buildings it is important to ensure their continued use. PPG 15 states that:

"Generally the best way of securing the upkeep of historic buildings and areas is to keep them in active use.... (para. 3.18)

- 2.19 At present the area of land to the north of the site, where the existing stables and hostel are located, is situated at the edge of Carlisle Urban Area. In accordance with government guidance in PPG3: Housing, this site would provide an ideal opportunity for residential development. The site is previously developed, set within a predominantly residential area and is situated on the main road and bus route that links Blackwell village to the Carlisle city centre. It is located within a short walking distance of two bus stops and is within 1km distance of local schools and shops.
- 2.20 The future development of the racecourse is dependent upon its ability to utilise the area of land to the north of the site for residential development. The funds raised from such enabling development are to be reinvested back into the racecourse to improve inadequate and ageing facilities. However, even this will not be enough to meet the full costs and additional funding will be required from RHT to complete the investment programme.
- 2.21 In addition to supporting local services, housing on the surplus Racecourse land will also assist in funding of new facilities which will strengthen the economic and tourism potential of the Course.
- 2.22 RHT therefore seek the allocation of the land outlined red on plan 12260/p4.

Additional Employment Sites Requested



Carlisle City Council
Planning Services

1:5,000

158

Representation for land to be
allocated for employment

Employment 1 (11.45 ha.)

TELEPHONE: (016973) 44901
FAX: (016973) 45001
E-MAIL: landagent@hopesofwigton.co.uk
WEB SITE: www.hopesofwigton.com

WIGTON AUCTION MART EVERY TUESDAY

Hopes Auction Company Limited

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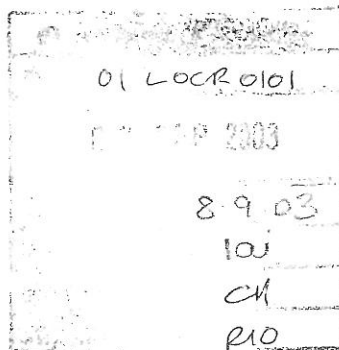
W. A. WRIGHT F.I.A. (Scot.) Managing Director
I. RITCHIE M.R.I.C.S. Land Agency Manager
I. M. GRAHAM Company Secretary

93 High Street,
Wigton,
Cumbria
CA7 9PG

5th September 2003

Our Ref: IR/MP/N5

Carlisle City Council
Planning Department
Civic Centre
Carlisle
CA3 8QG



To Whom It May Concern:

Re: Land at Dalston

Our Clients: Messrs J & J Nelson, Floses Farm, Durdar, Carlisle

Please find enclosed herewith copies of two separate plans of land belonging to our above clients. As you will see the blocks of land adjoins Dalston industrial estate.

Our clients have instructed ourselves to establish whether or not the land belonging to them may be suitable for some type of industrial development in the future given that all of the sites on the present industrial estate are now occupied.

With this in mind we would be obliged if you could please confirm whether or not the land belonging to our clients is zoned for future industrial type usage. If it is not we would be obliged if you could please detail the correct procedure for us to adopt so that the land can be zoned for industrial use in the next local district plan.

We look forward to hearing from you in due course.

Yours sincerely,

Mr Ian Ritchie
Land Agency Manager

TELEPHONE: (016973) 44901
FAX: (016973) 45001
E-MAIL: landagent@hopesofwigton.co.uk
WEB SITE: www.hopesofwigton.com

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93 High Street,
Wigton,
Cumbria
CA7 9PG

W. A. WRIGHT F.I.A. (Scot.) Managing Director
I. RITCHIE M.R.I.C.S. Land Agency Manager
I. M. GRAHAM Company Secretary

9th October 2003

Your Ref: CH/01LOCR0101
Our Ref: IR/MP/N5

F.A.O. Mr C. Hardman
Planning Services
Carlisle City Council
Civic Centre
Carlisle
CA3 8QG



Dear Mr Hardman,

Re: Land at Dalston
Representation Ref: IP/0070

Further to your letter dated 1st October 2003 I confirm that in an ideal world we would wish the council to consider the whole of the area shaded grey on the plan. However, we do realise that this would probably not be acceptable by the council. We would therefore propose that the southern half of field 1484 should be included together with the southern third of field 3196, part of field 5293 and all of fields 6182 and 6671. I enclose herewith copy of the plan with the area marked.

If you require further copies please not hesitate to contact our office.

Yours sincerely,

Mr Ian Ritchie
Land Agency Manager

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Carlisle City Council
Planning Services

1:2,500

162

Representation for land to be
allocated for employment

Employment 2 (4 ha.)

9 Finkle Street
Carlisle
Cumbria CA3 8UU

IP/0071

TAYLOR & HARDY

Tel: (01228) 538886
Fax: (01228) 810362
Email: planners@taylorandhardy.co.uk

Taylor & Hardy Limited. Registered in England No. 3977505
Registered Office: 9 Finkle Street, Carlisle, Cumbria CA3 8UU

Chartered Town Planners

Our Ref : MEH/J/C03/175

16th September, 2003

Mr. C. Hardman,
Local Plans and Conservation Manager,
Planning Services,
Carlisle City Council,
Civic Centre,
CARLISLE.
CA3 8QG

Dear Chris,



LOCAL PLAN REVIEW
POTENTIAL DEVELOPMENT LAND - LAND ADJACENT TO BURGH
ROAD INDUSTRIAL ESTATE, BURGH ROAD, CARLISLE

I am aware that the Local Plan Review process is in its early stages and, with this in mind, I am writing to highlight land owned by my Clients, Border Construction Ltd., which it is considered, in the context of the Local Plan Review, to have development potential.

The land subject of this letter being identified on the plan which is enclosed.

The positive attributes which the site possesses and which, it is considered, make it one suitable for development are:

- the physically contained nature of the site, with boundaries defined by the line of the former railway line to the north, by the public highway, Burgh Road, to the south, to the east by the built development of the Industrial Estate and to the west by electricity pylons;
- the location of the site in relation to existing development and physical features. It is clear that the development of the site which is identified would comprise a 'rounding-off' of the urban form of Carlisle in the Burgh Road area;
- the opportunity the development of the site would bring for structural landscaping to be introduced to the site's periphery, works which would provide a softer and more pleasing edge to the urban area in this particular location;

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- the proximity of the site to the highway network, both as existing and proposed to be improved through the implementation of the proposed Carlisle Northern Development Route, a route which will have a junction with Burgh Road (C2042), a short distance from the site to the west. It is considered that the vehicular and access aspects relating to the site will not be likely to raise any difficulties.
- the benefits, in terms of a contribution to the variety of development sites in terms of their location, size, etc., which the allocation of the site for development will bring.

Within the context of all the above it is considered that a proposal for the site could be devised, in terms of layout, design, materials, landscaping, etc., which would relate well to the existing urban development.

I would be pleased if consideration could be given, in the Review of the Carlisle District Local Plan, to the above allocation of all of my Clients' land for development.

I look forward to hearing from you about this matter in due course.

Yours sincerely,


MARGARET HARDY

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TAYLOR & HARDY

Chartered Town Planners



LAND OWNED BY BORDER CONSTRUCTION LTD.
AND SUBJECT OF THE ATTACHED LETTER



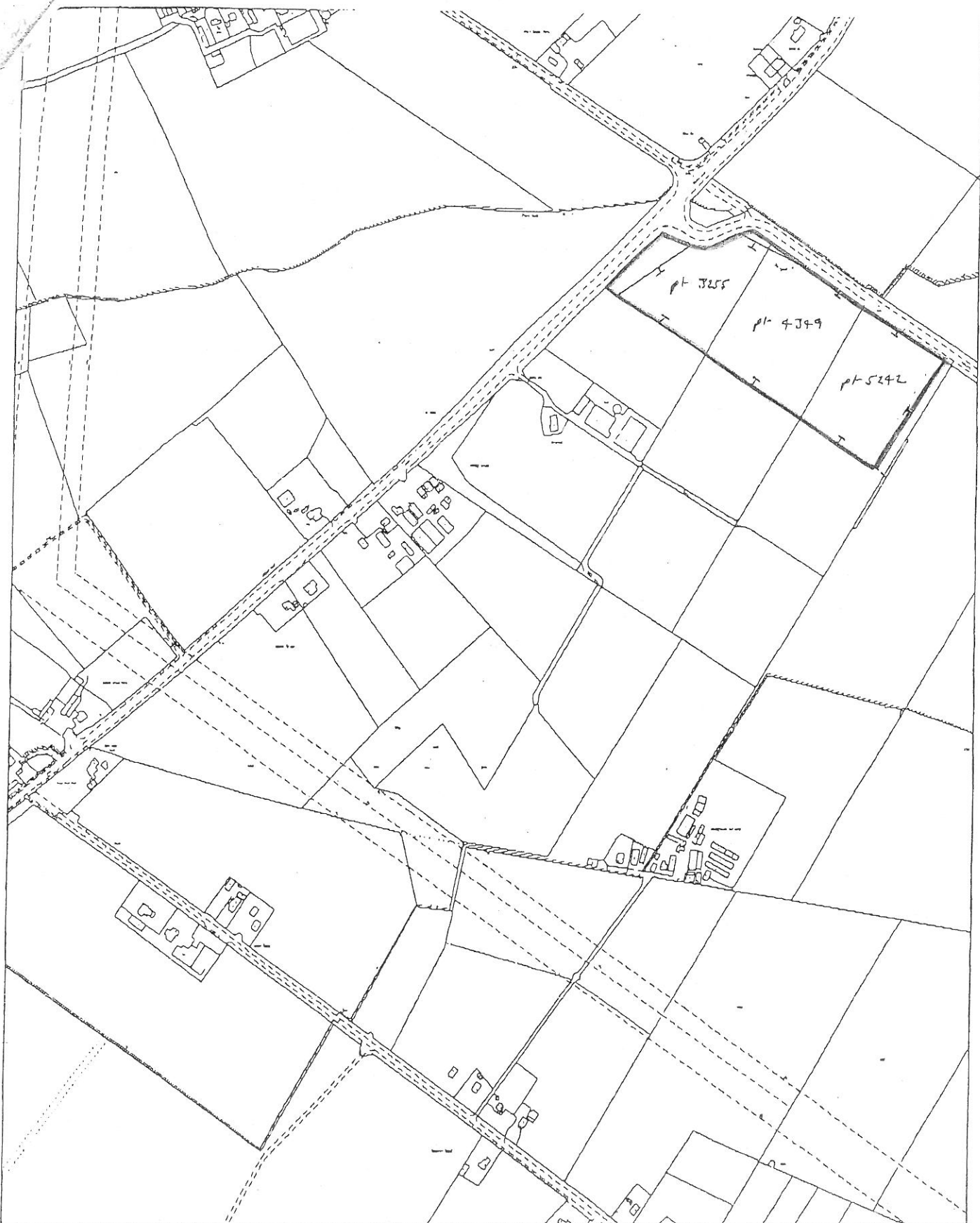
Carlisle City Council
Planning Services

1:2,500

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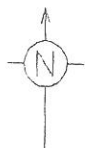
Representation for land to be
allocated for employment

Employment 3 (4 ha.)



Cumbria County Council - The Map Room

Building & Design
15 Portland Square
Carlisle
CA1 1DD
Tel: 0228 812199
Fax: 0228 512370



Scale 1:4000
O.S. NY 3652 E:336540
Date: 16-10-2001 H:552490
Operator: DF

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171

NO. 570 P. 2

4 JUN 2003 9:55

CAPITA

PROPERTY CONSULTANCY

03 June 2003

Your reference:

Our reference:

PDC/FB/AC

Enquiries to:

Frank Blenkham

Direct Line:

(01228) 673248

Handwritten: JP/0054

21. LARDAI	
- 5 JUN 2003	
5-6-03	SA
CH	R10

Local Plans and Conservation Manager
Planning Services
Civic Centre
Carlisle
CA3 8QG

Dear Sirs

CARLISLE DISTRICT LOCAL PLAN REVIEW ISSUES PAPER

Please note that Capita Property Consultancy are retained agents for Cumbria County Council.

The Council acting in it's capacity as landowner within the Carlisle District area wishes to exercise its rights to make the following comments.

Please ensure that any further correspondence regarding the comments to me at the above address.

Yours sincerely

F. Blenkham

Frank Blenkham

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Capita Property Consultancy Ltd

The Capita Building • Kingmoor Business Park • Carlisle • CA6 4SJ • Tel: 01228 673000 • Fax: 01228 673111

www.capitaproperty.co.uk

Capita Property Consultancy Ltd, 21, Redwood Square, London, W11 2JH. Tel: 01228 673000. Fax: 01228 673111. Email: enquiries@capita.co.uk

Registered Office: 21, Redwood Square, London, W11 2JH. England. Registered No: 04011111

Registered in England. Registered No: 04011111. Registered Office: 21, Redwood Square, London, W11 2JH. England.

TOPIC	TRANSPORT
Question Number	Comments
TR1	The northern development route will need to be complemented by the allocation of sites for roadside services. It is considered that the provision of such services should be concentrated on land around the main intersection of the road with the existing road network such as the intersection with the A595. It is felt that the land in County Council ownership along Peter Lane would be a suitable site for roadside services and the County Council would welcome discussions on this proposal.

OTHER ISSUES

To submit your comments by e-mail, press "submit"

Submit

or return to:

Local Plans and Conservation Manager
Planning Services
Carlisle City Council
Civic Centre
Rickergate
Carlisle
CA3 8QG
by 30th May 2003

If you would like a response to your comments please provide:

Name _____

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e-mail

postal address

I would prefer you to reply by:

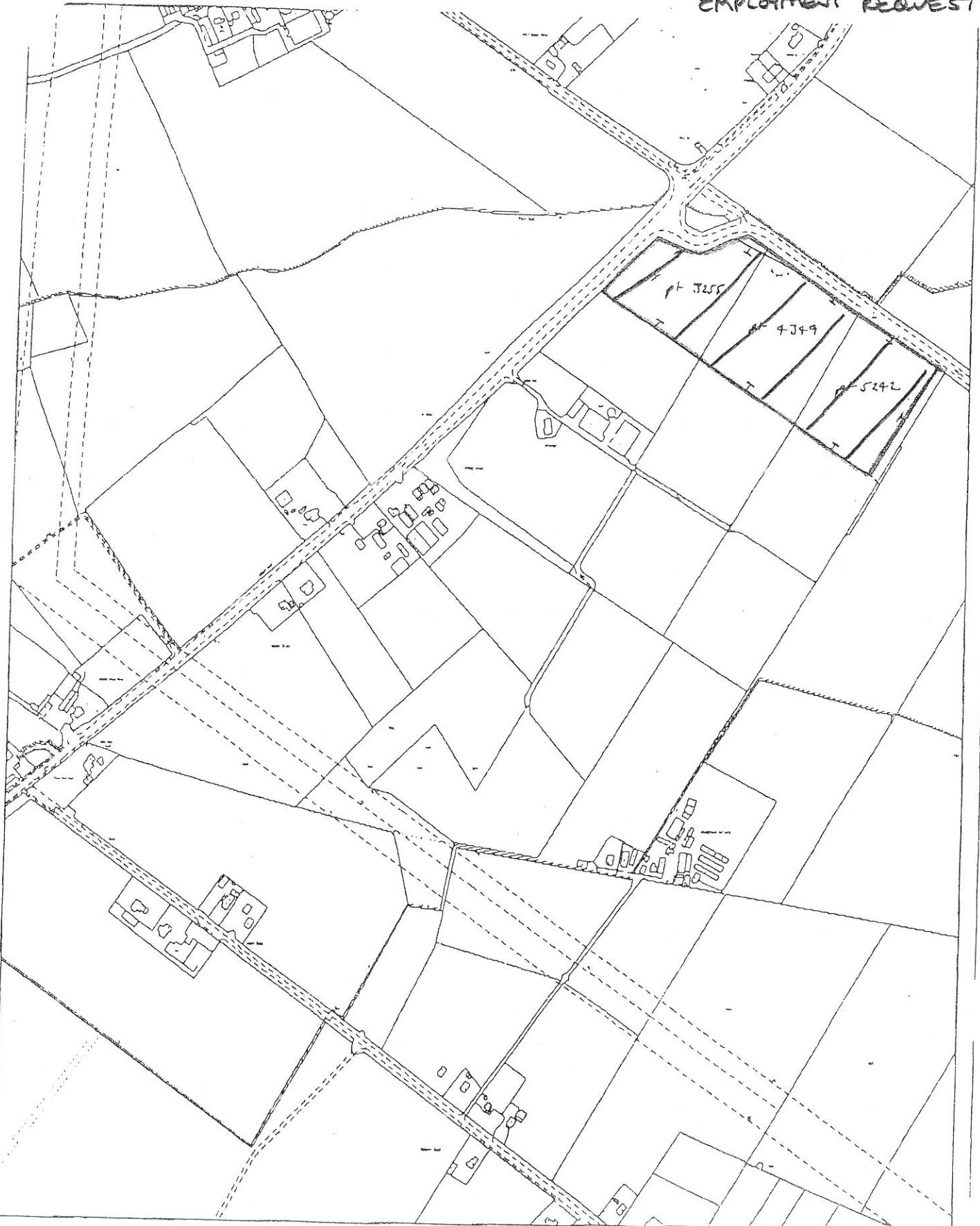
e-mail



post

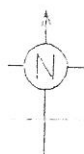


EMPLOYMENT REQUEST 3



Cumbria County Council - The Map Room

Building & Design
15 Portlano Square
Carlisle
CA1 1DD
Tel: 0228 612199
Fax: 0228 512370



170

Scale 1:4000
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