

## SCHEDULE A: Applications with Recommendation

18/1044

Item No: 03

Date of Committee: 07/06/2019

**Appn Ref No:**  
18/1044

**Applicant:**  
Gladman Developments  
Ltd

**Parish:**  
Wetheral

**Agent:**

**Ward:**  
Wetheral & Corby

**Location:** Land at Rookery Park (South of Alders Edge), Scotby, Carlisle CA4 8EH

**Proposal:** Erection Of Up To 90no. Dwellings, Public Open Space, Landscaping  
And Sustainable Drainage System (SuDS) And Vehicular Access Point  
From The Scotby To Wetheral Road (Outline)

**Date of Receipt:**  
20/11/2018 16:01:01

**Statutory Expiry Date**  
19/02/2019 16:01:01

**26 Week Determination**

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### REPORT

**Case Officer:** Christopher Hardman

#### 1. Recommendation

- 1.1 It is recommended that this application is refused.

#### 2. Main Issues

- 2.1 The Principle Of Development
- 2.2 The Layout, Scale, Appearance And Landscaping
- 2.3 Impact On Landscape
- 2.4 Whether The Proposal Would Adversely Affect The Amenity Of The  
Occupiers Of Neighbouring Properties
- 2.5 Highway Issues And Accessibility
- 2.6 Flood Risk And Foul and Surface Water Drainage
- 2.7 Archaeology
- 2.8 Affordable Housing, Education and Recreation Provision
- 2.9 The Effect Of The Proposal On Nature Conservation Interests(trees and  
hedgerows)
- 2.10 Other Matters

#### 3. Application Details

## **The Site**

- 3.1 This application relates to 5.41 hectares of an agricultural field on the edge of Scotby village. The northern boundary fronts onto the Scotby-Wetheral Road with the recently developer Alders Edge housing fronting the roadside. Residential properties adjoin the site to the west with part of the village green to the north-western corner of the site and a copse of trees to the south western corner. To the east are residential properties separating the site from Pow Maughan beck. To the south is a continuation of further agricultural field leading to a strong treelines/hedgerow boundary.
- 3.2 The land fronting the road to the north is relatively flat with a gentle slope downwards to the east. The land rises suddenly to the south part way through the site with just over 11metres difference between the lowest and highest points of the site.

## **The Proposal**

- 3.3 This application is seeking outline planning permission including access for the erection of up to 90 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point from the unnamed Scotby to Wetheral road. Matters such as appearance, landscaping, layout and scale are reserved for a later application. An indicative layout of the site has been submitted which indicates that the housing development will form the northern part of the site. The net area to be developed is 2.72 hectares. The submitted layout is summarised in the Design & Access Statement which highlights:
- the scheme has been developed embracing the twelve Building For Life criteria developed by CABI and the HBF;
  - the site is located on the eastern edge of Scotby close to the centre of the village;
  - the development will provide for a broad mix of dwellings and house types offering a mix from first time homes to larger family homes with an average net density of 33dph;
  - Main areas of open space will be focused along the north western and southern areas of the site including footpaths, areas of amenity and meadow grassland and belts of native woodland planting;
  - An attenuation basin will be provided within the green infrastructure;
  - The illustrative masterplan provides an example of the detailed design stage setting out the key urban design principles that the development will seek to adopt;
  - A main street provides the primary route through the site ensuring connectivity to the village. There will be secondary streets and green lanes forming a hierarchy of streets;
  - There will be two key character areas to create a sense of place and legibility of the site, a main street and green frontage;
  - Landmark features and focal buildings will enhance the layout and increase legibility;
  - Detailed block and street layout will be arranged to comprise a series of attractive views and vistas;

- Traditional building materials will be used to reflect local reference examples and relate to local character.

3.4 In addition to the submitted plans, the application is accompanied by:

- an Archaeology and Built Heritage Assessment;
- an Arboricultural Assessment;
- a Design and Access Statement;
- a Landscape and Visual Assessment;
- an Ecological Assessment;
- a Flood Risk Assessment;
- a Foul Drainage Statement;
- a Landscape and Visual Impact Assessment;
- a Travel Plan;
- a Planning Statement;
- a Noise Report;
- An Air Quality Screening Report;
- a Statement of Community Involvement;
- a Socio-economic Sustainability Statement.

## 4. Summary of Representations

4.1 Notification of this application was sent to 54 Neighbouring properties along with the posting of a site notice and press notice. In response 195 letters of objection and a petition have been submitted raising the following points:

Contrary to the agreed local plan for development in Scotby

The plot in question has already been discarded as potential development land.

To call this a 'windfall' development is contrary to the concept. Windfall

developments are loosely defined as infill developments which do not impact the nature of the existing community.

90 properties in Scotby cannot be described as a windfall - it will dramatically change the nature of the centre of the village and infringes on the rural aspect of that part of the village

Scotby " village " does not require another 90 houses to be built. The school is oversubscribed with an accident waiting to happen with traffic & the pub is closed with no interest of application to take over.

Scotby is a rural village with green belt surrounding it - the approval of this application will not only spoil the landscape but will also open the floodgates for further applications in the surrounding fields.

There is no demand for 90 houses when they are building approx over 400 houses in a 3 mile radius ( the old dairy site at botcherby, meadow brook at Durranhill, Scotby road and Wetheral)

Cannot feasibly see how this application can be justified. Scotby and the surrounding areas are already congested with traffic with works on Warwick road and the upgrade to businesses at Rosehill this situation will only get worse without the added pressure of potentially another 400 cars on the road.

The village already has plenty of new builds recently built and already planned. Some of which are still currently not sold and this has been the case for a few months.

A new build estate will spoil the wonderful views that are visible from the village green.

The school is already over subscribed and with new builds already being built in

Whether this will further overburden the school.

I am aware that this area of land has already been discarded as a suitable area of land for new builds. There are plans for a garden village to the south of the city and any other plans for new builds should be planned for there.

Scotby does not need any more new build estates.

This proposed development is planned on stunning unspoilt Cumbrian countryside, that forms the beautiful rural aspect of Scotby Village. The stunning view from the village green has been enjoyed by generations.

I cannot understand why when there are multiple brown field sites that have already been earmarked for development in and around Carlisle that it is necessary to look to destroy our beautiful countryside.

Carlisle is full of disused housing that needs brought back into use and with areas such as the Garden Village planned where are all of the people to fill these developments going to come from...

If we continue to endlessly develop the villages we will lose the character of rural Carlisle.

A practical issue is that the roads around the school are already dangerous at pick up and drop off times and an increase in residents will only exasperate this problem.

I see no need to destroy more rural land when there is an over-supply of housing in Carlisle. Villages can't be ruined, families who live there suffer, children / schools / parents are under more pressure and wildlife is destroyed

It will negatively impact on what is still a working, homely rural village. The centre of the village has but one, quite outstanding, clear view to the Pennines. The village has seen substantial growth necessary to keep the village viable. Much of the development has been 'in fill' and in many cases has been more than acceptable, indeed many builds have enhanced the general appearance of the village. Over the past few years it seems that developers see the village as a cash cow, to be milked to the point of destruction. This proposed development fails to meet any criteria as to need or local wishes. This development falls out with the 'local plan' and will probably negatively impact the proposed 'Garden Village' plans.

This development would irrevocably destroy the landscape view from the centre of Scotby village. It is the only open view from the heart of the village and has been enjoyed by generations. Its removal would rip the heart out of Scotby. The city planners discounted this site just four years ago. This opportunistic application is not in the council's well thought out five-year plan and is not required for housing need. Scotby already has a number of applications approved on brownfield sites which are due to be built fairly soon. Residents in the Park Road area of Scotby say they cannot cope with an expansion of the village school as the road is already so dangerous at drop off and pick up times. Residents say there have been a number of recent near accidents.

The site is in countryside which bats use for foraging and there is a red squirrel sign just a few yards from the proposed site, so on nature grounds it is also an unacceptable site.

Already overcrowded village, not enough schools and would spoil the green belt land/views which is not supposed to be built on. We are going to have no countryside left

This development would cause significant traffic and parking problems in the village. Scotby, together with neighbouring villages, is being subjected to excessive development by companies seeking to build high-end properties rather than affordable housing.

It would result in considerable loss of amenity (green space) for the village and increase the risks from more cars at a junction which is already busy. There is also no room for more children at the village school.

The site has been "discounted" for housing purposes in the Carlisle City Council Strategic Housing Land Availability Assessment because of its "unacceptable landscape impact". It also falls outside the council's District Local Plan 2015-2030.

The site on open countryside forms a much-loved village view, enjoyed by generations. It is the last open countryside view available from the village green and the centre of the village, giving the village its unique rural character. This would be lost forever.

The connection between the village green and the site is a green "lung" which is certainly an important community amenity and forms a pastoral landscape that deserves to be conserved.

Unlike the nearby Alders Edge estate this is not a brownfield site.

It is unnecessary over-development in a village with sufficient housing already earmarked. There is a lack of infrastructure to cope with what would be a major expansion of the housing footprint.

Residents are worried about the impact of extra traffic both at a busy junction nearby and in the already quite dangerous Park Road area by the village school which is overrun at peak times.

Scotby has grown way beyond its origins in recent years and is in danger of becoming a small town without the facilities to cope, which is why the council's considerate Local Plan ought to be adhered to.

The school is full to capacity

Traffic congestion (most families have 2 or more cars)

The local area medical facilities are also full to capacity.

The people that buy these houses are not village people, they do not support the church, the village hall, the shop or the pub which is now closed.

We want to remain a village..... our village is a pleasant at this moment in time and long may it remain so

Why don't these people build in their own area and leave our countryside alone.

We already have an incomplete building site which was also strongly objected to and ignored and still remains an eye sore plus another one in the pipeline which was objected to by residents and again ignored.

It's said it's affordable house housing.....no just profit

It is notable that Gladman documents keep making reference to national guidelines.

These are averages applied to the national delivery of housing stock and do not take account of local or regional demand. National averages are skewed by the demands of the South East and Midlands and as such the North West is not required to meet the national figure. Carlisle already has a significant unemployment problem largely I suspect as result of inadequate opportunity. Adding a further 93 (Gladman figure) to the pool would not enhance the local economy by £2.513 million (Gladman figure).

We frequently hear that Scotby primary school is already over-subscribed. The addition of potential pupils from the Meadowbrook estate (also part of Scotby) as well as the other planned developments in North and South Scotby only exacerbate the matter.

For Gladman to suggest that the school is within easy walking distance is derisory.

Yes for an adult it is, but for primary school children in today's society I regret not - though I would wish that they could safely walk to school.

It should be noted that comments received on the Gladman 'consultation' are singularly vehemently against; the City Council must take full account of local feeling on this proposal

This is an area of outstanding beauty in the village of Scotby. There are other developments in Scotby providing new housing

This application is from an organisation that is notorious for it's pursuance of windfall developments. They have no connection with the local community or a desire to enhance village facilities and amenities. Their sole purpose is for profit not benefit.

Scotby and the surrounding area is already short of primary educational places and a development such as this, on top of planning permissions already granted, is merely going to exacerbate this acute shortage. Traffic through the centre of the village towards the A69 is already becoming a cause for concern and a development on this scale will only make this situation worse. The road from Scotby to Wetheral

onto which this development will feed is at a point where the road is narrow and already services the Alders Edge development along with traffic from Wetheral to Carlisle; this application will make this issue considerably worse. Outline permission for a substantial development has already been given at the west end of Scotby Road adjacent to Hillhead, which will also add to this problem. The parcel of land associated with this application has already been dismissed in the local housing development plan as being unnecessary. Therefore it begs the question as to what basis an application such as this should be granted, particularly in view of the proposed development at the Hillhead end of Scotby Road. Planning permissions currently granted in the Scotby area are already presumed to meet the immediate and future housing needs. It is also well documented that the Carlisle area is suffering from overdevelopment and that housing supply, now and in the near future, will exceed demand - along with killing the resale housing market. The proposed garden village, should it go ahead, will surely supply all Carlisle and districts new housing needs for the near future and at least retain the satellite village characteristic so typical of this area. Scotby is already extending such that it will, before long, be merely absorbed into the sprawling urbanisation of Carlisle and no longer be a village. Amenities within Scotby are barely adequate as it is, with only: a shop / post office,; a pub that is now closed; a primary school that is full; a well used village hall; a C of E church; a much reduced bus service and no medical or dentist practices. Will this proposed development improve this? - I very much doubt that it will. The parcel of land associated with this application sits very adjacent to the centre of the village and as such adds a stunning view and landscape to the village, enjoyed and appreciated by all villagers. Granting permission for this application will take this away forever and give no benefit in return. All references to a national housing shortage do not apply to this area or for that matter this county. Jobs are what this area / county needs and a planning application such as this is certainly not going to improve that need. The City Council and planning department ought to think long and hard at the level of housing that they are allowing in this area and ask themselves what benefit this is bringing; whether the current infrastructure can cope and where are the jobs that are going to support that growth. The majority of Carlisle residents, I am sure, are baffled as to the justification for this rate of growth I have seen and experienced first hand on Lambley Bank the extensive infilling of all of the spare areas of land. This small increase in house numbers has lead to noticeably increased traffic levels on the street.

It is blatantly obvious that the school and road infrastructure are already overcapacity.

I most strongly object to this application which will put excessive strain on the school, road network and diminish the character of the village.

The provision of 90 houses will have an unacceptable impact on the village. Little thought has been given to the mix of properties. Gladman has failed to commit in their Application Document as to the proposed mix of dwellings which is surprising. In addition this site has already been "discounted" for housing purposes in the Carlisle City Council Strategic Housing Land Availability Assessment because of its "unacceptable landscape impact". Further more the development falls outside District Local Plan 2015 -2030. It therefore contradicts the City Councils pre planning initiatives and therefore can see no reason why it should receive serious consideration?

I think that any development of this number of dwellings, should take into account the needs of the village and not that of the profits of the developer. The further provision of more 4/5 bed Executive homes, while perhaps producing the greater return for the developer fails to guarantee the sustainability and continuity of the village community.

Of paramount importance should be access to suitable schooling. I believe Scotby School cannot continue to be extended on such an add hoc basis, as the village housing stock is increased. I feel the County Council urgently needs to audit

available Primary School places in the area. Current and future development either planned or in the pipeline must be considered as a priority when determining the need for school places.

Too much effort is put into new housing, whilst ignoring the associated infrastructure required to support such a development. As a regular user of the Wetheral/Scotby Road the width of road where access to the new housing is anticipated, is far from adequate (see below). The recent addition of the 40 plus houses at Alders Edge has already resulted in the narrowing the road to accommodate a footpath, and the addition of parked cars on the road as overflow parking to the Alders Edge estate. I believe this presents additional pressures on the existing highway and increased safety concerns.

This 90 dwelling proposal is totally out of character and would be a blot on the landscape.

At this stage no consideration has been taken of real impact on the village and existing habitants views .

The impact of a further 90 dwellings could not be absorbed on an already stretched infrastructure, notably traffic volume and schooling

We do not need this project in our village because it's already under tremendous pressure with previous developments! The village can't cope with it either the school and the roads!

This would ruin our village completely!

One development hasn't even finished and another will start in the future! Enough is enough! No more new developments in Scotby! We will go as far as we can to stop this and any future plan!!!

I wish to object, in the strongest possible terms, to the proposed development of yet another green field site which would be lost forever from agricultural use.

I believe this site to be unsuitable for the following reasons:-

- 1.The access is from a busy road which has been narrowed by the recent Alders Edge development, and a further hazard is created by visitors to these new houses parking on the road.
- 2.Is there a demand for more houses in Scotby? The development on Scotby road appears to have halted, are these houses selling?
- 3.The school is oversubscribed already and the demand is likely to increase with the houses being built on Park Road/Scotby Road.
- 4.I am led to believe that the local medical services are also at capacity.
5. Where are all the people coming from to occupy the houses currently being built in the Carlisle area? Also where are the jobs?
- 6.Why has construction stopped at the Crindledyke estate, surely all the developments currently being built should be completed before any further planning applications are considered.

Why build more houses in Scotby

School is full

Traffic congestion

I want to remain a village

There are currently approx 150 houses planned in Scotby already

I understand there is plans for The Garden Village

Enough is enough

This application is a blatant attempt to frustrate the neighbourhood plan that is in the process of being developed by Wetheral Parish Council.

It should be also noted the land in question does NOT appear to be in any Council documents with respect to building up to 2030

I strongly object to this build. 90 houses is a significant number. That is potentially 360 people and another 180 children based on a perfect 2.4 family. It is also potentially another 180 cars.

The school is at capacity and will not cope with this. You would need to build a new school.

The road is a small B road. It would not cope with traffic lights and this amount of traffic. It is busy enough. And currently dangerous with people driving too fast down it already. It needs speed cameras and slowing structures to make it safe. It would not cope with an extra 180 cars. Full stop.

The village shop is beautiful and small and can't support this demand.

I was told there would be no further development on this land as it was a "garden village" and previous applications had been rejected. It will be a massive disruption to have a new build estate. If this happens it will devalue our property. If this goes ahead I want a payment from the developers to the value of my house. I will not be able to sell it at the same price.

There is not enough structural or personal support in the NHS to provide care for another 360 people. Surely you must read the papers. The NCUH trust requires improvement according to the CQC. How can we EVER improve when new builds and developments flood our capacity and demand, causing longer waits for the current population and delayed treatment. It's an impossible demand.

It's a small area for 90 houses. Yet, it's a beautiful part of the landscape in a village setting, that is important to our village.

There have been numerous proposals that have been approved in and around Scotby recently, which involve a disproportionate amount of new housing compared to the existing housing within Scotby village. These proposed additional houses at Rookery Park would not only destroy the view from the village green but would also put a further burden on an already over stretched village school.

With regard to safety, the C1038 road between Scotby and Wetheral is already quite dangerous, having already been made narrower to accommodate the new dwellings at Alders Edge, and their occupiers parking on the road. If Rookery Park were to be developed this would further compound the safety aspect, with more traffic turning onto this road. As a cyclist, since Alders Edge was completed, I have almost been knocked off my bike twice due to parked cars and impatient motorists.

Furthermore, with regard to the increased traffic, particularly at school times Park Road is already horrendous and I can only assume that it is a matter of time before a child is seriously injured.

I would also like you to consider the Scotby road exit onto the A69. This junction is a multi car pile up waiting to happen, and additional traffic resulting from the new dwellings to be built not just in Scotby, but also Wetheral who also use this junction, will only increase this risk.

In view of the proposed new garden village to the South of Carlisle, should these developments not be directed to that area.

I strongly object to the creeping development of housing around Scotby and other villages within the parish of Wetheral. In particular, the proposal of 90 dwellings is out of all proportion to the scale of the village, local facilities and housing needs, especially in view of the 10,000-house new garden village.

This development should be viewed as part of the overall development strategy for the area, with local requirements and views given priority. It must be considered unnecessary and undesirable.

All planning applications have to be determined in accordance with the Development Plan Under this Local Plan this land at the centre of the village has been discarded from the plan for very specific reasons. If this Development is passed what's the point of having a Local Plan 2015-2030 which has been formulated, if it is then ignored.

I object in principle to the proposed development at Rookery Park.

A major concern I have is the adverse impact this development would have on the very essence of the village of Scotby. A major community asset is the stunning open view from the heart of the village looking out towards the south east fells. This lovely view is often remarked on by visitors to Scotby and instils a feeling of well-being amongst the community. Any development on this site would destroy irrevocably the sense of Scotby being a village.



Indeed, the area in question was identified as offering important and significant views out of the village in the City Planners Scotby Appraisal plan in January 1983. This planning document is now defunct but the issue remains valid with the local plan for Scotby in 2015 where the City Planners state that this site should be discounted for development because of its "unacceptable landscape impact". Any development of this scale is inappropriate for a village of this size. It is double the size of Alders Edge, the largest single development in Scotby to date. There are already a number of approvals for significant housing developments elsewhere in Scotby that have either not been started or have slowed down for whatever reason. In any event Scotby's contribution to meeting future housing needs exceeds that which should reasonably be demanded from a village of this size. Clearly this proposal would have a detrimental effect on the character of the village. Scotby School is at capacity and over the years has expanded to meet growth in pupil numbers. It seems unlikely that the school can expand any further. The Wetheral to Scotby road does not offer a suitable access for this site. The carriageway fronting this proposed development was narrowed to allow for a footway when the Alders Edge development took place. At that time in response to members raising road safety concerns the view offered by the developer to the planning committee was that vehicles would not park on the carriageway. This assertion has been proven to be incorrect. Vehicles are frequently parked during the day and overnight causing difficulties for normal traffic flow. Traffic flows off the proposed development would exacerbate this situation. Please also note that horses, cyclists and walkers frequently exercise on this route. Please note that land drainage is a definite issue on this site. When Alders Edge was built I commented to the site supervisor that I was surprised that the house foundations were frequently under water. He advised me not to worry because the vapour barrier would prevent any damp problems arising from standing water under occupied houses. The developers report does recognise that infiltration based drainage is unsuitable for this site and to my knowledge the mains drainage infrastructure will not cope with the additional burden of run off from this site. A further concern I have is regarding the legal status of the play park and trim trail in the proposed public open space to the south side of the proposed development. The layout of the secondary roads terminating at this public open space appears to me to lend themselves to offering mission creep. By this I mean that once this development is complete and a few years pass could there be an application to develop additional housing on this open space? The legal status of the proposed public open space needs to be made clear.

In conclusion I reiterate my objection in principle to any form of development on this land because of its importance to the well being of the whole community.

I object to this application for a number of reasons.

1. The proposed site has been considered and discounted due to its "Unacceptable landscape impact" by the City Planners when preparing the Local Plan for Scotby.
2. The proposal is far too large and high density for the local area.
3. The development would have a detrimental effect on the character of Scotby.
4. The proposed access to the existing road is unsuitable due to lack of appropriate sight lines, particularly considering the anticipated volume of traffic.
5. There is insufficient capacity in the local school which is over subscribed and already has access difficulties at drop off and pickup times. The walking route to the school is unsuitable for smaller children due to the number and type of crossings.
6. The Drainage Report highlights the lack of capacity in the existing system for this development.

We strongly object to the building of 90 new homes.

The Scotby to Wetheral road cannot support the amount of cars and delivery vans that would increase significantly, this could be potentially another 180 cars on these village roads.

This road is already very dangerous with speeding motorists throughout the day and

night.

Local children will be unable to walk to school safely. The school road is already severely congested, with increased traffic this is just an accident waiting to happen. Scotby will cease to be a village, it will merely be part of Carlisle, the community feel will be lost completely.

This development will have a detrimental effect on the local wildlife, bats are a common sight at dusk, foxes, owls, pheasants and squirrels have been sighted, also the rare Yellowhammer.

Scotby does not need this development

Scotby has absorbed a higher proportion of new housing in recent years than most villages near here. The centre still retains the feel of a traditional Cumbrian village.

The proposed addition of 90 houses would spoil the view from that centre and the approach to the village from Wetheral. There is no evidence of need for additional housing development in the Carlisle City Council area. The population is increasing

by, at most, 300 a year and the Office for National Statistics projects no overall increase in the coming decade. Yet more than 500 houses - a record high - are being built each year, causing the second-hand housing market to stagnate. This figure is well in excess of the Government guidelines. Instead of continually

expanding existing villages it would make more sense to create a new model village close to Carlisle Airport which is a flat area above the flood plain well served by public transport. It could provide, say, 1,500 houses over 10 years and satisfy the desire of people to live in the country without spoiling the feel of existing villages.

Developers could be required to create a cycleway to Carlisle and provide a school and other village facilities. Village schools like Scotby's are full to capacity as a result of the new houses built over recent decades. The Council and Government need to appreciate that Cumbria with its static population is very different from growing population of the South and South-East of England. The number of jobs is not rising and may well fall. The Moorside Nuclear Power Station looks unlikely to materialize and anyway that would be 45 miles from Carlisle. This was the sole significant growth of employment to which Carlisle City Council's consultants could point to justify the creation of St. Cuthbert's garden village. Please reject this application which has no merit but much to displease.

Developers try and impose unnecessary housing in areas which do not require more homes, where the character of the area would be altered and where every local school is oversubscribed.

The policy of reusing brownfield sites should be upheld because then they can rejuvenate an area instead of over populating small communities.

Scotby is a nice village. That has been changing recently with all these new builds getting accepted. So you not think there has been enough new builds to happen in one area.

A quarter of the people who live in Scotby have that field as their view from there house. Which is beautiful and you can see for miles. How ugly things could change. Where are all these family's kids going to go which school?? Scotby is already really over loaded. 44 children taken in last year. And loads disappointed. I really highly think Scotby has had enough of this. Time to build somewhere else. Houses are not selling. The housing market is destroyed. Too many new builds.

I object to this proposal on the following grounds:

1) it will have an adverse impact on the visual amenity of the adjacent areas of Scotby village centre and village green. Building in this location cannot be screened from the village green which is at a higher level looking down onto it. The open views from the centre over this land taking in the farmland beyond and the distant hills are a significant feature defining the rural character of the village.

2) The land in question is low lying and poorly drained wet meadowland which is a habitat of a type that is locally and nationally scarce, and likely to have significant wildlife value. Its development would represent a potential loss to the wildlife and ecology of the area. Has any investigation of the existing wildlife and ecology been

carried out by the applicant?

3) This site is reported to have archaeological significance. Has any investigation of this been carried out by the applicant?

We do not want any more housing project in our village! Already overcrowded!

The school and the road can't cope with more people and cars!

We don't want to live in a town!!!

We would like our village preserved as a village and to be a privilege to live here!

Don't let to ruin our village!!!

Our answer is no no no to this project!!!!!!!

The provision of an additional 90 homes (on top of permissions already granted for Scotby) will have an unacceptable impact on the village by seriously damaging its rural character with the incursion of the development into the countryside.

As a regular user of the Scotby Wetheral road, the width of the road where the access to the development is anticipated is completely unsuitable. Increased traffic, many more pedestrians will be walking along an already overused road where two wide width vehicles are unable to pass without one mounting the pavement and where overflow parking from Alders Edge regularly causes obstructions to road users and pedestrians. Its an accident waiting to happen.

The amenities and infrastructure within the village are both limited and stretched to capacity. There is little evidence that the Gladman proposal will address issues such as the school that is already oversubscribed, the roads heavily overused and the drainage in the village is at full capacity.

This site has already been "discarded" for housing purposes in the Carlisle City Council "Strategic Housing Land Availability Assessment" because of its unacceptable "Landscape Impact". Furthermore, the proposal falls outside the District Local Plan 2015-2030.

It appears very evident to me that this planning application by Gladman Land who are notorious in its pursuance of so called "windfall" developments are prepared to ride roughshod over the Carlisle Local City Planning to force this application through at all costs.

I most strongly object to this planning application being approved and sincerely hope Carlisle City Council will reject this opportunistic threat which would seriously damage Scotby Village

I'm at a loss with this application when your plan for the St Cuthberts garden village is, as I understand it the way forward for increased housing with a matched infrastructure to meet said village . Surely the council would want this to be their primary plan especially as funding has been sort from central Government with regard to the southern link road which dovetails with the proposed new garden village and not dilute this plan any further.

Scotby village is already at "busting point" and traffic congestion furthermore this application makes no reference to how public transport, local amenities and schooling will be addressed with yet another 270 plus persons in what is already an overcrowded village. I also note that there is no reference to the type of housing planned, is it to be affordable for the masses or executive 4 /5 bedroom homes that the majority can not afford! I fail to see any benefits for any residents within Scotby other than the landowners and the land promoters.

Also we still have plenty of "brownfield areas" which can be built on, so again I fail to see the logic of this application.

I strongly object on these grounds:

1 The truly beautiful view from the centre of Scotby Village across to the fells would be spoilt and the character of the village changed for the worse.

2 The development of these houses is not required as sufficient new housing is already planned for by the Council.

3. My property has been blighted by major construction projects for more than 3 years since Story Homes began work on the Alders Edge development. This was then followed by United Utilities' still ongoing works. The residents of this part of

Scotby deserve some respite from this kind of disruption.

I strongly object to the proposed development. The primary reason is that this is agricultural land and forms a key part of the rural aspect of the village. Despite the fact that this site has already been "discarded" for housing purposes in the Carlisle City Council "Strategic Housing Land Availability Assessment" because of its unacceptable "Landscape Impact. Gladman insists on trying to push their application for planning through. Furthermore, I believe the proposal falls outside the District Local Plan 2015-2030.

Those of us who choose to live in this area do so precisely because of that rural aspect and if this land were to be given up for housing, where would these developers look to next?

There are, however, several other key reasons to block planning for this development. The pressure on the local roads would be totally unacceptable. They were never designed to accommodate the massive amount of additional traffic 90 houses would create, let alone what it would do to local drainage, which is already under strain.

Notwithstanding the financial concession that will apparently be offered to Schools and Doctors in the Parish to compensate them for the additional pressures that Gladman acknowledge this development would bring, both these local facilities are already over capacity and the idea that this would offer Scotby anything extra is ludicrous. Surely the greed of one or two farmers or their families and this development company cannot be allowed to totally ruin our way of life? Once one development is passed on agricultural land, others will follow as the precedent will have been set. This is a VILLAGE, not a new 'garden town' and the people that choose to live here do so because of that fact and the way of life it offers.

Surely the massive development 'Meadowbrook' just up the road with more than double the number of houses, will already be putting additional strain on the above mentioned facilities and roads, as I believe it falls within the Scotby parish? This is in addition to the recently built housing estate 'Alder's Edge' in the village centre and those now currently in build on pockets of land in and around the village.

What possible excuse can these developers have to deliberately ruin this section of rural landscape? How many empty houses are there already in Carlisle and districts? They cannot use the need for housing as a feasible reason - where would these people work; is there a massive demand for additional housing in this area that cannot be met by those already under construction? Also, if every house had 2 or more vehicles, which is quite likely, the additional pollution and congestion on the small village roads would be damaging to the environment and the villages residents and children.

This development will NOT 'benefit' the village of Scotby, but ruin it.

This housing development is outside the 'local plan'. That alone should be enough to stop it, but there are many other reasons. The are that they are proposing to build 90 houses is a beautiful part of Scotby. There is even a bench on the green that faces that part of the village for people to admire the view. Scotby has had three new housing developments recently so the village has played its part in making sure new houses are built. Why another one? The local school is over-subscribed and the roads around Scotby are very narrow. 90 more houses and families will be too much for the infrastructure of Scotby to handle.

I object to this planning application on three counts

- increased risk of flooding to existing properties;
- pressure on existing schools and medical services locally: and
- destroying a beautiful view and integral part of Scotby.

During the last floods in 2015, the Pow Maughan stream rose to the very top of its banks, threatening to flood the Pow Maughan Court development, where I live. The stream, surface water and water coming up through the drains are all of concern. The existing run offs from up-stream and the newer Alderley Edge housing, have already increased the threat to the housing in the Pow Maughan Court development

which lies at the bottom of the hill/immediately across the stream from the area of proposed development, and further building could only add to this. These risks have already been highlighted in the planning application and water reports for Alderley Edge homes, and it would be a dereliction of duty for the Council to add to this now. Whatever developers install by way of water absorption areas, they cannot stop individuals subsequently paving their land, which would only put existing homes at greater risk of floods. I do not think it reasonable for the Council to put existing home owners at risk.

Local resources: the local primary school is already very full, with no room to expand - except upwards.... and the housing developers offer to add a play area! Not what I think as the essential for 90 new homes.

Scotby is an ancient village, currently with a fantastic view across to the fells from the centre of the village. The proposed housing will destroy this essential and important element of the village,. The development for housing is not within the existing plans for development in the Carlisle area and such 'nibbling away' of the environment, is neither necessary nor in the interests of Carlisle residents as a whole.

I object to this application due to the possibility of the danger of flooding with the extra water draining into the beck from yet another development during the floods of 2015 the property's at pow maughan court came within a few inches of being flooded and another episode of heavy rain plus run of into the beck from another development could well tip the balance and city council should not gamble against this happening.

The primary school in scotby is full the local surgery is overloaded.

The road is narrow where the entrance is proposed the site is one of the few green areas in the village not already developed the applicants are offering to provide a children's playground as a benefit there is a great playground in scotby village there is not a housing shortage in the area and this development will not be a positive benefit to anybody other than the landowner and developers

I very strongly OBJECT to loss of amenity in Scotby Village by this application.

The proposal would have significant adverse impact upon the open landscape in regard to the scale, form, function and character of Scotby Village.

There is no exceptional special need for dwellings in this location; or other particular circumstances justifying such a departure from the local plan.

All planning applications have to be determined in accordance with the Development Plan. As part of the examination process for the Development Plan proposed housing sites were assessed by following a Strategic Housing Land Availability Assessment (SHLAA) process, alongside an assessment of alternative sites and in regard to Sustainability Appraisal principles.

It is noted that no additional housing allocation sites were included by the Inspector conducting the Local Plan examination.

This proposal site SC14 Land at Towhead Farm (which Gladman Land have chosen to name Rookery Park) was discarded, with the comment "The landscape impact of development here would be unacceptable.

The site is therefore not considered suitable for development. This site is so prominent that it would be highly unlikely that a design could be put forward that would reduce its impact to acceptable levels.

Also, despite its close proximity to Scotby, the site is in an area that has a distinctly rural, and out-of-village feel that further renders it unsuitable for development."

No change in SHLAA status.

Under our Local Plan this land at the centre of the village (SC14) has been discarded for very specific reasons as stated in the SHLAA 2014 Consultation Responses.

To diverge from the Local Plan strategy without adequate justification would be to undermine its aims.

The proposal is contrary to and would prejudice the deliverability of the policies

contained in the Carlisle District Local Plan 2015-2030 (the Local Plan was adopted in November 2016).

Local Plan Policy HO1 Housing Strategy and Delivery.

It can be demonstrated that there is a supply of specific deliverable sites sufficient to provide a five year housing land supply within Scotby Village and the Parish.

This proposal should be thrown out as the land does not come under HO1 and it can neither be considered as a windfall site.

Local Plan Policy HO2 Windfall Housing Development.

"the development must NOT prejudice the delivery of the spatial strategy of the Local Plan and

Sect 3/and does not lead to an unacceptable intrusion into the open countryside.

Sect 5.16/ and do not adversely impact on wider views into or out of a village.

Local people should have the sole say in any plans for their area, not an unconnected business whose prime objective is to make money without any consideration for the community.

The proposed development is outside the development envelope and there are developable sites within the envelope. Also the development will change the character of the village and destroy the open aspects which frame it.

Often use the walks that are in and around the village, taking in the spectacular views across the fields. I have already seen several houses and estates going up in Scotby without objection. When will it stop ? I object to our villages becoming towns and ruining the countryside. The roads in the area are already congested with no proper footpaths, which makes it difficult for ramblers when we have to walk in the road between Scotby and Wetheral. This field in question has migrating birds like Housemartins feeding and nesting on the houses around it. Their numbers are already in decline. Has any of the above been taken into consideration. I doubt it. Councillors please think what you are doing to YOUR environment and safety of ramblers before committing to approving what will be a disastrous consequence of your actions. When its gone it's gone forever.

There is already significant development in and around Carlisle including the St Cuthbert's Garden village. There is surely no justification for additional building on the scale proposed in Scotby, or for that matter elsewhere in the area.

The site is a very valuable and treasured visual amenity of the village of Scotby with stunning views across the fields with the Pennine range in the background. There is a long standing bench set up on the village green specifically to enable people, visitors and locals, to enjoy the beautiful view. The development would permanently destroy this important feature of the village.

The local school is already stretched to take on new pupils and the development would increase demand further.

Scotby and Park Road in particular, where the school is located, is used as a route in and out of Carlisle. I have serious concerns about the negative road safety consequences of increasing the size of the village by such a scale.

I can think of no positive aspect of this proposal, other than financial - for the landowners and developer - but there are significant negative consequences for the residents of the village and those who pass through on a regular or one off basis.

The land is simply not suitable for development of any kind now or in future.

The site has been rejected by Carlisle City Council 'Strategic Housing Land Availability Assessment' owing to it's unacceptable 'Landscape Impact' furthermore it falls outside the District Local Plan.

The proposal will have a detrimental impact on village character of Scotby.

The proposed access road will be unsuitable considering the anticipated increase in the volume of traffic and lack of appropriate sight lines.

There is insufficient capacity at the local school and the school has significant access difficulties on the roads surrounding it.

This development will increase this traffic problem.

The drainage system has a lack of capacity for more housing development.

If this proposal is passed what was the point of the City Council developing and passing a Local Plan 2015-2030. It was a waste of public money and a pointless exercise if they now support the proposed plan by Gladman Developments. The views over to the mountains are breathtaking on any clear morning whatever time of year, and would clearly be compromised by a new housing estate being built. I believe that the proposed building area has already been dismissed once before, so why would anyone revisit that land when this is common knowledge?

As for schooling the extra children who would presumably live in such a development (Could we safely assume two to every household which would make a total of 180) where would they continue their education? Not in Scotby that is for sure, so that would mean Carlisle, or possibly Brampton.

How disruptive would all the extra buses passing through the Village be.

How dangerous would it be having all those children walking about on the roads in the summer, never mind the Winter.

There are inappropriately 900 empty homes in Carlisle so why try to erect estates wherever they can for nothing more than financial gain?

The proposed siting of the development is particularly ill-considered: it is on a greenfield site used by many villagers and tourists for recreation and walking dogs. Building here would both diminish the striking view into the centre of the village and from the village over the fields. The development would be prominent from most angles within the village centre and would certainly change the tranquil nature of this historic village.

Whilst walking my dog on the proposed development site, I frequently encounter rabbits, deer, pheasant, owls and bats. Surely maintaining this natural habitat should take preference over the commercial gain of this notorious developer.

I am a frequent visitor to Scotby and often ramble around the many footpaths and lanes looking across the fells. It would be a shame if the council planners ignored the objections and allowed a developer to ruin the area to line his pockets.

Apart from this I'd like the planners to look at the speech given by Sir David Attenborough

The developer seeks to desecrate the character at the heart of Scotby. This site provides an unspoilt open window to the wonderful rural view across to the Pennines. It has already been discounted as a potential development site in 2014 because of the detrimental impact it would have on the character of the village. Why would it be reconsidered now?

Once lost, it can never be regained.

Scotby already has more than its fair share of new development with another 2 sites earmarked in the local housing plan: Broomfallen Road with a proposal for 28 and Hillhead with 40. Dixon Homes already have 19 houses in the first phase and have sold only 4 to date. The second phase will add another 23 properties. Meadowbrook, next door to Scotby and within the parish boundary will provide a further 198 homes. The pressure on an already oversubscribed school is unimaginable without even taking into account the nightmare that Park road is at school times.

Carlisle has almost 1,000 empty homes according to the latest figures provided by the city council, but housing chiefs claim they are mounting a "strong response" to the crisis."

I'd be interested in hearing about this "strong response" and why it hasn't negated the need to desecrate a village to line the pockets of rapacious developers.

A site has already been earmarked to the South of Carlisle to provide homes for another 10,000. If the reality of this is pie in the sky then why not simply reduce the size to a capacity which is actually needed in this city?

My understanding that this "garden" village was meant to reduce the pressure on villages of becoming overdeveloped?

Surely the planners of CCC are not so myopic that they're unable to see that to give a go ahead on this development would make a mockery of their credulity.

Not only would this be an eyesore to the village, but a completely unnecessary build.

The village does not require this amount of new housing. It would seriously affect the school, the roads, and the quality of life for those currently living within the village. No planning permission should be given until a full archaeological survey is undertaken. Plus this is next to an important Quaker burial ground. In addition there are plenty of other houses being built in the immediate area. Surely by the time the houses on Cumwhinton Road, Garlands estate and addition to Barley Edge are complete and fully occupied the new Saint Cuthbert garden village will be starting. Also there is Portland Place ripe for conversion to housing stock, plus the numerous houses for sale in Carlisle. We do not need another ninety at scotby  
Too much housing would spoil the character of the village! Already too many new houses built in Scotby and the village can't cope with it!  
If it continues soon it will be a suburb of Carlisle!  
Don't let this happen!

Our village is growing at a rapid and uncontrollable rate. In fact it is on the verge of completely losing the village feel, atmosphere and beauty that the people living here moved here for.

We are losing our countryside views, wildlife & community spirit. Lambley Bank alone has almost doubled in the amount of houses in the past 6 years!

Scotby is a village in itself NOT an extension of Carlisle, Wetheral or Cumwinton!

We have already had major estates built in our village - enough is enough!!!!

The proposed development is unnecessary and will ruin the village feel of scotby. I have witnessed the increase in traffic and congestion on and around the roads in the village. The local school is heavily oversubscribed. There are houses which remain unsold in a nearby much smaller new build development.

In addition to this, the beautiful view across to the northern Pennines is at risk of being ruined forever.

Common land is not for building on - its belongs to the villagers of scotby.

There is enough brown field sites to be built on before wasting good land

Access and egress to the proposed site is on to a "country Lane" which does not have capacity to carry more traffic generated by 90 new households. Additionally the local school is already oversubscribed and does not have capacity to expand and accommodate additional children. Furthermore there is already extensive new building work ongoing in the neighbourhood and demand for further development is questionable.

This development will completely change the nature of the village as well as take away a valued green space and much admired view. The village has been subjected to extensive disruption recently and this development would lead to so much more. I would ask the relevant bodies to reconsider and reject this proposal

This large development will be sited in the only open space left which gives views to the open countryside and hills of the NorthPennines. Once lost it can never be regained. The local school is already full and the road through the village is already very busy and narrow. We and my neighbours have to park on the road as we have no driveway and it is like a bottle neck with wing mirrors having been broken off in the past. Parking is already at capacity during church and village hall times. There will be no benefit to the village in any capacity except perhaps a very small increase for the village shop. This one very small benefit is heavily outweighed by the many negatives.

If extra housing is needed surely this can be accommodated by the proposed Garden Village development which will cater for thousands.

This is not infill or brown field housing, please do not allow it to go ahead

Due to the poor infrastructure including school, accessibility, current road infrastructure, it should not be allowed.

We should protect the remaining land of the village as many of the residents moved to scotby for a peaceful living, good accessibility and schooling moreover the scenic beauty. It is the legitimate expectation of every resident of this village.

I would like to express my strong objection for a number of reasons



## Housing

The population of Carlisle & District has only increased by 6452 people since 2001 (101,940 in 2001 & an estimated 108,400 in 2010).

This works out at 370 people per year on average.

At present there are over 20 housing projects being built around Carlisle City.

These account for thousands of houses, some of which have been built Clover Fields 800+; Kingmoor 1000+; The Coppice Estate 189; Durranhill extension 19; to name but four totalling over 2000.

There are proposals for 480 houses between Wigton Road & Orton Road, 81 in North Scotby,

As the average household contains 2.5 persons this would require the population to increase by 2500 per 1000 houses built.

All these projects, existing or proposed are well over 3000 houses which would require a population growth of 7000 to 10,000 in the next few years.

There is no precedent for this as the population has only grown by 900 since the 2011 census.

## Traffic & Transport

At present traffic flows through Scotby are extremely high.

Many residents of Wetheral & Cumwhinton, who commute to Carlisle drive through Scotby to avoid 11 sets of traffic lights on the London Road axis.

By driving through Scotby & using the Park Road "rat run" they can emerge on Warwick Road via Botcherby & have only 4 sets of lights to encounter.

More houses mean more traffic along a narrow road where the local Primary School is located.

This proposal would add up to an additional 180 vehicles.

The proposed estate would have its access on the North side adjacent to Alder's Edge.

This road is too narrow as it stands & roadside parked vehicles already inhibit traffic flows along the Wetheral road axis.

## Flood & Drainage

The proposed estate of 90 houses would be located on rising ground which slopes down to the Wetheral road which is very low lying at this point.

The green field as it stands can easily absorb current rainfall but the vastly increased runoff from such a large development would greatly increase the threat of flooding to the houses in the lower part of Alder's Edge.

A major item of national news on the BBC outlined the greatly increased levels of rainfall facilitated by higher global temperatures.

There is no way of knowing if the proposed "water basins" will be able to contain this.

The much vaunted Carlisle flood defences constructed after the first major floods of this century proved to be totally inadequate for the second inundation.

## Education

At present Scotby Junior & Infant School has a capacity of 266 pupils & has an actual total of 270.

It has been operating at well over this for years.

At present it has 270 on roll but in 2012 it had 279.

At present there are 480 children aged 0-17 years old in the village but significantly 314 of these are 0-9 years old.

Gladman Land's vague promise of "some financial assistance where needed" does not even begin to address this.

A major development of 90 houses can only greatly increase pressure on the school.

The present population of the village is an estimated 2371 & the 480 children aged 0-17 years old constitute approximately 20% of this.

By the same proportions 90 houses would produce 225 people with 45 being between the ages of 0-17 years old 30 of which would be in the 0-9 age group.

The school could not possibly cope with this & the result would be overlarge classes in overcrowded conditions, much to the detriment of every child within the school.

#### Urban Sprawl

Housing development in rural villages can have many effects, some positive & some negative.

In the case of Scotby, large scale developments would merely lead to it becoming an outer suburb of Carlisle & losing its character.

It lies far too close to the existing city boundary.

The housing developments at the Garlands & Durranhill are pushing the boundary ever closer to the M6 & to the village of Scotby itself.

So much so that the new 'Meadowbrook' estate has come under the Parish Ward.

It was always planning policy to try & avoid this scenario until regulations became more "relaxed".

#### The character of the Village

The Carlisle District Masterplanning document of January 2013 has the following to say about Scotby

"The architectural character of the ancient core is strong & fairly cohesive."

This has been largely maintained as the more recent Alder's Edge is tucked away behind Scotby Steadings & trees.

However the proposed development of "Rookery Park" would totally destroy this character as it is on rising ground & would totally overshadow this ancient core to the detriment of the settlement

Scotby is very much a linear village in 3 parts.

The core within the railway lines, the South along Broomfallen Road & the North along Scotby Road & Park Road.

Historically suburbanisation has occurred largely to the North leaving the core & the South largely intact.

This proposal would totally destroy this well managed policy.

Consequently, I do hope you will reject this housing proposal on the grounds laid out above.

I strongly object to these plans. The erecting of so many new houses in this small village would entirely ruin its rural, peaceful character. It would also destroy this green field site as is not in keeping with the surrounding landscape. Also there is no demand or need for such housing development in this village.

The surrounding country lanes are also inadequate for the increase in traffic that would ensue which in turn would cause health and safety issues, not to mention the noise pollution.

Unacceptable landscape impact as highlighted by Local Planners as per Local Plan for Scotby.

Increase in volume of traffic to existing road and proposed site entrance. Historically most 3 bedroomed houses now have 2 cars per property. A vast increase in traffic through the village, in particular Park Road where the road is narrow, houses the school and already difficult at certain times of day.

This site sits outside the local district plan and has already been rejected by Carlisle City Council with the comment "The landscape impact of a development here would be unacceptable"

Scotby has already been subjected to substantial development with approval already gained for even more houses still yet to be built, the addition of a further 90 houses would have a considerable impact on the scale and character of the village.

The school is already bursting at the seams and the traffic congestion a nightmare during the start and finishing times of the school. A development of this size would only add to this congestion and have a detrimental impact on the village and the life of its residents.

This development does not fall within the local plan policy HO1 Windfall Housing Development.

Page 98 of the plan states " the development must not prejudice the delivery of the

spatial strategy of the local plan and sec3/ does not lead to an unacceptable intrusion into the open countryside.

Sec 5.16 and does not adversely impact on the wider views into or out of a village. This development should be refused to preserve the character of Scotby as a village and not set a precedence for even further development turning a beautiful village into a full blown town.

The Council has already confirmed at August 2018 that it can demonstrate a 5 year housing land supply and has also recently won Government support to go ahead with a "garden village" development of 10,000 houses only 10 minutes or so from Scotby.

This suggests that there are ample opportunities to meet identified needs without requiring Scotby to accommodate further significant development amounting to 100% more than that allocated to it in the Local Plan.

Such a development would have an unacceptable impacts on the landscape character and settlement character, including the setting of Scotby and clearly conflict with relevant local plans as mentioned previously

There is enough houses being built in the area plus the number of properties for sale we don't need any more

The proposed site further detracts from Scotby feeling like a village. The school facilities (parking) are already ridiculous and this would further compound the problem. There are already other sites with planning in Scotby and adding to this is unnecessary.

There are other site is scotby that cannot sell the houses. It would make no sense starting another site. Also school parking is bad enough as it is, with more vehicles it would become a nightmare to park

The village of Scotby has already seen new development of around 100 dwellings in recent years, which certainly fulfills any requirements under the Carlisle Local Plan 2015. A further development of over 90 homes would nearly double that.

The location of this proposed development has already been 'discarded' by Carlisle City Council in the Local Plan preparation process when the Strategic Housing Land Availability Assessment found it would have "unacceptable landscape impact". So why is it being considered again?

A development of this scale in such a small rural community is going to have a severe impact in terms of extra traffic, pollution and congestion, and will completely change the character of the village. It is unfair to impose this on the existing residents for the financial gain of property developers and should not be given planning permission under any circumstances.

Scotby village was and has been a "typical English village" and the proposed development would transform Scotby village in to a not so glorious housing estate. Over the years development in Scotby has been intense , made by vandals, or by their other name, "developers" ,who have no interest other than making money at the expense of our village. When I hear developers saying " its all in the name of progress" and "its all for the benefit of the village" I could scream at the their arrogance.

I don't normally spend my time objecting but feel this is a huge step too far !!!!

Surely the fact that application has already been rejected by Carlisle City Council with the comment "The landscape impact of a development here would be unacceptable" should mean this proposed development would not go ahead?

The stunning view from the village centre across the fields to the fells beyond will be lost forever.

This land has been considered previously for development and discarded because of its unacceptable landscape impact. Furthermore, the proposal falls outside the District Local Plan.

This land is home to many forms of wildlife and there has been a huge shift, I think among people in general about the concern there should be about natural habitats. The effect that speculative developers and builders are having on the natural world

is profound and having a great damaging effect.

Carlisle City Planners must oppose this development and stop the loss of this natural beauty once and for all.

- The proposal to construct up to 90 dwellings will overlook multiple properties; this will lead to a loss of privacy and will certainly impact on the peaceful enjoyment of many Scotby residents, homes and gardens.
- The building proposal will be visually overbearing. It is an inappropriate design for this part of the village, and is unacceptable intrusion into the open countryside.
- Such a large construction proposal would be totally out of keeping with the neighbouring properties, which are mainly smaller cottage style houses, private detached dwellings single story buildings.
- The parking proposal indicates just one place per property which is significantly less than modern households require and doesn't allow for visitor parking. This will cause noise, pollution and dust at all times of the day and night.
- Wetheral Road is already a busy rural road; this additional concentration of traffic and inevitable roadside parking will cause traffic problems and create a safety hazard for pedestrians and other motorists.
- Scotby village highway infrastructure is not designed or suitable for the inevitable increase in traffic. Furthermore; the location of both railway lines, existing properties and narrow roads does not allow for realistic expansion.
- There are already multiple new housing developments underway within the parish that exceed the District Local Plan 2015-2030.
- The local primary school is already oversubscribed and could not support additional children that would come from this development.
- There are multiple 'brownfield' sites available between Carlisle, Scotby & surrounding area that must be considered by the council prior to destruction of rural village based greenfield sites.

Park Rd. Scotby is impassable currently at school opening & closing times as all local residents are aware.

With the present developments at Scotby Rd. ( Story Homes ) & the current development underway (Taylor Wimpey ) at the Southern end of Park rd. there will be total gridlock.

Until the road problem is addressed & the lack of school places the area cannot handle additional residential properties.

This application flies in the face of every proposal requiring responsible house building within Carlisle and the surrounding area and yet the City officials are willing to put in place 90 households that may see their homes sink into the land which was deemed unsuitable for house building on only 4 years ago.

The view will be taken away in a beautiful area voted upon by saving the Council 85k ish should the developer object.

The new houses will increase the car population in the village which is already severely disruptive, causing the already maniac traffic in the area to increase. It will have a significant negative impact on the character of the village.

It will ruin the visual impact from the village green across the fields to the fells beyond.

Any development on this land will lead into an acceptable intrusion into open country side.

This land has already been considered and discarded for the reasons I have stated so city planners must stick to their word and reject this proposal.

Should planning permission be granted at this location then the proposed development will at an instant remove a corner of farmland essential for maintaining Scotby's rural character.

Scotby has grown as a long narrow village and yet this further development now threatens the only viewpoint afforded over open countryside to the North Pennines. As a consequence this is not only a highly cherished feature at the heart of the village but one which provides a physical and abstract 'gateway' into the countryside

beyond.

Recent and rapid developments in Scotby and surrounding villages has lead to an increase in traffic, which at peak times can be continuous. This situation can only be exacerbated by further development for which local infrastructure (schools and amenity land) is already stretched.

I object to this planning application on the grounds of maintaining the landscape characteristics of the village and its scale in order to help prevent Scotby from simply becoming another suburb of Carlisle

This site has already been rejected by the Council as unsuitable for development because of its unacceptable landscape impact. Historic and recently approved developments are already ruining the village by converting it into a housing estate which places unacceptable strain on the existing infrastructure and particularly the educational provision in Scotby.

The wider question is how much more housing does Carlisle need? Where is the employment? where are the schools? where are the local shops? Added to which there are already substantial developments going on in nearby villages such as Cumwhinton and Wetheral.

Most importantly it would seem that approving this application would destroy any prospect of the strategically well-thought out plan to construct a garden village and relief road to the south of Carlisle being approved by Government.

Far too large a development in what is the only open aspect from the centre of the village

1. The erection of this development will put further pressure on Scotby primary school which is already over subscribed.
2. The development would increase the traffic congestion through the village. This is already a problem on school road during peak times.
3. If we continue to allow such housing developments to be built the villages of Scotby, Wetheral & Cumwhinton will eventually join up and just become another suburb of Carlisle.
4. This development could also change the traditional character of Scotby village. It could become more of a dormitory village with people having to travel quite large distances to seek employment.
5. The development is also very close to the conservation area in Scotby village linked to the Carlisle to Settle railway.
6. It could also significantly devalue the houses which would look over the development. In particular the properties on the village green.
7. The proposed entrance to the development would also appear to be a problem. The Wetheral to Scotby road is already a busy commuter route & this entrance does not appear to have very good visibility. It is sited on a hill which is close to a corner & a T-junction.

I am objecting to this development on the basis of the unsuitability of the site and the unacceptability of the landscape impact of the development.

This land has been discarded within the SHLAA that led to the adoption of the local plan - it is not part of policy HO1.

The land should not be considered under policy HO2 as "Windfall" as it has been considered under SHLAA and discarded on the grounds of " potential landscape impact grounds". " Encroachment into open countryside; prominent site that could detract from the open character of this part of Scotby"

1. It is legal requirement of the National Planning Guidelines that if an application does not meet the requirements of the Local Plan, which this clearly does not, then it must be refused. There are no ifs, no buts - it must be refused.

2The applicant as far as I am aware has made no effort whatsoever to assess the possible archaeological assets of an identified sensitive site contrary to the requirements of your own planning guidelines.

3There already exist ample opportunities including the 'garden village' to meet all identified housing need without requiring historic villages, such as Scotby to accept

developments that are totally inappropriate in size, nature and scale to the historic village setting.

4 One must seriously question if the village infrastructure can cope with this large scale development especially with regard to Education. It clearly cannot be a case of a Section 106 to provide say an additional classroom when the school site is already so congested that some staff have to park on what is already a narrow road with limited pavements that must at times put the safety of children at risk.

This speculative development must be rejected.

There has been another planning application for about 90 houses between Hill Head and the A69 behind Scotby Road, I understand this was recently turned down. This land is within the area proposed by the council in 2014, (the land at Rookery Park is not within the council plan) where planning permission would be looked on favourably. I do expect this planning application will ultimately be agreed. On this premise, if the application for the Land at Rookery Park were to be approved, this would mean 180 new builds in a village where that number would almost double the size of the village. For this to take place in possibly a 12 month period would cause havoc at both ends of the village.

I also think the road from Scotby to Wetheral where it passes Rookery Park is very narrow, which has been exacerbated by the new estate at Alders Edge, with cars parked on the roadside, it will be even worse if you add the numbers of cars coming in and out of an estate of 90 houses opposite.

I object to the proposed development for the centre of Scotby Village. It will take away the rural aspect of the village - the traffic through the village will increase, the access to the development is in a very dangerous spot, the school will not be able to cope. There is already a development for 90 houses proposed for the other end of the village and more proposed development on Broomfallen Road. The village of Scotby will be no more - it will just turn into a suburb of Carlisle.

Gladman say it recognises its responsibility to respect the character of the village - in which case they should withdraw their application!

1. The effect of the development on the character of the neighbourhood. As others have stated this development will permanently destroy the most treasured view in the village. I would also like to point out that the Landscape and Visual Appraisal document submitted with this application contains many photographs of the views in the area, none of which show the view across the fields and to the fells which most fear losing. This is intentional and dishonest.

2. The effect on Scotby School. The Statement of Community Involvement (Para 3.2.1) states that there are currently eight spaces at Scotby School. Not only does this confirm that the school cannot cope with this development it also shows that the school can not cope with the ongoing developments which will be complete before this one starts.

3. The effect on the Ecology. The Ecology Appraisal confirms extensive bat activity at the location. Any development will disturb this and is therefore illegal. There is also no mention of having tested Pow Maughan for white clawed crayfish, a requirement for development within the River Eden catchment area.

4. The impact on road safety. The Transport Assessment has used incorrect site descriptions, measurements and traffic survey data to reach the conclusion that the development will not have an impact on the local road network. I have the following comments on the Transport Assessment:

Paragraph 3.3.1 - TA States road width of 5.5m is incorrect. Actual measured width is 4.6m. This is important as 5.5m is the recommended minimum width in the Cumbria Design Guide. TA states road along site frontage is 60mph, this is incorrect as road is 30mph

3.3.2 - TA states no footway in northern verge - there is a footway which was constructed as part of the Alders Edge development in 2014

3.3.2 - TA states no street lighting along this road - street lighting installed as part of Alders Edge development

3.5.8 - TA states traffic loops were installed 16-22 May. I have a photo showing them in place on 3 June. 3 June was the last Sunday of half term when traffic flows are significantly lower. The report states that the raw data from the counters is available on request. I requested this from Gladman on 30 November but have not had a response.

3.5.10 - TA incorrectly states speed limit is 60mph when it is 30mph. This is important as the author then explains how the traffic counter recorded speeds of 33.1 and 37.7 are 'encouraging from a safety perspective'; obviously the reverse of this is true. In accordance with the Cumbria Design Guide a Primary Street where speed limits are over 37mph should be designed in accordance with the Design Manual for Roads and Bridges. The Developer has ignored this and designed to lesser specification making Paragraphs 4.2.5 - 4.2.12 meaningless.

4.2.3 - TA states distance of 80m when actual is 60m. Significant difference with regards to design requirements.

4.2.12 - Incorrect speed limit quoted again.

6.2 - Incorrect if false ATC dates

6.3.1 - Four other developments in Scotby not considered making the rest of this section meaningless.

Appendix C - Alders Edge not included in these vehicle movement figures therefore conflicts between two developments on opposite sides of the road have not been considered.

I believe this provides the technical evidence that the development will adversely effect highway safety and the convenience of road users.

This site was previously considered for planning and discounted for all the right reasons, Scotby has been developed with in fill development over many years.

There are two sites earmarked for development that would not destroy the character of the village.

I therefore strongly object to this application that would only be for the of benefit to the developer and land owner, and very much detriment to the village of Scotby.

I would like to strongly object to this planning application.

The proposal falls outside the District Local Plan.

The traffic from 90 houses through the centre of the village will cause safety problems.

There are already many new homes being built nearby i.e. "Meadowbrook".

The beautiful rural aspect will be lost forever.

Scotby has had its fair share of development over recent years; with more sites due to break ground imminently (Broomfallen Rd) and Hillhead to the North, not to mention numerous other sites currently under development within the local Parish.

The local infrastructure is already at full capacity with limited amenities as is.

The school is also over-subscribed and there is a very limited bus service.

The village access roads are busy and over used far in excess of what they were designed for. In particular I refer to Park Road; a road so busy from school and village access traffic that some friends of ours recently withdrew interest on a property purchase there and completed on a sale in Warwick Bridge instead.

Can I ask what amendments and financial grants for the school/educational facilities in Scotby will be confirmed should Gladman's proposal be accepted and the village population increase? I welcome the Council to consider the strain on Scotby Village School should a) the annual pupil intake increase, and b) should the school catchment area expand

My peers and I, are in our mid/late twenty's, graduates and in full time employment, and agree that we are completely disinterested in purchasing property on a new build estate (toy town) for the following reasons

- \* They are expensive first homes
- \* Property uniformity with no historical or design character
- \* No existing next door neighbour community
- \* Lack of space for future home improvement/extensions and landscaping

\* 'Ring road dependency'

Carlisle City Council ought to think very carefully at the level of housing they are allowing in the Scotby area and ask themselves what benefits it brings.

Do not allow this application to proceed

The development on the edge of the village would materially change the character of the village and is totally disproportionate to the village, and is contrary to the "local plan" Scotby Primary School and any other primary school within two miles are all over subscribed as they are.

There are many "brownfield" sites available within the present city limits that should be developed before even more "greenfield" sites are developed.

The Planning Application by Gladman to build 90 houses on land at Townhead Farm/Rookery Park falls outside, and is not part of policy HO1.

Neither should this land be considered under policy HO2 as "windfall" development as it has already been discarded by the City Council: - quote

"Encroachment into open countryside: prominent site that could detract from the open character of this part of Scotby" (SHLAA)

Further, this proposed development is inappropriate in size (90 dwellings and possible future mission creep), nature and scale for this historic village. Already there has been an increase of 350 plus dwellings and proposed dwellings in a village of a mere 500 dwellings. It is clear to all who live here that the village infrastructure is failing to cope with this increased demand.

In conclusion this planning application does not meet the requirements of the Local Plan (2015-2030) and, for this reason, and those outlined above, I trust that the City Council will reject it unanimously.

Housing estate that big in the centre of the village would ruin the village. Not necessary and not in keeping with the local plan

The Carlisle plan clearly indicates this land was never meant to be built on and previous attempt have proven that this land is not suitable.

When we moved to our property (directly beside the site of the application) we were told all of the surrounding land was green belt and would not be developed. Less than 3 years later Story homes successfully got permission to build over 40 homes on our front doorstep. In time we came around to the idea of having neighbours so close, even though 40 houses seemed a huge amount for the size of the land. Now to see another proposal on more discounted land, is shocking and surely the council can not even consider this development as suitable for the village. Where will it end if this site is given permission? The villages of Scotby, Wetheral and Cumwhiton will soon merge together to make a town if these developers are allowed to continue ! Our property is directly next to the proposed sight and the proposed pumping station. How unsightly will this station be? Will it come with a smell?? with a noise?? and the proposed "pond" next to it... how secure will this be?? will children be able to get near and so will it be a danger to them? will it flood? The beck that runs beside our house does flood and often can rise over our garden, if this "pond" were to over flow where will this water go?? Into my house?? Into the current drainage system which already is pushed to its limit in the village??

The village school is full to bursting with this years intake of 44 children being the highest it has been for a number of years. If the school was required to extend to meet the demand of new children in the village where would they build?? would they build out to the front so that the reception children lose their out door play area? Or would they extend to the side so that the infant children lose their playground? or perhaps they would extend around the back so the sports field would disappear or the wooded area where children take many classes in the summer would have to go?? The traffic at school drop off and pick up times is horrendous and every dangerous, to up numbers at the school would increase these problems. Yes people can walk to the school but many parents drop off their children on their way to work so walking is not an option.

The traffic flow on the road to the front of our property and the proposed sight is fluid



and this is a very fast road even though the speed limit is low. I think a traffic survey would need to be carried out when the road is in full use as I believe surveys have previously taken place in school holidays and even when the road between Wetheral and Scotby was closed for a number of weeks earlier this year.

These are all general concerns of the people of the village not just us as neighbours to the site. We have many personal concerns but I find these irrelevant at this stage and the fact that Carlisle plan clearly indicates this land was never meant to be built on should be enough to ensure the council declines this application.

The planned new development would lead to further overcrowding on the roads. It is already very busy and becoming increasingly dangerous for elderly residents to cross the roads safely. The T junction in the middle of the village is already very congested at peak times and any further development will only add to the possibility of accidents involving both pedestrians and vehicles at this point.

There is also major congestion past the school at drop off and pick up times, and as a result any increase in traffic volumes will only worsen this potentially dangerous situation.

There is already sufficient planned new housing for the village on more suitable sites.

The school is already up to capacity and would not be able to handle the potentially large number of new children coming to live in Scotby as a result of the proposed new development

I am aware that numerous people oppose this planning application, which includes a large amount of names on a petition, and even support from the Member of Parliament for Carlisle, John Stevenson MP, and I oppose this plan for the same reasons.

There is a plan in place which includes planning applications within Scotby already, as well as the garden village in nearby Wreay. These are part of a plan that was set in stone that was agreed. This planning application is not accounted for within the plan.

There is no benefit in my opinion for this proposal to be accepted, the village is already over subscribed without the agreed developments being completed yet, this application is for 90 dwellings which is a huge amount. This would, in my opinion, ruin and spoil the village. We have a school that is too small to accommodate this development, there are already children from Wetheral, Botcherby, Aglionby and other near by areas attending Scotby School because they don't have a school of their own and this already causes traffic congestion which I think is dangerous because there are insufficient facilities & parking for parents to drop off/collect their children from school. This is only going to get worse if this application is approved. I have no idea where all of the people would come from to fill all of these houses, if approved, but surely support to the plan should be primary focus, after all why create a plan which details the forthcoming few years if we are not going to stick to it? If approved this would show a lack of confidence for me and other members of the public in Carlisle City Council's intentions.

I strongly believe that a firm decision declining this proposal should be made to stay true to its values in its policies and plans.

1. Traffic flow - the access to and from the site is very narrow at the proposed exit and at the bottom of a shallow hill and will lead to congestion not only at the junction in the middle of the village, but add to the already crowded Park Road especially at school times and further traffic pulling out onto the A69.

2. Sewage and water flow - The sewage is already having to be pumped up the hill into the main system and we understand it is already over capacity and a further 90 homes will add to the problem.

3. Insufficient infrastructure - the school is already over crowded and are children really going to walk from the site assuming they can get into the school? I have been aware of parents who only live within 200 - 300 yards who drive their children to school. If they can't get in to the school then they will have to be driven to other

schools adding to the traffic problem.

4. Support to local business. There are very few local businesses and the supposed extra support we would suggest is illusory.

5. Unacceptable Landscape Impact - we understand the area was discounted by the planners as being unacceptable for development when considering the local plan in 2015 and nothing has changed.

1. Development has already been discarded for the local Scotby plan in 2015,

2. Would overload an already stretched infrastructure.

3. Inappropriate for such a small village,

4. Would change the character of the village.

5. Access is too tight and dangerous.

6. Children crossing this busier road would be put at increased risk.

7. Drainage would have to be greatly increased at significant extra cost.

1. Notwithstanding the applicant's submissions to the contrary, the proposal is outside many of the provisions of the Local Plan 2015 to 2030, and not sufficient justification has been advanced to warrant departing from that Plan. For example, it is contrary to each of the five elements in Policy HO2: its scale is inappropriate to the scale, form, function and character of Scotby; it is not necessary to enhance or maintain the vitality of the rural community; it is on the edge of the existing settlement but is not well contained within existing landscape features, physically connected or integrates with Scotby and does lead to an unacceptable intrusion into open countryside; although there are services in the village they have been stretched to breaking point by existing developments and those proposed on allocated land; it is certainly not compatible with adjacent land users. The applicant's suggestion that the three last points in this Policy are complied with "due to the location of the proposal in the centre of Scotby" is risible and conflicts with other statements that the site lies in the open countryside. It is not in the centre of the Village; it is in the open countryside. That said, the impact upon the centre of Scotby (for example, the views from the village green) will be significant especially over the wide and long distance views to the Pennines. It follows that the proposal is also contrary to Policy SP1 in that it does not "accord with the policies in the Local Plan" and, is contrary to Policy SP2 to the effect that development in rural settlements must be of "an appropriate scale and nature", "commensurate with their setting" and "enable rural communities to thrive".

2. Contrary to the applicant's submissions there is a five-year supply of deliverable housing sites in Carlisle.

3. Related to the above, in a transparent attempt to pressurise the local planning authority, the applicant relies upon national policies and statistics that are of little relevance to the village of Scotby: for example, "there is a housing crisis in this country" (2.1.1).

4. The proposed development would have an unacceptable impact on the landscape. Even the applicant accepts that noting, "As with any greenfield site, the development will introduce changes to the area and some urbanising effects..."

5. The proposal would give rise to significant overdevelopment. Land to accommodate some 800 new dwellings has been allocated/permissions granted in East Carlisle, 350 in Wetheral Parish and approximately 215 in Scotby.

6. The proposed junction of the site access with the narrow public highway is inherently dangerous as is evident from the proposal for the highly unusual priority access to the site.

7. Contrary to the dismissive submissions of the applicant, the land is of significant archaeological importance.

8. The asserted benefits are of doubtful relevance or accuracy. To the extent that they are benefits, such benefit would arise from any equivalent proposal for development of land allocated in the Local Plan without needing to despoil what the applicant admits is a site that "lies in open countryside" (6.1.7). The principal benefit is, of course, a huge financial benefit for the applicant.

9. The applicant asserts that there has been a consultation with "the local community". There has not. The exercise undertaken was purely 'box ticking'. Apart from three neutral comments every comment was one of opposition, which the applicant has totally ignored; worse, it has wrongly asserted that some of the comments were positive in nature.

It is contrary to policies contained in the Local Plan 2015-2030, which was adopted in November 2016 and is therefore still very current. Additionally, the Plan and the allocations contained in it were considered by an independent planning inspector who was satisfied that they were the right allocations for the Village and that no additional or alternative sites were required.

In accordance with the Plan permission has been granted for 45 dwellings at Alders Edge and 42 dwellings at The Plains, and for numerous other sites that accommodate from 1 to 3 (Parkett Hill) and 4 (The Grange) dwellings. In addition, the site to the south of the Village on Broomfallen Road has permission for 28 dwellings and the land to the north, known as "off Hillhead", is identified as having a "yield" of 90 homes. These are the sites that were chosen by the City Council as the preferred sites for development in the Village taking into account recent development, the capacity of local services and infrastructure, the form and layout of the Village and comments received during the consultation process.

The principle of 'windfall' development is acknowledged but the Council's policy is that such must be proportionate to the scale and role of Scotby and must not risk the delivery and viability of sites such as the above that have been allocated. This proposal for 90 dwellings is contrary to this policy. In particular, it has been said that if permission is granted for this site, that "off Hillhead" will no longer be viable and will not proceed.

More generally, there is an abundant supply of housing land within Carlisle District; well beyond the requirement of National planning policy. As is apparent from its up-to-date Local Plan, the City Council can demonstrate a five-year supply of housing land comprising both a number of deliverable allocations and a wide range of planning approvals. As such there is no pressure or obligation to consider sites such as that proposed in this application, which would not be in conformity with the Plan Windfall Policy

An aspect of the Windfall Policy is that development of a proposed site "will not prejudice the delivery of the spatial strategy of the Local Plan". Additionally if the site is on the edge of the settlement (as is this application site) it must be "well contained within existing landscape features, is physically connected, and integrates with, the settlement, and does not lead to an unacceptable intrusion into open countryside. The proposed development is significantly at odds with this statement of policy, the justification for which includes that a proposed windfall site should "not adversely impact on wider views into or out of a village. Housing development on the land in question will be contrary to that justification principle: it will destroy the view of the Pennines from the heart of the Village. It will also adversely affect the setting and character of this part of Scotby.

Additionally, the site is a large, open area that comprises open countryside and its development would amount to an unacceptable intrusion, which the policies in the Local Plan seek to resist.

An important consideration is that this proposed site has not been overlooked in previous assessments of land suitable for development. Indeed, it was specifically considered in the SHLAA as recently as 2014, the outcome of which was that it was categorised as "Discarded" due to "Unacceptable landscape impact". If the site would have had "Unacceptable landscape impact" four years ago, it must continue to have the same impact now.

This is important as it is said that the SHLAA "aims to identify all suitable sites with the potential to meet housing requirements up to and beyond the 15 year plan period".

As a member of Friends of the Lake District, I endorse the points raised in their letter

to you dated 7/12/18 objecting on the grounds of impact on the landscape etc. This is also the reason given by SHLAA 2014 not to include this land in the District Local Plan 2015-2030.

I must reiterate all that has been said regarding the horrendous and dangerous traffic problems as children are dropped off between 8.30 am - 9 am and picked up 3 pm to 3.30 pm. Another 90 houses would probably mean another 180 cars trying to come along Park Road at these times. I urge the planners to come along at these times and see the congestion for themselves and be reminded that young children's lives are at risk here.

1. the area in question has been deemed unsuitable by Carlisle city council
  - 2 insufficient infrastructure to support the development especially as the school is already oversubscribed and the village is often highly congested
  3. It would change the character of Scotby village
  4. Access point is narrow and dangerous, particularly for pedestrians
  5. It has not accounted for safe access to school and public amenities
  6. Drainage from new houses would be a major issue as the system is already over capacity. To improve this would have a huge financial implication to local authorities
- Land has already been deemed not suitable by the Council  
Roads are very busy already and it is far too close to a congested junction .  
School is already oversubscribed

New entrance far too close to the junction where cars are continually parked for the Post office and Bus stop

The rural village cannot support such a large increase in population - there is insufficient infrastructure

Visually it's destroying the rural feel and visual impact of the village.

a) The land was considered and rejected from inclusion in land suitable for dense development when Carlisle City Council completed the Strategic Housing Land Available Assessment in 2014 and hence the proposal should not be considered again.

b) The proposals remain inconsistent with Policy H1/DP1 as:

(i) The site is not well related to the landscape of the area and intrudes on open countryside.

(ii) The scale of the proposed development is not well related to the scale, form and character of the existing settlement.

(iii) The layout of the site, and the design of the buildings, is not well related to the existing property in the village.

c) Traffic access onto the main road which is very narrow and visibility difficult due to the bend and with road safety issues for children.

d) Flood risk for drains overflowing in heavy rain.

e) The local school full.

f) There are numerous unsold houses and new developments in the area and we do not need anymore.

An eyesore on our neighbourhood.

In support of affected family members and friends, I object to the proposed development.

Not only will it ruin the visual landscape of the village I am also concerned about the increased amount of traffic and noise pollution it will create.

Living opposite the planned site I purchased my property due to the peaceful location, SMALL village feel and beautiful views of the countryside. I feel this planning is robbing us of our existing homes which we love and appreciate.

It is common knowledge that this application falls outside of the Carlisle District Local Plan 2015-2030 and that the site was recently discounted from the SHLAA as having an unacceptable impact on the landscape...nothing has changed. This application also clearly does not comply with policies SP2, HO2 and GI1 and is a gross contradiction to the St Cuthbert's Garden Village Plan for 10,000 new homes only 10 minutes away. Furthermore, content within the Transport Assessment

provided by Gladman is false: Paragraph 3.3.1 The road width is in fact 4.6m not 5.5 as stated - note 5.5m is the recommended minimum width in the Cumbria Design Guide. The speed limit is 30mph not 60mph. 3.3.2 There is adequate street lighting and footways which were input in 2014 during the construction of Alders Edge. 3.5.8 Claims that the traffic loops were fitted 16-22 May 2018 are false. These were in place during the June 2018 half term holiday meaning a false reading has been provided not incorporating typical commuter vehicles and school traffic

I am concerned about the impact that 90 more houses will have on education too. Scotby school cannot cope with these additional admissions so what will this mean, will you force children to move elsewhere to accommodate these newcomers? The school cannot physically extend due to its location and there is already no suitable parking which is a huge issue. More housing is only going to exasperate this and the danger posed by the amount of traffic along Park road during peak school drop-off/pick-up times.

The road in front of my house is effectively going to become a through road for a ridiculous amount of traffic and the noise pollution is not something I wish to put up with or have my children grow up around.

Yet more unnecessary and unaffordable housing destroying the beautiful countryside.

I don't like the idea of it being next to my friends house as it will decrease the value. We strongly object to this proposal of yet again more houses in the village of Scotby - which should be allowed to remain as a 'village'. We have noticed the increase of traffic on Scotby Road to the point some days it's like another lane on the motorway! To build another 90 houses in Scotby would be a huge safety hazard due to even more traffic on this village road putting local residents at risk. Please listen to the residents of Scotby and stop this ridiculous planning application being approved - I reiterate, Scotby is a village and should remain a village

I wish to strongly object to the application to build 90 houses at Rookery Park, Scotby.

The site was discounted from the SHLAA as having an unacceptable impact on the landscape and it is outside the Local plan 2015-30 so surely this is not up for alteration at this stage.

The narrow road between this site and Alders Edge would not be adequate to take the Wetheral commuter traffic and school traffic to Park Road if 90 houses are added to the equation.

Scotby school is already over subscribed and the traffic chaos on Park Road is already unsuitable without any further additions.

One of Scotby's many appealing charms is its scenic beauty. Unfortunately, if enacted, this proposal would gravely alter the character of the village and blight its allure by spoiling one of its focal vistas.

I therefore object to the proposal on these grounds and on the additional grounds that the village already suffers from high volumes of traffic, evidence has been shown that the area is of archaeological significance, there are many unoccupied houses currently in Carlisle and principally... this is green belt land.

The presence of grazing animals provides the village with an invaluable serenity, a natural beauty worthy of our protection.

There is insufficient justification to ignore the wishes and numerous objections held by the village's many residents, human and otherwise :)

Will change the character of a small village once implemented, will the buildings match the existing ones? I doubt it. Also the disruption to the residents whilst works are ongoing would be horrible. I would suggest finding somewhere else to build.

The very nature of the village does not justify the proposed development, the local amenities will not cope and traffic would be horrendous if all the houses did sell, a lot of people run 2 cars, and where are the children going to be schooled

I would like to object to this proposal as there are too many houses both existing and under construction in the village as it is. More houses are not needed. The village

cannot support any more traffic. Parking is a problem all ready with people using the few facilities we have now in the centre of the village and the access to this proposed development is on a very bad corner.

Scotby used to have 11 farms in & around the village. Now there is about 4 left.

Far too much greenfield land has been developed on, & the character of the village has changed immensely!

If it wasn't for the M6 it would be swallowed up by the City!

The facilities can't take more housing, & too much building has already taken place!

I strongly object to any more development!

This piece of land was considered and rejected from inclusion in land suitable for dense development when Carlisle City Council undertook the Strategic Housing Land Available Assessment in 2014 and so it should not be considered again.

The proposals remain inconsistent with Policy H1/DP1 as:

(i) The site is not well related to the landscape of the area and intrudes on open countryside.

(ii) The scale of the proposed development is not well related to the scale, form and character of the existing settlement.

(iii) The layout of the site, and the design of the buildings, is not well related to the existing property in the village.

Traffic access onto the main road which is very narrow and visibility difficult due to the bend and with road safety issues for children.

Flood risk for drains overflowing in heavy rain.

The local school is full and even if there were more places, Park Road is already an accident waiting to happen at school drop off and pick up times with parents apparently unable to walk their children from a distance much closer than the proposed development. They will certainly not walk from further. Cars will be parked on Scotby Road increasing the danger to both road users and school children.

There are numerous unsold houses and new developments in the area and we do not need anymore.

This would completely ruin what is a lovely, peaceful, green village

I object.

Where I live in Aglionby had a beautiful view, lovely field at the back of my long 120' garden and a few year ago Carlisle city council gave planning permission for three new homes in the field. We didn't object one bit. The homes were built. The final two went up for sale in April 2016. They are still up for sale and have always been empty.

For this reason I put to you, are these new homes truely necessary in Scotby?

Hasn't Scotby been punished enough with the buildings of new homes, extension of their village? Villages are beautiful and a way of life that we all buy into. To extend them with more homes over and over is detrimental to every person who has already bought there. We are not being pretentious and we absolutely welcome our new neighbours, but please please please hear us when we say .... we do want to keep our villages as villages.

Allow these people to build a new village somewhere, not extend our current villages anymore. Especially when homes are not selling as they used to.

It is an eyesore looking into these two new homes behind me that have stood empty since being built. They have no heating on inside them, they will be riddled with damp already. Don't get me wrong I see the bigger picture, what difference to a village does 2/3 new homes make, so we didn't object. We've since had more homes built further down the village again we didn't object. This has got to stop somewhere though. Surely the city council can see, we only want to keep our villages as villages? Is that wrong of us?

Scotby is a nice place to live, it is a village that I and many other people would aspire to live in. Why then you might ask would I wish to complain when someone wants to build houses that I might want to live in. The answer is surely that it is the future of Scotby which is now at risk.

The City has a development plan which takes into account resources and need. I would contend that this plan is designed to meet the future needs of the City and its inhabitants, not the financial advantage of a development company. If the City adheres to its plan then we can be reasonably assured that resources and need are balanced. If not we will open the floodgates to other "unplanned" developments and the chaotic use of scarce resources.

I object. So many new houses in the area, not required. Ruining a rural village. Scotby does not have the infrastructure to support this unnecessary number of houses. Not a single person in the village or surrounding area is in favour of this planning application and Gladman are ruining the morale of a beautiful idyllic village. Seems to be an entirely unnecessary development that will ruin beauty of the area for the locals. There are plenty of other locations where such a housing development would be more fitting

Spend much of my day sitting looking over this attractive and important field where development is proposed. Ask members of the committee to refuse this application in accordance with your local plan

#### 4.2 Of the 195 objections, 54 came from outwith the local area raising the following concerns:

- This application is utter nonsense.  
Why apply for building in the middle of the Village that will be a direct impact on the residence and destroy the only view from the village green.  
The school is already well over populated from surrounding areas that have been added and will not sustain anymore pupils or traffic. Park road around school time is a disaster waiting to happen! More houses without the correct plans in place are ludicrous.  
We should not let an outside national companies build in our local towns for quick cash. This should be local firms where the money will go back into the community and create local jobs
- Ruin views. Landscape and housing prices will fall
- Our country side needs to be protected. It will have a detrimental affect on the local wildlife.
- Development has already been discarded for the local Scotby plan in 2015, Would overload an already stretched infrastructure.  
Inappropriate for such a small village,  
Would change the character of the village .  
Access is too tight and dangerous.  
Children crossing this busier road would be put at increased risk.  
Drainage would have to be greatly increased at significant extra cost.
- Such a beautiful area of land should not be destroyed. There are habitats and animals that should be displaced nor the lovely scenery marred.
- Too much development already.
- This is a beautiful area and building houses there would ruin it.
- Land is ours not for this horrible development
- Countryside in Wetheral/Scotby/Cumwhinton is being ruined by unnecessary new build homes
- it's obstructing locals and we should leave nature how it is!
- Beautiful area, shouldn't be spoiled with yet more houses

#### 4.3 The objection from the local councillor raises the following points:

As a resident of the parish and as city councillor for the ward in which Scotby is situated, I wish to put on record my strong objection to this proposal. I have looked at every comment (almost 40 at the time of writing) on the planning portal and I can find no support from anyone who lives in the parish. In addition, many residents have contacted me to make clear their opposition. First, the background to this application should be considered. It is outside the Local Plan, so this is a windfall application. The site was discounted from the SHLAA as having an unacceptable impact on the landscape. Any development, however carefully designed, causes irreversible damage to the landscape. Development should only be permitted therefore if there is an overriding need for the 90 houses it proposes. In this case, it cannot be argued that there is an overriding need. Carlisle has, we are reliably informed, over 1000 properties standing empty. The council confirms that it is keeping up with the annual target for new homes advocated by the Local Plan and can demonstrate a 5-year housing land supply. Within a few years, development is planned to start on 10,000 houses in the Garden Village project. Permission exists for over 100 new homes in Scotby village, and 400 within a 2-mile radius.

Then the application itself should be scrutinised. As is eloquently argued in the submission by the CPRE, this contravenes multiple planning policies. Policy SP2 requires development in rural settlements to be 'of an appropriate scale and nature' and 'commensurate with their setting' and to 'enable rural communities to thrive.' As many comments on the portal have already stated, this application would lead to overdevelopment of the village and place undue pressure on the local infrastructure, so it fails to comply with SP2. It fails to comply with Policy HO2 also, as it is not 'appropriate to the scale, form function and character of the existing settlement', it will not 'enhance or maintain the vitality of the rural community within the settlement where the housing is proposed', it is not 'well contained within existing landscape features', it does not 'integrate with the settlement', but it does lead to 'an unacceptable intrusion into open countryside'. As the CPRE submission argues very clearly, this application achieves the opposite of the guidelines laid down in Policy GI1, which requires that 'all landscapes...will be protected from excessive, harmful or inappropriate development'.

In summary, therefore, the development proposed by this application fails to comply with Policies SP2, HO2 and GI1. It is unwanted and there is no need for it. I trust that the Authority will deny the application.

#### 4.4 The letters of support raise the following points:

- I see the potential for 90 new homes in a desirable village location as a good thing for Carlisle. Many years of building in the city has used up pretty much all of the available land and Scotby is only 3 miles from the city centre. It also has a good school which is a plus for families. Scotby and the surrounding villages have a lot of available space for building houses however infrastructure and roads would need to be improved. Carlisle city can't really expand anymore without overflowing to the surrounding villages which is why I support this potential development.
- I'm happy for the developer to build the housing.
- I'm in favour of these new houses.



- What a terrific idea. Just make it three times bigger

## 5. Summary of Consultation Responses

### **Cumbria County Council - (Highways & Lead Local Flood Authority): -**

#### Local Highway Authority comments

The applicant has provided a Transport Assessment, Travel Plan and proposed access strategy drawing to demonstrate how the site will be served in view of transport and travel. In summary the Local Highway Authority consider prior to planning permission being granted it is considered that further amendments and clarification should be provided regarding the emergency access, committed development (17/0896), junction modelling outputs for A69 / Scotby road / Holme Lane and the isodistance maps. Following the submission of further information a number of conditions should be attached to any permission if granted (covering standard of highway works, visibility splays, sub-base construction, lowering of kerbs, travel plan monitoring, construction management plan and a contribution of £6,600 towards travel plan monitoring).

#### Lead Local Flood Authority Comments

As part of the submission the applicant has provided a Flood Risk Assessment (FRA) and soakaway test to assess how the development will impact on flood risk in the area.

In summary the Lead Local Flood Authority consider before any planning permission is granted then further details on water levels and ground water flood risk are given further consideration. In addition to this details on agreement between 3rd party land owners and amendment of the red line boundary are required. This information is still required however suggest a condition should permission be granted (surface water drainage scheme)

#### Archaeology comments

Our records indicate that the site lies within an area of high archaeological potential. The Scotby area was a focus of prehistoric activity which has been revealed through several archaeological investigations in the village. Aerial photographs show numerous cropmark complexes indicative of prehistoric settlement and agricultural activity in the vicinity of the site, including in the field adjacent to the site where remains of prehistoric field systems and a roundhouse survive. Roman finds have also been recovered from a number of locations in Scotby. It is considered that there is a high potential for archaeological assets to survive buried within the proposed development site and that these would be disturbed by the construction ground works. Following further details through a geophysical survey I therefore recommend that, in the event planning consent is granted, the site is subject to further archaeological investigation and recording in advance of development. I advise that this work should be commissioned and undertaken at the expense of the developer and can be secured through the inclusion of a condition in any planning consent

#### Education comments

As outlined in the County Council's Planning Obligation Policy a population-led model has been used as no dwelling mix has been provided at

this stage it estimated to yield 31 children: 18 primary and 13 secondary pupils for the schools.

The site is in the catchment areas of Scotby CE School (0.65 mile) for primary education and Central Academy (2.71 miles) for secondary education. The next nearest primary school to the proposed development is St Cuthbert's Catholic School (2.12 miles) but is not within the statutory walking distance. The next nearest secondary school is Newman Catholic School (2.71 miles) which is currently relocated to another site in Carlisle due to flood damage, and Trinity School (2.98 miles).

Currently there is one development affecting the primary catchment school used for this assessment and there are thirty seven for the secondary schools.

#### Primary

There are 5 spaces available in the catchment school of Scotby CE School. However, after other developments in the area are taken in to consideration there are insufficient spaces to accommodate the pupil yield of 18 from this development. It is considered that taking into account existing loyalty trends the next school that parents are likely to send their children to is Cumwhinton Primary School, and a scheme has been identified for expansion at the school. This is considered the best solution to provide capacity in the east of Carlisle as this is where the impact will be from developments in Cumwhinton, Scotby and Wetheral will be. A multiplier of £16,258 has been used which is the £12,051 multiplier identified in the County Council Planning Obligations Policy (2018) index linked using the BCIS All in Tender Price Indexation. A multiplier of £16,258 has been used which is the £12,051 multiplier identified in the County Council Planning Obligations Policy (2018) index linked using the BCIS All in Tender Price Indexation.

Therefore, an education contribution of £292,644 ( $18 \times £16,258$ ) is required. A multiplier of £16,258 has been used which is the £12,051 multiplier identified in the County Council Planning Obligations Policy (2018) index linked using the BCIS All in Tender Price Indexation.

#### Secondary

When considering the effect on pupil numbers from known levels of housing development across Carlisle, it is considered that there will be insufficient places available in Central Academy to accommodate the secondary pupil yield from this development.

The approach to seeking contributions for secondary school provision has been accepted at the recent planning appeal APP/E0915/W/17/3179674: Land at Harker Industrial Estate, CA6 4RF. Therefore an education contribution of £324,090 ( $13 \times £24,930$ ) is required.

A multiplier of £24,930 has been used which is the £18,188 multiplier identified in the County Council Planning Obligations Policy (2018) index linked using the BCIS All in Tender Price Indexation.

#### School Transport

##### Primary

Taking into account there are no primary school within the statutory walking distance of 2 miles along a safe route a contribution is required.

We have priced for a suitable vehicle based at £140 per day. For primary school, a ten-year contribution is required.

Based on a 190 day school year, the calculation is therefore:

$£140 \times 190 \text{ days} \times 10 \text{ years} = £266,000$

## Secondary

Subject to the contribution being provided for secondary school capacity no contribution will be sought for secondary school transport.

**Northern Gas Networks:** - No objections

## **Wetheral Parish Council, Wetheral Community Centre:** -

(i) 18/1044 Land at Rookery Park, (South of Alders Edge) Scotby  
Erection of up to 90 dwellings, public open space, landscaping and SuDS.

### Outline

#### Resolved – Objection

(i) Previous assessment of land suitability. The land was considered in the Strategic Housing Land Availability Assessment of 2014. The proposed site was discarded due to “unacceptable landscape impact”. For this reason, it was not included for allocation in the Local Plan.

(ii) Policy H02, Windfall policy. “On the edge of settlements, it must be well contained within existing landscape features, is physically connected, and integrates with the settlement and does not lead to unacceptable intrusion into open countryside”.

a. The development is not appropriate to the scale, form, function and character of the existing settlement.

b. It will not enhance or maintain the vitality of the rural community.

c. It is not well contained within the existing landscape features.

d. It does not integrate with the settlement.

e. It does lead to an unacceptable intrusion into the open countryside.

(iii) Policy SP2 states that development in the rural settlement must be of “an appropriate scale and nature, commensurate with their setting, and enable rural communities to thrive”.

Development in Scotby has already exceeded the housing allocation; Alders Edge 45, Broomfallen Rd 28, The Plains 42, plus a number of small developments (allocated 109). A further 90 homes would mean the village has to accommodate 199 new dwellings, 100% more than is indicated in the Local Plan.

(iv) The cumulative effect of the developments within the Scotby area must be taken into consideration. An additional 198 new homes at Durranhill will place additional pressure on the infrastructure, services and schools, giving a total of approximately 400 new homes.

(v) Policy HE2. The site lies within an area of “high archaeological potential” as stated by Historic England. There is not, as stated in the planning application, merely “a moderate amount of evidence.”

(vi) The application refers to national guidelines. These do not take into account the local or regional variations in economic growth. The development would not enhance the local economy by £2.513 million as stated.

(vii) Policy H01 - this application is contrary to the policy. Carlisle City Council can demonstrate a 5-year supply of deliverable housing, therefore there should be no obligation to consider the development.

(viii) Access - the width of the road has already resulted in the narrowing of the road to accommodate a footpath, with additional cars parked on the road as an overflow to Alders Edge. This would add pressure on the existing highway and would increase safety concerns.

**Local Environment, Waste Services: -**

I have concerns about the layout of the side roads as currently indicated. However, as the application is only outline at this stage, I will await the reserved matters for the final layout.

**Cumbria County Council - (Archaeological Services): -** See County Response

**Local Environment - Environmental Protection:** - No objections subject to conditions dealing with noise and vibration, dust, contamination and air quality.

**Green Spaces:** - The proposal includes a very generous amount of public open space, significantly more than would be required to comply with the local plan. I therefore welcome this aspect of the proposal. I also welcome the on-site provision of play facilities and the 'trim-trail' which will contribute to the Council's objectives in terms of health and wellbeing of residents. I would like, if possible, to see more detail of this aspect in terms of the design and content of the play area and the trim trail. I do, however, have some misgivings about the layout. It would improve the design if the public open space could be relocated towards the road frontage rather than being hidden away at the back of the houses. In this way it becomes a central feature of the village and is much more accessible. With the generous amount of green space included in the proposal, it may be possible to create new habitats for wildlife using native wildflowers and shrubs, helping to support bees and other pollinating insects. This need not be a costly option and can have significant benefits. I would anticipate that the on-site SUDS would create habitats for aquatic and semi-aquatic species and would be accessible to visitors. While the development does not have any direct connections with the rights of way network, any opportunities for creating safe access routes should be explored.

**Natural England:** - No objection based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected sites or landscapes.

**Planning - Access Officer:** - There are no objections to the above application at this time.

**Cumbria Constabulary - North Area Community Safety Unit:** - No objections subject to detailed design incorporating crime prevention measures.

**Council for Protection of Rural England/Friends of the Lake District:** - Friends of the Lake District (FLD) welcome the opportunity to comment on the above application. We are the only charity wholly dedicated to protecting the landscape and natural environment of Cumbria and the Lake District. Friends of the Lake District object to the above application on the grounds of impacts on landscape and settlement character and overdevelopment.

The Carlisle Local Plan states that there is a requirement of 478(net) new

homes per year between 2013 and 2020. This amounts to a total of 3346 new homes. It also states at para. 3.13 that 30% of housing growth will take place in rural settlements. 30% of 3346 is 1003.8. The Local Plan states that there are 'many' rural settlements(para. 3.29). Even if 'many' meant as few as 10, this would mean that each settlement, on average, would be expected to accommodate slightly over 100 each between 2013 and 2020. Scotby has already exceed this with permissions for housing on sites allocated in the 2015 Local Plan alone amounting to 109 new dwellings. Whilst recognising that the figures are not intended to result in precise targets for each settlement, and that many rural settlements are more remote from Carlisle or have fewer services and facilities than Scotby, a further 90 houses would mean that the village had accommodated 199 new dwellings, almost twice as many as indicated in the Local Plan.

The Local Plan states at policy SP2 that development in rural settlements must be of a 'an appropriate scale and nature', 'commensurate with their setting' and 'enable rural communities to thrive'.

To expect Scotby to accommodate almost 100% more new housing than indicated in the Local Plan cannot be described as appropriate in scale. A development that severs a valued village green's physical and visual connectivity with the countryside beyond is not commensurate with the village's setting. To thrive, communities of all kinds require many aspects to be taken into account beyond economic gains; health and wellbeing, and a sense of community, place and history are all important. By compromising, as described above, the village green that plays a key role in these factors, this proposal will not enable Scotby to thrive in these ways.

Policy HO2 applies to windfall sites such as this proposal. It states that '[w]ithin rural settlements applicants will be expected to demonstrate how the proposed development will enhance or maintain the vitality of rural communities'. Again, Scotby has already accommodated it's fair share of new development and to allow further development of the scale proposed that is not supported by the community will not enhance or maintain the vitality of the village. The proposal also fails to meet the requirements of points 1, 2 and 3 of HO2. The proposed development:

- is not 'appropriate to the scale, form, function and character of the existing settlement'
- will not 'enhance or maintain the vitality of the rural community within the settlement where the housing is proposed'
- is not 'well contained within existing landscape features', does not integrate with the settlement, and does lead to an unacceptable intrusion into open countryside.

Policy GI1 states that '[a]ll landscapes are valued for their intrinsic character and will be protected from excessive, harmful or inappropriate development' and that '[p]roposals for development will be assessed against the criteria presented within the Cumbria Landscape Character Guidance and Toolkit'. Scotby lies within character type 5 Lowland and sub-type 5b, low farmland. Within this sub-type, the Toolkit states that the 'traditional feel of villages and farms can provide a sense of stepping back in time in places and is sensitive

to unsympathetic village expansion' and that '[v]iews can be wide and long distance to the Fells and sea and have an expansive feeling'. This proposal would compromise both these characteristics, which are very relevant in the case of Scotby and this site in particular, with its historic character and views across and from the village green out to the North Pennines.

Amongst the guidelines in the Toolkit for this sub-type are '[e]nsure new development respects the historic form and scale of villages', '[e]ncourage...stronger definition of gateway entrances and exits' and 'enhance and strengthen green infrastructure to provide a link between urban areas and the wider countryside'. Again, this proposal would achieve the opposite of these guidelines as it would result in overdevelopment and would wholly compromise both the existing strong link between village and countryside (provided by the physical and visual link between the village green and the site) and the sense of entering the village centre, which has already been somewhat compromised by the Alders Edge development. Carlisle City Council themselves discounted this site from further consideration in the Local Plan preparation process when the Strategic Housing Land Availability Assessment found it would have an '[u]nacceptable landscape impact'.

The Council confirmed at April 2018 that it can demonstrate a 5 year housing land supply and has also recently won Government support to go ahead with a 'garden village' development of 10,000 houses only ten minutes from Scotby. This suggests that there are ample opportunities to meet identified needs without requiring historic villages such as Scotby to accommodate significant development amounting to 100% more than that allocated to it in the Local Plan. Particularly where this would have unacceptable impacts on landscape character and settlement character, including the setting of Scotby and clearly conflict with relevant local plan policies as set out above.

**United Utilities:** - No objection subject to conditions regarding surface water disposal and connectivity to the main drains.

## **6. Officer's Report**

### **Assessment**

- 6.1 Section 70(2) of the Town and Country Planning Act 1990/ Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 6.2 The relevant planning policies against which the application is the Policies SP1, SP2, SP6, SP8, SP9, HO1, HO2, HO4, IP1, IP2, IP3, IP4, IP5, IP6, IP8, CC3, CC4, CC5, CM2, CM4, CM5, GI1, GI3, GI4 and GI6 of The Carlisle District Local Plan 2015-2030 and the council's Supplementary Planning Documents (SPD) "Achieving Well Design Housing" and "Trees and Development" are also material planning considerations.
- 6.3 The requirements of the public sector equality duty under Section 149 of the

Equality Act 2010; and the "Guidelines for Public Transport In Developments" (1999) and "Reducing Mobility Handicaps" (1991) both prepared by the Chartered Institution of Highways & Transport CIHT) are also material considerations. Section 149(1) of the Equality Act 2010 establishes a duty to have due regard to three identified needs in the delivery of public services and the exercise of public powers, namely:

- a) to eliminate discrimination, harassment, victimisation etc;
- b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

6.4 The relevant protected characteristics include age, gender, disability and race.

6.5 At a national level, other material considerations include the National Planning Policy Framework, February 2019 (the Framework/NPPF), Planning Practice Guidance (April 2014 as updated), the Community Infrastructure Levy Regulations 2010 (as amended), and the Natural Environment and Rural Communities Act (2006).

6.6 The NPPF identifies 3 objectives for the planning system to perform under sustainable development, namely, an economic role, a social role and an environmental role.

6.7 Paragraph 11 of the NPPF highlights the presumption in favour of sustainable development. For decision-taking this means approving development proposals that accord with the development plan; or where there are no relevant development plan policies or the policies are out of date, grant permission unless:

- the policies of the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development; or
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.

6.8 Section 40 of the Natural Environment and Rural Communities Act (2006) which states that every public authority must have regard to the purpose of conserving biodiversity. Local planning authorities must also have regard to the requirements of the EC Habitats Directive (92/43/EEC) when determining a planning application as prescribed by regulation 3 (4) of the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended), and Article 16 of the Habitats Directive before planning permission is granted. This is reflected in paragraph 175 of The NPPF that if significant harm to biodiversity resulting from a development cannot be avoided, adequately mitigated or as a last resort, compensated for, then planning permission should be refused.

6.9 The proposal raises the following planning issues:

## **1. The Principle Of Development**

6.10 Paragraph 12 of the NPPF states:

*“The presumption in favour of sustainable development does not change the status of the development plan as a starting point for decision making..... Local Planning Authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.”*

6.11 Carlisle District Local Plan 2015-30 was adopted by the City Council on the 8<sup>th</sup> November 2016 and whilst there have been two updates of the National Planning Policy Framework since that time it remains an up-to-date Development Plan for the purposes of making planning decisions.

6.12 Policy SP1 (Sustainable Development) follows the principles established in the NPPF and forms the basis for which sustainable development is then interpreted through the Local Plan policies.

6.13 Policy SP2 (Strategic Growth and Distribution), states that sufficient land will be identified to accommodate 9,606 net new homes between 2013 and 2030 including a minimum annualised average of:

- 478 net new homes between 2013 and 2020; and
- 626 net new homes between 2020 and 2030 (adjusted to have regard to delivery in the 2013-2020 period).

It goes on to state that approximately 70% of the growth will be focussed on the urban area of Carlisle, with approximately 30% in the rural area. Specific sites have been identified within the Plan, alongside an allowance for windfall developments, to accommodate the majority of growth required. Strategic Policy SP 2 (8) states that within the open countryside development will be assessed against the need to be in the location specified.

6.14 The site of this application is not an allocated site for residential development under Policy HO1 in the local plan. It is however worth noting that other sites have been allocated within the village of Scotby to help deliver the Local Plan targets above namely:

R15 – Land north of Hill Head, east of Scotby Road (indicative yield 90)  
R16 – Land at Broomfallen Road (indicative yield 28)

6.15 In determining which sites to bring forward to allocations within the Local Plan an exercise was undertaken known as the Strategic Housing Land Availability Assessment (SHLAA). This process considered a number of sites throughout the district in order to formulate a deliverable Local Plan strategy by assessing the potential constraints to development and impacts on infrastructure. This assessment led to a number of sites being allocated for housing alongside the significant strategy to development south of Carlisle in what is now referred to as the St Cuthbert's Garden Village area.

6.16 Specifically in relation to this proposed site the SHLAA process considered a larger area under reference SC14 – Land at Townhead Farm. The December 2014 update of the assessment determined that the site should be discounted due to the unacceptable landscape impact and the site was therefore not allocated. The non-allocation of a site in a Local Plan does not



prevent applications from being made on that site and each application has to be treated on its merits. It provides a contextual reference and as the site is not allocated it now falls to consideration under separate policy in the Local Plan namely, HO2 (Windfall Housing Development).

6.17 Policy HO2 states that:

*“New housing development on sites other than those allocated will be acceptable within or on the edge of Carlisle, Brampton, Longtown and villages within the rural area provided that the development will not prejudice the delivery of the spatial strategy of the Local Plan and:*

*1 the scale and design of the proposed development is appropriate to the scale, form, function and character of the existing settlement;*

*2 the scale and nature of the development will enhance or maintain the vitality of the rural community within the settlement where the housing is proposed;*

*3 on the edge of settlements the site is well contained within existing landscape features, is physically connected, and integrates with, the settlement, and does not lead to an unacceptable intrusion in the open countryside;*

*4 in the rural area there are either services in the village where the housing is being proposed, or there is good access to one or more villages with services, or to the larger settlements of Carlisle, Brampton or Longtown; and*

*5 the proposal is compliant with adjacent land users*

*Within rural settlements applicants will be expected to demonstrate how the proposed development will enhance or maintain the vitality of rural communities.*

*Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community.”*

6.18 With regards to Policy HO2, the location of the site on the edge of Scotby conforms to the general intent of the policy however it must conform to the overall spatial strategy and satisfy the criteria within the policy.

6.19 In terms of the spatial strategy, Policy HO1 makes provision for allocations of housing development within Scotby. Site R15 has an outstanding planning application submitted which is currently undergoing reconsideration by the applicant following consideration by the Council's Development Control Committee. Site R16 has planning permission and work has now commenced on site. It is therefore early in the plan process and the release of this site may prejudice the delivery of Site R15 but would not prejudice the delivery of Site R16. The spatial strategy of the plan did however allow for windfall sites to come forward with an overall allowance in the region of 100 dwellings per annum. This application is less than the envisaged windfall level for the district however other sites have also come forward in recent years within Scotby providing further windfall permissions. Many of the objectors to the application raise concerns that with the other applications off Scotby Road and the Alders Edge development, Scotby has had more than its fair share of housing.

- 6.20 In reviewing that position and the impact on the spatial strategy, a large site coming forward may have a significant impact but it is unlikely to be sufficient to prejudice the overall spatial strategy of the plan provided that the development is limited. Policy HO2 does not have a limit on the scale of individual or cumulative windfall sites however in the case of Scotby and some other settlements surrounding Carlisle it is clear to see that the pressure for development puts an uneven strain on infrastructure.

*1 the scale and design of the proposed development is appropriate to the scale, form, function and character of the existing settlement;*

- 6.21 Scotby is a linear village which historically grew up around the two railway lines and has expanded both northwards towards the A69 and south along Broomfallen Road. This site expands the historic central part of Scotby extending the village eastwards. The scale of the expansion is contained and mirrors that of the frontage for the Alders Edge development however such a large scale expansion into a field can be considered to be counter to the natural linear evolution of the settlement.
- 6.22 Criterion 1 of the policy is concerned with the scale and design of the proposed development being appropriate to the scale, form, function and character of the existing settlement. Whilst HO2 does not prescribe a size threshold for windfall, the addition of 90 dwellings is significant in terms of scale for this central section of the village. In addition, a windfall development of this size is in essence a departure from the 'Plan led' approach, and undermines confidence in the Local Plan as being the document which gives the public and developers certainty about what development is going to happen and where. Indeed, national guidance states that the Local Plan should make clear what is intended to happen in the area over the life of the plan, where and when this will occur, and how it will be delivered.

*2 the scale and nature of the development will enhance or maintain the vitality of the rural community within the settlement where the housing is proposed;*

- 6.23 The scale of this application is similar to allocation of site R15 and therefore it could be argued that the scale of such a site has an established context for the village. It should be noted however, that this application is additional to those existing allocations for housing and therefore will increase the village by a further 90 houses. This scale combined with other developments in the village is considered to be out-of-scale with the settlement and will put significant pressure on the rural community it seeks to integrate with. For services such as a village shop, any increase in housing would help to maintain the viability and it is therefore difficult to determine that such development would be detrimental to the community it serves. In this instance however, it is clear that there is no additional capacity at the primary school. The other housing sites and allocations already progressing will put pressure on the local school but have been accepted as part of the Local Plan process and measures in place to deal with the infrastructure. The overall catchment, including from development on allocated sites on the edge of

Carlisle, means that this further application will not enhance or maintain the vitality of the village but add to existing pressures.

*3 on the edge of settlements the site is well contained within existing landscape features, is physically connected, and integrates with, the settlement, and does not lead to an unacceptable intrusion in the open countryside;*

6.24 This application site is on the edge of Scotby but well related by being close to the centre of the village. The site is part of a larger field and the proposal therefore includes landscaping which would contain the development. It is physically connected by its siting on the Wetheral-Scotby road opposite the recent Alders Edge development and a short walk to local services. Many objectors consider that the location of this proposal, close to the area used as the village green removes one of the only opportunities to link directly to the surrounding countryside from within the centre of the village. The agricultural field is integral to linking the village directly to the surrounding countryside and significant views out of the settlement.

6.25 For sites on the edge of villages, criterion 3 of the policy requires that sites are well contained within existing landscape features, physically connected to and integrate with the settlement, and do not lead to an unacceptable intrusion into the open countryside. The perception of the site is, as outlined above, that of open countryside, and there are no landscape features which would lead to the site being described as integrating with the village. The open views across the site to the North Pennines also make it difficult to justify describing the site as being well contained within existing landscape features. This is discussed further in the Landscape section of this report however the application site poses an unacceptable intrusion into the countryside.

*4 in the rural area there are either services in the village where the housing is being proposed, or there is good access to one or more villages with services, or to the larger settlements of Carlisle, Brampton or Longtown; and*

6.26 Scotby has a number of services including school, church, village hall and shop. This level of services would suggest that there are sufficient services where the housing is proposed. Concerns have been raised regarding the ability of those services to accommodate the development, particularly in relation to the primary school. This latter point is discussed further in the Education section of this report. Scotby is also close to Carlisle and therefore a higher level of services can be accessed. In principle this criterion of the policy can be achieved subject to details regarding education provision.

*5 the proposal is compliant with adjacent land users*

6.27 Adjacent land uses are residential in nature or open countryside. Whilst further details of design and layout will be required, the ability to site residential development adjacent to those other uses does not compromise the occupiers of that land. Concerns have been raised regarding property

prices and individual views however these are not planning matters as long as the distances with the Council's SPD can be achieved. Concerns have also been raised about the impact of the development on traffic particularly in relation to the Wetheral-Scotby road and the parking of vehicles in relation to Alders Edge development. This latter point is discussed further in the highways/access section of this report.

*Within rural settlements applicants will be expected to demonstrate how the proposed development will enhance or maintain the vitality of rural communities.*

- 6.28 This has been considered in paragraph 6.23 above.

*Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community."*

- 6.29 Prior to the application being submitted the agents had carried out a consultation with local residents and attempted to engage with the Parish Council particularly over any needs that could be met with this development. The response of the locals has however been opposed to this development and therefore it has not been possible to fully engage in this process. The responses to consultation on this application has also indicated strong opposition to the development with little, if any constructive responses as to how the design of the development may evolve. This part of Policy HO2 should not be used as a reason for refusing this application due to the endeavours of the applicants.
- 6.30 The application site is located in a sustainable location where there are a range of services accessible from the site however the development of this site will put pressure on existing services/infrastructure and the form and scale of such a proposal will not enhance the settlement with which it seeks to integrate.
- 6.31 The applicant refers in their planning statement to the potential for the Council not to be able to provide a five-year supply of housing. The Council maintains that it does have a sufficient supply of housing coming forward and therefore this application should be considered on its own merits. Nevertheless, even if it were to be proven that there was not a five year supply of housing this does not provide for granting permission on sites that are considered to be unsustainable due to their impacts.
- 6.32 In the context of Policy HO2 the principle of housing on this site is deemed not to be acceptable and permission should be refused.

## **2. The Layout, Scale, Appearance And Landscaping**

- 6.33 Policies seek to ensure the development is appropriate in terms of quality to that of the surrounding area and that development proposals incorporate high standards of design including siting, scale, use of materials and landscaping which respect and, where possible, enhance the distinctive character of street

scape and landscape. This theme is identified in Policy SP6 of the local plan which requires that development proposals should also harmonise with the surrounding buildings respecting their form in relation to height, scale and massing and make use of appropriate materials and detailing. Development of this site could have a significant impact on the character of the area unless it is sympathetically designed.

- 6.34 This application is an Outline application with all matters reserved except access. The application is accompanied by a design and access statement as well as indicative masterplan. Both these documents indicate the potential layout of housing and the design influences which could be incorporated at the reserved matters stage. As all these matters are reserved for a later application the requirements to comply with policies could be conditioned to ensure that the final scheme would be of a high quality and integrate well with the local context.

### **3. Impact On Landscape**

- 6.35 The application has been accompanied by the Design and Access Statement which incorporates a section regarding landscape character and a response to the context of the landscape in evolving the illustrative masterplan for the site.
- 6.36 It is noted that the landscape around Scotby is not within a designated landscape nevertheless the local landscape is important in determining whether or not development proposals can be assimilated into existing areas particularly where these seek to develop around the edge of settlements. Many concerns have been raised by the public in connection to this site and the context of the SHLAA when the site was discounted for development due to the impact on the landscape. Members of the public also noted that there are clear views across this site towards the North Pennines AONB.
- 6.37 It is therefore important to consider this context when assessing the potential landscape impact of this development. In the adopted Local Plan Policy G11 – Landscapes seeks to value all landscapes for their intrinsic character and protect them from excessive, harmful or inappropriate development. The core principle of the policy is that all landscapes matter, not just those that form part of national designations. The policy requires proposals for development to be assessed against the criteria presented within the Cumbria Landscape Character Guidance and Toolkit with regard to the particular area's key characteristics, local distinctiveness and capacity for change. The site lies within landscape sub type 5b, low farmland. The key characteristics include:
- Undulating and rolling topography;
  - Patchy areas of woodland;
  - Large rectangular fields;
  - Hedges, hedgerow trees and fences bound fields and criss-cross up and over the rolling landscape.
- 6.38 Sensitive characteristics or features include the traditional feel of villages being sensitive to unsympathetic village expansion, whilst the character is

described as large scale and open, with wide and long-distance views to the fells.

- 6.39 Whilst Policy GI1 does not mean that development which incurs changes to landscapes should be resisted; rather that new development should be appropriate to its surroundings and be suitably accommodated within the landscape.
- 6.40 This site lies outside the build edge of the settlement of Scotby, although it is physically connected to it along its western and northern boundaries. When viewing the site from the T junction of the road to Wetheral with the main road through Scotby, there are wide views across the whole site to the trees around the Pow Maughan beck and beyond as far as the North Pennines AONB. This is typical of landscape sub-type 5b. The roadside hedge reinforces the sense of leaving the village and moving into the open countryside. This open aspect is also visible from along the Scotby Road, across the small green area and through the gaps between and around the properties named as Holly Bush and Greenside.
- 6.41 Development of the scale proposed on this site would erode this open nature, and be harmful to the landscape, contrary to Policy GI1 and it is considered that the application should be refused on this basis.

#### **4. Whether The Proposal Would Adversely Affect The Amenity Of The Occupiers Of Neighbouring Properties**

- 6.42 When considering proposals for development it is important to consider the impacts that any development may have on existing occupiers of neighbouring properties. Planning does not protect the right to a view, it does however ensure that privacy remains important.
- 6.43 The city council's SPD "Achieving Well Designed Housing", on the matter of privacy, states that:
- "Where a development faces or backs onto existing development, in order to respect privacy within rooms a minimum distance of 21 metres should usually be allowed between primary facing windows (and 12 metres between any wall of the building and a primary window). However, if a site is an infill, and there is a clear building line that the infill should respect, these distances need not strictly apply. (para. 5.44) While it is important to protect the privacy of existing and future residents, the creation of varied development, including mews style streets, or areas where greater enclosure is desired, may require variations in the application of minimum distances." (para. 5.45)*
- 6.44 Moreover, criterion 7 of Policy SP6 of the local plan requires that proposals ensure that there is no adverse effect on residential amenity or result in unacceptable conditions for future users and occupiers of the development.
- 6.45 As such, it is considered that the main issues revolve around the impacts on the occupiers of the proposed dwellings as well as the existing neighbours concerning not only potential losses in privacy but also such matters as

whether any element would be oppressive; cause losses in daylight/visible sky; and/or cause overshadowing/losses in sunlight.

- 6.46 This application is in outline form with matters relating to layout and scale reserved for a future application. These will primarily impact on neighbouring properties and therefore at this stage, providing that conditions are used to ensure compliance with the relevant policies there would be no conflict in relation to residential amenity.

## **5. Highway Issues and Accessibility**

- 6.47 It should be noted that although this application is Outline with some matters reserved, access is not a reserved matter and therefore approving this application will also approve the proposed access arrangement for the site. The land currently has a farm access gate at the north western corner of the site on the Wetheral-Scotby road.
- 6.48 The application submitted a transport assessment (TA) and travel plan as part of the application. It is proposed to continue to provide access to the main road through the development at the north western corner of the site with footways and visibility splays being able to be provided from land within the ownership of the applicant. The access road will be 5.5m wide with a 2m footway either side. This complies with the required highway standards. The main road will form the highest element of a hierarchy of road provision within the site. A proposed emergency/pedestrian/cycle access is also indicated to the east of the main access.
- 6.49 A number of residents have raised concerns about the impact on the Wetheral-Scotby road, nearby junction and further afield in Scotby.
- 6.50 The County Council as highway authority considered the proposed access and considered that further amendments and clarification should be provided regarding the emergency access, committed development (17/0896), junction modelling outputs for A69 / Scotby Road / Holme Lane and the isodistance maps.
- 6.51 The applicant has provided additional information by revising their drawing and updating the modelling and TEMPRO growth factors and highlight that the junctions will still run with capacity. They conclude that the findings of the original TA remain valid in that the local highway network and proposed site access will operate with spare capacity and will be able to accommodate the traffic likely to be generated by the development.
- 6.52 Following the submission of further information the highway authority recommends that a number of conditions should be attached to any permission if granted (covering standard of highway works, visibility splays, sub-base construction, lowering of kerbs, travel plan monitoring, construction management plan and a contribution of £6,600 towards travel plan monitoring).
- 6.53 In accordance with Paragraph 109 of the NPPF the development will not have

a “severe” impact or result in an unacceptable impact on highway safety and should not therefore be refused on transport grounds.

## **6. Flood Risk And Foul and Surface Water Drainage**

- 6.54 The submitted Flood Risk Assessment (FRA) concludes that there is low risk of flooding from fluvial sources with a probability of 1 in 1000 in any one year (<0.1%). The proposed development is classified as ‘more vulnerable’ and is located within Flood Zone 1, therefore the development is suitable within this flood zone in accordance with the NPPF. There are no water bodies or watercourse systems which present a source of risk to the development with the site being elevated above the adjacent watercourse, Pow Maughan.
- 6.55 Ground conditions will not be suitable for surface water infiltration based drainage. It is therefore proposed to connect surface water drainage to Pow Maughan to the north east. The proposed piped drainage system will be designed to contain flows from a minimum of 1:30 year event and will discharge into an attenuation basin located within the north east boundary of the site via a flow control structure.
- 6.56 The overall drainage system will be put forwards for adoption via a Section 104 agreement with United Utilities. United Utilities has not raised any objections subject to the imposition of conditions dealing with finished floor levels and details of the connection point.
- 6.57 The County Council as Lead Local Flood Authority (LLFA) note that a traditional piped based scheme is proposed via an attenuation basin to Pow Maughan. In principle, subject to suitable design this may be an adequate means of surface water disposal. However, it is noted that the discharge pipe will need to cross 3rd party land and this connection is not included within the red line boundary of the site plan. Therefore, confirmation that an agreement has been made with the adjoining landowner and a revised red line boundary should be provided prior to planning permission being granted.
- 6.58 The LLFA further comments that it is also noted within the FRA that initial greenfield runoff rates have been assessed, however, it should be noted that these may need to be revised subject to any layout of the proposed development to be submitted at reserved matters. It should also be noted that any details submitted at reserved matters in relation to the drainage design should include the most recent allowances for urban creep and climate change (should be the government’s upper end allowance unless evidence is provided to determine that this can be reduced – currently 40%). The details on the drainage of the development should also include details on exceedance routes, future maintenance etc.
- 6.59 The County Council (LLFA) has updated their response and whilst some information is still required they suggest a condition should permission be granted (surface water drainage scheme).

## **7. Archaeology**



- 6.60 The applicant has submitted an archaeology and built heritage assessment as part of the planning application. The report concludes that overall there is a moderate amount of evidence for earlier prehistoric activity in the wider study area, including the cropmarks of a Neolithic cursus-like feature and Bronze Age ring ditches. A Bronze Age cemetery was also recorded to the north of the site. There is no recorded evidence of earlier prehistoric activity within or in close proximity to the site, and the potential for unrecorded remains of this date is considered to be low.
- 6.61 Numerous cropmarks of potential Iron Age or Roman date have been recorded in the study area, and although the overall spread of cropmarks suggest that the activity was focused away from the site, a couple of linear cropmarks potentially extend in a northern direction towards the site. Other cropmarks have been identified in the study area which have been interpreted as Iron Age and Romano-British date, including roundhouses and a temporary camp. The potential for unrecorded remains of Iron Age or Roman date within the southeastern area of the site is considered to be moderate, although there is no current evidence to suggest such remains are of a significance to preclude development. The potential for significant unrecorded remains of Iron Age or Roman date within the remainder of the site is considered to be low. There is no evidence for medieval settlement features or finds within the site, and there is scarce evidence for finds and features of medieval date within the study area, aside from the Anglo-Saxon coin hoard. A potential field system within the site of probably medieval date was identified during an aerial photograph review of the site. Ridge and furrow earthworks of possible medieval date are recorded on the LiDAR imagery within the site, in a broadly northeast to south-west orientation. The potential for remains of archaeological significance of medieval date within the site is considered to be moderate, although there is no current evidence to suggest that such remains are of a significance to preclude development.
- 6.62 The land within the site was utilised at the time of the Tithe Apportionment Map of 1842 as a mixture of arable land, meadow, waste land and orchard. The former fields of the site were then consolidated as an area of parkland associated with Rookery Park during the latter half of the 19th century, before again reverting to agricultural land in the early to mid-20th century, which has continued into the 21st century. A former building within the site, illustrated on the Tithe Map and described as *Croft and Tan Yard*, was demolished in the late 19th century. Any potential below-ground remains of this building are not considered to be of heritage interest.
- 6.63 Numerous buildings and railways were constructed in the post-medieval to modern landscape at Scotby. The potential for significant post-medieval and modern archaeological remains within the site is considered to be low.
- 6.64 The County Council's Historic Environment Officer raised concerns and requested further survey work be undertaken. The applicant commissioned a geophysical survey of the site. The results show a small number of geophysical anomalies of potential archaeological interest on the site. Furthermore, there is the potential for buried archaeological assets of a similar nature to the Iron Age remains in the adjacent field to survive on the

site that would not necessarily be identified by the geophysical survey. Also, remains of a small complex of buildings shown on early historic maps and which have disappeared by the mid-19th century may also survive on site. Any assets that do survive are considered to be of local significance and will be disturbed by the construction of the proposed development.

- 6.65 He recommends that the site is subject to further archaeological investigation and recording in advance of development. This work should be commissioned and undertaken at the expense of the developer and can be secured through the inclusion of a condition in any planning consent.
- 6.66 On that basis archaeological matters can be dealt with by way of a planning condition should the application be approved.

## **8. Affordable Housing, Education And Recreational Provision**

- 6.67 On the matter of planning obligations Policy IP8 of the local plan makes clear that new development will be expected to provide infrastructure improvements which are directly related to and necessary to make the development acceptable.
- 6.68 In relation to affordable housing the council's Housing Development Officer has confirmed that a 30% affordable housing contribution would be required in accordance with Policy HO4 of the local plan. The applicant has confirmed that the proposed housing will comply with the policy albeit that the details of such provision are reserved for a later application. As a consequence it would be essential that should the application be approved, a legal agreement (S106) is drawn up to ensure that provision.
- 6.69 Policy CM2 (Educational Needs) explains that to assist in the delivery of additional school places, where required, to meet the needs of development, contributions will be sought. In terms of primary school provision, Cumbria County Council has advised that there are limited places available in the catchment of Scotby Primary School which is therefore effectively full and that an education contribution of £292,644 is required to provide capacity at either Scotby Primary School or the nearest school where capacity can be provided to mitigate the impact of the proposed development.
- 6.70 In terms of secondary school provision, Cumbria County Council has advised that it is considered that there will be insufficient places available in Central Academy to accommodate the secondary pupil yield from this development, therefore an education contribution of £324,090 is required to mitigate the impact of the development.
- 6.71 In terms of school transport provision, subject to the above contribution being provided there are no primary schools within the statutory walking distance of 2 miles along a safe route a contribution is required of £266,000. No contribution is sought in relation to secondary school transport.
- 6.72 The applicant questioned the details of the requirements and further clarification has been provided by the County Council.

### Primary Contribution

- 6.73 When assessing the impact that a planning application will have on primary schools the County Council considers it is only appropriate to take into account schools within a suitable walking distance. Therefore for primary schools we only take into account schools that are within 2 miles, this aligns with the Department for Education (DfE) guidance entitled 'Home to School Travel and Transport' and the County Councils 'Home to School' Transport Policy. This approach has been accepted by all the planning authorities in Cumbria and the Planning Inspectorate in relation to a number of appeals. It is therefore not considered appropriate to consider the capacity in schools noted in the attachment other than Scotby CofE School.
- 6.74 The County Council has undertaken feasibility work at Scotby CofE School which established that it would not be feasible to expand. Therefore as previously stated it is considered that taking into account existing loyalty trends the next school that parents are likely to send their children to is Cumwhinton Primary School, and a scheme has been identified for expansion at the school. This is considered the best solution to provide capacity in the east of Carlisle as this is where the impact will be from developments in Cumwhinton, Scotby and Wetheral.

### Primary School Transport

- 6.75 When assessing the need for a Primary School Transport contribution the County Council takes into account schools that are within 2 miles on a safe walking route which broadly aligns with Department for Education (DfE) guidance entitled 'Home to School Travel and Transport' and the County Councils 'Home to School' Transport Policy, the contribution that has been sought is therefore considered to be appropriate. This approach has been accepted by all the planning authorities in Cumbria and the Planning Inspectorate in relation to a number of appeals.
- 6.76 For primary schools, a ten year period is required reflecting the time period General Practitioner Register (GPR) information and current school roll information is available. This means that there is ten years' worth of existing primary school pupils from the data and there are seven cohorts in school and three pre-school cohorts. If the same logic is applied to a development there will be ten years' worth of new pupils, who will need to be transported. It is assumed the yield is a constant and a development that produces a yield of twenty pupils will always have twenty pupils living within it so, for the entire ten year period, it is considered transport will be needed those twenty pupils.
- 6.77 Many local residents have raised concerns about the ability for the primary school in Scotby to accommodate children from the development. Whilst this is noted, the County Council consider the context in the wider provision of school places. The provision above indicates the standard practice in dealing with development proposals involving the potential to generate a number of school places. Whilst the concerns are noted, in planning terms the above provision would meet the planning policy requirements. The applicant has

indicated that they will make the required provision and a S106 legal agreement will be required to put this provision in place should the application be approved.

- 6.78 Policy GI4 states that new housing developments of more than 20 dwellings will be required to include informal space for play and general recreational or amenity use on site according to the size of the proposal. On smaller housing sites, where on site provision is not appropriate the developer may be required to make commuted payments towards the upgrade of open space provision in the locality, especially if a deficit has been identified.
- 6.79 The applicant proposes a new play area as part of this development alongside a number of landscape enhancements. These areas will all require provision and maintenance and the Green Spaces team have indicated a number of specific requirements in relation to the details. Whilst acceptable in principle they will require a S106 legal agreement to put in place the necessary measures to make them acceptable and continue through to reserved matters stage.

## **9. The Effect Of The Proposed On Nature Conservation Interests**

- 6.80 When considering whether the proposal safeguards the biodiversity and ecology of the area it is recognised that Local Planning Authorities must have regard to the requirements of the EC Habitats Directive (92/43/EEC) when determining a planning application as prescribed by regulation 3 (4) of the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended), and Article 16 of the Habitats Directive before planning permission is granted. Article 16 of the Directive indicates that if there is reasonable likelihood of a European protected species being present then derogation may be sought when there is no satisfactory alternative and that the proposal will not harm the favourable conservation of the protected species and their habitat. In this case, the proposal relates to the development of residential dwellings on greenfield land. As such it is inevitable that there will be some impact upon local wildlife.
- 6.81 The authority should consider securing measures to enhance the biodiversity of a site from the applicant, if it is minded to grant permission for an application in accordance with paragraph 118 of the NPPF. This is reflected in Section 40 of the Natural Environment and Rural Communities Act (2006) which states that every public authority must have regard to the purpose of conserving biodiversity. Local planning authorities must also have regard to the requirements of the EC Habitats Directive (92/43/EEC) when determining a planning application as prescribed by regulation 3 (4) of the Conservation (Natural Habitats, &c.) Regulations 1994 (as amended), and Article 16 of the Habitats Directive before planning permission is granted.
- 6.82 Policy GI3 of the local plan seeks to ensure the protection and, where possible, enhancement of biodiversity assets across the District. These policies are consistent with Section 15 of the Framework.
- 6.83 The Ecological Assessment provided the following summary:

- As outlined in the Ecological Desk Study report (January 2018), it is unlikely that the proposals will result in impacts to sites designated for their nature conservation interest.
- The site is of limited botanical and ecological value, owing to the predominance of poor semi improved grassland and marshy grassland (soft rush) habitats.
- One hedgerow was not considered to be important under the wildlife and landscape criteria of the Hedgerow Regulations 1997, but it was considered to be a Habitat of Principal Importance.
- Badgers, reptiles and great crested newts were not recorded and were considered not to be a constraint to development.
- Red squirrel may be present adjacent to the site. The proposed woodland belts and landscape buffer planting will provide foraging and commuting opportunities for this species which are not currently available.
- Bat activity surveys were undertaken in spring, summer and autumn comprising static bat detectors and transect surveys. Overall the bat activity was concentrated along the boundaries and adjacent off-site gardens. It is expected that the newly created greenspace outlined in the proposals will enhance the site's suitability for bats.
- The report identifies a number of potential ecological enhancements

6.84 Based on this information, the Assessment includes the following enhancements:

- The site is currently of limited botanical and ecological value, owing to the predominance of poor semi-improved grassland and marshy grassland (mainly soft rush), with some tall ruderal (mainly nettles) also present.
- The proposed Green Infrastructure, woodland belt planting, and provision of a SUDS attenuation basin will result in greater biodiversity on site than is currently present and provide enhanced foraging, commuting and breeding opportunities for various groups of species, including bats, red squirrels, and birds.
- In line with NPPF (2018), it is recommended that the development of the site results in a gain in value for wildlife by incorporating biodiversity in and around the development via the use of ecological enhancement measures. In addition to the recommendations with respect to individual species and habitats outlined above, opportunities exist within the scheme for general biodiversity enhancements to be undertaken. The following are recommended for this specific site:
  - Areas of informal grassland should seek to use a herb-rich mix suitable for the local area, with any more formal areas using a flowering lawn mix as an alternative to a standard rye grass mix. New habitat creation proposals should aim to increase the diversity of habitats present and provide structural diversity, with scrub, woodland and grassland areas. Any garden planting proposed at the outset should also use native species of value to wildlife. Suitable small tree species for inclusion in garden planting schemes include field maple, silver birch and holly. All informal areas of planting should use native species and be subject to sympathetic management and a management plan to promote their conservation value.
  - Soft landscaping using native and ecologically valuable species would enhance the site, avoid using non-native species with overly complex

flower structure or those of an invasive nature such as cotoneasters;.

- An ecological management plan should be devised and adhered to for all retained and created habitats in order for them to maintain existing value and/or realise enhanced value, making sure that management is appropriate and ongoing for the life of the development.
- Creating dark corridors along retained boundary features will be important to maintain and enhance value for bats as sources for invertebrate prey and commuting and dispersal routes through the landscape. Care should be taken to avoid artificially lighting these habitats or any newly planted hedgerows.
- Small gaps could be left under or in the corners of garden fences to permit access for wildlife such as hedgehog;
- A variety of types of bat and bird boxes could be installed on new buildings adjacent to retained and created open space and on retained trees to increase availability of roosting and nesting sites.
- Deadwood piles could be created in areas of retained open space to provide a habitat niche for amphibians and small mammals as well as deadwood for invertebrates such as saproxylic beetles; and
- Sustainable drainage should be designed to provide optimal habitat for wildlife as well as serving drainage functions, for example attenuation and storage ponds designed to hold water all year round and to have edge habitat with marginal vegetation.

6.85 In response, Natural England has not raised any objections. Although a number of local residents have referred to wildlife species being present the detailed survey work has evaluated a range of species. On the basis of the foregoing, it is considered that the proposal is consistent with Policy GI3 of the local plan subject to the imposition of conditions that include a requirement to provide the identified enhancements as identified above.

## **10. Other Matters**

6.86 With regard to waste disposal, Waste Services had some concerns however on the basis that the detailed layout is yet to be provided they have not objected at this stage.

6.87 Some members of the public have raised concerns about the impact on residential values however these are not a planning matter and cannot be taken into account when considering planning applications.

## **Conclusion**

6.88 This is an outline application to establish the principle of development. Access is included at this stage however appearance, landscaping, layout and scale are reserved for a later application.

6.89 Policy HO2 seeks to ensure that the scale and design of any windfall development is appropriate to the scale, form, function and character of the existing settlement. Following the Officer's assessment of the submitted application against the Local Plan and any other material considerations, the current application site represents an intrusion into the countryside contrary to

Policy HO2 of the Local Plan and is out of character with the form of Scotby village. The proposed development therefore conflicts with the principle of windfall development as defined by the Local Plan. As this conflicts with the principle of windfall development and intrudes into open countryside Policy SP8 requires justification for the proposal however no overriding need has been demonstrated to indicate why this development should take place. This is contrary to Strategic Policy SP8 of the Local Plan. Furthermore, development proposed in this location has a negative impact on open nature of the local landscape character contrary to Policy GI1 of the Local Plan.

- 6.90 On other matters such as highways, access, drainage, biodiversity, archaeology, affordable housing, education and recreation the outstanding policy concerns can be dealt with through planning conditions or through the provisions within a S106 legal agreement to make them acceptable.
- 6.91 When considering the planning balance of the issues above, there are fundamental concerns about the principle of development which override the detailed elements that can be dealt with through reserved matters and therefore the recommendation is to refuse the application.

## **7. Planning History**

- 7.1 There is no relevant planning application history.

## **8. Recommendation: Refuse Permission**

1. **Reason:** Policy HO2 (Windfall Housing Development) of the Carlisle District Local Plan 2015-2030 seeks to ensure that the scale and design of the proposed development is appropriate to the scale, form, function and character of the existing settlement. The scale of the proposed development would not be appropriate to the scale and character of Scotby. At present the majority of housing is located in a linear form and this development would extend the historic core to the east. In addition, the policy seeks to ensure that sites are well contained within existing landscape features, physically connected to and integrate with the settlement, and does not lead to an unacceptable intrusion into the open countryside. The perception of this site is one of open countryside and not well contained or integrated into the village. The proposal would, therefore, be contrary to Criteria 1, and 3 of Policy HO2 (Windfall Housing Development) of the Carlisle District Local Plan 2015-2030.
2. **Reason:** Criterion 8 of Policy SP2 (Strategic Growth and Distribution) states that within the open countryside development will be assessed against the need to be in the location specified. The applicant has failed to demonstrate an overriding need for the additional housing to be sited in this location.

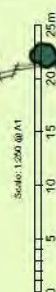
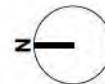
3. **Reason:** The application site has been considered throughout the Local Plan process, including the Strategic Housing Land Availability Assessment process, from the inception of the Local Plan. It has been considered against alternative sites and against the Sustainability Appraisal principles. This culminated in the site being omitted from the Local Plan. The site was specifically excluded due to its landscape impact. Policy GI1 of the Local Plan seeks to ensure that development should be appropriate to its surroundings and suitably accommodated within the landscape. When viewing the site from the central section of the village the landscape is typical of the Landscape Character Guidance sub-type 5b. The open nature of this landscape would be eroded by the development and would be harmful contrary to Policy GI1 (Landscape) of Carlisle District Local Plan 2015-2030.
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Pumping Station - Indicative Location

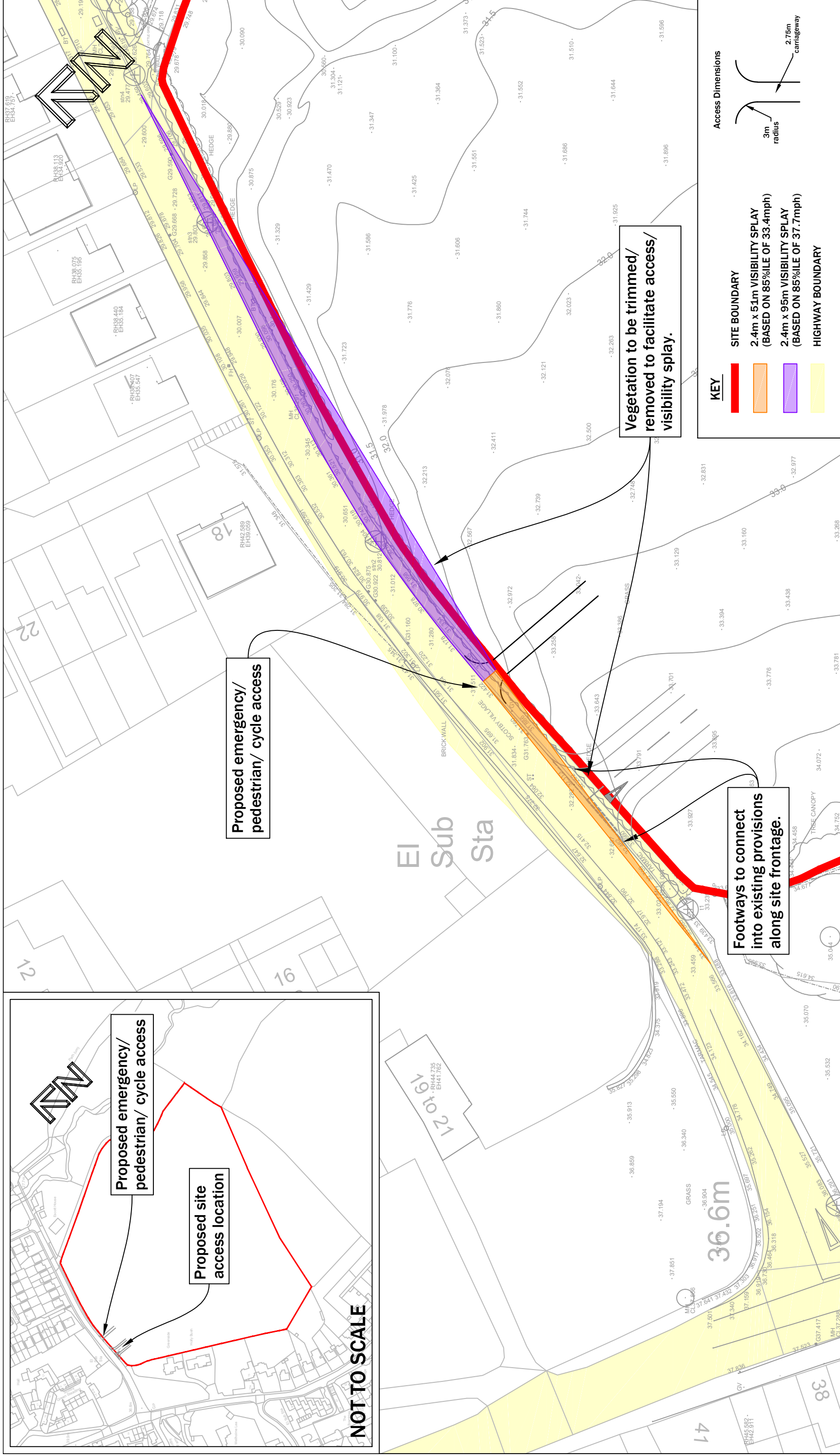
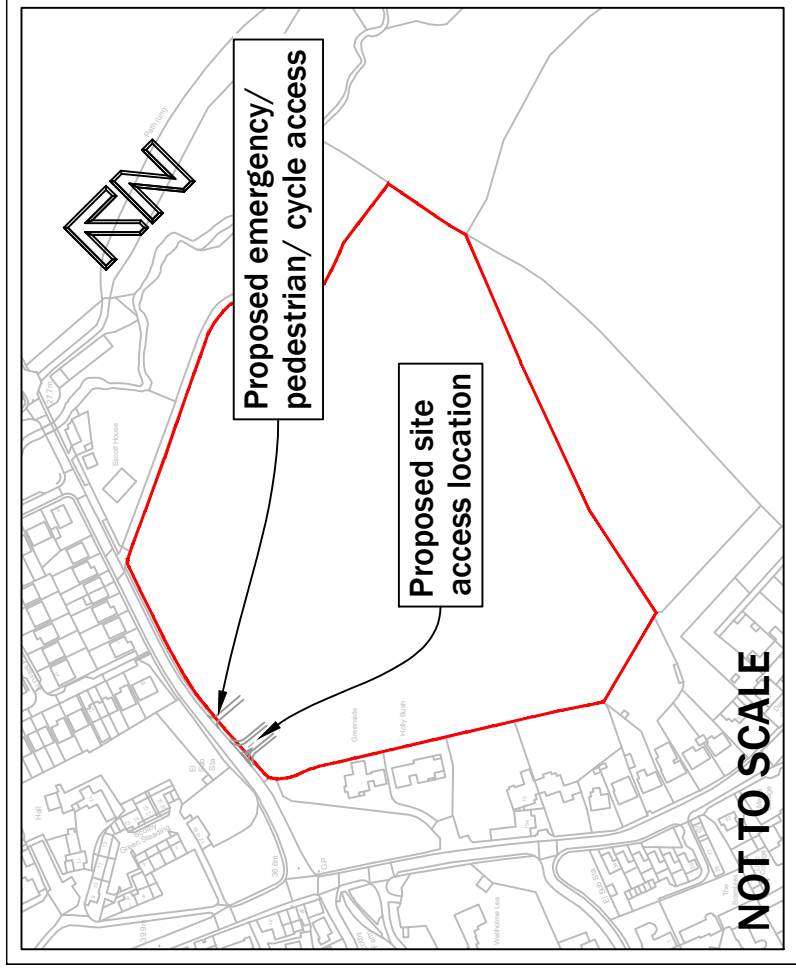













 <p>           9 Hurricane Court            Liverpool International Business Park   Estuary Boulevard   Liverpool   L24 8RL  <a href="http://www.primetp.co.uk">www.primetp.co.uk</a>   0151 728 1860         </p>	<div> <div>Project</div> <div>LAND AT ROOKERY PARK, SCOTBY, CARLISLE</div> </div>				<div> <div>Drawn by</div> <div>AM</div> </div>	<div> <div>Issue date</div> <div>21 MAR 2019</div> </div>
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