

Report to Executive

Agenda
Item:

A.1

Meeting Date: 10th February 2014
Portfolio: Economy and Enterprise
Key Decision: Yes: Recorded in the Notice Ref:KD
Within Policy and Budget Framework YES
Public / Private Public

Title: LOCAL PLAN PREFERRED OPTIONS CONSULTATION - STAGE 2
Report of: Director of Economic Development
Report Number: ED 06/14

Purpose / Summary:

The consultation on the first stage of the Preferred Options, between July and September 2013, resulted in 1138 responses. These included objections, support, general comments and alternative sites for development. From this consultation a number of changes have been made to the Plan. The intention is therefore to allow the public to view and comment on the updated Local Plan Preferred Options – Stage Two before progressing towards Publication in the Autumn of 2014.

Recommendations:

That Executive:

1. approve the amendments proposed by Environment and Economy Overview and Scrutiny Panel as set out in paragraphs 2.6, 2.7 and Table 1 (Amendments to Policies/Supporting Text), of the following report.
2. refer the draft Local Plan Preferred Options stage 2 to Council on 4th March 2014 for approval for public consultation.

Tracking

Executive:	
Overview and Scrutiny:	
Council:	

1. BACKGROUND

- 1.1** Preparation of the Carlisle District Local Plan (CDLP) has been ongoing since the advent of the NPPF in March 2012, during which time an extensive evidence base has been produced, covering topics as diverse as flooding, travellers, renewable energy and the viability of affordable housing requirements. There has also been extensive engagement with local communities and stakeholders, and three consultation exercises on the Key Issues, Issues and Options and the Preferred Options – stage one.
- 1.2** To begin, officers were working on producing a Local Development Framework, (a suite of separate documents including a Core Strategy, Development Control policies and Site Allocations), each with its own time frame. However, a change to the planning system was brought about by the Government in March 2012 in the form of the NPPF. This resulted in the requirement for local planning authorities to produce a local plan.
- 1.3** The CDLP will therefore set out a strategy and policies for the long-term vision for Carlisle, detailed development management policies and site allocations for a range of uses including housing.
- 1.4** The Plan will provide a statutory planning policy framework for Carlisle District which will provide developer and community confidence in decision making. This framework will enable the development and expansion of quality homes and businesses, the delivery of infrastructure, and help to foster a wider cultural and leisure offer.
- 1.5** The consultation on the first stage of the Preferred Options generated 1138 comments. The responses have all been assessed, and have resulted in a number of suggested changes. In addition, work on the City Centre Masterplan has been incorporated in the Local Plan, together with updated evidence in the County wide 2013 Gypsy and Traveller Accommodation Assessment . The intention is therefore to allow the public to view and comment on the updated Local Plan Preferred Options – Stage Two, before progressing towards Publication in the summer of 2014.

2. OVERVIEW AND SCRUTINY FEEDBACK

- 2.1** Overall Overview and Scrutiny Panel were supportive of the work that had been undertaken on the draft Local Plan so far. The Local Plan was discussed on a page by page basis. The Panel showed a keen interest in the various evidence based studies that had been carried out and used to inform the Local Plan. They were made aware that all the evidence that has been used to underpin the policies in the Local Plan is available on the City Council web site.
- 2.2** Members asked in particular about a number of background studies (evidence) that had been used to inform the development of the Local Plan, including the following:
- Affordable Housing Economic Viability Assessment (AHEVA);
 - City Centre Masterplan;
 - Gypsy and Traveller Accommodation Needs Assessment (GTAA);
 - Carlisle South Masterplan.
 - Local Plan viability assessment.
- 2.3** Members were advised that the AHEVA had been completed last year and was available on the City Council web site. Work on the City Centre Masterplan is still underway. It was agreed to circulate the GTAA to all Panel members.
- 2.4** With regard to the Carlisle South Masterplan, members were advised that there had been a number of workshops undertaken last year with Cumbria County Council Highways, Education and Drainage sections. However, the bulk of the work will be carried out post Local Plan adoption. The Local Plan as it stands allocates sufficient land for the next 10 years, with Carlisle South identified as a broad location for growth 2025 onwards. This is in line with Government policy in the NPPF about providing for a supply of housing over the Local Plan period.
- 2.5** The Panel also raised links between Allerdale Borough Council Local Plan and the Carlisle Local Plan, as it was considered that there were commuter and other trips between the two districts. Under the 'Duty to Cooperate' requirements there have been ongoing and regular discussions with Allerdale over any strategic issues that are considered to have cross boundary implications, including housing. Allerdale and Carlisle do not share 'Housing Market Areas', and as such both districts can meet their own housing targets within their boundaries.
- 2.6** **Other changes:** three further small housing sites have been deleted from the Local Plan following a meeting with the Lead Flood Authority, where it was identified that 'Main Rivers' (designated by Defra), existed along the boundaries of the sites. No development is allowed within 8 metres of a main river, which would have made the

majority of the site area of these sites is undevelopable. The sites are at Greta Avenue, Raiselands Road, and Harraby Green Road (which lies within a flood zone). An amended Traveller and Travelling Showpeople Provision policy was mistakenly omitted from the version of the draft Local Plan that has been circulated to Members, the amended policy and supporting text are included below for comment.

Policy 28 - Traveller and Travelling Showpeople Site Provision

There is an identified need for additional Gypsy and Traveller site provision over the Plan period for 15 permanent pitches. Site provision has come forward for the first 5 years at Hadrian's Park where an additional 6 pitches have been identified. Land has been identified adjacent to Low Harker Dene, for the remaining 11 pitches.

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

1. the site has reasonable access to key services and facilities including schools, shops, GP Doctor's surgeries and health care and other community facilities;
2. the location of the site is such that it is possible to promote peaceful and integrated co-existence between the site and the local community;
3. there are opportunities to access these facilities by public transport, walking or cycling;
4. water and sewerage infrastructure connection Adequate services can be provided or are already available or can be made available;
5. the site has existing landscaping screening, or can be landscaped to minimise any impact on surrounding countryside;
6. there would be no unacceptable impact on the amenity of adjacent land uses including residential uses;
7. site management measures are included within the proposals;
8. any additional business uses that are intended to be carried out on the site will not have an unacceptable impact on the residential use of the site, or the amenity of any adjacent land uses or the visual amenity of the area;
9. the site should have, or be able to provide, adequate access for large vehicles and caravans.

Justification

5.144 The Housing Act 2004 places a duty on local authorities to carry out an assessment of the accommodation needs of gypsies and travellers in the district. In May 2008 the Cumbria Gypsy and Traveller Accommodation Needs Assessment (GTAA) was published to provide evidence of current provision and future need up to 2016. A review of the Cumbria GTAA is currently underway and will provide an up to date picture of need within the District and any site provision requirements up to 2030. A new Cumbria GTAA has recently been published (November 2013) which sets out an up to date picture of accommodations needs across Cumbria on a District by District basis up to 2030. This will ensure that any under provision can be addressed to ensure that an appropriate level of supply is maintained in places where travellers can access education, health, welfare and employment infrastructure. The review is due to be completed prior to commencement of the preferred options consultation therefore this policy will be updated once the findings are available.

5.145 Government policy on travellers is contained in the CLG document 'Planning policy for traveller sites' states that local planning authorities should make their own assessment of need for the purposes of planning. This will help in identifying land for sites and will also ensure that both plan making and decision taking help to reduce the number of unauthorised developments and encampments and make enforcement more effective.

5.146 There are currently a number of licensed gypsy sites in the district including: Ghyll Bank Park, Low Harker Dene, (which is owned by Carlisle City Council), and the privately owned Hadrian's Park and Hawthorns. There are also a number of pitches provided through personal consents to cater for the needs of single family units. Carlisle District also has a permanent site for Travelling Showpeople at Willowholme. There is also a permanent site for people of the Showman's Guild at Willowholme in Carlisle.

5.147 It is likely that there will be a continuing need for gypsy and traveller accommodation in the District. Research from the Equalities and Human Rights Commission (EHRC) indicates a national need to meet the current shortage of pitches in England. This will be evidenced by the findings of the GTAA.

2.7 A number of amendments to the Policies map are proposed in line with consultation responses and to reflect changes in uses that have taken place, and planning consents that have been granted, within areas of the City. The proposed amendments are as follows:

- The Maltings, Shaddongate – Primary Employment Area amend to Mixed Use Area
- Linton Tweeds, Shaddongate – Primary Employment Area amend to Mixed Use Area
- Madford Retail Park, Charlotte Street – Mixed Commercial Area amend to Large Stores and Retail Warehouses
- Land off Collingwood Street – Primary Employment Area amend to Mixed Commercial Area
- Atlas Works, Nelson Street – Primary Employment Area amend to Mixed Use Area
- DFS, Dukes Drive – Mixed Commercial Area amend to Large Stores and Retail Warehouses

Table 1 - Amendments to Policies/supporting text

Section of Local Plan	Change sought by O & S Panel
Vision	Vision to be strengthened. Vision amended to promote Carlisle more in the regional context.
References to ‘Frontiers of the Roman Empire’ throughout the Local Plan, and Policy 53	In the Vision, Spatial Strategy and Strategic Policies section, the term ‘Frontiers of the Roman Empire’ to be retained to give the World Heritage Site its full title. Thereafter to be referred to as ‘Hadrian’s Wall World Heritage Site’.
Paragraph 2.23 and 2.27, references to education.	Delete ‘..partially as a result of under performance in education and low aspirations...’. Delete ‘Education levels within the District have been historically low’. Amend following sentence ‘There has been investment made in respect of the education offer in the District, and the standard is continually improving’.
Page 18, Historic Environment	...
Policy S3 - Broad Location for Growth: Carlisle South	Amend as follows: ‘The proposed uses will include primary and secondary schools...’.
Page 63 – Primary Shopping Area	Amend to Primary Retail Area, however the proposed change in wording to Primary Shopping Area was to ensure consistency with the definition in the NPPF and the Primary Shopping area defined through the City Centre Masterplan work which is ongoing.
Policy 16 Land between Carlton Road and Cumwhinton Road	Amend site area from 1.47 ha to 7.25 ha
Policy 16 – Land to the rear of Reeth Road/ Queensway	Delete site as provides important open landscaped area for adjacent flats
Para 5.131 (Large Houses in Multiple Occupation Subdivision of Dwellings, and Student Accommodation)	Add Stanwix as a location in Carlisle where there is a concentration of HMOs.
Policy 27 – Housing to Meet Specific Needs	Insert after ‘ageing population’, ‘and those with physical and learning disabilities’...

3. PROPOSALS

- 3.1** This report presents the Preferred Options – Stage Two that have been updated in response to the consultation that was held over the summer. One of the key outcomes from the previous consultation was the opinion that the housing target for the District should be raised to 665 dwellings per annum over the Plan period, matching the growth projections from the Housing Needs and Demand Study, (the main evidence used to inform the housing policies in the Plan).
- 3.2** Suitable new housing sites submitted through the consultation process have been assessed and included in the CDLP Preferred Options – Stage Two along with existing sites allocated for a range of development including housing, employment and community uses. The allocations will help to meet the objectives of the strategic housing and employment policies.
- 3.3** Appendix 1 shows the preferred locations for a range of housing to meet the needs of current and future population. The sites have all been assessed against a range of factors including location, landscape, biodiversity, heritage, access, flooding etc. These allocations will be shown on the Local Plan Policies Map, which will also show existing established land uses such as areas of housing, employment, retail etc, and areas of land which are protected such as parks, playing fields, other protected landscapes and sites which are important for nature conservation.
- 3.4** Work is also currently being undertaken on a City Centre Masterplan, following the findings in the retail study that by 2018 Carlisle could accommodate an additional 16 900sq m of retail floorspace. The Masterplan was subject to a period of public consultation in November – December 2013 and the responses have helped inform the masterplan development which will inform the Local Plan. The Masterplan and retail study will be important pieces of evidence to help inform the Local Plan and policies may well be further developed as the Masterplan is finalised and new information becomes available. Members will be kept informed of progress.
- 3.5** Drawing on the findings of the County wide Gypsy and Traveller Study a further allocation of Gypsy and Traveller sites have been proposed in the Local Plan.
- 3.6** The Preferred Options Site Allocations have been identified through a variety of sources including:
- sites previously assessed and consulted on through the SHLAA;
 - sites recently submitted to the Council;
 - a review of land allocations in the current Local Plan;

- a review of sites in other corporate strategic documents such as the Asset Management Plan.
- Carlisle Employment Land Study
- Carlisle Retail Study
- County wide Gypsy and Traveller Study

- 3.7** Further work on updating the evidence base has been commissioned to test the viability of the Local Plan. This work is crucial to determine whether the policies in the Local Plan will support sustainable development rather than constraining it. This work will be finalised in the New Year and its findings will be incorporated in the CDLP.
- 3.8** In terms of housing, all of the Preferred Options site allocations put forward in this report are required in order for the Council to meet its proposed annual housing target of 665 per year, with an urban/rural split of 70/30%. The effect of removing a site will be the need to allocate an equivalent alternative elsewhere.
- 3.9** In the rural area in particular a number of large sites were submitted for assessment. Given the need to ensure that rural allocations reflect the scale, form, character and function of a village and landscape in which they are located, a number of rural housing allocations are small sections of much bigger sites which were originally submitted. Some housing sites have been removed in response to the first stage of the Preferred Options Consultation but some sites have been extended and some new sites have been added.
- 3.10** Within and around the urban area of Carlisle, the sites have been allocated taking into account infrastructure capacity issues such as highways, the potential of the sites to integrate with the existing urban form. Officers are in contact with each of the neighbouring authorities and statutory bodies to help determine the impacts of infrastructure requirements and fulfil the duty to cooperate. This work is ongoing and discussion on infrastructure capacity will continue. There has also been some input of the work of the Local Enterprise Partnership in CDLP and the forthcoming Strategic Economic Priorities which are still at a draft stage as this report is being prepared.
- 3.11** Within the rural area, the Plan allocates sites in a wide range of locations, responding to policy in the NPPF which recognises that villages work in clusters, with development in one village having the potential to sustain services in a village nearby. This is a change to previous policy which only allowed housing in villages that had a range of local services. This had led to some villages falling into a

'sustainability trap' and having no new housing development. There has been public support for the new approach, as generally communities want some new housing in their villages, provided that it is in scale with the size of the village.

- 3.12** The Preferred Options site allocations are intended to come forward from the start of the Plan period, 2015. For years 11 – 15, i.e. 2025 – 2030, a broad location for growth has been identified in the area of Carlisle south, spreading westwards from junction 42 of the M6 to Durdar, with potential to expand further in a later plan period. The ultimate aim of this area of development would be to enable the construction of a southern relief road, linking junction 42 with the newly opened western relief road, (CNDR).
- 3.13** There have been a number of other updates to the CDLP based on the consultation responses and other information officers have been made aware of. The text that is highlighted shows the additional text while the text that has been struck out has been removed.
- 3.13** Alongside the public consultation of the CDLP there a number of assessments that will be published at the same time. These will include a Sustainability Appraisal, a Habitats Regulations Assessment, and Equalities Impact Assessment, a Health Impact Assessment, a Gypsy and Traveller Accommodation Assessment, a Viability Assessment and an updated Rural Proofing Report.
- 3.14** Following on from the Preferred Options, the next stages in the plan preparation are:
Publication - autumn 2014 (comments can only be made on the 'soundness' of the plan, not general comments about the content and wording of policies)
Submission - winter 2014 (plan submitted to the Secretary of State)
Examination - spring 2015 (independent examination by Inspector)
Adoption - summer 2015.

4. CONSULTATION

- 4.1** A four week consultation is proposed between 10th March and 7th April 2014. A consultation strategy has been drawn up with the Communications Team to ensure that a range of opportunities are available to engage the public and stakeholders. The production of the Local Plan is a period of continuous dialogue that has to be flexible to changing circumstances and responses received after the 7th April will still be considered in the future preparation of the Local Plan.

5. CONCLUSION AND REASONS FOR RECOMMENDATIONS

5.1 Approval for the Preferred Options – Stage Two will enable the Local Plan to meet the timescale set out in the Planning Service Project Plan. Having an up to date Local Plan is a central requirement of Government Planning policy, and provides an effective policy framework to guide development over the plan period, and on which to make decisions on planning applications. It also gives certainty and confidence to developers and the community.

6. CONTRIBUTION TO THE CARLISLE PLAN PRIORITIES

6.1 The Local Plan will enable the delivery of key elements of the vision within the Carlisle Plan, in particular:

- support the growth of more high quality and sustainable business and employment opportunities;
- address Carlisle’s current and future housing needs;
- develop vibrant sports, arts and cultural facilities

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**Appendices
attached to report:
None**

Note: in compliance with section 100d of the Local Government (Access to Information) Act 1985 the report has been prepared in part from the following papers:

- **Carlisle District Local Plan 2015 - 2030 Preferred Options Consultation.**

CORPORATE IMPLICATIONS/RISKS:

Chief Executive’s - The Local Plan will help to deliver the objectives of the Carlisle Plan.

Community Engagement – The Local Plan policies will help deliver the housing strategy and address community issues when development proposals are considered.

Economic Development – The Local Plan provides the basis for delivering economic growth and guiding development proposals throughout the District.

Governance – The Local Plan is prepared under the Planning and Compulsory Purchase Act 2004 and the Planning Act 2008 (as amended by the Localism Act 2011).

Local Environment – The protection of green space and the delivery of the Green Infrastructure Strategy will be addressed through the Local Plan as well as tackling a number of local environmental issues.

Resources - The preferred options report is produced within the Council's own planning policy resources with the use of existing budgets to undertake the required evidence base.

EXCERPT FROM THE MINUTES OF THE ENVIRONMENT AND ECONOMY OVERVIEW AND SCRUTINY PANEL HELD ON 16 JANUARY 2014

EEOSP.07/14 LOCAL PLAN PREFERRED OPTIONS CONSULTATION – STAGE TWO

The Director of Economic Development presented Report ED.04/14 regarding Stage Two of the Local Plan Preferred Options Consultation. The Director gave the background to the preparation of the Carlisle District Local Plan which began in March 2012 and explained that during that time there had been extensive engagement with local communities and stakeholders and three consultation exercises on the Key Issues, Issues and Options and the Preferred Options – Stage One. Consultation on the Preferred Options – Stage One resulted in 1138 comments that had been recorded and assessed. From those comments there were a number of suggested changes to the Local Plan, some of which had been incorporated and therefore the Local Plan had been updated. It was now intended to allow the public to view and comment on the updated Local Plan Preferred Options – Stage Two before progressing towards publication of the Plan in the summer.

The Director of Economic Development advised that one of the key outcomes from the previous consultation was the opinion that the housing target for the District should be raised to 665 dwellings per annum over the Plan period, matching the growth projections from the Housing Needs and Demands Study. Suitable new housing sites submitted through the consultation process had been assessed and included in the Local Plan Preferred Options – Stage Two along with existing sites allocated for a range of developments including housing, employment and community uses. The allocations would help to meet the objectives of the strategic housing and employment policies. The sites included in the Local Plan Preferred Options – Stage Two had been assessed against a range of factors and those allocations would be shown on the Local Plan Policies map which would also show existing established land uses such as areas of housing.

1. Introduction

This was an update on the original Local Plan.

- *Have Members seen the Affordable Housing Economic Viability Assessment?*

The Director of Economic Development advised that the Affordable Housing Economic Viability Assessment was completed in January 2013. A consultant, commissioned by the City Council, was currently working on a viability assessment of the Local Plan.

- *Would Members have access to the various studies that had been and were being undertaken?*

There were a number of studies including the Gypsy and Traveller Accommodation Needs Assessment which the Director of Economic Development agreed to circulate to Members of the Panel.

- *At what stage were the City Centre Masterplan and the Carlisle South Masterplan?*

The Director of Economic Development explained that a number of workshops had been arranged in respect of the City Centre Masterplan and comments from there could be incorporated into the Local Plan. There would be more detail included in the City Centre Masterplan that was outwith the remit of the Local Plan.

With regard to the Carlisle South Masterplan the Director of Economic Development explained that there was no requirement to allocate sites in that area as there were already sufficient sites to meet targets. However the policy allowed Officers to look towards the end of the Local Plan period. Talks were taking place with members of the LEP regarding bidding for funding from the Government in respect of the Carlisle South Masterplan.

- *The South of the City was a very important area but there had to be a balance between the North and South of the City. How would the area fit into a southern relief road?*

The Director of Economic Development advised that there had to be evidence to back up all information included in the Local Plan. That evidence was achieved by pulling a number of strands together.

2. Vision and Objectives

- *The Hadrian's Wall heritage Site had been renamed in the document. Members stated that they would prefer the name to remain and to provide an explanation in line with recommendations from English Heritage at the back of the document.*

The Director of Economic Development agreed to amend the document accordingly.

- *The Local Plan Working Group had been awaiting information from the County Council in respect of education in the City. The report stated that education levels within the District had been historically low. A Member agreed that that was the case in some areas but not all and suggested that the relevant line be removed from the report.*

The Director of Economic Development agreed to amend the report accordingly.

- *The vision to link the City with its historic heritage should be developed. Discussions had taken place regarding parts of Hadrian's Wall in two parts of the City which had been covered. Many people visited the City as part of the Hadrian's Path walk.*

The Director of Economic Development agreed to look at the matter further and added that it could be included in other parts of the document.

- *How was Carlisle being promoted? The Local Plan did not state how the City was perceived. The City had a catchment area of over 400,000 people and the Council should promote itself more.*

The Director of Economic Development again agreed to look at the issues and amend the policy accordingly. However she advised that everything that was included in the Plan had to be evidenced and justified.

3. Spatial Strategy and Strategic Policies

The Planning Officer (Policy) advised that not much in the policy had changed but it had been amended in line with advice from the Planning Inspector. The annual housing target had been amended and Officers were looking at land to allocate to housing to meet the Council's targets.

- *The report stated that all primary schools were now at capacity yet the County Council appeared to show no urgency in resolving the issue. The application for a new development at Crindledyke required a new school when 199 units had been completed. However the application was for 195 units in the first phase. There appeared to be little democratic input into the matter.*

The Planning Officer (Policy) explained that the policy related to Carlisle South and that education could be planned and incorporated into the policy. The Director of Economic Development advised that discussions were ongoing with the County Council who were aware of the situation. The issue was being addressed by the inclusion of Section 106 Agreements on various sites. More clarity would be provided in the Local Plan regarding education in Carlisle South.

- *Members were concerned that they had not seen the Carlisle South Masterplan. Any such Masterplan would need to include education/shopping/etc. How did the report define the market housing area?*

The Housing Market Areas (HMAs) had been identified in the Housing Need and Demand Study. HMAs had been agreed on a county wide basis. Within Carlisle there were three HMAs, as defined in the November 2011 SHMA. Those areas were Carlisle Urban, Rural West and Rural East. They did not cross boundaries into adjacent districts.

- *There had to be a link between Carlisle and Allerdale's Plans as many people who lived in Allerdale worked in Carlisle.*

Under the Duty to Cooperate requirements there had been regular meetings with Allerdale planners concerning strategic cross boundary issues including housing, the Solway Coast AONB, renewable energy, Hadrian's Wall, etc.

Policy S6 (Regeneration and Strategic Retail in the City Centre and Botchergate) had been updated in respect of the City Centre Masterplan. Consultation had taken place at the end of 2013 and the results of the Masterplan were linked to the retail study. Three areas had been identified for future development. The Citadel area was also included but that was dependent upon the County Council plans to move to the William Street site. The policy also highlighted the Caldew Riverside site for mixed use.

- *If the Caldew Riverside site was developed could it be designed with parking on the ground floor and flats/retail above? That would allow cars to be moved more easily than accommodation/shops should flooding occur.*

The Director of Economic Development informed Members that the area could be used for mixed use developments and that Officers were looking to be flexible in that area.

The Director of Economic Development further advised that the University development fit in with the Council's vision of Carlisle being a University City. Having a specific policy was a positive step and a good part of the Local Plan. New signage had been installed at the City's railway station directing people to the University.

4. Economy

The policy clarified the land uses at Kingmoor Park and Morton and drew attention to land allocation at junction 44 of the M6. The Plan was linked to the LEP and highlighted aspirations for Carlisle South as part of the M6 corridor for employment development. Officers had tried to be more commercially minded in the new Local Plan but allocations would have to be justified. Longtown was also highlighted as an important part of the City.

More flexibility had been built into this policy as the current policy may be considered too restrictive, for example where leisure users would like to locate outside of the City Centre and require larger buildings, the current policy would not allow that type of use in that area. Where there was justification for a leisure site outside of the City Centre Officers would now be able to be more flexible through the policy.

The Director of Economic Development advised that the site at Durrhill had been considered by the Executive on 15 January 2014 and had been allocated as an employment site. Any new developments would be considered as part of the existing Local Plan but would be covered by the new Local Plan.

- *Why had "retail" been changed to shopping within the Local Plan? Members believed that something had been lost in the change as retail was more than shopping and included restaurants and cafes.*

The Director of Economic Development explained that the change had come from the terminology within the City Centre Masterplan. She agreed to look at the matter further.

The policy relating to Arts, Culture and Tourism had been combined with the policy relating to Leisure Development as the criteria was similar. The revised policy added in the City Council's offer and better promoted the District. Officers acknowledged that retail, tourism and leisure were changing and that they were becoming part of the same thing.

Policies relating to Farm Shops and Advertisements had been removed as they were covered by other policies.

5. Housing

Policy 16 explained how the Council could achieve its housing target of 665 houses per year and sought to achieve a 70/30 urban/rural split. The figures in the report related to the

delivery of houses and any backlog. Sites for housing allocations were also included in the report as an appendix.

In response to a query from a Member the Planning Officer (Policy) explained that the target figure had been between 550 and 650. The new figure in the Preferred Options – Stage 2 was 665 and that was consistent throughout the document.

In response to a further query from a Member the Planning Officer (Policy) agreed to check the hectare and yield of land between Carlton Road and Cumwhinton Road.

- *Did the land allocations ensure that recreation areas and playing pitches were not included? Some areas that had been allocated for housing could only be accessed by crossing recreational land some of which had been designated as recreation for many years.*

The Planning Officer (Policy) advised that sites could be removed if they were not right but a replacement site would have to be found to reach the Council's housing target. The Director of Economic Development explained that other parts of the Local Plan would help to ensure that green spaces were protected on developments.

- *Houses in Multiple Occupation (HMOs) were increasing particularly in areas around the St Aidans Ward. There were also a number in the Stanwix area and therefore Stanwix should be included in the policy.*

The Director of Economic Development agreed that HMOs would be an ongoing issue as Carlisle developed as a University City. The policies would ensure that the areas were protected but recognised the need for HMOs as part of the facilities for the University. A lot of HMOs were privately rented and there was a need for a policy relating to privately rented HMOs within the Housing team to determine how they would be managed.

- *Could Policy 27 (Housing to Meet Special Needs) be amended to include people with physical and learning disabilities as well as the elderly?*

The Director of Economic Development explained that that would be included in other areas of the Local Plan.

The Planning Officer (Policy) advised that Policy 28 (Traveller and Travelling Showpeople Provision) had been developed in response to the Gypsy and Traveller Accommodation Assessment which had identified that an additional fifteen pitches would be needed across the district by 2030. The Local Plan identified sites where they could be developed which were generally attached to existing sites.

The Director of Economic Development agreed to circulate the Gypsy and Traveller Accommodation Needs Survey at the request of Members of the Panel.

6. Infrastructure

The policies in the section relating to Infrastructure ensured that the relevant infrastructure was in place for new developments. There had been no major change to the policies. It was recognised that infrastructure was the key to development and was essential to attract new

businesses to the City. Housing, retail, transport and infrastructure were the building blocks for development. The Director advised that the airport had not been included in the section on Infrastructure as it was a special case and was included in other parts of the Plan.

It was agreed that broadband was essential for the development of Carlisle.

The policy relating to Waste Minimisation and the Recycling of Waste was important due to the amount of development taking place across the City. The key change had been that Section 106 Agreements would be imposed on applications that would require developers to provide waste bins in accordance with Local Environment guidance. The figures relating to Eurobins had been included in consultation with the Waste Services Team and were standard across the country.

With regard to drainage the Director of Economic Development advised that the Development Control Committee considered drainage issues regularly. She explained that drainage ponds and attenuation tanks were dealt with as the part of the SUDs policy.

The Director of Economic Development further advised that the Community Infrastructure Levy (CIL) would be covered in a future presentation on the Plan.

7. Climate Change and Flood Risk

The objective was to ensure that the district would be more resilient and less vulnerable to climate change and policies had been included to achieve that. A separate policy on wind energy had been included and would take account of the effect on recreational facilities. The policy also covered areas such as Spadeadam and Eskdalemuir and objections from the Ministry of Defence were often received in respect of applications for wind turbines in the area. As a result Carlisle did not have the same pressures as Allerdale for wind energy development.

Policy 39 (Development, Energy Conservation and Efficiency) had seen only minor changes. Developers had previously been asked to build to a higher level than those set out in building regulations. Planning Officers had spoken to Officers within Building Control who had advised that they could only check to standard levels and therefore that part of the policy would be removed. Standards could be enforced through Building Control and therefore it was not necessary to include it in the Local Plan.

The Policy relating to Flood Risk and Development had been updated to include comments from the Environment Agency who advised that the policy should be more specific to Carlisle.

8. Health, Education and Community

The Healthy City Steering Group had been consulted and had gone through the plan and highlighted that some applications for development may be the subject of health impact assessments.

In response to a query from a Member the Director of Economic Development advised that car parking at doctors' surgeries and health centres was covered as part of Policy 42.

Policy 43 (Educational Needs) highlighted issues that had been raised earlier in the meeting regarding capacity and Officers would continue to work with the County Council on the issue.

- *Input from local Councillors was being removed under the Changes to the System of Schools Organisation.*

The Director of Economic Development explained that a Section 106 Agreement had to be justified and be reasonable and it would be unreasonable for a developer to build a school at the start of a housing development. The compromise was that a number of houses would be built before a school was built. In the case of the development at Crindledyke that had been agreed at 199 units and Officers were working with the developer on the issue.

- *Eight years ago a site next to James Rennie School had been allocated for housing. That was not included in the Plan.*

The Director of Economic Development agreed to look at that further.

The main change in relation to Policy 44 (Sustaining Rural Facilities and Services) related to assets listed on a community asset of value register. It was anticipated that that list would increase in future.

Policy 46 (Planning Out Crime) highlighted what was required to be included based on advice from the police.

There had not been much change to Policy 48 (Pollution) as it was largely put together with input by Environmental Health colleagues.

The Director of Economic Development informed Members that the City Council would be included in consultation by the County Council on fracking in future. Such applications would be brought to the City Council's Development Control Committee for consideration.

9. Heritage Historic Environment

Issues relating to the renaming of the Hadrian's Wall Heritage Site and the uncovering of those accessible parts of Hadrian's Wall within the City had been discussed earlier in the meeting. The Director of Economic Development informed Members that the latter would be subject to approval by English Heritage.

10. Green Infrastructure

A lot of work had been undertaken in respect of Green Infrastructure eighteen months previously therefore there was not a lot that required amendment.

11. Monitoring and Implementation

Not a lot had been changed in the policy. In response to a meeting with the Planning Inspector the Planning Officer (Policy) had included how the policy had been prepared. Officers would ensure that the policies were doing what they were meant to do and were meeting the objectives of the Local Plan. Officers would look at policies when trigger points were reached to ensure that they were working effectively.

The Director of Economic Development explained that the Plan would change again as a result of further consultation and the Local Plan Working Group would hold a meeting to look at the Plan in greater detail. The Director welcomed the input from the Panel and thanked the Officers for their hard work in producing the Plan.

The Chairman also thanked the Officers for their hard work and reiterated that Members would welcome sight of the City Centre Masterplan and Carlisle South Masterplan when available and the Gypsy and Travellers Accommodation Needs Assessment.

RESOLVED: 1) That Report ED.04/14 – Local Plan Preferred Options Consultation – Stage Two be noted.

2) That the Director of Economic Development circulates copies of the Gypsy and Travellers Accommodation Needs Assessment.

3) That the Director of Economic Development circulates copies of the City Centre Masterplan and Carlisle South Masterplan when available.