

Committee Minutes

Control of Development and Advertisements

The Development Control Committee received and considered the following applications:

Item no: 01

Appn Ref No: 10/0857	Applicant: Mr Ollie Holt	Parish: Carlisle
Date of Receipt: 20/09/2010	Agent: S & H Construction	Ward: Stanwix Urban
Location: Site Between 1 Eden Mount and 4 St Georges Crescent, Stanwix, Carlisle		Grid Reference: 339944 556874

Proposal: Erection Of 1No. Dwelling; Formation Of Vehicular Access (Revised Application)

Members resolved to give authority to the Assistant Director (Economic Development) to issue approval for the proposal subject to the concerns raised by Natural England being satisfactorily addressed.

Item no: 02

Appn Ref No: 10/0930	Applicant: Mr Ollie Holt	Parish: Carlisle
Date of Receipt: 12/10/2010	Agent: S & H Construction	Ward: Stanwix Urban
Location: Site Between 1 Eden Mount and 4 St Georges Crescent, Stanwix, Carlisle		Grid Reference: 339944 556874

Proposal: Demolition Of Garden Wall And Erection Of Replacement (LBC)

Members resolved to give authority to the Assistant Director (Economic Development) to issue approval for the proposal subject to the concerns raised by Natural England in respect of the "Full" application to redevelop the site (reference 10/0857) being satisfactorily addressed.

Item no: 03

Appn Ref No:
10/0551

Applicant:
The Knells Country House
Ltd

Parish:
Stanwix Rural

Date of Receipt:
10/06/2010 13:00:22

Agent:
Swarbrick Associates

Ward:
Stanwix Rural

Location:
The Knells Country House Ltd, The Knells, CA6 4JG

Grid Reference:
341387 560579

Proposal: Erection Of 12 Bedroom Care Home

Grant Permission

1. The development shall be begun not later than the expiration of 3 years beginning with the date of the grant of this permission.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The approved documents for this Planning Permission comprise:
 1. the submitted planning application form;
 2. Design & Access Statement (received 10 June 2010); Desk Study (received 20 June 2010); Arboricultural Report (received 7 September 2010);
 3. Proposed Site Layout (1392/p/01h - received 26th October 2010); Layout & Elevations (1392/p/02d - received 26th October 2010); Existing Site Plan & Location Plan (1392/p/03g - received 26th October 2010); Proposed Block Plan (1392/p/04d - received 26th October 2010);
 4. the Notice of Decision; and
 5. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: For the avoidance of doubt.

3. The materials (and finishes) to be used in the construction of the proposed development shall be in accordance with the details contained in the submitted application, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the objectives of Policy CP5 of the Carlisle District Local Plan 2001-2016 are met and to ensure a satisfactory external appearance for the completed development.

4. Samples of the roofing materials shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced.

Reason: To ensure the works harmonise as closely as possible with the existing building and to ensure compliance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

5. Details of all new windows and doors, in the form, of quarter or full-size drawings including sections, shall be submitted for prior approval by or on behalf of the Local Planning Authority before any development takes place. Such details shall include the frames, means of affixing to the wall and the size and opening arrangements of the window.

Reason: To ensure the works harmonise as closely as possible with the existing building in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

6. No development shall take place until full details of hard and soft landscape works, including a phased programme of works, have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved prior to the occupation of any part of the development or in accordance with the programme agreed by the Local Planning Authority. Any trees or other plants which die or are removed within the first five years following the implementation of the landscaping scheme shall be replaced during the next planting season.

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

7. Prior to the commencement of development, protective fencing shall be erected in accordance with a scheme to be agreed in writing by the Local Planning Authority. Within the areas fenced off the existing ground level shall be neither raised nor lowered, and no materials, temporary buildings or surplus soil of any kind shall be placed or stored thereon. The fencing shall thereafter be retained at all times during construction works on the site.

Reason: In order to ensure that adequate protection is afforded to all trees to be retained on site in support of Policies CP3 and CP5 of the Carlisle District Local Plan 2001-2016.

8. Prior to the commencement of development, a plan shall be submitted for the prior written approval of the Local Planning Authority, reserving adequate land for the parking of vehicles engaged in construction operations associated with the development hereby approved, and that land, including vehicular access thereto, shall be used for, or be kept available for, these purposes at all times until completion of the construction works.

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

9. The foul and surface water drainage shall be constructed in strict accordance with the details contained on the Proposed Layout Plan (drawing 1392/p/01g - received 11 October 2010) unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure that adequate foul and surface water drainage is provided to serve the new care home and to accord with Policy CP12 of the Carlisle District Local Plan 2001-2016.

Summary of Reasons for the Decision

This application was deferred at the last meeting of this Committee in order to undertake a site visit and to allow discussions to take place with the applicant and the Care Quality Commission/ Social Services about the internal layout.

The proposal is seeking planning permission for the erection of a twelve bed care home at the Knells Country House, The Knells, Houghton. The Knells, which is a Listed Building, is an existing care home. A terraced garden is located to the front of the property and the upper section contains areas laid to lawn, seating areas which are used by residents and a summerhouse. The lower section, which is accessed by some steps, is also largely laid to lawn and this area contains the existing septic tank that serves Knells House, together with a septic tank which serves some adjacent properties. A low timber fence is located at the eastern edge of the garden, beyond which lies some below ground filter tanks. Open fields are located beyond this.

A further area of garden is located to the south of this property. This area contains a number of trees and shrubs, including two mature trees, which are the subject of a Tree Preservation Order. An additional area of garden is also located to the west of Knells House and this area contains some trees and shrubs and a number of

benches, which are used by residents. This garden area is adjoined by a block of brick garages and some timber outbuildings, which are in a poor state of repair.

Knells House is accessed via private driveway from the Houghton to Scaleby Road. This driveway, which runs right round Knells House, has various areas of hardstanding adjacent to it, including a parking area located to the south of Knells House. Parking also takes place on some of the other areas of hardstanding, including on areas immediately adjacent to the north of the dwelling and in the northern corner of the site, adjacent to the timber outbuildings.

Six residential properties adjoin the curtilage of Knells House. Five of these are bungalows which share the access to nursing home and have a right of way over it. The other is a one and a half storey dwelling, which has a rear elevation facing the site but which is accessed directly from the main road. Two further bungalows, which front onto the main road, also have a right of way over the access.

The Care Quality Commission has been contacted about this proposal, but it does not engage in pre-application discussions on planning applications. It provides advice (essential standards) that applicants have to comply with and it will only sign off schemes for occupation if these standards are met. The current application exceeds the minimum essential standards.

The applicant's agent has met with the senior manager at Adult Social Care at Cumbria County Council to discuss the building's internal layout. The room sizes and layouts are all satisfactory and several recommendations have been made about the internal layout. The suggestions include: toilet doors all to be yellow, toilet seats to be red, cupboard doors to be glass so that the contents are visible, high quality lighting, possible introduction of a fireplace (does not have to be working), motion monitoring in bedrooms and the provision of bird feeders outside bedroom windows. It has also been suggested that a secure garden area should be provided, that the residents could use under supervision. The applicant is intending to implement the above recommendations.

The proposed twelve bed care home would cater for dementia and Alzheimer's sufferers and would complement the existing nursing home. It would be located to the west of the Knells House on land that currently contains a garden area, the brick garages and timber outbuildings and an area of hardstanding. The building would run from north to south, with the south elevation of the building lying in close proximity to the shared driveway. The east elevation would run parallel to the nursing home and would be separated from it by the driveway that runs around the building.

The building would measure 60m in length, with the width varying from 16m to 7.5m. The southern elevation of the building, adjacent to the driveway, would contain a dining area and recreation area and this section would measure 16m in width by 10.5m in length. This end elevation would be curved and would contain large glazed sections set on a brick plinth, which would be connected by a section of rendered wall. The roof would be hipped and would measure 3.5m to the eaves and 6.2m to the ridge.

A narrower section of the building would be located to the rear of this and this would contain six en-suite bedrooms and a corridor. This section would measure approximately 27m in length and would predominantly measure 7.7m in width. The ridge height of this section would be 4.6m. The building would then increase in width to 15.3m for a length of 9m, with this section containing a further three en-suite bedrooms. The ridge line of this section would be approximately 0.5m lower than the ridge on the front section of the building. The building would then narrow again to a width of 7.7m for its last 13.3m, with the ridge height dropping back to 4.6m.

The walls of the building would be finished in white render, with a brick plinth and head, whilst the roof would be constructed of blue/ grey slates and grey concrete ridge tiles.

A safe, outdoor space for residents would be created to the (rear) west of the building and this would be enclosed by a new retaining wall. The hedge between the application site and Yew Tree Cottage, which adjoins the application site to the west, would be retained and additional infill planting would take place in this area. The existing timber fence, which separates part of the garden of Yew Tree Cottage from the application site and the existing retaining wall/ fence which is located on the boundary between the application site and Rewanda would be retained.

Five additional car parking spaces would be provided to the south of the building, adjacent to the existing driveway.

The proposals need to be assessed against Policies CP3, CP5, CP6, CP12, H13, LE7, LE12 and T1 of the Carlisle District Local Plan 2001-2016.

The proposals raise the following planning issues:

1. Whether The Proposal Is Acceptable In Principle

The new care home would be located in the grounds of an existing nursing home. It would provide care for those with dementia and Alzheimer's disease. Existing residents would move to the new facility if necessary and there would be a sharing of staff between the two homes. The new care home would use the kitchens and laundry facilities in the existing home. In light of the above, there is a clear need for the care home, which would be classed as Special Needs Housing (Policy H13) to be in this location and it is, therefore, acceptable in principle.

2. Whether The Scale And Design Are Acceptable

Whilst it is acknowledged that the building would be long its' design, which breaks it up into a series of sections, would reduce its impact. Furthermore, the siting of the building, in close proximity to the rear of Knells House and adjacent to existing hedges and fences, would ensure that views of the long side elevations are limited. The building would be single-storey, would sit at a lower level than the dwellings to the west (Yew Tree Cottage and Rewanda) and would have a hipped roof, which would help to reduce its impact. The walls would be finished in white render, with a brick plinth and header and the roof would be blue/ grey slate, under grey concrete ridge tiles. In light of the above, the scale and design of the proposal is considered

to be acceptable.

3. The Impact Of The Proposal On The Listed Building

The Council's Conservation Officer considers that the scale and massing of the new building is acceptable and would not detract from the character or appearance of Knells House, which is a Grade II Listed Building. The new building relates to the rear of Knells House, which is part stone but mostly rendered. The slate roof and render of the proposed building would blend in with the existing. The Conservation Officer has, therefore, raised no objections to the proposals, subject to conditions being attached to any planning permission requiring samples of roofing materials and window details to be submitted for approval. The proposal therefore, accords with Policy LE12 (Proposals Affecting Listed Buildings) of the adopted Local Plan.

4. The Impact On The Living Conditions Of The Occupiers Of Neighbouring Properties

Yew Tree Cottage lies directly to the west of the proposed building. It would have a number of windows which would face the building, with the nearest of these being 14m away. The proposed building would sit at a lower level than Yew Tree Cottage and an existing hedge (which would be strengthened by additional infill planting) and an existing solid 2m high timber fence would screen the walls of the building from this property, with only the roof being visible. There would, therefore, be no loss of privacy to the occupiers of Yew Tree Cottage.

The roof would be hipped and would have a maximum height of 6.2m, although the majority of the building would be 4.6m high. Yew Tree Cottage sits at a higher level than the application site, so the impact of the building would be reduced when viewed from this property. Furthermore, a large section of the building would sit in front of Knells House when viewed from Yew Tree Cottage and this has a ridge height of over 11m. The proposal would not, therefore, have a significant adverse impact on the occupiers of Yew Tree Cottage, through loss of light or over-dominance.

The property known as Rewanda, also adjoins the application site and the new building would lie adjacent to approximately half of the rear boundary of this property. This property, which is one and a half storey and has a rear conservatory, sits 0.8m higher than the application site and has a 0.9m high timber fence on the rear boundary. The rear elevation of the new building would be sited 2.3m from this fence and would measure 2.5m to the eaves and 4.6m to the ridge.

The nearest window in the main dwelling would be approximately 14m away from the rear elevation of the new building and would not directly face it. The nearest windows in the conservatory would also be approximately 14m away. Given that the rear elevation of the new building has no windows, these distances are considered to be acceptable and there would be no loss of privacy to the occupiers of this property.

The new building would only run along half the rear boundary of Rewanda and it would have a hipped roof, which would have a maximum height of 4.6m, but which would appear lower due to the changes of levels between the sites. Furthermore,

Rewanda would not directly face the building but would face the land to the north of the building, which is located outside the application site and forms part of garden to the property known as Lane End. In light of the above, the proposal would not have a significant adverse impact on the occupiers of Rewanda due to loss of light or over-dominance.

5. The Impact Of The Proposal On Existing Trees

The originally submitted plans have been amended to remove the additional car parking spaces away from a number of trees, including two which are the subject of Tree Preservation Orders and to remove a large soakaway, which could have adversely affected existing trees.

The Council's Tree Officer has raised no objections to the current plans but has requested that a condition is attached to any planning permission requiring a detailed landscaping scheme to be submitted. This should include provision for the replacement of the trees and shrubs, which are to be lost as a consequence of the development. The Tree Officer has also requested a condition that requires a scheme of tree protection to be submitted and agreed by the Council, in order to protect the existing trees which are to be retained, during construction works.

6. Access And Parking

County Highways has raised no objections to the proposal. Its' Officers are satisfied that the proposed building would not impact on the existing access, that runs around Knells House. It is also satisfied that sufficient car parking spaces have been provided within the site to cater for both the existing and proposed nursing homes.

Local residents have raised concerns about their right of way being blocked during construction and post development. The owner of Knells House would, however, have to ensure that access to the surrounding residential properties is maintained at all times.

7. Drainage

The original plans to deal with foul and surface water drainage from the new care home have been amended following discussions with officers from Building Control. A new package treatment plant would now be provided to serve both the existing nursing home and the new care home. It would be located under the terraced garden to the front of Knells House. This system would need to be registered with the Environmental Agency, who would need to give consent for it to discharge to a watercourse. The existing septic tank that serves Knells House currently discharges to a watercourse and the existing outlet pipe would be used.

Surface water from the proposed building would also be discharged to the watercourse, via the existing outlet pipe. This arrangement is acceptable to Building Control, as the ground conditions around Knells House are not suitable for soakaways.

Local residents have expressed concerns about the impact of the proposal on their

existing drainage. The owner of Knells House would, however, have to ensure that the proposed development does not affect the existing drainage arrangements of the neighbouring residential properties.

In overall terms, the proposal is acceptable in principle and the scale and design of the building are acceptable. The proposal would not have an adverse impact on the Listed Building or on the living conditions of the occupiers of any neighbouring properties due to loss of light, loss of privacy or over-dominance. The impact on existing trees and the proposed access and parking arrangements would be acceptable. In all aspects, the proposal is compliant with the relevant policies contained within the adopted Local Plan.

Relevant Development Plan Policies

Carlisle District Local Plan 2001 - 2016 Core Development Policies - Policy CP3 - Trees And Hedges On Development Sites

Proposals for new development should provide for the protection and integration of existing trees and hedges. Where trees and hedges are present, a survey will be required showing the following:

- 1 the location of existing trees and hedges;
- 2 the species, age, height and crown spread of each tree;
- 3 an assessment of the condition of each tree;
- 4 the location and crown spread of trees on adjacent land which may be affected by the development;
- 5 existing and proposed changes in ground level.

In order to protect and integrate existing trees and hedges within new development, the City Council will resist proposals which cause unacceptable tree loss, and which do not allow for the successful integration of existing trees identified in the tree survey.

Layouts will be required to provide adequate spacing between existing trees and buildings, taking into account the existing and future size of the trees, and their impact both above and below ground.

The City Council will protect existing trees and woodlands where appropriate, by tree preservation orders, and by the use of planning conditions requiring protective fencing around trees to be retained to prevent site works within their crown spread.

Carlisle District Local Plan 2001 - 2016 Core Development Policies - Policy CP5 - Design

All new development proposals will be assessed against the following design principles. Proposals should:

- 1 Respond to the local context and the form of surrounding buildings in relation to height, scale and massing, and by making use of appropriate materials and

- detailing;
- 2 Take into consideration any important landscape or topographical features and respect local landscape character;
 - 3 Reinforce local architectural features, where appropriate, promoting and respecting local distinctiveness;
 - 4 Ensure all components of the proposal, such as buildings, car parking, access routes, open space and landscaping, are well related to one another to ensure a well integrated, successful and attractive development;
 - 5 Ensure there is no adverse effect on the residential amenity of existing areas, or adjacent land uses, or result in unacceptable standards for future users and occupiers of the development;
 - 6 Ensure the retention and enhancement of existing trees, shrubs, hedges and other wildlife habitats where possible. Where environmental features are lost as a result of the proposal, appropriate mitigation measures should be put in place and on-site replacement of those features will be sought;
 - 7 Include landscaping schemes (both hard and soft) to assist the integration of new development into existing areas and ensure that development on the edge of settlements is fully integrated into its surroundings;
 - 8 Ensure that the necessary services and infrastructure can be incorporated without causing unacceptable harm to retained features;
 - 9 Ensure that the layout and design incorporates adequate space for waste and recycling bin storage and collection.

Carlisle District Local Plan 2001 - 2016
Core Development Policies - Policy CP6 - Residential Amenity

The amenity of residential areas will be protected from inappropriate development where that development:

- 1 is for a use inappropriate for residential areas; and/or
- 2 is of an unacceptable scale; and/or
- 3 leads to an unacceptable increase in traffic or noise; and/or
- 4 is visually intrusive.

Carlisle District Local Plan 2001 - 2016
Core Development Policies - Policy CP12 - Foul And Surface Water Sewerage And Sewage Treatment

Development will not be permitted where inadequate foul and surface water sewerage infrastructure and sewage treatment capacity exists, or where such provision can not be made within the time constraint of the planning permission.

Carlisle District Local Plan 2001 - 2016
Housing - Policy H13 - Special Needs Housing

Proposals which relate to special or particular housing needs (e.g. the elderly, mentally and physically disabled, the homeless etc) will be acceptable, provided that:

- 1 they are consistent with other policies of the Plan ; and
- 2 the City Council are satisfied there is a need which is not being met elsewhere;
and
- 3 the site is appropriate for that need.

Carlisle District Local Plan 2001 - 2016

Local Environment - Policy LE7 - Buffer Zone On Hadrian's Wall World Heritage Site

Within the buffer zone of Hadrian's Wall Military Zone World Heritage Site, as defined on the Proposals Map, proposals for development which would have an unacceptable impact on the character and/or setting of the World Heritage Site will not be permitted. Development within or adjacent to existing settlements, established farmsteads and other groups of buildings will be permitted, where it is consistent with other policies of this Plan, providing that:

- 1 the proposal reflects the scale and character of the existing group of buildings;
and
- 2 there is no unacceptable adverse effect on the character and/or appearance of the Hadrian's Wall Military Zone World Heritage Site.

Within the outer visual envelope, beyond the Hadrian's Wall Military Zone World Heritage Site, proposals for major development which would have an adverse effect on the character of the World Heritage Site will not be permitted unless the need for the development outweighs the environmental costs.

Carlisle District Local Plan 2001 - 2016

Local Environment - Policy LE12 - Proposals Affecting Listed Buildings

Proposals for new development which adversely affects a listed building or its setting will not be permitted. Any new development within the setting of a listed building should preserve the building's character and its setting. The City Council will seek to encourage any new development to be sympathetic in scale, character and materials.

Carlisle District Local Plan 2001 - 2016

Transport - Policy T1- Parking Guidelines For Development

The level of car parking provision for development will be determined on the basis of the following factors:

- 1 the Parking Guidelines for Cumbria as updated by additional requirements in PPG 13;
- 2 the availability of public car parking in the vicinity;
- 3 the impact of parking provision on the environment of the surrounding area;
- 4 the likely impact on the surrounding road network; and
- 5 accessibility by and availability of, other forms of transport.

Item no: 04

Appn Ref No:
10/0813

Applicant:
Sawyers Construction

Parish:
Carlisle

Date of Receipt:
03/09/2010 13:00:30

Agent:
Edenholme Building &
Architectural Surveyors

Ward:
Castle

Location:
1 Cranbourne Road, Carlisle, CA2 7JN

Grid Reference:
338491 555924

Proposal: Erection Of 1no. Dwelling

Grant Permission

1. The development shall be begun not later than the expiration of 3 years beginning with the date of the grant of this permission.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The approved documents for this Planning Permission comprise:
 1. the submitted planning application form;
 2. the Site Location Plan [Drawing No. ED/1037/01];
 3. the Block Plan [Drawing No. ED/1037/01];
 4. the Proposed Block Plan/Landscaping Plan [Drawing No. ED/1037/02];
 5. the Proposed Floor Plans And Elevations [Drawing No. ED/1035/03];
 6. the Design and Access Statement [Received 3rd September 2010];
 7. the Tree Survey [Received 22nd September 2010];
 8. the Site Risk Assessment [Received 15th September 2010];
 9. the Notice of Decision; and

10. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: For the avoidance of doubt.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order), no additional windows shall be inserted on the north elevation without the prior consent of the local planning authority.

Reason: In order to protect the privacy and amenities of residents in close proximity to the site and to ensure compliance with Policy H11 of the Carlisle District Local Plan 2001-2016.

4. The dwelling hereby approved shall not be occupied until the vehicular access and turning requirements have been constructed in accordance with approved Drawing Number ED/1037/02. The vehicular access turning provisions shall be retained and capable of use at all times thereafter and shall not be removed or altered without the prior written consent of the Local Planning Authority.

Reason: To ensure a minimum standard of access provision when the development is brought into use and to support Policies H1 and T1 of the Carlisle District Local Plan 2001-2016.

Summary of Reasons for the Decision

Introduction

5.1 This application seeks approval for the erection of 1no. dwelling in the grounds of No.1 Cranbourne Road, a two storey semi-detached property constructed from brick/rendered walls under a tiled roof. The property is surrounded by two storey terraced properties situated on the westernside of Cranbourne Road, an unadopted access lane to the north, single storey dwellings to the east and a two storey residential property to the south. Beyond the access lane to the north there are two storey terraced properties on Newtown Road whose rear gardens/yards back onto the access lane. The site is identified on the Proposals Map that accompanies the Carlisle District Local Plan 2001-2016 as being within a Primary Residential Area.

Background

5.2 The proposed dwelling will be attached to the north elevation of No.1 Cranbourne Road and will have a total width of 5.56 metres, a total length of 9.67 metres and a total ridge height of 7.45 metres. It will be constructed

from brick/rendered walls under a tiled roof to match the materials of No.1 Cranbourne Road. The submitted drawings indicate that the proposed dwelling will have a kitchen, living room and WC on the ground floor together with 3no. bedrooms and a bathroom at first floor.

Assessment

- 5.3 The relevant planning policies against which the application is required to be assessed are Policies DP1, CP3, CP5, CP6, CP12, H1 and T1 of the Carlisle District Local Plan 2001-2016.
- 5.4 The proposal raises the following planning issues:
1. Whether The Principle Of The Development Is Acceptable
- 5.5 Policy DP1 of the Carlisle District Local Plan 2001-2016 sets out the broad development strategy for the area. It establishes a settlement hierarchy with Carlisle's Urban Area being the highest order of priority for most additional new development, followed by the Key Service Centres of Brampton and Longtown and, finally, 20 villages identified as Local Service Centres. Within these locations, development proposals will be assessed against the need to be in the location specified. High priority for retailing, office and leisure uses is accorded in the urban area to sites that satisfy the sequential test while proposals for residential development are prioritized in favour of the re-use of previously developed land.
- 5.6 Policy H1 of the Carlisle District Local Plan 2001-2016 elaborates, in relation to development for housing, on the settlement hierarchy. It reiterates that the primary focus for new housing development will be the urban area of Carlisle, followed in order by the Key Service Centres of Brampton and Longtown (which have a broad range of amenities and services) and finally, selected villages which perform a service role within the rural area.
- 5.7 Occupiers of neighbouring residential properties have objected to the proposal on the grounds of "garden grabbing". Members will be aware of the revisions to Planning Policy Statement 3 (PPS3) that occurred on 9th June 2010 which removes gardens from the definition of "brown field" land. This means that gardens are no longer considered as previously developed land for the purposes of meeting brown field targets; however, the revision to PPS3 does not prevent all gardens from being developed. Planning Authorities still have to take decisions that are best for them and decide for themselves the best locations and types of development in their areas. The application site is situated within the urban area, approximately 1.8 miles from the City Centre, and is well located in relation to a choice of modes of transport. Accordingly, the principle of the residential development in this general area is acceptable.
2. Scale And Layout Of The Development
- 5.8 The proposed dwelling is comparable to the surrounding residential

properties, which are also of a similar scale and height. The materials that the dwelling will be constructed from are also appropriate to the surrounding area. As such, the proposed dwelling can be accommodated on the site without adversely affecting the character of the surrounding area.

3. The Impact of the Proposal on the Living Conditions of Neighbouring Residents.

- 5.9 The proposed dwelling will have windows located on the front (east) and rear (west) elevations together with one window located on the side (north elevation) The proposed dwelling will be situated no closer to the residential properties to the west and east of the site than the existing dwelling at No.1 Cranbourne Road. As such it is considered that the proposed development will not adversely affect occupiers of residential properties to the east and west of the site sufficient to warrant refusal in terms of loss of light, overlooking or over dominance.
- 5.10 The proposed dwelling will be located approximately 18 metres from the main rear two storey elevation of the residential properties situated to the north of the application site on Newtown Road. The proposed dwelling will have one window situated on the side elevation facing these properties; however, this window will serve a stairway which is not regarded as a primary window. Given the separation distances between the properties on Newtown Road and the proposed development it is considered that the proposal will not have an adverse impact upon occupiers of the terraced properties on Newtown Road in terms of overlooking or over dominance. A condition is recommended to ensure that this situation remains in perpetuity. With regard to potential loss of light to the properties on Newtown Road, given the orientation of the application site it is accepted that there would be some loss of light at certain times of the day though the degree of loss and its impact would be greater at certain times of the year. Given the existing high boundary treatment of No.1 Cranbourne Road and the rear of the properties of Newtown Road (2 metre approx high wall) together with the separation distances between the proposal and the dwellings on Newtown Road it is considered that the degree of loss of light would not be so significant to warrant refusal of the application on these grounds.

4. Impact On The Highway

- 5.11 Several objections have been received from occupiers of neighbouring properties, particular those on Newtown Road, with regard to potential impact on the unadopted access lane which runs to the north of the site. A new access will be constructed to the rear of the northern boundary of No.1 Cranbourne Road onto the unadopted access lane to serve the existing and new dwelling. Members should be aware that the occupiers of No.1 Cranbourne Road could create a new access to their property onto this lane without requiring planning permission as the access is not onto a trunk or classified road. The Highway Authority has raised no objections to the proposed access and has welcomed the proposed turning space that is to be provided within the boundary of the proposed property and the private lane. It

is therefore considered that a refusal of the application on the grounds of potential impacts on highway conditions could not be justified.

- 5.12 Several objections have also been received indicating that the proposal will increase the existing parking problems on Cranbourne Road. Members should be aware that the proposed development provides adequate off-street parking spaces for the number of bedrooms proposed. Members should also be aware that a Traffic Regulation Order (TRO) for limited waiting was made for Cranbourne Road in July 2009; however, the parking restrictions were not introduced as no funding was available to install lines or signs and issue permits to residents. The parking problems on Cranbourne Road are an existing problem which would not be exacerbated by this application, as it provides off-street parking to satisfy the standard expected, therefore refusal of the proposed development on these grounds cannot be justified.

5. Drainage

- 5.13 It is proposed to connect the foul and surface water drainage to the existing drainage system (i.e. mains drainage). United Utilities has been consulted on the proposed development and has raised no objections. United Utilities has, however, suggested that the applicant utilises water efficient products. An advisory note has been attached to the decision notice regarding the use of water efficient products.

6. Biodiversity

- 5.14 Taking into account the proposed development, its location and surroundings it is considered that there should be no significant harm to the favourable conservation status of any protected species or their habitats.

7. Other Matters

- 5.15 Two objectors have indicated that the proposal could potentially lead to a reduction in house prices. Members should be aware that this is not a material planning consideration.
- 5.16 Objectors have also raised concerns regarding maintenance and pedestrian/vehicle access for those who currently use the unadopted access lane to the north of the application site. Members should be aware that this is a Civil matter amongst the applicant and the occupiers of the terraced properties on Newtown Road and cannot be dealt with under planning legislation.

Conclusion

- 5.17 In overall terms it is considered that the proposal will not adversely affect the living conditions of adjacent properties sufficient to merit refusal. The scale and design of the proposed development is acceptable and it is considered that the proposal will not have an adverse impact upon the surrounding area. It is therefore recommended that Members approve the application.

Relevant Development Plan Policies

Carlisle District Local Plan 2001 - 2016

Spatial Strategy & Development Principles - Policy DP1 - Sustainable Development Locations

All proposals for development will be assessed against their ability to promote sustainable development. Proposals will be considered favourably in the following locations, provided they are in scale with their location and consistent with other Policies of this Local Plan.

Urban Area	City of Carlisle	
Key Service Centres	Brampton Longtown	
Local Service Centres	Burgh by Sands Castle Carrock Cummersdale Cumwhinton Dalston Gilsland Great Corby Great Orton Hallbankgate Hayton	Heads Nook Houghton Irthington Raughton Head Rockcliffe Scotby Smithfield Thurstonfield Warwick Bridge Wetheral

Proposals for development within these locations will be assessed on the basis of the need for development to be in the location specified.

Within the Urban Area proposals for retail, office and leisure developments will be subject to a sequential approach which requires that locations re considered as follows: firstly within the City Centres; secondly edge-of-centre locations; and thirdly the remainder of the urban area.

Proposals for residential development will be considered against the need to give priority to the reuse of previously developed land, with particular emphasis on vacant and derelict sites and buildings.

Settlement Boundaries have been established on the Proposals Map to recognise the extent of built development or where planning permission already exists to judge proposals for development and are not indicative of land ownership.

Outside these locations development will be assessed against the needs to be in the location specified.

Carlisle District Local Plan 2001 - 2016

Core Development Policies - Policy CP3 - Trees And Hedges On Development

Sites

Proposals for new development should provide for the protection and integration of existing trees and hedges. Where trees and hedges are present, a survey will be required showing the following:

- 1 the location of existing trees and hedges;
- 2 the species, age, height and crown spread of each tree;
- 3 an assessment of the condition of each tree;
- 4 the location and crown spread of trees on adjacent land which may be affected by the development;
- 5 existing and proposed changes in ground level.

In order to protect and integrate existing trees and hedges within new development, the City Council will resist proposals which cause unacceptable tree loss, and which do not allow for the successful integration of existing trees identified in the tree survey.

Layouts will be required to provide adequate spacing between existing trees and buildings, taking into account the existing and future size of the trees, and their impact both above and below ground.

The City Council will protect existing trees and woodlands where appropriate, by tree preservation orders, and by the use of planning conditions requiring protective fencing around trees to be retained to prevent site works within their crown spread.

Carlisle District Local Plan 2001 - 2016 Core Development Policies - Policy CP5 - Design

All new development proposals will be assessed against the following design principles. Proposals should:

- 1 Respond to the local context and the form of surrounding buildings in relation to height, scale and massing, and by making use of appropriate materials and detailing;
- 2 Take into consideration any important landscape or topographical features and respect local landscape character;
- 3 Reinforce local architectural features, where appropriate, promoting and respecting local distinctiveness;
- 4 Ensure all components of the proposal, such as buildings, car parking, access routes, open space and landscaping, are well related to one another to ensure a well integrated, successful and attractive development;
- 5 Ensure there is no adverse effect on the residential amenity of existing areas, or adjacent land uses, or result in unacceptable standards for future users and occupiers of the development;
- 6 Ensure the retention and enhancement of existing trees, shrubs, hedges and other wildlife habitats where possible. Where environmental features are lost as a result of the proposal, appropriate mitigation measures should be put in place and on-site replacement of those features will be sought;
- 7 Include landscaping schemes (both hard and soft) to assist the integration of new development into existing areas and ensure that development on the edge

- of settlements is fully integrated into its surroundings;
- 8 Ensure that the necessary services and infrastructure can be incorporated without causing unacceptable harm to retained features;
 - 9 Ensure that the layout and design incorporates adequate space for waste and recycling bin storage and collection.

Carlisle District Local Plan 2001 - 2016
Core Development Policies - Policy CP6 - Residential Amenity

The amenity of residential areas will be protected from inappropriate development where that development:

- 1 is for a use inappropriate for residential areas; and/or
- 2 is of an unacceptable scale; and/or
- 3 leads to an unacceptable increase in traffic or noise; and/or
- 4 is visually intrusive.

Carlisle District Local Plan 2001 - 2016
Core Development Policies - Policy CP12 - Foul And Surface Water Sewerage And Sewage Treatment

Development will not be permitted where inadequate foul and surface water sewerage infrastructure and sewage treatment capacity exists, or where such provision can not be made within the time constraint of the planning permission.

Carlisle District Local Plan 2001 - 2016
Housing - Policy H1 - Location Of New Housing Development

New housing development will be located in sustainable locations in accordance with PPS3: *Housing*, Regional Planning Guidance and the Joint Structure Plan. During the Plan period 80% of new development will be located within the urban area of Carlisle, including allocated sites on the edge of the City referred to in Proposal H16. The remaining 20% will be permitted in the rural area of the District with the focus on the two Key Service Centres of Brampton and Longtown.

In the remainder of the rural area small-scale development will be located in accordance with Policy DP1 and other policies of this Plan to ensure that:

- 1 the site is well related to the landscape of the area and does not intrude into open countryside; and
- 2 the scale of the proposed development is well related to the scale, form and character of the existing settlement; and
- 3 the layout of the site and the design of the buildings is well related to existing property in the village; and
- 4 the siting and design of the buildings is well related to and does not adversely affect the amenity of neighbouring property; and
- 5 appropriate access and parking can be achieved; and
- 6 the proposal will not lead to the loss of amenity open space within or at the edge of the settlement; and

7 the proposal will not lead to the loss of the best and most versatile agricultural land.

Settlement boundaries have been drawn for the following Local Service Centres within which proposals will be judged against the above criteria.

Burgh-by-Sands	Castle Carrock	Cummersdale
Cumwhinton	Dalston	Gilsland
Great Corby	Great Orton	Hallbankgate
Hayton	Heads Nook	Houghton
Irthington	Raughton Head	Rockcliffe
Scotby	Smithfield	Thurstonfield
Warwick Bridge (including Little Corby & Corby Hill)	Wetheral	

In the following settlements small-scale infilling (development between an otherwise continuous frontage) will be allowed where this does not conflict with the criteria above and is evidenced by local need to be in that location. S106 agreements may be used to ensure local occupancy to provide for the identified need.

Blackwell	Cardewlees	Cargo
Carleton	Cotehill	Cumwhitton
Durdar	Faugh	Harker
Hethersgill	How Mill	Lanercost
Laversdale	Low Row	Monkhill
Moorhouse	Talkin	Todhills
Walton	Warwick-on-Eden	Wreay

Carlisle District Local Plan 2001 - 2016 Transport - Policy T1- Parking Guidelines For Development

The level of car parking provision for development will be determined on the basis of the following factors:

- 1 the Parking Guidelines for Cumbria as updated by additional requirements in PPG 13;
- 2 the availability of public car parking in the vicinity;
- 3 the impact of parking provision on the environment of the surrounding area;
- 4 the likely impact on the surrounding road network; and
- 5 accessibility by and availability of, other forms of transport.

Item no: 05

Appn Ref No:
10/0917

Applicant:
Carlisle City Council

Parish:
Cummersdale

Date of Receipt:

Agent:

Ward:

11/10/2010

Montagu Evans LLP

Multiple Wards

Location:

Land south west of Ellesmere Way and adjacent to, Wigton Road, Carlisle

Grid Reference:

337745 554085

Proposal: Erection Of A District Centre Including Class A1 Foodstore Comprising 8,175 Sq.m. Gross Internal Area (5,574 Sq.m. Net Sales Floorspace); A Petrol Filling Station; The Provision Of Class A3 (Restaurant/Cafe), A5 (Hot Food Takeaway) And D1 (Crèche) Floorspace (1,021 Sq m. Gross Internal Area) And Ancillary Development Including Landscaping And Car Parking

Members resolved to give authority to the Assistant Director (Economic Development) to issue approval for the proposal subject to:

1. The imposition of the conditions recommended by the Highway Authority;
2. The imposition of three additional conditions outlined in the Officers presentation, which related to the provision of a waste recycling facility, a scheme to enable the continued monitoring of the Travel Plan and the provision of a bus service to the site;
3. No new issues or objections being raised following the expiry of the consultation period; and
4. The concerns raised by Natural England being satisfactorily addressed.

Item no: 06

Appn Ref No:

10/0164

Applicant:

Top Notch Contractors Ltd

Parish:

Carlisle

Date of Receipt:

19/02/2010 16:01:32

Agent:

Hyde Harrington

Ward:

Denton Holme

Location:

102 & 104 Denton Street, Carlisle

Grid Reference:

339742 555044

Proposal: Redevelopment Of Former Prince Of Wales Public House & Conversion Of 102 Denton Street To Create 16no. Apartments & 1no. Commercial Unit With Associated Parking & Servicing

Members resolved to give authority to the Assistant Director (Economic Development) to issue approval for the proposal subject to the satisfactory completion of a Section 106 Agreement concerning the funding the implementation

of a Traffic Regulation Order and the payment of the commuted sum of £3538 towards improvement to outdoor sports facilities.

Item no: 07

Appn Ref No:
10/0887

Applicant:
Carlisle City Council

Parish:
Carlisle

Date of Receipt:
04/10/2010 08:01:10

Agent:
TEP

Ward:
Castle

Location:
L/adj. Tullie House Museum, Castle Street, Carlisle,
CA3 8TP

Grid Reference:
339785 556097

Proposal: Proposed Development Consists Of Four New Bespoke 4m High Orientation Beacons And One New 2.35m High Information Board On Castle Street, As Part Of The Carlisle Roman Gateway Public Realm And Interpretation Project

Grant Permission

1. The development shall be begun not later than the expiration of 3 years beginning with the date of the grant of this permission.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The approved documents for this Planning Permission comprise:
 1. the submitted planning application form;
 2. the following plans: Site Location (drawing number D2145.022), Beacon & Fingerpost Text (drawing number 29355.07), Beacon & Fingerpost (drawing number 29355.01), Beacon & Fingerpost Construction (drawing number 29355.02), Beacon & Fingerpost Foundation (drawing number 29355.02), Infoboard Foundation (drawing number 29355.10), Square Infoboard Construction (drawing number 29355.11), Stone Carving (drawing number 29355.12), Info Panel Arrangement (drawing number 29355.14), Overall Layout Plan (drawing number D2145.021B), Tullie House Photomontage 1 (drawing number C2145.008C), Tullie House Photomontage 2 (drawing number C2145.009B), Site Layout (drawing number D2145.101B), Location Panel Representative Design (drawing

number 29355.15), and Interpretation Panel Representative Design (drawing number 29355.16);

3. the Notice of Decision; and
4. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: For the avoidance of doubt.

Relevant Development Plan Policies

Carlisle District Local Plan 2001 - 2016 Core Development Policies - Policy CP5 - Design

All new development proposals will be assessed against the following design principles. Proposals should:

- 1 Respond to the local context and the form of surrounding buildings in relation to height, scale and massing, and by making use of appropriate materials and detailing;
- 2 Take into consideration any important landscape or topographical features and respect local landscape character;
- 3 Reinforce local architectural features, where appropriate, promoting and respecting local distinctiveness;
- 4 Ensure all components of the proposal, such as buildings, car parking, access routes, open space and landscaping, are well related to one another to ensure a well integrated, successful and attractive development;
- 5 Ensure there is no adverse effect on the residential amenity of existing areas, or adjacent land uses, or result in unacceptable standards for future users and occupiers of the development;
- 6 Ensure the retention and enhancement of existing trees, shrubs, hedges and other wildlife habitats where possible. Where environmental features are lost as a result of the proposal, appropriate mitigation measures should be put in place and on-site replacement of those features will be sought;
- 7 Include landscaping schemes (both hard and soft) to assist the integration of new development into existing areas and ensure that development on the edge of settlements is fully integrated into its surroundings;
- 8 Ensure that the necessary services and infrastructure can be incorporated without causing unacceptable harm to retained features;
- 9 Ensure that the layout and design incorporates adequate space for waste and recycling bin storage and collection.

Carlisle District Local Plan 2001 - 2016 Core Development Policies - Policy CP7 - Use Of Traditional Materials

In order to sustain the local environment consideration will be given to locally sourced traditional materials to maintain the local character of buildings and their environment.

Within conservation areas the City Council will seek to ensure that existing traditional materials are reinstated following repairs to roads, pavements, kerbs and underground services.

Carlisle District Local Plan 2001 - 2016
Core Development Policies - Policy CP15 - Access, Mobility And Inclusion

Development proposals should make provision for easy, safe and inclusive access to, into and within buildings and facilities. The layout and design of developments should meet the requirements of accessibility and inclusion for all potential users regardless of disability, age or gender. The Council will have regard to the following criteria when assessing development proposals:

- 1 The design of entrances and exits and ease of permeation through and between developments in terms of street furniture, circulation areas and pedestrian routes;
- 2 The location of any development proposal in relation to its potential users;
- 3 Accessibility to all transport modes and provision of adequate parking for disabled people;
- 4 Provision of on-site facilities such as public toilets, and appropriate signage

Carlisle District Local Plan 2001 - 2016
Local Environment - Policy LE6 - Scheduled/Nationally Important Ancient Monuments

Development will not be permitted where there is an unacceptable impact on scheduled and other nationally important ancient monuments and their settings.

Carlisle District Local Plan 2001 - 2016
Local Environment - Policy LE12 - Proposals Affecting Listed Buildings

Proposals for new development which adversely affects a listed building or its setting will not be permitted. Any new development within the setting of a listed building should preserve the building's character and its setting. The City Council will seek to encourage any new development to be sympathetic in scale, character and materials.

Carlisle District Local Plan 2001 - 2016
Local Environment - Policy LE19 - Conservation Areas

The City Council will continue to review existing and designate new conservation areas. Development proposals within and adjoining conservation areas will be granted planning permission provided they preserve or enhance their character and

appearance. Any new development or alterations to existing buildings should harmonise with their surroundings and be in sympathy with the setting, scale, density and physical characteristics of conservation areas, and protect important views into or out of such areas. Applications for outline planning permission will not be accepted for proposals in conservation areas.

Proposals for new development and/or alterations to buildings in conservation areas will be judged against the following criteria:

- 1 the development should preserve or enhance all features which contribute positively to the area's character or appearance, in particular the design, massing and height of the building should closely relate to adjacent buildings and should not have an unacceptable impact on the townscape or landscape;
- 2 the development should not have an unacceptable impact on the historic street patterns and morphology, roofscape, skyline and setting of the conservation area, important open spaces or significant views into, out of and within the area;
- 3 development proposals should not result in the amalgamation or redrawing of boundaries between traditional buildings and plots, or demolition and redevelopment behind retained facades;
- 4 wherever practicable traditional local materials such as brick, stone and slate should be used and incongruous materials should be avoided;
- 5 individual features both on buildings and contributing to their setting, should be retained e.g. doorways, windows, shopfronts, garden walls, railings, cobbled or flagged forecourts, sandstone kerbs, trees and hedges, etc. Where features have deteriorated to the extent to which they have to be replaced, the replacement should match the original;
- 6 proposals which would generate a significant increase in traffic movements and heavy vehicles or excessive parking demands will not be permitted since these would be prejudicial to amenity;
- 7 proposals which would require substantial car parking and servicing areas which can not be provided without an adverse effect on the site and its surroundings will not be permitted.

Carlisle District Local Plan 2001 - 2016 Leisure & Community Uses - Policy LC8 - Rights Of Way

Carlisle City Council will seek to retain all existing footpaths, bridleways and other rights of way and to establish new routes wherever possible. New development will seek to maintain the existing rights of way network and where possible local improvements and extensions will be sought as part of new developments. Proposals to close or divert existing rights of way will not be permitted unless an alternative route is available which is attractive, serves the same area and is not significantly longer than the original route.

Appn Ref No:
10/9008

Applicant:
Cumbria County Council

Parish:
Carlisle

Date of Receipt:
01/06/2010

Agent:
Cumbria County Council

Ward:
Yewdale

Location:
Richard Rose Morton Academy, Wigton Road,
Carlisle CA2 6LB

Grid Reference:
337661 554594

Proposal: Variation of Condition 6 of Planning Permission 09/9037

Decision: City Council Observation - Raise No Objection **Date:** 24/11/2010

Decision of: Cumbria County Council

Decision Type: Grant Permission **Date:** 22/11/2010

Item no: 09

Appn Ref No:
10/0064

Applicant:
County Motors (Carlisle)
Ltd

Parish:
Carlisle

Date of Receipt:
22/01/2010

Agent:
Batty France

Ward:
Belah

Location:
Site 78 Kingstown Broadway, Kingstown Industrial
Estate, Carlisle, Cumbria, CA3 0HA

Grid Reference:
338908 559187

Proposal: Change Of Use Of Existing Premises To A Mixed Use Comprising;
Vehicle Repair And Servicing Workshop, Including An MOT Bay; Parts
Stores; Car Sales, Together With Related Reception And Office Areas
(Retrospective Application)

Decision: Refuse Permission **Date:** 22/03/2010

Decision of: Planning Inspectorate

Decision Type: Appeal Dismissed **Date:** 01/12/2010

Item no: 10

Appn Ref No:
10/0457

Applicant:
Mr & Mrs Howell

Parish:
Brampton

Date of Receipt:
18/05/2010

Agent:

Ward:
Brampton

Location:
Eastwood, Milton, Brampton, Cumbria, CA8 1JD

Grid Reference:
355643 560590

Proposal: Two Storey Rear Extension To Provide Living/Dining Area On Ground Floor With 2no. Bedrooms And Bathroom Above Together With Single Storey Conservatory

Decision: Grant Permission

Date: 22/07/2010

Decision of: Planning Inspectorate

Decision Type: Appeal Allowed with Conditions

Date: 02/12/2010

Item no: 11

Appn Ref No:
09/0413

Applicant:
Church Commissioners
For England

Parish:
Cummersdale

Date of Receipt:
19/05/2009

Agent:
Smiths Gore

Ward:
Multiple Wards

Location:
Land At Morton Bounded By Wigton Road, Peter
Lane And Dalston Road, Carlisle, Cumbria

Grid Reference:
337919 553677

Proposal: Development Of Land At South Morton Bounded By Wigton Road, Peter Lane And Dalston Road, Carlisle, For Residential (Maximum 825 Dwellings), Employment (40,000m2 Floorspace), And Public Open Space Purposes As Well As Associated Works

Members will recall at Committee meeting held on 29 January 2010 that authority was given to the Assistant Director (Economic Development) to issue approval subject to referral to the Government Office for the North West; the imposition of relevant conditions; and the satisfactory completion of a Section 106 Agreement. The application was referred and cleared by the Government Office North West; relevant conditions have been imposed and the Section 106 Agreement was completed and approval was issued on 23 November 2010.

Granted Subject to Legal Agreement

1. **Time Limits**

The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the Reserved Matters for the first Phase of the development, whichever is the later.

Reason: In accordance with the provisions of Section 92 of the Town and Country Planning Act, 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004 and to enable the Local Planning Authority to retain control of the development whilst allowing a phased development on the site.

2. **Reserved Matters**

Before the submission of an application for approval of Reserved Matters for the first Phase of the development, details of the intended programme of Phasing of the overall development hereby permitted (including Phasing of the construction programmes for the associated highways, footpaths/cycleways, linkages to the School Site, the diversion of the bridleway, any public open space or landscaping, playspace, allotments, the indicated focal point, sports pitch, youth shelter and associated parking, re-routeing of the existing overhead power line, provision of the dedicated bus link, and infrastructure and services within the development and a connection to the existing public/adopted networks) shall be submitted to and approval obtained in writing from the Local Planning Authority.

The development shall thereafter be carried out in accordance with the approved details or any amendments to those details as may subsequently be agreed in writing by the Local Planning Authority.

Reason: To ensure that the site is developed in a co-ordinated manner and in order to safeguard the amenity of the area in accordance with Policy H4 of the Carlisle District Local Plan 2001-2016.

3. An application for approval of any of the Reserved Matters for the first Phase shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Applications for the approval of Reserved Matters for all other Phases shall be made to the Local Planning Authority by not later than 10 years from the date of this permission. All applications for Reserved Matters shall be based upon the design and layout principles set out within the "parameter plans" which (for the avoidance of doubt) comprise:

- i) Access Points/Movement Framework Parameter Plan 1 (Revision A);
- ii) Layout/Land Use Framework Parameter Plan 2 (Revision A);
- iii) Scale Parameters/Residential Density and Building Heights Parameter Plan 3 (Revision A);

or, any amendments to these plans agreed in writing by the Local Planning Authority.

Reason: To ensure that the site is developed in the accordance with the approved Parameter Plans and any agreed modifications thereto.

4. Housing Development

The overall housing development shall provide for the construction of around 825 residential units to be erected pursuant to the grant of this permission.

Reason: An increase in the number of residential units might invalidate the transport and environmental impact assessments.

5. Applications for Reserved Matters for the housing development, comprising layout, scale, appearance, landscaping and access, shall be accompanied by the following details to be approved in writing by the Local Planning Authority prior to commencement of the relevant works:

- i) details or samples of all external materials and finishes;
- ii) details of boundary walls fences or other boundary treatments for each plot;
- iii) existing and proposed site levels and finished floor levels of built development;
- iv) bridleway, footpath and cycle connections (inclusive of details showing how they will not be affected by any seasonal flooding), roads and bus link; and
- v) open/play space provision, allotments, sports pitch, youth shelter, the indicated focal point, and associated parking, if any in that phase.

The development shall thereafter be undertaken in full accord with those approved details and completed prior to the occupation of the last unit within each Phase unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the Local Planning Authority is satisfied that the reserved matters are in accordance with Policies CP5, H1, LC3 and LC4 of the Carlisle District Local Plan 2001-2016; to secure a comprehensive and co-coordinated development of the site; and to meet the requirements of Section 92 of the Town and Country Planning Act, 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

6. Employment Land

This permission relates to the use of the employment land hereby permitted as a business/science park for purposes only falling within Class B1 of the Schedule of the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to the Class(es) in any Statutory Instrument revoking and re-enacting that Order.

Reason: To preclude the possibility of the use of the premises for purposes inappropriate in the locality and ensure that the proposal is not contrary to Policy EM13 of the Cumbria and Lake District Joint Structure Plan 2001-2016, and Policy EC22 of the Carlisle District Local Plan 2001-2016.

7. Applications for Reserved Matters, comprising layout, scale, appearance, landscaping and access, for the employment development shall be accompanied by the following details to be approved in writing by the Local Planning Authority prior to commencement of the relevant works:

- i) details of drainage, lighting, parking/servicing areas, site and finished floor levels, the external finishes of each building and associate hardscaping;
- ii) details of the boundary treatment for each building plot including any gated access points;
- iii) details of cycle parking;
- iv) details of proposed security measures.

No employment floor space hereby permitted shall be brought into use until the works associated with the foregoing details have been fully implemented in accordance with the approved details.

Reason: To ensure a minimum standard of construction in the interests of highway safety in support of Local Transport Plan Policies LD5, LD7 and LD8; and Policies CP17, EC1, EC22, CP12 and T1 of the Carlisle District Local Plan 2001-2016.

8. Highway Works

All carriageways, means of access, footways, footpaths and cycleways shall be designed, constructed, drained and lit to a standard suitable for adoption. Applications for Reserved Matters for such infrastructure shall be accompanied by the following details to be approved in writing by the Local Planning Authority prior to commencement of the relevant works:

- i) longitudinal/cross sections;
- ii) means of surface water drainage;
- iii) specification of the works; and

iv) construction programme.

These details shall be in accordance with the standards laid down in the current Cumbria Design Guide (or such amendments to the Guide as may subsequently apply at the time of such application).

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

9. All works approved under condition 8 and installation of ducts approved under condition 11 associated with a Phase shall be concluded prior to the occupation of the last unit of housing or employment development within that Phase unless the Local Planning Authority agree otherwise and no unit of housing or non-residential development shall be occupied until:

- i) it is provided with a connection to the highway network that has been constructed in all respects to base course level, drained and lit; and
- ii) off-street parking and turning facilities associated with that unit (if applicable) are available for use.

Reason: To ensure a minimum standard of construction in the interests of highway safety in support of Local Transport Plan Policies: LD5, LD7 and LD8; and maintain the visual character of the locality in accord with Policies EC1 and CP5 of the Carlisle District Local Plan 2001-2016.

10. The phasing plan to be approved under condition 2 shall include, for each phase, a footpath and/or cycleway connecting the boundary of the phase to the School Site (the "School Link"). Following the opening of the school on the School Site, no housing in a phase shall be occupied until the School Link for that phase has been provided.

Reason: In order to ensure the effective provision of public linkage to a community facility in accordance with Policy LC8 of the Carlisle District Local Plan 2001-2016.

11. In each Phase, adequate underground ducts shall be installed in accordance with details approved beforehand by the Local Planning Authority to enable telephone services, electricity services and television services to be connected to any premises within the application site, without recourse to the erection of distribution poles and overhead lines.

In providing such ducts the developers shall co-ordinate the provision of such services with the respective undertakers.

Notwithstanding the provisions of Article 3(1) and the Schedule 2 Part 17 Class

G (b) of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order), no distribution pole or overhead lines within the area shall be erected, save with the express consent of the Local Planning Authority.

Reason: To maintain the visual character of the locality in accord with Policy CP5 of the Carlisle District Local Plan 2001-2016.

12. The access covers to the underground ducts to be installed pursuant to Condition 11 shall be carefully located in relation to the surface finishes in accordance with details submitted to and approved in writing beforehand by the Local Planning Authority and shall be of the type whereby the "tray" may be in-filled with the appropriate surface materials.

Reason: In the interests of highway safety; and in accordance with Policies CP5 and EC1 of the Carlisle District Local Plan 2001-2016.

13. **Archaeology**

No development shall commence within a Phase until a programme of archaeological work has been implemented for that Phase in accordance with a written scheme of investigation to be submitted to and approved in writing by the Local Planning Authority.

The written scheme shall include the following components:

- i) an archaeological evaluation to be undertaken in accordance with the agreed written scheme of investigation;
- ii) an archaeological recording programme the scope of which will be dependant upon the results of the evaluation and will be in accordance with the agreed written scheme of investigation.

Reason: To afford reasonable opportunity for an examination to be made to determine the existence of any remains of archaeological interest within the site and for the examination and recording of such remains in accordance with Policy LE8 of the Carlisle District Local Plan 2001-2016.

14. Where appropriate, an archaeological post-excavation assessment and analysis, preparation of a site archive ready for deposition at a store, completion of an archive report, and publication of the results in a suitable journal as approved beforehand by the Local Planning Authority (LPA) shall be carried out within three years of the date of completion of the archaeology programme for the last Phase or otherwise agreed in writing by the LPA.

Reason: To ensure that permanent and accessible record by the public is made of the archaeological remains that have been disturbed by

the development in accordance with Policy LE9 of the Carlisle District Local Plan 2001-2016.

15. **Contamination**

No development shall be commenced on a Phase until a scheme to deal with any site contamination within that Phase has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include investigation and assessment to establish the extent of contamination and measures to be taken to avoid risk to people, buildings and the environment. The approved scheme shall be fully implemented and completed before occupation of any unit of that Phase.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely in accordance with Policies CP11 and LE29 of the Carlisle District Local Plan 2001-2016.

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

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

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely in accordance with Policies CP11 and LE29 of the Carlisle District Local Plan 2001-2016.

17. **Construction Impacts**

Prior to the commencement of development in a Phase, a Construction Method Statement for that Phase shall be submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i) the laying out of land for and details of the means of access and parking of vehicles of site operatives and visitors;

- ii) loading and unloading of plant and materials;
- iii) storage of plant and materials used in constructing the development;
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- v) wheel washing facilities;
- vi) measures to control the emission of dust and dirt during construction; and
- vii) a scheme for the re-cycling/disposal of waste resulting from demolition and construction works.

Reason: To ensure proper and adequate provisions are made during the construction phase in the interests of highway safety and local amenity in accordance with Policy CP6 of the Carlisle District Local Plan 2001-2016.

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

Reason: To prevent disturbance to nearby occupants in accordance with Policy CP6 of the Carlisle District Local Plan 2001-2016.

19. Prior to the commencement of development in a Phase, a scheme of ON-SITE noise mitigation measures for that Phase shall be submitted to, and approved in writing by, the Local Planning Authority. The development shall be carried out fully in accordance with the approved details unless otherwise agreed in writing beforehand by the Local Planning Authority.

Reason: To prevent disturbance to nearby occupants in accordance with Policy CP6 of the Carlisle District Local Plan 2001-2016.

20. For the duration of the construction works within any constituent part of the site, a suitable barrier preventing siltation and pollutants entering any watercourse within that part of the site shall be erected and maintained in accordance with details to be submitted to and approved in writing by the Local Planning Authority before any development is commenced on that part of the site.

Reason: To safeguard the biodiversity of the locality in accordance with Policy CP2 of the Carlisle District Local Plan 2001-2016.

21. **Landscaping and Biodiversity**

No development shall take place until a detailed Biodiversity Enhancement and Protection Plan has been submitted to and approved in writing by the Local Planning Authority. This shall include, but not be limited to, the mitigation measures proposed in Chapter 4 of the South Morton Carlisle Bat Survey

Report (Church Commissioners) September 2009 (Environmental Statement Addendum September 2009).

The Biodiversity Enhancement and Protection Plan shall be implemented in accordance with the approved details and development phasing, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the promotion and protection of biodiversity within the development in accordance with Policy CP2 of the Carlisle District Local Plan 2001-2016.

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

Reason: To protect features of recognised nature conservation importance, in accordance with Policy CP2 of the Carlisle District Local Plan 2001-2016.

23. Applications for Reserved Matters for landscaping shall be accompanied (where appropriate) by the following details to be approved in writing by the Local Planning Authority prior to commencement of the relevant works:

- i) identification of those trees/shrubs to be retained;
- ii) identification of the crown spread of retained trees, including those that overhang the boundary; and
- iii) a scheme for wetland planting along the course of Fairy Beck.

These works shall be carried out either contemporaneously with the completion of the associated housing or employment development or, in the alternative, by not later than the end of the planting and seeding season following the completion of the Phase of the development to which the landscaping relates (unless an alternative programme is agreed with the Local Planning Authority or under the accompanying Section 106 Agreement).

Reason: To ensure that an acceptable landscaping scheme is prepared and to ensure compliance with Policies CP2 and CP3 of the Carlisle District Local Plan 2001-2016.

24. Any trees or other plants, which die, are removed or become seriously damaged or diseased within the first five years following planting shall be replaced during the next planting season with others of similar size or species unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that an acceptable landscaping scheme is prepared and to ensure compliance with Policies CP2 and CP3 of the Carlisle

District Local Plan 2001-2016.

25. Any trees to be retained shall be protected by a suitable barrier in accordance with details to be submitted to and approved, in writing, beforehand by the Local Planning Authority.

Within those protected areas the existing ground level shall be neither raised nor lowered, and no materials, temporary buildings or surplus soil of any kind shall be placed or stored thereon unless otherwise agreed in writing by the Local Planning Authority.

If any trenches for services are required in the protected area, they shall be excavated or back filled by hand and any roots encountered with a diameter of 50mm or more shall not be left uncovered.

The protective barrier shall thereafter be retained at all times during construction works on the site.

Reason: To ensure that an acceptable landscaping scheme is prepared and to ensure compliance with Policies CP2 and CP3 of the Carlisle District Local Plan 2001-2016.

26. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for a period of not less than 5 years from the commencement of the work for all landscape areas (other than domestic gardens) within each Phase of the housing development and in relation to the employment land shall be submitted to and approved in writing by the Local Planning Authority. The approved landscape management plan shall thereafter be fully implemented unless otherwise agreed to in writing by the Local Planning Authority.

Reason: In order to protect and safeguard the amenity of the area, in accordance with Policy CP3 of the Carlisle District Local Plan 2001-2016.

27. No development within a phase shall take place until details of earthworks for that Phase have been submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas including the levels and contours to be formed, showing the relationship of proposed mounding to existing vegetation and surrounding landform. Development of that Phase shall be carried out in full accordance with the approved details unless the Local Planning Authority agree otherwise.

Reason: In order to protect and safeguard the amenity of the area, in accordance with Policies CP5 and CP6 of the Carlisle District Local Plan 2001-2016.

28. Drainage

No part of the development shall commence until details for that part of the surface water drainage and means of disposal, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development (inclusive of how the scheme shall be maintained and managed after completion and any necessary off-site improvements for that part) have been submitted to and approved in writing by the Local Planning Authority.

No housing or non-residential unit hereby permitted shall be occupied until the approved works to connect that unit to the surface water drainage system have been completed.

Reason: To prevent the increased risk of flooding, to improve and protect water quality, improve habitat and amenity, and ensure future maintenance of the surface water drainage system in accordance with Policies CP10 and CP12 of the Carlisle District Local Plan 2001-2016.

29. No part of the development shall commence until details of the foul drainage, including any necessary off-site improvements, for that part have been submitted to and approved in writing by the Local Planning Authority.

No housing or non-residential unit hereby permitted shall be occupied until the approved works to connect that unit to the foul drainage system(s) have been completed.

Reason: To prevent overloading of the public sewerage system, in order to protect the health and safety of existing residents and ensure no detriment to the environment in accordance with Policy CP12 of the Carlisle District Local Plan 2001-2016.

30. Flood Risk

The development shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) produced by Mouchel and dated 2009, together with the following mitigation measures detailed within the FRA:

- i) limiting the surface water run off generated by the 1 in 100 year plus climate change rainfall event, in accordance with section 7.5 of the Flood Risk Assessment Report, so that it will not exceed the run-off from the undeveloped site and not increase the risk of flooding off-site;
- ii) in accordance with section 7.2 and 7.4 page 18 of the Flood Risk Assessment Report, all development inclusive of the proposed attenuation ponds shall be located outside the 100 year with climate change outline;
- iii) confirmation of the opening up of any culverts across the site; and

- iv) in accordance with section 7.3 of the Flood Risk Assessment Report and Appendix E finished floor levels shall be set no lower than 600 mm above the modelled 1 in 100 year flood level plus an allowance for climate change.

Reason: To prevent the increased risk of flooding by ensuring the satisfactory storage and disposal of surface water from the site in accordance with Policies CP10 and CP11 of the Carlisle District Local Plan 2001–2016.

31. Renewable Energy

No part of the housing development or unit of employment development equal to or exceeding 1,000m² GIA shall commence until details showing how the development will meet the requirement for achieving 10% of its predicted energy requirements from decentralised and renewable or low-carbon sources have been submitted to and approved in writing by the Local Planning Authority unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable. The development shall be carried out in accordance with those approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In support of Policy EM18 of the North West of England Plan Regional Spatial Strategy to 2021 and Policy CP9 of the Carlisle District Local Plan 2001-2016.

Summary of Reasons for the Decision

Relevant Development Plan Policies

The North West Of England Plan Regional Spatial Strategy To 2021 Policy CNL 1: Overall Spatial Policy For Cumbria

Plans and strategies in Cumbria should:

- focus major developments within Barrow in Furness and Whitehaven, and Workington, and in the City of Carlisle in line with policy RDF1 and spatial principles DP1-9;
- provide for development in the key service centres and local service centres in line with RDF2;
- provide a portfolio of employment sites in accordance with RDF1 and the criteria in policies W2 and W3;
- support the restructuring of housing markets in West Cumbria and Furness;
- improve Cumbria's internal and external transport links in line with the

- priorities for transport investment and management set out in policy RT10;
- develop the role of Carlisle as a regional public transport gateway to the region in line with policy RT1 and harness its potential for economic growth in sustainable ways;
- ensure that network management measures are utilised to make best and most appropriate use of available highway infrastructure and to improve road safety and journey time reliability, with priority given to improving the operation of routes linking Furness and West Cumbria to the M6;
- give priority to improving access to employment, services and education/training facilities on foot and by cycle, and by public transport, in Carlisle, Workington/ Whitehaven and Barrow-in Furness, and in Key Service Centres, especially Kendal;
- support the development of sustainable tourism in Cumbria; and support the development of higher value knowledge based and specialist industry based employment opportunities.

Proposals and schemes will be directed primarily towards locations where they can contribute to these priorities.

The North West Of England Plan Regional Spatial Strategy To 2021 Policy CNL 2: Sub-Area Development Priorities For Cumbria

Within the sub-areas of Cumbria, plans and strategies should accord with CNL1 and focus on:

- supporting sustainable growth in Carlisle. Building on Carlisle city's significant potential to attract sustainable development into Cumbria. The city will enhance its role as the sub-regional centre for business, shopping, leisure, culture and tourism, serving Cumbria and the adjoining parts of Scotland and North East England. It will also develop its higher education function through the establishment of the new University of Cumbria, which should help attract investment in the knowledge – based economy. Ensure development is compatible with the conservation and enhancement of the historic city centre;
- enhancing the Regeneration Priority Area of West Cumbria, particularly through developing the roles of the existing centres of Whitehaven, Workington, and also in Cleator Moor and Maryport in a complementary manner. Efforts should be made to exploit the potential offered by a local workforce with expertise in the field of nuclear research, development and decommissioning; and the presence of the National Nuclear Laboratory. The location of part of the University of Cumbria in this area could increase its potential for the development of a knowledge-based economy. The potential of the area for tourism-based development should also be explored;
- concentrating development within the Furness Regeneration Priority Area in Barrow in Furness, to facilitate diversification of the local economy, and enable opportunities for development and regeneration to be brought forward in the wider Furness Peninsula. Efforts should be made to exploit specialist marine engineering skills and opportunities, and to develop the area's potential for tourism;
- ensuring that the needs of local people in South & East Cumbria are met with

a focus on securing inward investment and improving service provision within Kendal and Penrith. High priority should be placed on the further provision of affordable housing within the sub-area.

The North West Of England Plan Regional Spatial Strategy To 2021 Policy DP 1: Spatial Principles

The following principles underpin RSS (incorporating RTS)

Other regional, sub-regional and local plans and strategies and all individual proposals, schemes and investment decisions should adhere to these principles. All may be applicable to development management in particular circumstances:

- promote sustainable communities;
- promote sustainable economic development;
- make the best use of existing resources and infrastructure;
- manage travel demand, reduce the need to travel, and increase accessibility;
- marry opportunity and need;
- promote environmental quality;
- mainstreaming rural issues;
- reduce emissions and adapt to climate change.

The 8 Policies DP 2 -9 amplify these principles and should be taken together as the spatial principles underlying the Strategy. They are not in order of priority.

The whole of the RSS should be read together and these principles should be applied alongside the other policies which follow.

The North West Of England Plan Regional Spatial Strategy To 2021 Policy DP 2: Promote Sustainable Communities

Building sustainable communities – places where people want to live and work - is a regional priority in both urban and rural areas. Sustainable Communities should meet the diverse needs of existing and future residents, promote community cohesion and equality and diversity, be sensitive to the environment, and contribute to a high quality of life, particularly by:

- fostering sustainable relationships between homes, workplaces and other concentrations of regularly used services and facilities;
- taking into account the economic, environmental, social and cultural implications of development and spatial investment decisions on communities;
- improving the built and natural environment, and conserving the region's heritage;
- improving the health and educational attainment of the region's population, reducing present inequalities;
- promoting community safety and security, including flood risk (see map 2.11);

- encouraging leadership, joint working practices, community consultation and engagement;
- reviving local economies, especially in the Housing Market Renewal Areas and other areas in need of regeneration and housing restructuring such as Blackpool, Fleetwood and Morecambe;
- integrating and phasing the provision public services (including lifelong learning) and facilities to meet the current and future needs of the whole community, ensuring that those services are conveniently located, close to the people they serve, and genuinely accessible by public transport;
- promoting physical exercise through opportunities for sport and formal / informal recreation, walking and cycling.

The guiding principles of the UK Sustainable Development Strategy 2005 or its successors and the basic elements of sustainable communities as set out in 'Sustainable Communities: People, Places and Prosperity (A Five Year Plan)' should be followed.

The North West Of England Plan Regional Spatial Strategy To 2021 Policy DP 3: Promote Sustainable Economic Development

It is a fundamental principle of this Strategy to seek to improve productivity, and to close the gap in economic performance between the North West and other parts of the UK. Sustainable economic growth should be supported and promoted, and so should reductions of economic, environmental, education, health and other social inequalities between different parts of the North West, within the sub-regions, and at local level.

The North West Of England Plan Regional Spatial Strategy To 2021 Policy DP 5: Manage Travel Demand; Reduce The Need To Travel, And Increase Accessibility

Development should be located so as to reduce the need to travel, especially by car, and to enable people as far as possible to meet their needs locally. A shift to more sustainable modes of transport for both people and freight should be secured, an integrated approach to managing travel demand should be encouraged, and road safety improved.

Safe and sustainable access for all, particularly by public transport, between homes and employment and a range of services and facilities (such as retail, health, education, and leisure) should be promoted, and should influence locational choices and investment decisions.

Major growth should, as far as possible, be located in urban areas where strategic networks connect and public transport is well provided.

All new development should be genuinely accessible by public transport, walking and cycling, and priority will be given to locations where such access is already available.

In rural areas accessibility by public transport should also be a key consideration in providing services and locating new development, emphasising the role of Key Service Centres (Policy RDF2).

The North West Of England Plan Regional Spatial Strategy To 2021 Policy DP 7: Promote Environmental Quality

Environmental quality (including air, coastal and inland waters), should be protected and enhanced, especially by:

- understanding and respecting the character and distinctiveness of places and landscapes;
- the protection and enhancement of the historic environment;
- promoting good quality design in new development and ensuring that development respects its setting taking into account relevant design requirements, the NW Design Guide and other best practice;
- reclaiming derelict land and remediating contaminated land for end-uses to improve the image of the region and use land resources efficiently;
- maximising opportunities for the regeneration of derelict or dilapidated areas;
- assessing the potential impacts of managing traffic growth and mitigating the impacts of road traffic on air quality, noise and health;
- promoting policies relating to green infrastructure and the greening of towns and cities;
- maintaining and enhancing the tranquillity of open countryside and rural areas;
- maintaining and enhancing the quantity and quality of biodiversity and habitat;
- ensuring that plans, strategies and proposals which alone or in combination could have a significant effect on the integrity and conservation objectives of sites of international importance for nature conservation are subject to assessment, this includes assessment and amelioration of the potential impacts of development (and associated traffic) on air quality, water quality and water levels.

The North West Of England Plan Regional Spatial Strategy To 2021 Policy DP 9: Reduce Emissions And Adapt To Climate Change

As an urgent regional priority, plans, strategies, proposals, schemes and investment decisions should:

- contribute to reductions in the Region's carbon dioxide emissions from all sources, including energy generation and supply, buildings and transport in line with national targets to reduce emissions to 60% below 1990 levels by 2050; in particular, for residential and commercial development, by developing trajectories or other yardsticks for identifying trends in carbon performance;

- take into account future changes to national targets for carbon dioxide and other greenhouse gas emissions;
- identify, assess and apply measures to ensure effective adaptation to likely environmental, social and economic impacts of climate change.

Measures to reduce emissions might include as examples:

- increasing urban density;
- encouraging better built homes and energy efficiency, eco-friendly and adaptable buildings, with good thermal insulation, green roofs and microgeneration;
- reducing traffic growth, promoting walking, cycling and public transport;
- facilitating effective waste management;
- increasing renewable energy capacity;
- focusing substantial new development on locations where energy can be gained from decentralised supply systems;
- the improved management and rewetting of the regions blanket and raised bog resource.

Adaptation measures might include, for example:

- minimising threats from, and the impact of, increased coastal erosion, increased storminess and flood risk, habitat disturbance, fragmentation and increased pressure on water supply and drainage systems;
- protection of the most versatile agricultural land;
- Sustainable Urban Drainage.

Policy makers should use the North West Integrated Appraisal Toolkit as a basis to assess and strengthen the climate change mitigation and adaptation elements of their plans and strategies. Exceptionally, other comparable and robust methodologies might be used.

Applicants and local planning authorities should ensure that all developments meet at least the minimum standards set out in the North West Sustainability Checklist for Developments, and should apply 'good' or 'best practice' standards wherever practicable.

The North West Of England Plan Regional Spatial Strategy To 2021 Policy W 2: Locations for Regionally Significant Economic Development

Regionally significant economic development will be located close to sustainable transport nodes within the urban areas of Manchester, Liverpool and Central Lancashire City Regions and Lancaster, Carlisle, Barrow-in-Furness and Workington and Whitehaven.

Sites will be identified in Local Development Documents, having regard to the priorities in RDF1; spatial principles in Policies DP 1- 9 and relevant sub regional policies in Chapters 10-13. They should be:

- capable of development within the plan period, having regard to the condition and availability of the land, infrastructure capacity, market considerations and environmental capacity;
- highly accessible, especially by adequate public transport services, walking and cycling; well-related to areas with high levels of worklessness and/or areas in need of regeneration;
- well related to neighbouring uses, particularly in terms of access, traffic generation, noise and pollution.

They should not be used for development that could equally well be accommodated elsewhere and should not be developed in a piecemeal manner.

Sites for regionally significant office development should be located in accordance with the sequential approach in PPS6, focusing on the regional centres and the town/cities listed in RDF1.

Sites for regionally significant knowledge-based services may also be clustered close to universities, major hospitals or other research establishments. Sites for regionally significant knowledge-based manufacturing should be well connected to these facilities by transport and ICT links.

Sites for regionally significant logistics and high-volume manufacturing should be well connected to the primary freight transport networks.

The North West Of England Plan Regional Spatial Strategy To 2021 Policy W 3:Supply Of Employment Land

Provision should be made for a supply of employment land as outlined in Table 6.1. Local planning authorities should undertake a comprehensive review of commitments, to secure a portfolio of sites that complies with the spatial development principles outlined in Policies DP1 – 9, and RDF1 and sub regional policies (Chapters 10-13), and to ensure:

- the most appropriate range of sites, in terms of market attractiveness and social, environmental and economic sustainability, are safeguarded for employment use;
- these sites can meet the full range of needs and are actively marketed;
- at least 30% of sites are available at any one time so that all new and existing businesses have the ability to grow successfully;
- the amount of brownfield land used for employment purposes is maximised, reflecting the likely increases in the amount available as a result of economic restructuring;
- full consideration is given to the scope for mixed-use development particularly within centres, and on larger sites;
- appropriate provision is made in Key Service Centres and full consideration given to the innovative re-use of agricultural buildings to facilitate the growth and diversification of the rural economy;

- the implications of home working on the scale and location of future employment land requirements are considered.

Office development should, as far as possible, be focused in the regional centres, in or adjacent to town / city centres listed in RDF1 and in Key Service Centres, consistent with RDF2 and the sequential approach in PPS6.

The portfolio must be kept under regular review to ensure that the region does not over- or under- allocate land in relation to the actual scale of economic growth. Local Authorities should review their employment land portfolio every three years.

Table 6.1 Provision of Employment Land 2005-2021 (hectares)

	Greater Manchester	Merseyside and Halton	Lancashire	Cumbria	Cheshire and Warrington	North West
2005 Supply	1368	1234	1069	633	1171	5475
Current take up per annum	112	76	68	16	41	313
Projected inc in take up	6%	18.5%	4.25%	17.5%	6.00%	9.22%
Projected take up per annum	119	90	71	19	43	342
Need 2005-21	1904	1440	1136	304	688	5472
Extra allocation required	536	206	67	-329	-483	-3
Flexibility factor	20%	20%	20%	33%	27%	-
Need 2005-21 (incorporating flexibility factor)	2285	1728	1368	404	874	6654
Extra allocation required (incorporating flexibility factor)	917	494	294	-229	-297	1179

Where sites are to be de-allocated in plans and strategies (following a comprehensive review of commitments outlined in Policy W3) consideration should be given to a range of alternative uses and determined as appropriate to the location and nature of each site. Alternative uses considered should include housing, and soft end uses, particularly where this will contribute to the delivery of Green Infrastructure networks (Policy EM3). Appropriate remediation may also be required to address issues of land contamination before sites can be effectively re-used (Policy EM2). In de-allocating sites Local Authorities should be mindful of the need to create and sustain mixed-used communities where there is access to a wide range of services and facilities.

Outside of a comprehensive review of commitments (Policy W3) when preparing plans and strategies and considering proposals and schemes there should be a presumption against the release of allocated employment sites for other uses. Sites should not be released where they provide, or have the potential to provide, an important contribution to the economy of the local area. If Local Authorities are minded to release sites they should be satisfied, before so doing, that:

- an appropriate supply of sites is available for employment uses. The de-allocation or re-allocation of a site should not result in a deficient supply of employment land, in either quantitative or qualitative terms, matched against the demand and supply requirements of the local economy;
- if required, there are replacement sites available, of equal or better quality, or that alternative means of incorporating employment land needs have been identified. This might mean considering mixed-use developments, greater intensity of land use or the availability of sites in adjacent authorities.

In both cases consideration should be given to the implications of releasing / retaining employment land in relation to the spatial principles in DP1-9, in particular the promotion of social and economic inclusion, sustainable travel choices and access to services, particularly within Housing Market Renewal Areas and rural areas.

The North West Of England Plan Regional Spatial Strategy To 2021

Policy L 1: Health, Sport, Recreation, Cultural And Education Services Provision

Plans, strategies, proposals and schemes (including those of education, training and health service providers) should ensure that there is provision for all members of the community (including older people, disabled people and the black & minority ethnic population) for:

- the full spectrum of education, training and skills provision, ranging from childcare and pre-school facilities, through schools, to further and higher education and to continuing education facilities and work-related training;
- health facilities ranging from hospitals down to locally based community health facilities; and
- sport, recreation and cultural facilities.

In doing so they must take account of the views of the local community (including service users) and carry out an assessment of demographic, sporting, recreational, cultural, educational, skills & training and health needs in local communities. Furthermore, they should ensure that accessibility by public transport, walking and cycling is a central consideration.

Particular attention should be given to improving access to and addressing spatial disparities in service and facilities provision, in areas which have the greatest needs (in terms of poverty, deprivation, health and education inequalities, rural service provision), or where communities or the local economy are poorly served.

Proposals and schemes, for all major developments and regeneration schemes, and especially for housing, employment or mixed uses, should ensure appropriate health, cultural, recreational, sport, education and training provision from the outset including for example Children's Centres and Sure Start Initiatives.

The North West Of England Plan Regional Spatial Strategy To 2021

Policy L 4: Regional Housing Provision

Local Authorities should monitor and manage the availability of land identified in plans and strategies and through development control decisions on proposals and schemes, to achieve the housing provision (net of clearance replacement) set out in Table 7.1.

In doing so they should:

- work in partnership with developers and other housing providers to address the housing requirements (including local needs and affordable housing needs) of different groups, (for example disabled people, students, older people, black & minority ethnic communities and families with children including single headed households) to ensure the construction of a mix of appropriate house types, sizes, tenures and prices, in line with policies L2, L3 and L5;
- use the results of up-to-date Strategic Housing Market Assessments and Strategic Housing Land Availability Assessments ⁽⁶⁸⁾ to inform the allocation of and development control decisions upon specific sites;
- encourage new homes to be built to Code for Sustainable Homes ⁽⁶⁹⁾ standards and promote the use of the Lifetime Homes standard;
- ensure that new housing development does not have an adverse cumulative impact on the existing housing stock and market;
- ensure that new dwellings will be served by adequate water supply and sewage management facilities;
- allow for clearance replacement to reflect local circumstances, as a mechanism for the recreation of viable and sustainable neighbourhoods;
- introduce phasing policies which secure the orderly and managed release of housing land over the period of the plan in line with the sequential approach set out in Policy DP4, taking into account the need for co-ordinated provision of necessary infrastructure and the overall availability of land for housing;
- ensure that the transport networks (including public transport, pedestrian and

- cycle) can accommodate additional demand generated by new housing; and
- maximise the re-use of vacant and under-used brownfield land and buildings in line with Policy DP4 and indicative targets set out in Table 7.1.

For the purpose of producing Local Development Frameworks, local planning authorities should assume that the average annual requirement set out in Table 7.1 will continue for a limited period beyond 2021.

The North West Of England Plan Regional Spatial Strategy To 2021

Policy L 5: Affordable Housing

Plans and strategies should set out requirements for affordable housing ⁽⁷³⁾, and the location, size and types of development to which these requirements apply. Evidence, including from Strategic Housing Market Assessments, should be used to support the setting of quotas and thresholds for affordable housing provision along with an indication of the type, size and tenure of affordable housing required.

It is anticipated that the greatest need will be in areas of high demand where affordability issues are unbalancing local communities, due to high prices and low wages and/or the adverse effects of second homes, although affordability is an increasing concern in many parts of the region.

Plans and strategies should set out a range of delivery mechanisms to secure the provision of affordable housing. Local authorities should consider all or some of the following where appropriate:

- seeking a proportion of affordable housing on all development sites which are above the relevant thresholds;
- allocating the development of sites solely (or primarily) for affordable housing use (i.e. up to 100% affordable in rural areas), where necessary;
- using local occupancy criteria to support provision for local housing need so long as this need can be clearly demonstrated, to be implemented through the use of planning conditions and obligations;
- actively promoting the rural exception site policy; for all sites containing housing in rural settlements with populations of under 3,000 promote onsite affordable housing provision and where on site affordable housing provision is not possible, seeking developer contributions towards affordable housing;
- making the most of publicly owned land;
- making the most of existing housing stock;
- in line with Policy W4, permitting the conversion of buildings in sustainable locations to residential use (including as part of mixed use schemes), particularly where commercial premises which are vacant or under-used and offer no long term potential or viable contribution to the local economy;
- encouraging employers to provide housing for their key workers;
- ensuring that wherever possible (and subject to continuing evidence), that property remains affordable and available in perpetuity.

The North West Of England Plan Regional Spatial Strategy To 2021 Policy RT 9: Walking And Cycling

Local Authorities should work with partners to develop integrated networks of continuous, attractive and safe routes for walking and cycling to widen accessibility and capitalise on their potential environmental, social and health benefits. A high priority should be given to routes linking residential areas with employment areas, transport interchanges, schools, hospitals and other community services.

Local authorities should ensure that proposals and schemes for new developments incorporate high quality pedestrian and cycle facilities, including secure cycle parking. Routes should connect with those in nearby developments, and provision of all facilities should take into consideration integration with likely future development.

When considering improvements to the region's transport networks, scheme promoters should take the opportunity to enhance walking and cycling provision, including crossings, signage, lane markings, allocation or re-allocation of road space, and off-road routes wherever possible.

The North West Of England Plan Regional Spatial Strategy To 2021 Policy EM1 (A): Landscape

Plans, strategies, proposals and schemes should identify, protect, maintain and enhance natural, historic and other distinctive features that contribute to the character of landscapes and places within the North West.

They should be informed by and recognise the importance of:

- detailed landscape character assessments and strategies, which local authorities should produce, set in the context of the North West Joint Character Area Map ⁽⁹³⁾. These will be used to identify priority areas for the maintenance, enhancement and/or restoration of that character and will under-pin and act as key components of criteria-based policies in LDFs;
- the special qualities of the environment associated with the nationally designated areas of the Lake District National Park, the Yorkshire Dales National Park, the Peak District National Park, the Forest of Bowland Area of Outstanding Natural Beauty (AONB), the Arnside and Silverdale AONB, the North Pennines AONB and Solway Coast AONB and their settings;
- the characteristics and setting of World Heritage Sites.

The North West Of England Plan Regional Spatial Strategy To 2021 Policy EM1 (B): Natural Environment

Plans, strategies, proposals and schemes should secure a 'step-change' increase in the region's biodiversity resources by contributing to the delivery of national, regional and local biodiversity objectives and targets for maintaining extent, achieving condition, restoring and expanding habitats and species populations ⁽⁹⁴⁾. This should be done through protecting, enhancing, expanding and linking areas for

wildlife within and between the locations of highest biodiversity resources, including statutory and local wildlife sites, and encouraging the conservation and expansion of the ecological fabric elsewhere.

Broad locations where there are greatest opportunities for delivering the biodiversity targets are shown on the Indicative Biodiversity Resource and Opportunity Diagram (see Diagram 9.1). More specific locations will be informed by sub-regional biodiversity maps and frameworks of statutory and local wildlife sites.

Local authorities should:

- develop a more detailed representation of this spatial information for use in their Local Development Frameworks; and
- develop functional ecological frameworks that will address habitat fragmentation and species isolation, identifying and targeting opportunities for habitat expansion and re-connection. Active arrangements will be needed to address ecological cross-boundary issues within areas such as the Pennines, Solway Firth, the Mersey Estuary, the Lune Estuary, the River Dee Estuary and the Cheshire Meres and Mosses, as well as including biodiversity policies in any developing Marine Spatial Planning System in the Irish Sea.

Plans, strategies, proposals and schemes should protect and enhance the region's geological and geomorphological resources including statutory and local sites by contributing to the delivery of national, regional and local geodiversity objectives and targets.

The North West Of England Plan Regional Spatial Strategy To 2021 Policy EM1 (D): Trees, Woodlands And Forests

Plans, strategies, proposals and schemes should:

- support the aims and priorities of the North West Regional Forestry Framework and sub-regional forestry strategies;
- encourage a steady targeted expansion of tree and woodland cover and promote sustainable management of existing woodland resources to enable the delivery of multiple benefits to society;
- support the continued role of community forestry;
- identify and protect ancient semi-natural woodland and veteran trees.

The North West Of England Plan Regional Spatial Strategy To 2021 Policy EM 16: Energy Conservation & Efficiency

Local authorities, energy suppliers, construction companies, developers, transport providers and other organisations should ensure that their approach to energy is based on minimising consumption and demand, promoting maximum efficiency and minimum waste in all aspects of local planning, development and energy consumption. To support this, Distribution Network Operators and local planning authorities should make effective provision for required energy network upgrades in

terms of distribution connections and substations.

Plans and strategies should actively facilitate reductions in energy requirements and improvements in energy efficiency by incorporating robust policies which support the delivery of the national timetable for reducing emissions from domestic and non-domestic buildings.

The North West Of England Plan Regional Spatial Strategy To 2021 Policy EM 18: Decentralised Energy Supply

Plans and strategies should encourage the use of decentralised and renewable or low-carbon energy in new development in order to contribute to the achievement of the targets set out in Table 9.6 and 9.7a-c. In particular, local authorities should, in their Development Plan Documents, set out:

- targets for the energy to be used in new development to come from decentralised and renewable or low-carbon energy sources, based on appropriate evidence and viability assessments; and
- the type and size of development to which the target will be applied.

In advance of local targets being set, new non residential developments above a threshold of 1,000m² and all residential developments comprising 10 or more units should secure at least 10% of their predicted energy requirements from decentralised and renewable or low-carbon sources, unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable.

Cumbria and Lake District Joint Structure Plan 2001 – 2016 Policy ST1: A Sustainable Vision for Cumbria

The overall quality of life within Cumbria should be enhanced through the promotion of sustainable development that seeks to protect the environment, ensure prudent use of resources and maintain social progress and economic growth.

Urban and rural communities should be sustained through measures that, in combination, advance the four objectives of sustainable development and achieve:

- a flourishing and diverse local economy
- access to good quality housing for all
- a full range of appropriate and accessible services
- good transport services and communications linking people to jobs, schools, health and other services
- quality built, natural and historic environments
- places to live in a safe and healthy manner
- vibrant, harmonious and inclusive communities

Cumbria and Lake District Joint Structure Plan 2001 – 2016 Policy ST2: Assessing impact on sustainability

Development or land use change affecting important environmental, social and economic assets should be assessed in terms of benefits and disbenefits. Where appropriate this will require transport, environmental and other impact assessments to assess the full effect of new development and identify the need for any mitigation.

Cumbria and Lake District Joint Structure Plan 2001 – 2016
Policy ST3: - Principles applying to all new development

All proposals for development including alterations to existing buildings and land use change will be required to:

1. seek locations consistent with policy ST5, ST6, and ST7 which will assist in reducing the need to travel, and then in the following order of priority :
 - a) the appropriate reuse of existing buildings worthy of retention, followed by
 - b) the reuse of previously developed land and only then
 - c) the use of previously undeveloped land,
2. seek sites that are or will be made accessible by public transport, walking or cycling,
3. reduce the risk of flooding within the development and elsewhere by a choice of location in the following order of priority:
 - a) sites with little or no flood risk, followed by
 - b) sites with low or medium flood risk, and only then
 - c) sites in areas of high flood risk

Design proposals should minimise or mitigate any flood risk and where practicable include sustainable drainage systems

4. ensure agricultural land of poorer quality is used for development in preference to the best and most versatile agricultural land,
5. avoid the loss of, or damage to, and where possible enhance, restore or re-establish, important nature conservation features,
6. avoid the loss of or damage to, and wherever possible enhance important or distinctive conservation features including landscapes, buildings, archaeological sites, historic parks and gardens and visually important public and private open spaces,
7. ensure high standards of design including siting, scale, use of materials and landscaping which respect and, where possible, enhance the distinctive character of townscape and landscape.
8. promote a safe and secure environment that designs out crime and makes proper provision for people with restricted mobility and people with special

needs,

9. promote energy and water efficient design and the use of recycled materials and renewable energy technology,
10. avoid reductions in air quality and the quality and quantity of groundwater and surface waters,
11. ensure development makes efficient use of and is within infrastructure, community and service constraints, or that these can be satisfactorily overcome through planned improvements or at the developers expense without an adverse effect on the environment,
12. minimise levels of light pollution and noise.

Cumbria and Lake District Joint Structure Plan 2001 – 2016

Policy ST4: Major development proposals

Major development will only be permitted where:

1. the total benefit clearly outweighs the total detrimental effects,
2. the proposal complies with national standards and best practice for environment, safety and security, and where appropriate is independently reviewed; and
3. alternative locations and methods giving rise to less harm have been fully considered and rejected.
4. In addition in the case of the Lake District National Park and AONBs
 - a) there are no alternative sites available outside the designated areas,
 - b) the need for the development cannot be met in any other way,
 - c) the development has a proven case in the public interest,
 - d) the development is designed and carried out to cause least practicable harm, and
 - e) the development has no overall adverse impacts on the local economy.

Permission will be granted only on condition that:

- I. all possible measures are taken to minimise the adverse effects of development and associated infrastructure, and where appropriate,
- II. provision is made to meet local community needs,
- III. acceptable measures are secured for decommissioning and site restoration, and
- IV. arrangements are made for suitable local community involvement during the development, decommissioning and restoration.

For the purposes of this policy 'major development' is defined as development that has significant environmental effects and is more than local in character.

Policy ST5 : New development and key service centres outside the Lake District National Park

New development will be focused on the key service centres as set out below:

	Development emphasis	Major development of regional towns and cities	Sustained development of large towns	Moderate development appropriate to scale of town
City of Carlisle	Fostering regional role see Policy ST8	Carlisle		
North Cumbria	Sustaining rural services see Policy ST9			Brampton, Longtown, Wigton
Furness and West Cumbria	Securing regeneration see Policy ST10	Barrow In Furness	Maryport, Ulverston, Whitehaven, Workington	Aspatria Cleator Moor, Cockermouth, Dalton in Furness, Egremont, Silloth, Millom
South and East Cumbria	Meeting local needs, see Policy ST11		Kendal Penrith	Alston, Appleby, Grange over Sands, Kirkby Lonsdale, Kirkby Stephen, Milnthorpe

The scale of development should be appropriate to the size and role of each key service centre and reflect the development emphasis of Policies ST8 – ST11, but as a minimum requirement provision should be made in each key service centre for:

1. a supply of new housing over the whole plan period,
2. an appropriate supply of readily available land in the Local Employment Site market sector,

3. a high level of transport accessibility, and
4. the ability to connect to high speed communications technology.

To ensure consistency with policies EM13 and H17 it will be the role of Local Planning Authorities to manage the above supply of land, particularly in areas of high demand to avoid over provision of development.

Cumbria and Lake District Joint Structure Plan 2001 – 2016
Policy ST8: The City of Carlisle

The City of Carlisle’s importance will be fostered by new development that builds on its role as a regional centre for business, commerce, shopping, leisure and tourism. A range of employment opportunities including a Regional Investment Site at Kingmoor will be provided. Opportunities will be taken to strengthen links to employment uses at Kingmoor by all forms of transport. The role of Carlisle airport and its potential for contributing to economic activity within the city will be supported. New housing will be needed to sustain the city’s economic potential. The release of land will be phased to minimise vacancies and ensure the refurbishment and redevelopment of the existing housing stock and to give priority to the use of previously developed land. In accommodating new development regard should be had to the city’s historic character.

Cumbria and Lake District Joint Structure Plan 2001 – 2016
Policy EM13: Employment land provision

Local Development Frameworks will ensure that there is the following supply of readily available land for employment purposes in the following Sub County Areas, Employment Land Market Sectors and outside the National Park, at the start of each period indicated:

Sub County Area	Employment Land Market Sectors	(Ha)	Period	
			2001-2006 (Ha)	2006-2011 (Ha)
City of Carlisle	Regional Investment Site.~	15	20	15
	Strategic Employment Site	10	10	10
	Local Employment Site	15	15	15
	Business/Science Park	5	10	10
<hr/>				
North Cumbria				
Carlisle	Strategic Employment Site+	6	6	6
	Local Employment Site	5	5	5
Allerdale	Local Employment Site	2	2	2

Furness & West Cumbria				
Allerdale	Strategic Employment Site+	20	20	20
	Local Employment Site	10	10	20
	Business/Science Park	3	5	5
	Port Related	7#	0	0
Copeland	Strategic Employment Site+	5	5	5
	Local Employment Site	13	13	13
	Business/Science Park*	10	10	10
Barrow In Furness	Strategic Employment site	5	5	5
	Local Employment Site	7	7	7
	Business/Science Park	5	5	5
	Port Related	0	11#	0
South Lakeland	Strategic Employment Site	0	5#	0
	Local Employment Site	3	3	3
	Business/Science Park	3	3	3
South & East Cumbria				
Eden	Strategic Employment Site	5	10	10
	Local Employment Site	7	7	7
	Business/Science Park	3	3	3
South Lakeland	Strategic Employment Site	5	5	0
	Local Employment Site	5	5	5
	Business/Science Park	3	3	3
Lake District National Park	Local Employment Site (B1 and B2 uses only)		3	

* Includes Strategic Regional Site identified by the NWDA at Westlakes, Copeland
Carry over provision to the next period if not completed
~ Kingmoor, Carlisle listed in RPG as a Regional Investment Site
+ Carlisle Airport

Cumbria and Lake District Joint Structure Plan 2001 – 2016 Policy EM14: Development of employment land for other purposes

Outside the Lake District National Park, the development of existing employment sites, premises and land allocations for non-employment or mixed uses will be

considered where it can be demonstrated that over the Structure Plan period either:

- a) The site or premises is likely to remain unsuitable for employment purposes; or
- b) The retention of the site or premises in employment use is not needed to meet the requirements of Policy EM13 including the requirement that each Key Service Centre retains an appropriate supply of land within the Local Employment site Market Sector.

Within the Lake District National Park, permission will not be given for the redevelopment or use for other purposes of land and buildings with an established business use for Class B1, B2 or B8 of the Use Classes Order, or of land identified for employment use in the Local Plan or Local Development Documents, unless it can be demonstrated to be unsuitable for business purposes or, exceptionally, viable alternatives are readily available in the locality.

Cumbria and Lake District Joint Structure Plan 2001 – 2016 Policy H17: Scale of housing provision

Land will be made available for new housing until 2016 by the granting of planning permission for the following scale of new dwellings (net additions):

Annual Average Dwellings permitted during period of:

		2002-2006	2006-2011
City of Carlisle	250	250	250
North Cumbria			
Allerdale	40	40	40
Carlisle	65	65	65
Furness and West Cumbria			
Allerdale	210	210	210
Barrow	110	110	110
Copeland	190	190	190
South Lakeland	70	70	70
South and East Cumbria			
Eden	170	170	170
South Lakeland	195	195	195

Completion rates and the take up of planning permissions will be monitored to ensure building rates are sufficiently high to meet the objectives of Policies ST8 to 11 and are broadly compatible with Regional Spatial Strategy.

The unique characteristics of the Lake District National Park means that housing will only be permitted to meet the needs of the locality, in line with Policy ST12. No specific level of provision is set within the National Park but any permissions that are granted within the Park will not be counted against District Council targets.

Cumbria and Lake District Joint Structure Plan 2001 – 2016

Policy H19: Affordable housing outside the Lake District National Park

Affordable housing to meet proven local need will be provided through:

1. the provision of an element of affordable housing as part of residential or mixed use development of sites of more than 0.4 hectares or 10 or more dwellings, or
2. the development of affordable housing in rural sites considered an exception to normal planning policy contained in Local Development Frameworks.

Adequate arrangements must be made to ensure that the housing remains available on an affordable basis for local people in perpetuity.

Cumbria and Lake District Joint Structure Plan 2001 – 2016

Transport - Policy T29: Safeguarding future transport schemes

Transport schemes, including lines of routes, set out in Schedule 2 will be safeguarded from development. Disused railway lines and canals should be protected from development where there is potential for future reuse as viable transport routes.

Cumbria and Lake District Joint Structure Plan 2001 – 2016

Transport - Policy T30: Transport Assessments

Transport assessments will be required for development proposals in accord with national guidance. In the interim proposals which either individually or cumulatively meet the following scale of development will require a transport assessment:

1. residential development in excess of 100 units, or
2. employment uses in excess of 5,000 sq. m gross floorspace, or
3. other developments in excess of 1,000 sq. m gross floorspace, or
4. hotel developments in excess of 100 bedrooms, or
5. caravan or similar holiday sites in excess of 100 units, or
6. any development that either generates in excess of 100 heavy goods vehicles per day or 100 vehicle movements in any hour, or
7. any development that materially adds to local congestion, or
8. any development that may impact on the trunk road network.

Cumbria and Lake District Joint Structure Plan 2001 – 2016

Transport -Policy T31: Travel Plans

Travel plans will be required for proposals for:

1. retail and indoor leisure facilities in excess of 1000 sq. m gross floorspace,

2. office, employment, education and health services development in excess of 2500 sq. m gross floorspace,
3. new and expanded school facilities,
4. development that would otherwise generate local traffic problems as identified through a transport assessment or an evaluation of a proposal.

Cumbria and Lake District Joint Structure Plan 2001 – 2016
Policy E37: Landscape character

Development and land use change should be compatible with the distinctive characteristics and features of Cumbria's landscape types and sub types. Proposals will be assessed in relation to:

1. locally distinctive natural or built features,
2. visual intrusion or impact,
3. scale in relation to the landscape and features,
4. the character of the built environment,
5. public access and community value of the landscape,
6. historic patterns and attributes,
7. biodiversity features, ecological networks and seminatural habitats, and
8. openness, remoteness and tranquillity.

Cumbria and Lake District Joint Structure Plan 2001 – 2016
Policy C42: Flood risk and development

Development proposals should take into account an assessment of the risk of flooding and be in accordance with the search sequence outlined in Policy ST3.

Development will not be permitted on functional floodplains within areas with a high risk of flooding, except for essential transport and utilities infrastructure that cannot be located elsewhere, including port related development. Land use changes not requiring built development may be permitted provided adequate warning and evacuation procedures are in place, and existing buildings incorporate floodproofing measures.

Elsewhere development that reduces flood risk or aids the operation of functional floodplains will be supported.

Cumbria and Lake District Joint Structure Plan 2001 – 2016
Policy R44: Renewable energy outside the Lake District National Park and AONBs

Outside the Lake District National Park and AONBs proposals for renewable energy including any ancillary infrastructure or buildings will be favourably considered if:

1. there is no significant adverse effect on the landscape character, biodiversity and the natural and built heritage of the area either individually or cumulatively

- through their relationship with other utility infrastructure
2. there is no significant adverse effect on local amenity, the local economy, highways, aircraft operations or telecommunications,
 3. the proposal takes all practicable measures to reduce any adverse impact on landscape, environmental, nature conservation, historical and local community interests,

In considering applications for planning permission in relation to the above criteria, and other policies in this plan, the environmental, economic and energy benefits of renewable energy proposals should be given significant weight.

There are additional requirements in the following cases:

Wind energy development

4. measures should be included to secure the satisfactory removal of structures/ related infrastructure and remediation of land following cessation of operation of the installation,

New plant for the commercial generation of energy from biomass

5. shall be sited on existing industrial/ employment sites or previously developed land that is well related to the resource catchment.

Where practicable measures to transport fuel and waste by water or rail shall be made.

Proposals for the recovery of energy from agriculture waste within existing farm units or sewage sludge

6. shall be well related to the activity, scale and character of the existing business/enterprise and /or setting.

Cumbria and Lake District Joint Structure Plan 2001 – 2016

Policy L57: Leisure and recreation spaces

Formal and informal recreation, leisure and cultural space will be met through:

1. the provision to an appropriate standard in new residential development and in areas where a shortfall exists,
2. protection from development in areas where a shortfall can be demonstrated or the space contributes to the quality of the built or natural environment,
3. enhancing the quality of existing open spaces, and
4. bringing forward new sites to address community needs including Local Nature Reserves and amenity uses.

Carlisle District Local Plan 2001 - 2016

Spatial Strategy & Development Principles - Policy DP1 - Sustainable Development Locations

All proposals for development will be assessed against their ability to promote sustainable development. Proposals will be considered favourably in the following locations, provided they are in scale with their location and consistent with other Policies of this Local Plan.

Urban Area	City of Carlisle	
Key Service Centres	Brampton Longtown	
Local Service Centres	Burgh by Sands	Heads Nook
	Castle Carrock	Houghton
	Cummersdale	Irthington
	Cumwhinton	Raughton Head
	Dalston	Rockcliffe
	Gilsland	Scotby
	Great Corby	Smithfield
	Great Orton	Thurstonfield
	Hallbankgate	Warwick Bridge
	Hayton	Wetheral

Proposals for development within these locations will be assessed on the basis of the need for development to be in the location specified.

Within the Urban Area proposals for retail, office and leisure developments will be subject to a sequential approach which requires that locations re considered as follows: firstly within the City Centres; secondly edge-of-centre locations; and thirdly the remainder of the urban area.

Proposals for residential development will be considered against the need to give priority to the reuse of previously developed land, with particular emphasis on vacant and derelict sites and buildings.

Settlement Boundaries have been established on the Proposals Map to recognise the extent of built development or where planning permission already exists to judge proposals for development and are not indicative of land ownership.

Outside these locations development will be assessed against the needs to be in the location specified.

Carlisle District Local Plan 2001 - 2016 Spatial Strategy And Development Principles - Policy DP6 - Carlisle Northern Development Route

The line of the proposed Carlisle Northern Development Route will be protected.

Carlisle District Local Plan 2001 - 2016
Core Development Policies - Policy CP2 - Biodiversity

Proposals in both the rural and urban area should not harm the integrity of the biodiversity resource as judged by key nature conservation principles, and proposals should seek to conserve and enhance the biodiversity value of the areas which they affect.

In areas where species protected under national and European legislation are most likely to occur, special account will be given to their presence in the consideration of development proposals.

Carlisle District Local Plan 2001 - 2016
Core Development Policies - Policy CP3 - Trees And Hedges On Development Sites

Proposals for new development should provide for the protection and integration of existing trees and hedges. Where trees and hedges are present, a survey will be required showing the following:

- 1 the location of existing trees and hedges;
- 2 the species, age, height and crown spread of each tree;
- 3 an assessment of the condition of each tree;
- 4 the location and crown spread of trees on adjacent land which may be affected by the development;
- 5 existing and proposed changes in ground level.

In order to protect and integrate existing trees and hedges within new development, the City Council will resist proposals which cause unacceptable tree loss, and which do not allow for the successful integration of existing trees identified in the tree survey.

Layouts will be required to provide adequate spacing between existing trees and buildings, taking into account the existing and future size of the trees, and their impact both above and below ground.

The City Council will protect existing trees and woodlands where appropriate, by tree preservation orders, and by the use of planning conditions requiring protective fencing around trees to be retained to prevent site works within their crown spread.

Carlisle District Local Plan 2001 - 2016
Core Development Policies - Policy CP5 - Design

All new development proposals will be assessed against the following design principles. Proposals should:

- 1 Respond to the local context and the form of surrounding buildings in relation to height, scale and massing, and by making use of appropriate materials and detailing;

- 2 Take into consideration any important landscape or topographical features and respect local landscape character;
- 3 Reinforce local architectural features, where appropriate, promoting and respecting local distinctiveness;
- 4 Ensure all components of the proposal, such as buildings, car parking, access routes, open space and landscaping, are well related to one another to ensure a well integrated, successful and attractive development;
- 5 Ensure there is no adverse effect on the residential amenity of existing areas, or adjacent land uses, or result in unacceptable standards for future users and occupiers of the development;
- 6 Ensure the retention and enhancement of existing trees, shrubs, hedges and other wildlife habitats where possible. Where environmental features are lost as a result of the proposal, appropriate mitigation measures should be put in place and on-site replacement of those features will be sought;
- 7 Include landscaping schemes (both hard and soft) to assist the integration of new development into existing areas and ensure that development on the edge of settlements is fully integrated into its surroundings;
- 8 Ensure that the necessary services and infrastructure can be incorporated without causing unacceptable harm to retained features;
- 9 Ensure that the layout and design incorporates adequate space for waste and recycling bin storage and collection.

Carlisle District Local Plan 2001 - 2016
Core Development Policies - Policy CP9 - Development, Energy Conservation And Efficiency

Development proposals should take into account the need for energy conservation and efficiency in their design, layout and choice of materials. The principles should be introduced in the early stages of the design process in order to consider the orientation of buildings to maximise solar gain coupled with high levels of insulation to reduce heating costs. The efficient and effective use of land, including the reuse of existing buildings and the use of environmentally sustainable materials should also be encouraged. Landscaping schemes also may be used to shelter buildings in exposed positions to reduce heat loss.

These elements will contribute to the energy efficiency of a new development. Developers should also consider the possible incorporation of photovoltaic cells, active solar panels and other small-scale sources of renewable energy. Consideration should be given to recycled materials, waste minimisation and recycling measures within the design.

Designers will be encouraged to include systems for collecting roof water to enable its re-use.

Carlisle District Local Plan 2001 - 2016
Core Development Policies - Policy CP10 - Sustainable Drainage Systems

Sustainable drainage systems (SUDS) should be incorporated into development

proposals when the following conditions apply:

- 1 The development will generate an increase in surface water run-off; and
- 2 The rate of surface water run-off is likely to create or exacerbate flooding problems

Where SUDS are incorporated the following details shall be provided:

- 1 The type of SUDS; and
- 2 Hydraulic design details/calculations; and
- 3 Pollution prevention and water quality treatment measures together with details of pollutant removal capacity; and
- 4 Operation, maintenance and adoption details (SUDS structures will not be adopted by the statutory sewerage undertaker unless maintenance and legal agreements are in place).

Carlisle District Local Plan 2001 - 2016 Core Development Policies - Policy CP11 - Protection Of Groundwaters And Surface Waters

Proposals for development which would cause demonstrable harm to the quality, quantity and associated ecological features of groundwater and surface waters will not be permitted.

Carlisle District Local Plan 2001 - 2016 Core Development Policies - Policy CP12 - Foul And Surface Water Sewerage And Sewage Treatment

Development will not be permitted where inadequate foul and surface water sewerage infrastructure and sewage treatment capacity exists, or where such provision can not be made within the time constraint of the planning permission.

Carlisle District Local Plan 2001 - 2016 Core Development Policies - Policy CP13 - Pollution

Development will not be permitted where it would generate, either during construction or on completion, significant levels of pollution (from contaminated substances, odour, noise, dust, vibration, light, heat) which can not be satisfactorily mitigated within the development proposal or by means of planning conditions.

Carlisle District Local Plan 2001 - 2016 Core Development Policies - Policy CP14 - Waste Minimisation And The Recycling Of Waste

Applications for major development proposals should follow the principles of sustainable waste management and must include details of facilities for the storage, collection and recycling of waste produced on-site. Those applications for planning permission for developments involving 10 or more dwellings; business, industrial or

commercial floorspace of 300 m² or more; or retail floorspace of 500 m² or more, must be accompanied by a Waste Audit providing information on the type and volume of waste likely to be generated both during construction and subsequent use of the development, and the options for its management. The acceptability of proposals will be assessed sequentially against the following order of preference:

- 1 Reduction in the amount of waste produced;
- 2 re-use of waste on site without significant processing;
- 3 recycling and/or composting of waste on-site;
- 4 recycling and/or composting of waste off-site;
- 5 recovery of value from waste produced;
- 6 landfilling of residual waste

Carlisle District Local Plan 2001 - 2016 Core Development Policies - Policy CP15 - Access, Mobility And Inclusion

Development proposals should make provision for easy, safe and inclusive access to, into and within buildings and facilities. The layout and design of developments should meet the requirements of accessibility and inclusion for all potential users regardless of disability, age or gender. The Council will have regard to the following criteria when assessing development proposals:

- 1 The design of entrances and exits and ease of permeation through and between developments in terms of street furniture, circulation areas and pedestrian routes;
- 2 The location of any development proposal in relation to its potential users;
- 3 Accessibility to all transport modes and provision of adequate parking for disabled people;
- 4 Provision of on-site facilities such as public toilets, and appropriate signage

Carlisle District Local Plan 2001 - 2016 Core Development Policies - Public Transport, Pedestrians And Cyclists

New developments should offer a realistic choice of access by public transport, walking and cycling. Priority should be given to the provision for safe and convenient pedestrian and cycle access including secure cycle parking provision facilities, where appropriate, in all new developments accessible to the public.

Carlisle District Local Plan 2001 - 2016 Core Development Policies - Policy CP17 - Planning Out Crime

The design of all new development must contribute to creating a safe and secure environment, integrating measures for security and crime prevention and minimising the opportunity for crime.

The following points should be applied to all development proposals:

- 1 Security measures should be an integral part of the design
- 2 Developments should be laid out and buildings positioned to maximise natural surveillance with the intention of creating a sense of neighbourhood and

- detering criminal and anti-social activity
- 3 Public and private spaces should have clearly defined boundaries.
 - 4 Footpaths and cycleways should be designed to maximise their use and prevent opportunities for concealment, unauthorised access or provide a choice of escape routes.
 - 5 Landscaping schemes be designed to ensure that they do not create secluded areas, opportunities for climbing or reduce natural surveillance.
 - 6 Lighting should deter criminal and antisocial activity whilst minimising light pollution. CCTV may be considered necessary in certain circumstances.

Developers should, at the earliest stage possible, consult Architectural Liaison Officer to advise on measures to be incorporated for designing out crime.

Carlisle District Local Plan 2001 - 2016

Economic & Commercial Growth - Policy EC1 - Primary Employment Areas

Within Primary Employment Areas proposals for B1, B2 and B8 uses will be acceptable. Permission will only be given for redevelopment or changes of use within such areas for other purposes where:

- 1 the existing use of the site adversely affects or could adversely affect adjacent residential properties or the local environment; or
- 2 the proposed alternative use provides for needed community building or public amenity space; or
- 3 the proposed alternative use is essential for the redevelopment of the majority of the site for employment purposes; and
- 4 the alternative development would be appropriate in terms of scale and design to the surrounding area and the amenity of adjacent properties would not be prejudiced.

Proposals for public sales floorspace, as opposed to trade counters, will not be permitted within employment units unless there is clear evidence that the use is an integral but ancillary part of the operation. Planning conditions, including a restriction on the hours of operation, may be used to ensure the use remains ancillary to the prime use of the unit

Employment uses have now become established at the former RAF14MU outlying sites at Harker, Heathlands and Rockcliffe. The sites are designated as Primary Employment Areas.

In the Sandysike/Whitesyke areas proposals for the redevelopment and extension to existing industrial and warehousing premises will be acceptable provided:

- 1 the proposal does not have an adverse impact on the landscape; and
- 2 the proposal does not involve the loss of existing tree cover; and
- 3 where appropriate, opportunities are taken to reinforce existing landscaping; and
- 4 adequate access and appropriate parking are provided.

Carlisle District Local Plan 2001 - 2016

Economic & Commercial Growth - Policy EC22 - Employment & Commercial Growth Land Allocations

To provide for employment development needs, in addition to sites with planning permission, an additional 77 hectares are allocated for employment purposes, providing for a variety of employment needs including B1, B2 B8 industrial uses and A1 retail uses

Land is to be designated for potential redevelopment in the Rickergate Area of the City Centre to provide for additional retail/office and hotel development. This will be on land already in employment use. Any additional employment premises arising as a net gain to the stock will be monitored against the overall employment land provision (Use Class B1, B2 and B8). An Action Area Plan will be produced for the Botchergate South/St Nicholas area to consider the regeneration possibilities for the area between Crown Street and St Nicholas Bridges

Employment Land Allocations - Urban

The following sites are allocated for employment development under Proposal EC22:

EMPLOYMENT LAND MARKET SECTOR	2001-2006 Ha	2006-2011 Ha	2011-2016 Ha
Regional Investment Site			
SP requirement	15	20	15
Completions	15.72		
Available (permission or allocated)		34.867	
Allocated in this plan: Brunthill			10♣

Strategic Employment Site (B1 (b&c), B2, B8 and ancillary B1a)			
SP requirement	10	10	10
Completions	0		
Available (permission or allocated)	0		
Allocated in this plan: Brunthill Land south of Park Road		10 8.8	10

Local Employment Site (B1, B2, B8)			
SP requirement	15	15	15
Completions	3.81		
Available (permission or allocated)	10.34 3	0.4	
Allocated/released in this plan		10.02 + Carleton	CR sites ricker-

		clinic ❖	gate/ caldew riverside ≡
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Business/Science Park (Class B1)			
SP requirement	5	10	10
Completions	3.83		
Available (permission or allocated) (Rosehill)		2.92	
Allocated in this plan: South West of Morton		12	

◆ The allocation of additional land for Regional Investment Site would replace part of the existing site with development constraints (11.4ha) in order to ensure a readily available supply and would extend overall provision into the following plan period

❖ This figure includes the land released from the relocation of the Auction Mart from Rosehill Industrial Estate. The figure for land at Carleton Clinic is dependent upon detailed proposals including transport assessments being undertaken.

≡ Carlisle Renaissance sites have a range of options for differing uses currently indicating a minimum of 35,000 sqm of business space

Kingmoor Park

Kingmoor Park is designated on the Proposals Map as a Regional Investment Site in accordance with RPG13 and the North West Regional Economic Strategy. A central hub for the Regional Investment Site will be developed at the link with the CNDR where it traverses the site.

Ten hectares of land at Brunthill is designated as an extension to the Regional Investment Site at Kingmoor Park. Development will be concentrated on use Classes B1, B2 and B8. Development of the RIS extension will not be commenced before 2011 unless before that time available land supply within the Kingmoor Park RIS falls below 15 ha. A central hub for the Regional Investment Site will be developed at the southern part of this site at its link with the CNDR.

In addition 20 hectares of land are designated for a strategic employment site building on the growth of the Regional Investment Site.

A Development Guide/Masterplan approach will be adopted for the development of this site resulting in a Supplementary Planning Document adopted by the Council.

Employment Land Allocations – Rural

EMPLOYMENT LAND MARKET SECTOR	2001-2006 Ha	2006-2011 Ha	2011-2016 Ha
Strategic Employment Site (B1 (b&c), B2, B8 and ancillary B1a)			

SP requirement	6	6	6
Completions	0		
Available (permission or allocated)			
Allocated in this plan	1.95	8.00	11.20

Local Employment Site (B1, B2, B8)			
SP requirement	5	5	5
Completions	3.66		
Available (permission or allocated)		5.68	
Allocated in this plan			5 ♣

Morton District Centre

Land off Wigton Road, Morton is allocated for a district centre as part of the urban extension at Morton, to serve the resident population and the south-west of the City. The proposal includes an allocation for a single food retail store with a capacity of 2,500 square metres. Land will also be reserved for Park and Ride facilities, required during the Plan period

Carlisle District Local Plan 2001 - 2016

Housing - Policy H1 - Location Of New Housing Development

New housing development will be located in sustainable locations in accordance with PPS3: *Housing*, Regional Planning Guidance and the Joint Structure Plan. During the Plan period 80% of new development will be located within the urban area of Carlisle, including allocated sites on the edge of the City referred to in Proposal H16. The remaining 20% will be permitted in the rural area of the District with the focus on the two Key Service Centres of Brampton and Longtown.

In the remainder of the rural area small-scale development will be located in accordance with Policy DP1 and other policies of this Plan to ensure that:

- 1 the site is well related to the landscape of the area and does not intrude into open countryside; and
- 2 the scale of the proposed development is well related to the scale, form and character of the existing settlement; and
- 3 the layout of the site and the design of the buildings is well related to existing property in the village; and
- 4 the siting and design of the buildings is well related to and does not adversely affect the amenity of neighbouring property; and
- 5 appropriate access and parking can be achieved; and
- 6 the proposal will not lead to the loss of amenity open space within or at the edge of the settlement; and
- 7 the proposal will not lead to the loss of the best and most versatile agricultural land.

Settlement boundaries have been drawn for the following Local Service Centres

within which proposals will be judged against the above criteria.

Burgh-by-Sands	Castle Carrock	Cummersdale
Cumwhinton	Dalston	Gilsland
Great Corby	Great Orton	Hallbankgate
Hayton	Heads Nook	Houghton
Irthington	Raughton Head	Rockcliffe
Scotby	Smithfield	Thurstonfield
Warwick Bridge (including Little Corby & Corby Hill)		Wetheral

In the following settlements small-scale infilling (development between an otherwise continuous frontage) will be allowed where this does not conflict with the criteria above and is evidenced by local need to be in that location. S106 agreements may be used to ensure local occupancy to provide for the identified need.

Blackwell	Cardewlees	Cargo
Carleton	Cotehill	Cumwhitton
Durdar	Faugh	Harker
Hethersgill	How Mill	Lanercost
Laversdale	Low Row	Monkhill
Moorhouse	Talkin	Todhills
Walton	Warwick-on-Eden	Wreay

Carlisle District Local Plan 2001 - 2016 Housing - Policy H3 - *Residential Density

New residential development should achieve an average minimum net density of 30 dwellings per hectare. Using land efficiently is a key consideration and exceptions to this must be justified by reference to the character of the surrounding area; the nature of the development proposed and the specific site considerations. Within urban areas development will be expected to achieve a minimum net density of 40 dwellings per hectare and, where appropriate, higher densities close to the City Centre.

Carlisle District Local Plan 2001 - 2016 Housing - Policy H5 - Affordable Housing

The City Council will negotiate with developers for an element of affordable housing to be included in the majority of housing developments.

All allocated housing sites and windfall sites of 10 or more dwellings in the urban area will be expected to make a contribution of 30% of units on-site towards affordable housing. Only in exceptional circumstances will the Council consider off-site contributions or a financial contribution in lieu of on-site provision.

In the rural area the contribution to affordable housing will be:

- 1 25% of housing on large sites (over 0.8ha or 25 dwellings)
- 2 20% of housing on medium sites (over 0.3ha or 10 dwellings)

3 10% of housing on small sites (over 0.1ha or 3 units)

The proportion of affordable housing sought will only be varied if this can be justified on a robust, evidence based, assessment of the economic viability of the site. Where intermediate affordable housing is to be provided at a discounted market value a discount of 25-30% will be sought and the discounted sale will be required to be in perpetuity.

**Carlisle District Local Plan 2001 - 2016
Housing - Policy H16 - Residential Land Allocations**

To provide for housing needs an additional 4955 dwellings are required between April 1st 2002 and March 31st 2016. This figure takes account of the number of outstanding permissions at 1st April 2002. Making allowances for windfall sites provision, land for a further 2190 dwellings is allocated for primary residential purposes, providing for a variety of housing needs. The additional sites, are set out in the table below and subsequent paragraphs. All housing developments will be closely monitored to ensure that the scale of residential development relates to the Structure Plan requirement.

RESIDENTIAL ALLOCATIONS FOR THE URBAN AREA

					Brown field	Green field	Total
Structure Plan Target					2275	1225	3500
Allowance for Raffles dwellings demolished					540		540
(A) Overall Requirement					2815	1225	4040
(B) Permissions 01/04/02-31/03/05					1016	25	1041
(C) Windfall allowance @ 50 per annum					550		550
Total to be allocated A – B + C					1249	1200	2449
(D) Sites to be allocated:	ha	B/fld	G/fld	Total			
Rome Street/Railway Land	2.10	48		48			
77-87 Burgh Road	0.79		28	28			
Land adjacent H K Campbell School	0.90	33		33			
Wakefield Road/Lowry Hill	1.86	60	20	80			
Key Safety Systems Norfolk Street	1.32	100		100			
Carrs Field, Caxton Road	3.82		125	125			

Lindisfarne Street	3.1	130		130			
Nelson Street	2.0	103		103			
Milbourne Street	0.38	30		30			
Cavaghan & Gray London Rd	2.1	104		104			
Laings Site Dalston Road	1.74	90		90			
Penguin Factory Westmorland Street	0.64	64		64			
Hilltop Heights	0.31	80		80			
Harraby Green Road	1.05	45		45			
St Nicholas	0.42	50		50			
Deer Park	3.9	60		60			
Carlisle Racecourse/Lowry Street	0.33	43		43			
Carleton Clinic (Former Garlands Site)	4.19	100		100			
Durrannahill	4.80	100		100			
Morton Development	38.3		800	800			
Raffles replacement	10.6	500		500			
(D) Total allocated					1740	973	2713
over/under allocation (+/-)					+491	-227	+264

The negative/positive figures in this table illustrate that the Council will seek to achieve higher brownfield targets by allocating sites above the 65% threshold in the Structure Plan.

RESIDENTIAL ALLOCATIONS FOR THE RURAL AREA

					Brown field	Green field	Total
Structure Plan Target					366	549	915
(A) Overall Requirement					366	549	915
(B) Permissions 01/04/02-31/03/05					284	179	463
Total to be allocated A – B					82	370	452
(C) Sites to be allocated:	ha	B/fld	G/fld	Total			

Longtown South of Moor Road	0.88		26	26			
Longtown Sawmill	1.96	78		78			
Longtown between Mill Street/Burn Street/A6071 (Suttons)	0.65	24		24			
Highway Depot Station Road Brampton	0.8	32		32			
(D) Total allocated					134	26	160
over/under allocation (+/-)					+52	-344	-292

Note the Brownfield rural target has been exceeded however annual targets will still have to be met from any remaining permissions available.

Carlisle District Local Plan 2001 - 2016 Implementation, Resources And Monitoring - Policy IM1 - Planning Obligations

The Council will consider the use of Planning Obligations (S106 Agreements) in order to provide for local or community needs relevant to the proposed development as set out in other policies of this Plan. Planning Obligations will cover a number of issues such as affordable housing, recreational space, art, transport/traffic improvements, community facilities, archaeology, amenity space/landscaping, training and employment and crime and disorder measures. Separate guidance will be prepared to set out details of requirements.

Carlisle District Local Plan 2001 - 2016 Local Environment - Policy LE8 - Archaeology On Other Sites

On land for which there is no archaeological information, but where there are reasonable grounds for believing remains to be present, the City Council will ensure that the archaeological aspects of development proposals are examined and evaluated before planning applications are determined. Planning permission will not be granted without adequate assessment of the archaeological implications.

Carlisle District Local Plan 2001 - 2016 Local Environment - Policy LE10 - Archaeological Field Evaluation

On all scheduled and other nationally important monuments, sites of archaeological significance and other sites of high archaeological potential, the City Council will ensure that the archaeological aspects of development proposals are examined and

evaluated either before planning applications are determined or in exceptional circumstances by the use of condition. Planning permission will not be granted without adequate assessment of the archaeological implications.

Carlisle District Local Plan 2001 - 2016 Local Environment - Policy LE26 - Undeveloped Land In Floodplains

Development in areas at risk of flooding on undeveloped land will only be permitted where a Flood Risk Assessment has been submitted with a planning application that confirms:

- 1 no other lower risk alternative site exists; and
- 2 flood defences provide an acceptable standard of protection; and
- 3 access and egress can reasonably be maintained at times of flood risk; and
- 4 adequate floodplain storage capacity can be provided; and
- 5 the development will not interfere with flood flows; and
- 6 mitigation measures will be provided where necessary; and
- 7 the development will not increase flood risk elsewhere.

Carlisle District Local Plan 2001 - 2016 Transport - Policy T1- Parking Guidelines For Development

The level of car parking provision for development will be determined on the basis of the following factors:

- 1 the Parking Guidelines for Cumbria as updated by additional requirements in PPG 13;
- 2 the availability of public car parking in the vicinity;
- 3 the impact of parking provision on the environment of the surrounding area;
- 4 the likely impact on the surrounding road network; and
- 5 accessibility by and availability of, other forms of transport.

Carlisle District Local Plan 2001 - 2016 Leisure & Community Uses - Policy LC4 - Children's Play and Recreation Areas

New family housing developments of 40 or more dwellings will be required to include, pro rata, the following standards of play space provision:

Outdoor playgrounds 150m² per hectare

Informal playspace 270m² per hectare

In addition to the above, on development sites of 5 hectares or over, 0.1 hectares of sports ground development per hectare will be required.

On smaller housing sites the developer will be required to make commuted payments towards the provision of play space in the locality if there is a deficiency of play space in the local area judged against the Audit of Open Space currently being carried out by the City Council as required by PPG 17.

Children's play and recreation areas required by this policy will be dedicated to the City Council for maintenance purposes and a commuted payment equivalent to 10 year's maintenance costs will be required.

Carlisle District Local Plan 2001 - 2016
Leisure & Community Uses - Policy LC8 - Rights Of Way

Carlisle City Council will seek to retain all existing footpaths, bridleways and other rights of way and to establish new routes wherever possible. New development will seek to maintain the existing rights of way network and where possible local improvements and extensions will be sought as part of new developments. Proposals to close or divert existing rights of way will not be permitted unless an alternative route is available which is attractive, serves the same area and is not significantly longer than the original route.

Carlisle District Local Plan 2001 - 2016
Leisure & Community Uses - Policy LC11- Educational Needs

Proposals for the development of education facilities should be provided within the existing educational sites as indicated on the Proposals Map. On existing sites, proposals for new buildings should be in close proximity to existing buildings to minimise the visual impact of additional development. Where educational facilities are proposed outside existing sites the location should be close to the intended catchment in order to minimise travel in conjunction with centres listed in policy DP1. Other policies of this Plan will apply dependent upon the proposal and land to be utilised.

Carlisle District Local Plan 2001 - 2016
Leisure & Community Uses - Policy LC15 - Percent For Art

The City Council will require the provision of works of Public Art when dealing with applications for development schemes that will have a significant visual impact. Developers will usually be expected to allocate a minimum of 1% of their construction costs for the inclusion of Public Art. This money should fund the provision of art in a publicly accessible/visible place or incorporated within the development itself.

The following indicates the threshold for the requirement:

- 1 housing developments of 20 dwellings or over; and/or
- 2 development of 1000sq. metres and over; and/or
- 3 development in a prominent location or on a major transport route.

Item no: 12

Appn Ref No:
10/0425

Applicant:
Two Castles Housing

Parish:
Brampton

Association

Date of Receipt:

06/05/2010 16:00:54

Agent:

HMH Architects

Ward:

Brampton

Location:

Land to the south of Gelt Rise, Brampton, Cumbria

Grid Reference:

352860 560705

Proposal: Erection Of 17no. Dwellings Together With Associated Parking, Landscaping And Formation Of New Access Road.

Members will recall at Committee meeting held on 16th July 2010 that authority was given to the Assistant Director (Economic Development) to issue approval subject to the completion of a Section 106 Agreement to secure the provision of the units as affordable properties, in perpetuity and to secure a financial contribution towards the provision and the maintenance of children's play space in the locality.

The S106 has been completed and the approval was issued on 15th November 2010.

Grant Permission

1. The development shall be begun not later than the expiration of 3 years beginning with the date of the grant of this permission.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. The approved documents for this Planning Permission comprise:

1. the submitted planning application form;
2. the Design & Access Statement;
3. Geo-Environmental Investigation + Addendum;
4. Arboricultural Impact Assessment;
5. Ecology Report;
6. Flood Risk Assessment & Surface Water Drainage Strategy;
7. Site Location Plan;
8. Drawings SU01; SK100J; SK101A; SK102B; SK103B; SK104; SK106; SK107; SK108; SK201A; SK202C; SK203B; SK204A
9. the Notice of Decision; and

10. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: For the avoidance of doubt.

3. The materials (and finishes) to be used in the construction of the proposed development shall be in accordance with the details contained in the submitted application, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the objectives of Policy CP5 of the Carlisle District Local Plan are met and to ensure a satisfactory external appearance for the completed development.

4. The landscaping scheme shall be implemented in accordance with the soft landscaping plan received on 9 June 2010 (Drawing No. SK108 Revision A) unless otherwise agreed, in writing, by the Local Planning Authority and these works shall be carried out as approved prior to the occupation of any part of the development or in accordance with the programme agreed by the Local Planning Authority. Any trees or other plants which die or are removed within the first five years following the implementation of the landscaping scheme shall be replaced during the next planting season.

Reason: To ensure that an acceptable landscaping scheme is prepared and to ensure compliance with Policies CP3 and CP5 of the Carlisle District Local Plan 2001-2016.

5. Before any development is commenced on the site, including site works of any description, a protective fence shall be erected around the trees and hedges to be retained in accordance with the details contained on the Soft Landscaping Plan (drawing no. SK 108 Rev. A) and in the Arboricultural Impact Assessment prepared by Dendra Consulting Ltd in February 2010 and received on 7 May 2010, unless otherwise agreed, in writing, by the Local Planning Authority. Within the areas fenced off the existing ground level shall be neither raised nor lowered, and no materials, temporary buildings or surplus soil of any kind shall be placed or stored thereon. If any trenches for services are required in the fenced off area, they shall be excavated or back filled by hand and any roots encountered with a diameter of 25mm or more shall be left unsevered. The fence shall thereafter be retained at all times during construction works on the site.

Reason: In order to ensure that adequate protection is afforded to all trees/hedges to be retained on site in support of Policies CP3 and CP5 of the Carlisle District Local Plan 2001-2016.

6. Notwithstanding the provisions of the Town and Country Planning (General

Permitted Development) Order 1995, (or any Order revoking and re-enacting that Order), no gates, fences, walls or other means of enclosure shall be erected or constructed in front of the forwardmost part of the front of the dwellings indicated as plots 1-17 on the approved plan, Drawing No. SK 100 Revision J received on 7 May 2010, without the permission of the Local Planning Authority.

Reason: To ensure that any form of enclosure to the front gardens of the properties is carried out in a co-ordinated manner in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

7. No dwelling shall be occupied until its foul drainage system is connected to a public sewer.

Reason: To ensure that adequate foul drainage facilities are available and to ensure compliance with Policy CP12 of the Carlisle District Local Plan 2001-2016.

8. The surface water drainage system shall be implemented in accordance with the details contained within the Flood Risk Assessment and Surface Water Drainage Strategy produced by R. G. Parkins & Partners Ltd (Revision A) dated February 2010 (received on 11 May 2010), unless otherwise agreed, in writing, by the Local Planning Authority.

Reason: To prevent flooding at the site, in accordance with Policy CP12 of the Carlisle District Local Plan 2001-2016.

9. The proposed finished floor levels of the proposed dwellings hereby approved shall be in accordance with Drawing No. SK 100, Revision J, received 7 May 2010, unless otherwise agreed, in writing, by the Local Planning Authority.

Reason: In order that the approved development overcomes any problem associated with the topography of the area and safeguards the amenity of neighbouring residents in accordance with Policy H2 of the Carlisle District Local Plan 2001-2016.

10. The development hereby approved shall implemented in accordance with the mitigation measures outlined in paragraphs 5.1 to 5.3 of the Ecology Report produced by Dendra Consulting Ltd, dated 3rd March 2010 (received 7 May 2010), unless otherwise agreed, in writing, by the Local Planning Authority.

Reason: To protect wildlife and trees at the site, in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

11. The carriageway, footways, footpaths, cycleways etc shall be designed, constructed, drained and lit to a standard suitable for adoption and in this

respect further details, including longitudinal/cross sections, shall be submitted to the Local Planning Authority for approval before work commences on site. No work shall be commenced until a full specification has been approved. These details shall be in accordance with the standards laid down in the current Cumbria Design Guide. Any works so approved shall be constructed before the development is complete.

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

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

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

13. Measures should be taken by the applicant to ensure that no mud or debris are deposited on the public highway by any vehicle associated with the development. Details of the exact measures required to meet this condition are to be agreed with the Local Planning Authority.

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

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) there shall be no enlargement or external alterations to the dwellings (Plots 1 to 17) to be erected in accordance with this permission, within the meaning of Schedule 2 Part (1) of these Orders, without the written approval of the local planning authority.

Reason: To ensure that the character and appearance of the buildings is not harmed by inappropriate alterations and/or extensions and that any additions which may subsequently be proposed satisfy the objectives of Policy CP5 of the Carlisle District Local Plan 2001-2016.

15. The hard landscaping scheme shall be implemented in accordance with the details contained within the Hard Landscaping Plan (drawing number SK104) and Hard Landscaping Details (drawing number SK107) unless otherwise agreed, in writing, by the Local Planning Authority and these works shall be carried out as approved prior to the occupation of any part of the development

or in accordance with the programme agreed by the Local Planning Authority.

Reason: To ensure that an acceptable landscaping scheme is prepared and to ensure compliance with Policies CP3 and CP5 of the Carlisle District Local Plan 2001-2016.

Summary of Reasons for the Decision

This application seeks full planning permission for the erection of 17 dwellings, together with associated parking, landscaping and the formation of a new access road, on land to the south of Gelt Rise, Brampton. The site, which is designated as a Primary Residential Area and lies within the Brampton Conservation Area, covers an area of approximately 0.55 hectares and is currently undeveloped grassland.

A public footpath runs along the eastern boundary of the site and this provides a link from the dwellings on Gelt Rise and Cambeck Rise, to a recreation ground that lies to the south of the application site. A number of mature trees are located along the eastern and southern boundaries of the site, with a hedgerow, which incorporates some smaller trees, running along the western boundary. A section of hedgerow is also located in the middle of the site and this runs from north to south. There is a significant change in levels across the site, with the land rising approximately 9m from the north west to the south east corner.

Existing dwellings on Gelt Rise, which are owned by a Housing Association, adjoin the application site to the north. Open fields are located to the east and west, with open fields and a recreation ground adjoining the southern boundary of the site.

The application site is owned by Carlisle City Council and it has been agreed that the site should be sold to a Housing Association to be developed for affordable housing.

The application proposes the erection of 17 affordable dwellings for rent by Two Castles Housing Association. Seven of the dwellings would be located within a cul-de-sac, which would lie on the eastern side of the site. There would be three pairs of semi-detached dwellings, two of which would be two-storey with the other pair being two and a half-storey. There would also be a two storey detached dwelling. Three further pairs of semi-detached dwellings would be located on the southern side of the new access road, which would run to the western boundary of the site. A terrace of four two-storey dwellings would be located on the northern side of this road, adjacent to an existing terrace of four properties on Gelt Rise.

All of the dwellings would have rear gardens with the ten properties to the south of the site, having gardens on two-levels, separated by a retaining wall, due to the significant change in levels across the site. Boundary treatment would consist of 1.2m high timber post and rail fences between properties, 1.8m high timber close boarded fences adjacent to the footpath and hedgerows, where the rear of the properties adjoin the new access road.

Vehicular and pedestrian access to the dwellings would be provided from Gelt Rise. The existing footpath that runs along the eastern edge of the site would also provide access to the recreation ground that lies to the south of the application site.

Twenty-one car parking spaces would be provided across the site, with eleven of these being provided in-curtilage and ten being provided in marked parking bays, which would be overlooked by properties. Each dwelling would have one car parking space, with the remaining four being for visitor parking.

The proposed dwellings would be constructed of a mixture of multi-red facing brick and rendered walls, under grey profiled concrete roof tiles. They have been designed to achieve Level 3 of the Code for Sustainable Homes, which is a requirement of the Housing Corporation, which is funding the development. It is proposed that the dwellings would incorporate high levels of insulation, high efficiency boilers, recycled heat from boiler flues and solar panels for hot water. The scheme is also seeking to achieve Secured by Design Certification.

The application is accompanied by a Housing Needs Report, an Ecology Report, an Arboricultural Impact Assessment, a Flood Risk Assessment and Surface Water Drainage Strategy, a Geo-Environmental Investigation and details of consultation responses from both statutory consultees and the public.

The relevant planning policies against which the application is required to be assessed are Policies DP1, CP2, CP3, CP5, CP12, CP16, CP17, H1, H2, H3, H5, LE8, LE19, LC4 and T1 of the Carlisle District Local Plan 2001-2016.

The proposal raises the following planning issues:

1. Principle Of Development

The application site is designated as a Primary Residential Area in the adopted Carlisle District Local Plan. As such, the principle of residential development is acceptable, subject to compliance with the criteria identified in Policy H2 and other relevant Local Plan policies.

2. Scale, Layout And Design Of The Development

The proposed development is well laid out and will compliment the existing housing development at Gelt Rise. There is a range of house types, including semi-detached, detached and a terrace of four properties, and a range of finishes, which will help to create a visually interesting development. The dwellings incorporate reasonably sized rear gardens that are comparable to the size of the units that they serve, thereby ensuring that the development does not appear cramped or overdeveloped.

Soft landscaping has been incorporated into the scheme and rear boundaries that adjoin the highway will consist of hedgerows. The mature trees around the periphery of the site are to be retained.

The design of the houses includes sustainable elements that will improve the energy

efficiency of the dwellings. Each property has a dedicated parking space, with an additional four visitor spaces also being provided throughout the site.

In light of the above, the scale, layout and design of the proposals are acceptable.

3. Impact Of The Proposals On The Brampton Conservation Area

Given that the site lies within a Primary Residential Area and the proposed development is acceptable in terms of scale, layout and design it would not have an adverse impact on the character or appearance of the Brampton Conservation Area.

4. The Impact Of The Proposal On The Living Conditions Of Neighbouring Residents

Plot 17 of the new development would be located to the rear of 10 Gelt Rise, which is a bungalow. The rear elevation of 10 Gelt Rise would not directly face the side elevation of Plot 17, which would only have a secondary kitchen window at ground floor level, and would be a minimum of 11.5m away. Plot 17 would have a hipped roof in order to reduce the impact on the occupier of 10 Gelt Rise.

Plot 1 of the new development would lie adjacent to the blank gable elevation of 11 Gelt Rise. Plot 1 would have a kitchen and living room window in the ground floor of the elevation facing 11 Gelt Rise and a bathroom window at first floor level in this elevation. Given that the kitchen would be served by a larger window in the front elevation and the living room would be served by two additional windows in the rear elevation this is acceptable. Plot 1 would also face the front elevation of 20 Gelt Rise, but this property would be over 26m away and would not be adversely affected.

Plots 5 to 8 would lie to the south of numbers 11 to 14 Gelt Rise. The front elevation of plots 5 to 8 would be between 21.5m and 26.5m away from the rear elevations of the existing dwellings and these distances are sufficient to achieve acceptable levels of privacy.

The separation distances within the proposed development and between the new dwellings and the existing properties at Gelt Rise are acceptable and the proposal would not, therefore, have a significant adverse impact on the occupiers of any of the existing or proposed dwellings through loss of light, loss of privacy or over-dominance.

5. Density Of The Development

The density of the proposed development equates to approximately 31 dwellings per hectare, which accords with the density requirements of Policy H3 of the adopted Local Plan.

6. Landscaping

The application is accompanied by a Soft Landscaping Plan, which is acceptable to the Council's Landscape Architect. A condition has been imposed that requires

protective fencing to be erected around any trees/hedges to be retained, which shall be kept in place for the duration of the development.

7. Affordable Housing

The land is presently owned by Carlisle City Council, who have agreed to sell it to a Housing Association, so that it can be developed for affordable housing. In order to secure the provision of these affordable properties, in perpetuity, the applicant, Two Castles Housing Association, has agreed to enter into a Section 106 Agreement to regulate this matter.

8. Open Space Provision

Given that the site is being developed for family housing, the Council's Green Spaces Department has requested a financial contribution of £16,351 towards the provision (£12,800) and the maintenance (£3,551) of children's play space in the locality. The provision of this money would be secured through the completion of a Section 106 Agreement.

It is not necessary for the applicant to make a financial contribution towards amenity open space or sports pitches, given the presence of existing facilities in the area.

9. Highway Issues

Brampton Parish Council considers that there is insufficient parking within the development. The Highway Authority is, however, satisfied with the level of parking provision, which equates to 1 space per dwelling plus four visitor parking spaces.

In overall terms, the principle of the development is acceptable. The scale, layout and design of the proposals are acceptable and it would not have an adverse impact on the Brampton Conservation Area. The dwellings could be accommodated on the site without detriment to the living conditions of the neighbouring properties through loss of light, privacy or over dominance. Adequate amenity space and car parking provision would be available to serve the dwellings. In all aspects the proposals are considered to be compliant with the objectives of the relevant Local Plan policies.

Relevant Development Plan Policies

Carlisle District Local Plan 2001 - 2016

Spatial Strategy & Development Principles - Policy DP1 - Sustainable Development Locations

All proposals for development will be assessed against their ability to promote sustainable development. Proposals will be considered favourably in the following locations, provided they are in scale with their location and consistent with other Policies of this Local Plan.

Urban Area

City of Carlisle

Key Service Centres	Brampton Longtown	
Local Service Centres	Burgh by Sands Castle Carrock Cummersdale Cumwhinton Dalston Gilsland Great Corby Great Orton Hallbankgate Hayton	Heads Nook Houghton Irthington Raughton Head Rockcliffe Scotby Smithfield Thurstonfield Warwick Bridge Wetheral

Proposals for development within these locations will be assessed on the basis of the need for development to be in the location specified.

Within the Urban Area proposals for retail, office and leisure developments will be subject to a sequential approach which requires that locations re considered as follows: firstly within the City Centres; secondly edge-of-centre locations; and thirdly the remainder of the urban area.

Proposals for residential development will be considered against the need to give priority to the reuse of previously developed land, with particular emphasis on vacant and derelict sites and buildings.

Settlement Boundaries have been established on the Proposals Map to recognise the extent of built development or where planning permission already exists to judge proposals for development and are not indicative of land ownership.

Outside these locations development will be assessed against the needs to be in the location specified.

Carlisle District Local Plan 2001 - 2016 Core Development Policies - Policy CP2 - Biodiversity

Proposals in both the rural and urban area should not harm the integrity of the biodiversity resource as judged by key nature conservation principles, and proposals should seek to conserve and enhance the biodiversity value of the areas which they affect.

In areas where species protected under national and European legislation are most likely to occur, special account will be given to their presence in the consideration of development proposals.

Carlisle District Local Plan 2001 - 2016 Core Development Policies - Policy CP3 - Trees And Hedges On Development Sites

Proposals for new development should provide for the protection and integration of existing trees and hedges. Where trees and hedges are present, a survey will be required showing the following:

- 1 the location of existing trees and hedges;
- 2 the species, age, height and crown spread of each tree;
- 3 an assessment of the condition of each tree;
- 4 the location and crown spread of trees on adjacent land which may be affected by the development;
- 5 existing and proposed changes in ground level.

In order to protect and integrate existing trees and hedges within new development, the City Council will resist proposals which cause unacceptable tree loss, and which do not allow for the successful integration of existing trees identified in the tree survey.

Layouts will be required to provide adequate spacing between existing trees and buildings, taking into account the existing and future size of the trees, and their impact both above and below ground.

The City Council will protect existing trees and woodlands where appropriate, by tree preservation orders, and by the use of planning conditions requiring protective fencing around trees to be retained to prevent site works within their crown spread.

Carlisle District Local Plan 2001 - 2016 Core Development Policies - Policy CP5 - Design

All new development proposals will be assessed against the following design principles. Proposals should:

- 1 Respond to the local context and the form of surrounding buildings in relation to height, scale and massing, and by making use of appropriate materials and detailing;
- 2 Take into consideration any important landscape or topographical features and respect local landscape character;
- 3 Reinforce local architectural features, where appropriate, promoting and respecting local distinctiveness;
- 4 Ensure all components of the proposal, such as buildings, car parking, access routes, open space and landscaping, are well related to one another to ensure a well integrated, successful and attractive development;
- 5 Ensure there is no adverse effect on the residential amenity of existing areas, or adjacent land uses, or result in unacceptable standards for future users and occupiers of the development;
- 6 Ensure the retention and enhancement of existing trees, shrubs, hedges and other wildlife habitats where possible. Where environmental features are lost as a result of the proposal, appropriate mitigation measures should be put in place and on-site replacement of those features will be sought;
- 7 Include landscaping schemes (both hard and soft) to assist the integration of new development into existing areas and ensure that development on the edge of settlements is fully integrated into its surroundings;

- 8 Ensure that the necessary services and infrastructure can be incorporated without causing unacceptable harm to retained features;
- 9 Ensure that the layout and design incorporates adequate space for waste and recycling bin storage and collection.

Carlisle District Local Plan 2001 - 2016
Core Development Policies - Policy CP12 - Foul And Surface Water Sewerage And Sewage Treatment

Development will not be permitted where inadequate foul and surface water sewerage infrastructure and sewage treatment capacity exists, or where such provision can not be made within the time constraint of the planning permission.

Carlisle District Local Plan 2001 - 2016
Core Development Policies - Public Transport, Pedestrians And Cyclists

New developments should offer a realistic choice of access by public transport, walking and cycling. Priority should be given to the provision for safe and convenient pedestrian and cycle access including secure cycle parking provision facilities, where appropriate, in all new developments accessible to the public.

Carlisle District Local Plan 2001 - 2016
Core Development Policies - Policy CP17 - Planning Out Crime

The design of all new development must contribute to creating a safe and secure environment, integrating measures for security and crime prevention and minimising the opportunity for crime.

The following points should be applied to all development proposals:

- 1 Security measures should be an integral part of the design
- 2 Developments should be laid out and buildings positioned to maximise natural surveillance with the intention of creating a sense of neighbourhood and deterring criminal and anti-social activity
- 3 Public and private spaces should have clearly defined boundaries.
- 4 Footpaths and cycleways should be designed to maximise their use and prevent opportunities for concealment, unauthorised access or provide a choice of escape routes.
- 5 Landscaping schemes be designed to ensure that they do not create secluded areas, opportunities for climbing or reduce natural surveillance.
- 6 Lighting should deter criminal and antisocial activity whilst minimising light pollution. CCTV may be considered necessary in certain circumstances.

Developers should, at the earliest stage possible, consult Architectural Liaison Officer to advise on measures to be incorporated for designing out crime.

Carlisle District Local Plan 2001 - 2016

Housing - Policy H1 - Location Of New Housing Development

New housing development will be located in sustainable locations in accordance with PPS3: *Housing*, Regional Planning Guidance and the Joint Structure Plan. During the Plan period 80% of new development will be located within the urban area of Carlisle, including allocated sites on the edge of the City referred to in Proposal H16. The remaining 20% will be permitted in the rural area of the District with the focus on the two Key Service Centres of Brampton and Longtown.

In the remainder of the rural area small-scale development will be located in accordance with Policy DP1 and other policies of this Plan to ensure that:

- 1 the site is well related to the landscape of the area and does not intrude into open countryside; and
- 2 the scale of the proposed development is well related to the scale, form and character of the existing settlement; and
- 3 the layout of the site and the design of the buildings is well related to existing property in the village; and
- 4 the siting and design of the buildings is well related to and does not adversely affect the amenity of neighbouring property; and
- 5 appropriate access and parking can be achieved; and
- 6 the proposal will not lead to the loss of amenity open space within or at the edge of the settlement; and
- 7 the proposal will not lead to the loss of the best and most versatile agricultural land.

Settlement boundaries have been drawn for the following Local Service Centres within which proposals will be judged against the above criteria.

Burgh-by-Sands	Castle Carrock	Cummersdale
Cumwhinton	Dalston	Gilsland
Great Corby	Great Orton	Hallbankgate
Hayton	Heads Nook	Houghton
Irthington	Raughton Head	Rockcliffe
Scotby	Smithfield	Thurstonfield
Warwick Bridge (including Little Corby & Corby Hill)	Wetheral	

In the following settlements small-scale infilling (development between an otherwise continuous frontage) will be allowed where this does not conflict with the criteria above and is evidenced by local need to be in that location. S106 agreements may be used to ensure local occupancy to provide for the identified need.

Blackwell	Cardewlees	Cargo
Carleton	Cotehill	Cumwhitton
Durdar	Faugh	Harker
Hethersgill	How Mill	Lanercost
Laversdale	Low Row	Monkhill
Moorhouse	Talkin	Todhills
Walton	Warwick-on-Eden	Wreay

Carlisle District Local Plan 2001 - 2016
Housing - Policy H2 - Primary Residential Areas

Within the Primary Residential Areas defined on the Inset Maps for Carlisle, Brampton and Longtown, proposals for new residential development will be acceptable provided that:

- 1 existing areas of open space and other amenity areas are safeguarded; and
- 2 the proposed development does not adversely affect the amenity of adjacent residential property; and
- 3 the proposed development complements or enhances existing adjacent residential areas and their amenity; and
- 4 satisfactory access and appropriate parking arrangements can be achieved.

Proposals for non-residential uses will be permitted in Primary Residential Areas provided that they do not adversely affect residential amenity. Development that would create unacceptable noise, smell, safety and health impacts or excessive traffic generation will not be acceptable. The traffic impact of new development upon existing residents through inconvenience and detrimental effect will be taken into account. Such schemes falling within the scope of this policy will be considered against the above criteria as well as other policies of the Plan appropriate for the proposed use.

Outside the Primary Residential Areas and sites allocated under Proposal H16 for Carlisle, Brampton and Longtown, applications for residential development, including redevelopment and the change of use of vacant and underused buildings, will be only be permitted provided that:

- 1 satisfactory housing conditions can be achieved; and
- 2 the proposal will complement the existing character of the area; and
- 3 the proposal will not adversely affect the amenity of the area; and
- 4 satisfactory access can be provided; and
- 5 appropriate parking arrangements can be made.

Carlisle District Local Plan 2001 - 2016
Housing - Policy H3 - *Residential Density

New residential development should achieve an average minimum net density of 30 dwellings per hectare. Using land efficiently is a key consideration and exceptions to this must be justified by reference to the character of the surrounding area; the nature of the development proposed and the specific site considerations. Within urban areas development will be expected to achieve a minimum net density of 40 dwellings per hectare and, where appropriate, higher densities close to the City Centre.

Carlisle District Local Plan 2001 - 2016
Housing - Policy H5 - Affordable Housing

The City Council will negotiate with developers for an element of affordable housing to be included in the majority of housing developments.

All allocated housing sites and windfall sites of 10 or more dwellings in the urban area will be expected to make a contribution of 30% of units on-site towards affordable housing. Only in exceptional circumstances will the Council consider off-site contributions or a financial contribution in lieu of on-site provision.

In the rural area the contribution to affordable housing will be:

- 1 25% of housing on large sites (over 0.8ha or 25 dwellings)
- 2 20% of housing on medium sites (over 0.3ha or 10 dwellings)
- 3 10% of housing on small sites (over 0.1ha or 3 units)

The proportion of affordable housing sought will only be varied if this can be justified on a robust, evidence based, assessment of the economic viability of the site. Where intermediate affordable housing is to be provided at a discounted market value a discount of 25-30% will be sought and the discounted sale will be required to be in perpetuity.

Carlisle District Local Plan 2001 - 2016 Local Environment - Policy LE8 - Archaeology On Other Sites

On land for which there is no archaeological information, but where there are reasonable grounds for believing remains to be present, the City Council will ensure that the archaeological aspects of development proposals are examined and evaluated before planning applications are determined. Planning permission will not be granted without adequate assessment of the archaeological implications.

Carlisle District Local Plan 2001 - 2016 Local Environment - Policy LE19 - Conservation Areas

The City Council will continue to review existing and designate new conservation areas. Development proposals within and adjoining conservation areas will be granted planning permission provided they preserve or enhance their character and appearance. Any new development or alterations to existing buildings should harmonise with their surroundings and be in sympathy with the setting, scale, density and physical characteristics of conservation areas, and protect important views into or out of such areas. Applications for outline planning permission will not be accepted for proposals in conservation areas.

Proposals for new development and/or alterations to buildings in conservation areas will be judged against the following criteria:

- 1 the development should preserve or enhance all features which contribute positively to the area's character or appearance, in particular the design, massing and height of the building should closely relate to adjacent buildings and should not have an unacceptable impact on the townscape or landscape;
- 2 the development should not have an unacceptable impact on the historic street patterns and morphology, roofscape, skyline and setting of the conservation area, important open spaces or significant views into, out of and within the area;

- 3 development proposals should not result in the amalgamation or redrawing of boundaries between traditional buildings and plots, or demolition and redevelopment behind retained facades;
- 4 wherever practicable traditional local materials such as brick, stone and slate should be used and incongruous materials should be avoided;
- 5 individual features both on buildings and contributing to their setting, should be retained e.g. doorways, windows, shopfronts, garden walls, railings, cobbled or flagged forecourts, sandstone kerbs, trees and hedges, etc. Where features have deteriorated to the extent to which they have to be replaced, the replacement should match the original;
- 6 proposals which would generate a significant increase in traffic movements and heavy vehicles or excessive parking demands will not be permitted since these would be prejudicial to amenity;
- 7 proposals which would require substantial car parking and servicing areas which can not be provided without an adverse effect on the site and its surroundings will not be permitted.

Carlisle District Local Plan 2001 - 2016
Leisure & Community Uses - Policy LC4 - Children's Play and Recreation Areas

New family housing developments of 40 or more dwellings will be required to include, pro rata, the following standards of play space provision:

Outdoor playgrounds 150m² per hectare

Informal playspace 270m² per hectare

In addition to the above, on development sites of 5 hectares or over, 0.1 hectares of sports ground development per hectare will be required.

On smaller housing sites the developer will be required to make commuted payments towards the provision of play space in the locality if there is a deficiency of play space in the local area judged against the Audit of Open Space currently being carried out by the City Council as required by PPG 17.

Children's play and recreation areas required by this policy will be dedicated to the City Council for maintenance purposes and a commuted payment equivalent to 10 year's maintenance costs will be required.

Carlisle District Local Plan 2001 - 2016
Transport - Policy T1- Parking Guidelines For Development

The level of car parking provision for development will be determined on the basis of the following factors:

- 1 the Parking Guidelines for Cumbria as updated by additional requirements in PPG 13;
- 2 the availability of public car parking in the vicinity;
- 3 the impact of parking provision on the environment of the surrounding area;
- 4 the likely impact on the surrounding road network; and
- 5 accessibility by and availability of, other forms of transport.

Item no: 13

Appn Ref No:
10/0631

Applicant:
Mr Mike Swindlehurst

Parish:
Carlisle

Date of Receipt:
05/07/2010

Agent:
Hurd Rolland Partnership
Chartered Architects

Ward:
Castle

Location:
Sands Centre, The Sands, Carlisle, CA1 1JQ

Grid Reference:
340185 556503

Proposal: Proposed Extension And Refurbishment Including Demolition Of Existing Gymnasium, To Provide New Public Swimming Pool, Sports Hall, Gymnasium And Educational Facility With New Hard And Soft Landscaping, Revised Car Park Layout And Relocation Of Main Vehicle Access

Members will recall at Committee meeting held on 1st October 2010 that authority was given to the Assistant Director (Economic Development) to issue approval subject to:

1. to the completion of the Assessment of Likely Significant Effects under the Habitats Regulations and to it concluding that there were no likely significant effects.

In the event that the ALSE recommended further conditions to deal with Nature Conservation matters, Officers were authorised to impose those conditions. Should the ALSE identify likely significant effects, Officers were instructed to report the application back to the Committee for further consideration and determination in the light of the information available concerning these effects.

The assessment was completed and no likely significant effects were found and no further conditions were recommended. The approval was issued on 25th November 2010.

Grant Permission

1. The development shall be begun not later than the expiration of 7 years beginning with the date of the grant of this permission.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. The approved documents for this Planning Permission comprise:

1. the submitted planning application form dated 30th June 2010;
2. the existing Location Plan [drawing L (01) 00 Rev B];
3. drawing showing existing topographical data [drawing L (01) 05];
4. existing Ground Floor Plan [drawing L (01) 10 Rev A];
5. existing First Floor Plan [drawing L (01) 11 Rev A];
6. existing Roof Plan [drawing L (01) 12 Rev A];
7. existing photographs of south and south west elevations [drawing L (01) 20 Rev A];
8. existing photographs of west and north elevations [drawing L (01) 21 Rev A];
9. existing photographs of north elevation [drawing L (01) 22 Rev A];
10. existing photographs of east and south elevations [drawing L (01) 23 Rev A];
11. proposed Site Plan [drawing L (02) 01 Rev E];
12. proposed Site Plan [drawing L (02) 02 Rev A];
13. proposed Ground Floor Plan [drawing L (02) 10 Rev K];
14. proposed First Floor Plan [drawing L (02) 11 Rev F];
15. proposed Second Floor Plan [drawing L (02) 12 Rev F];
16. proposed Third Floor Plan [drawing L (02) 13 Rev F];
17. proposed Roof Plan [drawing L (02) 14 Rev F];
18. proposed south and west elevations [drawing L (03) 11 Rev F];
19. proposed east and north elevations [drawing L (03) 12 Rev F];
20. CGI Perspective Of Proposed Entrance Viewed From South [drawing skL (03) 13];
21. CGI Perspective From Hardwicke Circus to North East [drawing skL (03) 14];
22. landscape General Arrangement [drawing 0908/01 Rev K];
23. landscape Forecourt Detail [drawing 0908/02 Rev F];
24. landscape Riverside Detail [drawing 0908/03 Rev C];
25. landscape School of Sport Detail [drawing 0908/04 Rev F];
26. landscape Sections and Elevations [drawing 0908/05 Rev C];
27. landscape Boundary Railings Detail [drawing 0908/08 Rev B];
28. landscape External Boundaries at Key Junctions [drawing 0908/09];
29. proposed External Lighting Design [drawing 1300293];
30. Design & Access Statement Volume 1: Design;
31. Design & Access Statement Volume 2: Environment;
32. Design & Access Statement Volume 3: Transport
33. the Notice of Decision; and
34. any such variation as may subsequently be approved in writing by the Local Planning Authority.

Reason: To define the Planning Permission and for the avoidance of doubt.

3. Notwithstanding any description of materials in the application no development shall be commenced until samples or full details of materials to be used externally on the building(s) have been submitted to and approved by the Local Planning Authority. Such details shall include the type, colour and texture of the materials.

Reason: To ensure that materials to be used are acceptable and in accord with Policy CP5 of the Carlisle District Local Plan.

4. The whole of the access area bounded by the carriageway edge, entrance gates and the splays shall be constructed and drained to the specification of the Local Planning Authority in consultation with the Highway Authority.

Reason: In the interests of highway safety and to support Local transport Plan Policies LD5, LD7 and LD8.

5. Before any development takes place, a plan shall be submitted for the prior approval of the Local Planning Authority reserving adequate land for the parking of vehicles engaged in construction operations associated with the development hereby approved, and that land, including vehicular access thereto, shall be used for or be kept available for these purposes at all times until completion of the construction works.

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

6. The development shall not be brought into use until the access, turning and parking facilities have been constructed in accordance with the approved plan. Any such access and/or turning provision shall be retained and be capable of use when the development is completed and shall not be removed or altered without the prior consent of the Local Planning Authority.

Reason: To ensure a minimum standard of access provision when the development is brought into use and to support Local Transport Plan Policies: LD5, LD7, LD8 and Structure Plan Policy: T32.

7. Within 6 months of the development (or any part thereof) being brought into use, the developer shall prepare and submit to the Local Planning Authority for their approval a Travel Plan which shall identify the measures that will be undertaken by the developer to encourage the achievement of a modal shift away from the use of private cars to visit the development to sustainable transport modes. The measures identified in the Travel Plan shall be implemented by the developer within 12 months of the development (or any part thereof) opening for business.

Reason: To aid in the delivery of sustainable transport objectives and to support Local Transport Plan Policies: WS1, LD4 and Structure Plan Policy T31.insert text from asterisk onwards.

8. An Annual Report reviewing the effectiveness of the Travel Plan and including any necessary amendments or measures shall be prepared by the developer/occupier and submitted to the Local Planning Authority for approval.

Reason: To aid in the delivery of sustainable transport objectives and to

support Local Transport Plan Policies: WS3, LD4 and Structure Plan Policy T31.

9. Development shall not begin until a surface water drainage scheme for the site, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also include:

- i) A scheme for surface water attenuation to mitigate the impact of additional impermeable area, including allowance for climate change.

Reason: To prevent the increased risk of flooding and ensure future maintenance of the surface water drainage system.

10. Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

1) A site investigation scheme, based on the preliminary risk assessment to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

2) The site investigation results and the detailed risk assessment (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

3) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (2) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved.

Reason: To deal with the risks associated with contamination and to protect the water environment.

11. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details..

Reason: To ensure the protection of groundwater.

12. No development approved by this planning permission shall be commenced until a scheme that satisfactorily addresses pollution prevention has been submitted to and approved in writing by the Local Planning Authority.

Reason: To prevent the pollution of the River Eden.

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

This written scheme of investigation will include the following components:

- i) An archaeological evaluation;
- ii) An archaeological recording programme the scope of which will be dependant upon the results of the evaluation.

Reason: To afford reasonable opportunity for an examination to be made to determine the existence of any remains of archaeological interest within the site and for the preservation, examination and recording of such remains.

14. Where appropriate, an archaeological post-excavation assessment and analysis, preparation of a site archive ready for deposition at a store, completion of an archive report, and publication of the results in a suitable journal as approved beforehand by the Local Planning Authority (LPA) shall be carried out within two years of the date of commencement of the hereby permitted development or otherwise agreed in writing by the LPA.

Reason: To ensure that a permanent and accessible record by the public is made of the archaeological remains that have been disturbed by the development.

15. Prior to the commencement of the development, full details of the design, specification and layout of all indoor sports facilities, which shall comply with Sport England Technical Design Guidance Notes, including 'Sports Halls- Design and layout', 'Fitness and Exercise Spaces', 'Floors for indoor sports', 'Pavilions and clubhouses', 'Swimming Pool Design' and 'Accessible Sports Facilities' shall be submitted to and approved in writing by the Local Planning Authority in consultation with Sport England. The sports facilities shall be constructed in accordance with the approved design and layout details in accordance with a timescale to be first agreed in writing by the Local Planning Authority in consultation with Sport England.

Reason: To ensure the development is in accord with the objectives of Policy LC2 of the Carlisle District Local Plan 2001-2016.

16. The development shall be landscaped in accordance with details to be submitted to and approved by the Local Planning Authority. The submitted scheme shall include details of the proposed type and species of all planted material [which shall be locally occurring native species], including particulars of the proposed heights and planting densities and particulars of all trees and shrubs which are to be retained, together with a full specification of the surface finishes, edging, lighting and street furniture to be provided at, all areas of proposed hard landscaping.

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

17. All works comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the bringing into use of the additional accommodation being provided or completion of the development, whichever is the sooner.

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

18. For the duration of the development works existing trees to be retained shall be protected by a suitable barrier erected and maintained at a distance from the trunk or hedge specified by the local planning authority. The Authority shall be notified at least seven days before work starts on site so that barrier positions can be established. Within this protected area there shall be no excavation, tipping or stacking, nor compaction of the ground by any other means.

Reason: To protect trees and hedges during development works.

19. The detailed plans required by the aforementioned conditions shall incorporate full details of the proposed locations of all services and service trenches and these shall be designed and sited to avoid or minimise the damage to the roots of the existing established trees.

Reason: To protect trees and hedges during development works.

20. Trees, hedges and plants shown in the landscaping scheme to be retained or planted which, during the development works or a period of five years thereafter, are removed without prior written consent from the local planning authority, or die, become diseased or are damaged, shall be replaced in the first available

planting season with others of such species and size as the authority may specify.

Reason: To ensure as far as possible that the landscaping scheme is fully effective in accord with Policy E15 of the Carlisle District Local Plan.

21. There shall be submitted, to, and approved in writing by, the Local Planning Authority a lighting design scheme and related specification for the proposed lighting measures to be implemented within the development. The proposed scheme shall include proposed mitigation measures during the construction and operational stages of the development specifically to prevent lighting impacts on wildlife, including otters and bats, and their habitats both on-site and off-site.

Reason: To prevent adverse impacts on wildlife in accordance with Policy CP5 of the Carlisle District Local Plan 2001-2016.

22. Before any work is commenced in relation the development, a Construction Environmental Management Strategy [including any related Plan or Plans] shall be submitted to and agreed in writing by the Local Planning Authority. This shall include noise management measures; waste minimisation; management of site drainage [to include alteration if needed to the existing system] such as the use of silt traps during construction and/or oil/petrol interceptors; measures for the safe disposal of waste waters; the checking and testing of imported materials [e.g. top soils, etc] to ensure suitability of use and prevent the spread of invasive species; measures [where necessary] for the management and safe removal of invasive species; the construction hours of working; facilities for wheel washing, vibration management and dust management; measures for vermin control; measures to prevent or mitigate any increased flood risk arising from construction operations; measures for vehicle control within the site; an Emergency Plan for pollution events; protocols for contact and consultation with local people and any other matters to be agreed with the Local Planning Authority. The agreed scheme, which shall in all respects be in compliance with the Environment Agency's Pollution Prevention Guidelines No 5 [for works or maintenance in or near water] shall be implemented upon the commencement of development and shall not be varied without the prior written agreement of the Local Planning Authority.

Reason: To safeguard the living conditions of neighbouring residents, prevent pollution, mitigate impacts on wildlife and any adverse impact upon the River Eden and Tributaries Special Area of Conservation in accordance with Policies CP5 and CP6 of the Carlisle District Local Plan 2001-2016.

Summary of Reasons for the Decision

The Sands Centre is situated on the north-east side of the gyratory junction where Castle Way, Bridgewater Road [leading to Eden Bridge], Newmarket Road, Duke's Road and Georgian Way, converge at Hardwicke Circus. The existing building is sited close to the northern site boundary and is, essentially, an inverted L-shaped block with its base facing towards the River Eden and the stem of the "L" projecting towards Newmarket Road.

The application, which was submitted for "Full" Planning Permission, was supported by a Design & Access Statement which has 3 volumes: i) Design; ii) Environment; and iii) Transport. These collectively set out the design objectives and design philosophy for the building and related landscape measures to enhance its setting; provide details of a Desk Study on Ground Conditions; the findings of an extended Phase 1 Habitat Survey; a Tree Survey and Tree Hazard Assessment; a Flood Risk Assessment and Drainage Strategy; a Transport Assessment a Stage 1 Safety Audit. It was accompanied by a full range of drawings including a site layout plan, landscape proposals, floor plans, roof plan, elevations and sections.

The proposals comprise several key components. These are intended to both increase the range and flexibility of the overall facilities at the Sands Centre, and thus cater better for the diverse user groups it serves, whilst also providing major new facilities for sports, recreation, and competition together with teaching and administrative accommodation for the intended School of Sport for the University of Cumbria. The application thus embraces new build additions to the existing building alongside some refurbishment and re-organisation of existing accommodation within it.

Section 54a of the Town and Country Planning Act 1990/Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that an application for planning permission is determined in accordance with the provisions of the Development Plan unless material considerations (including Government Policy as expressed through Planning Policy Guidance Notes or Planning Policy Statements) indicate otherwise. Following abolition of Regional Spatial Strategies, the Development Plan now consists of saved and extended Joint Structure Plan Policies and the provisions of the Carlisle District Local Plan 2001-2016 [adopted September 2008]. Greatest weight must be attached to the latter as it not only contains specific, relevant policies and proposed allocations against which to "test" these proposals but has also been most recently subject to community consultation and scrutiny through the statutory adoption process.

In essence, the Development Plan seeks to regulate the amount and location of development required within the District to meet the community's needs for housing, employment, social and community facilities, transport, leisure and recreation, retail and other land uses. It seeks to balance such requirements against (and/or reconcile them with) economic objectives, infrastructure capacities and environmental considerations. It is a process whereby the community is empowered to comment upon and influence the spatial disposition of land use allocations through statutory consultations and affords scrutiny of options through the formal Inquiry system prior to adoption of policies and proposals, including allocations of additional land for development.

The Cumbria and Lake District Joint Structure Plan has diminishing relevance due to the passage of time since its adoption (April 2006) and the fact that the majority of its policies and proposals have been superseded by the more up to date provisions of the District Local Plan (adopted September 2008). Nonetheless, "saved" Policy ST5 remains applicable in placing priority on new development being focussed on the County's key service centres, with Carlisle being particularly identified, in order to foster its regional role, as the location where major development should take place. That emphasis upon Carlisle as the location where major development should be concentrated is manifested in the spatial Policies of the District Local Plan Policy DP1. The fact that the application site is located adjacent to the urban centre of Carlisle means that, in spatial terms, it fully accords with the foregoing planning policy objectives and strategic aspirations to concentrate major development in Carlisle.

In "land use" planning policy terms, the application site lies within an area identified as Primary Leisure on the Proposals Maps which form part of the adopted District Local Plan. As such, the application should be judged against the provisions of Policy LC2 of the Plan. Policy LC2 is supportive of proposals which relate to and complement the existing use and are appropriate in character and scale to the surroundings. Paragraph 8.5 sets out the reasons/justifications and emphasises that it is important that *"opportunities are given for the development of new buildings and facilities where appropriate to keep pace with current needs"*. It adds that *"any new development should harmonise with its surroundings and that proposals.... should incorporate careful design, siting and landscaping"*.

The supporting text also notes the campaign to promote healthier lifestyles and the benefits it has brought in terms of cutting heart disease and strokes and observes how walking, cycling and use of public transport are being promoted in favour of car use. Reduction in car parking provision, as will occur with these proposals, is in line with that approach although, ideally, should be balanced by the availability of public transport to the premises. That is a matter that falls outside the remit of this planning application but is clearly an objective that should be pursued through discussions with the local public transport provider.

Policy CP5 sets the policy context against which the design of the development should be assessed. In that regard, judgements about the architectural approach adopted, or the general aesthetics of the proposals, are clearly highly subjective. There is no doubt that the submission aims to provide a modern, distinctive addition to what is currently a solid, but unremarkable, building. Consequently, the scheme design deliberately adopts a contemporary approach using modern forms and finishes, deploying a range of materials that reflect the different uses that would take place within the individual spaces but have a degree of cohesion through detailing. It won't please everyone but it is distinctive, an objective of the brief assigned to the architects, and will certainly become a "landmark". Located at a busy intersection at the edge of the city centre where the general architecture is dominated by large space users, it addresses issues of scale better and employs better finishes and better detailing than most of its neighbours.

The initial concerns raised in consultation responses by Sport England and by

Natural England were addressed through further information and both subsequently give their support to the proposals. Some belated objections were received that questioned the merits of the Council committing to develop this scheme but these seemed to stem more from a preference for investment in other facilities or other leisure sectors rather than focussing on benefits that can emerge for the wider community from this type and scale of investment. More to the point, it is not the job of the Development Control Committee to pass judgement on whether the Council should be spending on this project as opposed to other potential projects: this is the “only” planning proposal that actually exists and what the Committee needed to consider is whether it should secure planning permission.

The views of individuals and organisations that are worried about the accessibility of the development by public transport are fully understood and have justification. However, that is not a new situation created by these proposals but is a pre-existing issue that needs to be taken up directly with the relevant provider. What the application does do, however, is provide a better physical layout and improved access for coaches and public transport services so that the site has enhanced capability of accommodating bus services and, hopefully, the issue of providing these can be pursued independently.

In conclusion, the application is supported by the general policy provisions of Policies DP1 and LC2 of the adopted Local Plan. The design and finishes are also considered acceptable in relation to the provisions of Policy DP1. The application is, therefore, regarded as acceptable.

However, the site abuts an important site, designated under European legislation adopted by the UK Government, for its nature conservation significance. Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (known as “the Habitats Regulations”) requires the Council, before deciding to give any consent to a project which is (a) likely to have a significant effect on a European site (either alone or in combination with other plans or projects), and (b) not directly connected with or necessary to the management of the site, to make an appropriate assessment of the implications for the site in view of its conservation objectives. It is, therefore, incumbent upon the Council to be satisfied that there would be no likely significant effects upon the interest features of the SAC. Accordingly, prior to the release of planning permission the Council was required to undertake an Assessment of Likely Significant Effects under the Habitats Regulations.

The Committee authorised Officers to issue planning permission subject to the completion of the ALSE and to it giving rise to no adverse impacts. That authorisation also extended to the imposition of any further or revised wording to the suggested planning conditions, should that be recommended following ALSE. Although not anticipated, if the ALSE was to indicate significant likely effects would be caused, the application was also required to be brought back before the Committee for further consideration.

In the event the ALSE concluded there were no likely significant effects as a consequence of the development, either during its construction or operational stages, and planning permission was issued accordingly. The permission included minor variations to conditions.

Relevant Development Plan Policies

Cumbria and Lake District Joint Structure Plan 2001 – 2016

Policy ST5 : New development and key service centres outside the Lake District National Park

New development will be focused on the key service centres as set out below:

	Development emphasis	Major development of regional towns and cities	Sustained development of large towns	Moderate development appropriate to scale of town
City of Carlisle	Fostering regional role see Policy ST8	Carlisle		
North Cumbria	Sustaining rural services see Policy ST9			Brampton, Longtown, Wigton
Furness and West Cumbria	Securing regeneration see Policy ST10	Barrow In Furness	Maryport, Ulverston, Whitehaven, Workington	Aspatria Cleator Moor, Cockermouth, Dalton in Furness, Egremont, Silloth, Millom
South and East Cumbria	Meeting local needs, see Policy ST11		Kendal Penrith	Alston, Appleby, Grange over Sands, Kirkby Lonsdale, Kirkby Stephen, Milnthorpe

The scale of development should be appropriate to the size and role of each key service centre and reflect the development emphasis of Policies ST8 – ST11, but as a minimum requirement provision should be made in each key service centre for:

1. a supply of new housing over the whole plan period,
2. an appropriate supply of readily available land in the Local Employment Site market sector,
3. a high level of transport accessibility, and
4. the ability to connect to high speed communications technology.

To ensure consistency with policies EM13 and H17 it will be the role of Local Planning Authorities to manage the above supply of land, particularly in areas of high demand to avoid over provision of development.

Cumbria and Lake District Joint Structure Plan 2001 – 2016 **Policy EM16: Tourism**

New tourism facilities will be directed to Key Service Centres and to locations that enable the economic and physical regeneration of an area, where they bring benefit to the local community.

Tourism development will be permitted where this does not prejudice Cumbria's distinctive environmental, cultural and historic character and visitors enjoyment and understanding of it. The emphasis should be on sustaining these attributes and adding quality.

Tourism proposals in the Lake District National Park and AONBs will only be permitted where the statutory purposes of the designated areas are not contravened.

In the Lake District National Park changes of use or conversions which result in the loss of important tourism accommodation or public amenities will not be permitted unless they are demonstrated to be unviable.

Tourism development within or affecting the Lake District National Park and AONBs will only be permitted where:

1. it would not conflict with the special qualities of the designated areas or diminish opportunities for quiet enjoyment,
2. it would not introduce inappropriate activities or levels of use, or otherwise be of a nature and scale, detrimental to the character and quality of the environment, and
3. it would not result in the loss of serviced accommodation and of touring caravan pitches to other tourist uses.

Cumbria and Lake District Joint Structure Plan 2001 – 2016 **Transport - Policy T30: Transport Assessments**

Transport assessments will be required for development proposals in accord with national guidance. In the interim proposals which either individually or cumulatively meet the following scale of development will require a transport assessment:

1. residential development in excess of 100 units, or
2. employment uses in excess of 5,000 sq. m gross floorspace, or
3. other developments in excess of 1,000 sq. m gross floorspace, or
4. hotel developments in excess of 100 bedrooms, or
5. caravan or similar holiday sites in excess of 100 units, or
6. any development that either generates in excess of 100 heavy goods vehicles per day or 100 vehicle movements in any hour, or
7. any development that materially adds to local congestion, or
8. any development that may impact on the trunk road network.

Cumbria and Lake District Joint Structure Plan 2001 – 2016 Transport -Policy T31: Travel Plans

Travel plans will be required for proposals for:

1. retail and indoor leisure facilities in excess of 1000 sq. m gross floorspace,
2. office, employment, education and health services development in excess of 2500 sq. m gross floorspace,
3. new and expanded school facilities,
4. development that would otherwise generate local traffic problems as identified through a transport assessment or an evaluation of a proposal.

Carlisle District Local Plan 2001 - 2016 Spatial Strategy & Development Principles - Policy DP1 - Sustainable Development Locations

All proposals for development will be assessed against their ability to promote sustainable development. Proposals will be considered favourably in the following locations, provided they are in scale with their location and consistent with other Policies of this Local Plan.

Urban Area	City of Carlisle	
Key Service Centres	Brampton Longtown	
Local Service Centres	Burgh by Sands Castle Carrock Cummersdale Cumwhinton Dalston Gilsland Great Corby	Heads Nook Houghton Irthington Raughton Head Rockcliffe Scotby Smithfield

Great Orton
Hallbankgate
Hayton

Thurstonfield
Warwick Bridge
Wetheral

Proposals for development within these locations will be assessed on the basis of the need for development to be in the location specified.

Within the Urban Area proposals for retail, office and leisure developments will be subject to a sequential approach which requires that locations re considered as follows: firstly within the City Centres; secondly edge-of-centre locations; and thirdly the remainder of the urban area.

Proposals for residential development will be considered against the need to give priority to the reuse of previously developed land, with particular emphasis on vacant and derelict sites and buildings.

Settlement Boundaries have been established on the Proposals Map to recognise the extent of built development or where planning permission already exists to judge proposals for development and are not indicative of land ownership.

Outside these locations development will be assessed against the needs to be in the location specified.

Carlisle District Local Plan 2001 - 2016 Spatial Strategy And Development Principles - Policy DP8 - University Development

Proposals for the expansion of University education in Carlisle will be acceptable providing that:

- 1 it is of a scale that reflects the surrounding area; or
- 2 it results in the refurbishment of a vacant building; and
- 3 does not detract from the amenity and quality of the surrounding environment;
and
- 4 satisfactory access can be achieved.

Carlisle District Local Plan 2001 - 2016 Core Development Policies - Policy CP3 - Trees And Hedges On Development Sites

Proposals for new development should provide for the protection and integration of existing trees and hedges. Where trees and hedges are present, a survey will be required showing the following:

- 1 the location of existing trees and hedges;
- 2 the species, age, height and crown spread of each tree;
- 3 an assessment of the condition of each tree;
- 4 the location and crown spread of trees on adjacent land which may be affected by the development;

5 existing and proposed changes in ground level.

In order to protect and integrate existing trees and hedges within new development, the City Council will resist proposals which cause unacceptable tree loss, and which do not allow for the successful integration of existing trees identified in the tree survey.

Layouts will be required to provide adequate spacing between existing trees and buildings, taking into account the existing and future size of the trees, and their impact both above and below ground.

The City Council will protect existing trees and woodlands where appropriate, by tree preservation orders, and by the use of planning conditions requiring protective fencing around trees to be retained to prevent site works within their crown spread.

Carlisle District Local Plan 2001 - 2016 Core Development Policies - Policy CP5 - Design

All new development proposals will be assessed against the following design principles. Proposals should:

- 1 Respond to the local context and the form of surrounding buildings in relation to height, scale and massing, and by making use of appropriate materials and detailing;
- 2 Take into consideration any important landscape or topographical features and respect local landscape character;
- 3 Reinforce local architectural features, where appropriate, promoting and respecting local distinctiveness;
- 4 Ensure all components of the proposal, such as buildings, car parking, access routes, open space and landscaping, are well related to one another to ensure a well integrated, successful and attractive development;
- 5 Ensure there is no adverse effect on the residential amenity of existing areas, or adjacent land uses, or result in unacceptable standards for future users and occupiers of the development;
- 6 Ensure the retention and enhancement of existing trees, shrubs, hedges and other wildlife habitats where possible. Where environmental features are lost as a result of the proposal, appropriate mitigation measures should be put in place and on-site replacement of those features will be sought;
- 7 Include landscaping schemes (both hard and soft) to assist the integration of new development into existing areas and ensure that development on the edge of settlements is fully integrated into its surroundings;
- 8 Ensure that the necessary services and infrastructure can be incorporated without causing unacceptable harm to retained features;
- 9 Ensure that the layout and design incorporates adequate space for waste and recycling bin storage and collection.

Carlisle District Local Plan 2001 - 2016 Core Development Policies - Policy CP8 - Renewable Energy

Proposals for renewable energy will be favourably considered provided that all of the following criteria are satisfied:

- 1 there is no unacceptable visual impact on the immediate and wider landscape and townscape;
- 2 there is no adverse impact on biodiversity;
- 3 any new structures would be sensitively incorporated into the surrounding landscape/ townscape and/or habitat and respect the local landscape character;
- 4 measures are taken to mitigate any noise, smell or other nuisance or pollutants likely to affect nearby occupiers, amenities and/or neighbouring land uses;
- 5 any waste arising as a result of the development is minimised and dealt with using a suitable means of disposal;
- 6 there would be no unacceptable levels of harm to features designated as of local, national or international importance;
- 7 adequate provision can be made for access and parking and the potential impact on the road network;
- 8 there would be no unacceptable conflict with any existing recreational facilities or routes;
- 9 there would be no unacceptable cumulative effects when proposals are considered together with any extant planning approvals or other existing renewable energy developments.

Carlisle District Local Plan 2001 - 2016
Core Development Policies - Policy CP9 - Development, Energy Conservation And Efficiency

Development proposals should take into account the need for energy conservation and efficiency in their design, layout and choice of materials. The principles should be introduced in the early stages of the design process in order to consider the orientation of buildings to maximise solar gain coupled with high levels of insulation to reduce heating costs. The efficient and effective use of land, including the reuse of existing buildings and the use of environmentally sustainable materials should also be encouraged. Landscaping schemes also may be used to shelter buildings in exposed positions to reduce heat loss.

These elements will contribute to the energy efficiency of a new development. Developers should also consider the possible incorporation of photovoltaic cells, active solar panels and other small-scale sources of renewable energy. Consideration should be given to recycled materials, waste minimisation and recycling measures within the design.

Designers will be encouraged to include systems for collecting roof water to enable its re-use.

Carlisle District Local Plan 2001 - 2016
Core Development Policies - Policy CP10 - Sustainable Drainage Systems

Sustainable drainage systems (SUDS) should be incorporated into development proposals when the following conditions apply:

- 1 The development will generate an increase in surface water run-off; and
- 2 The rate of surface water run-off is likely to create or exacerbate flooding problems

Where SUDS are incorporated the following details shall be provided:

- 1 The type of SUDS; and
- 2 Hydraulic design details/calculations; and
- 3 Pollution prevention and water quality treatment measures together with details of pollutant removal capacity; and
- 4 Operation, maintenance and adoption details (SUDS structures will not be adopted by the statutory sewerage undertaker unless maintenance and legal agreements are in place).

Carlisle District Local Plan 2001 - 2016 Core Development Policies - Policy CP11 - Protection Of Groundwaters And Surface Waters

Proposals for development which would cause demonstrable harm to the quality, quantity and associated ecological features of groundwater and surface waters will not be permitted.

Carlisle District Local Plan 2001 - 2016 Core Development Policies - Policy CP13 - Pollution

Development will not be permitted where it would generate, either during construction or on completion, significant levels of pollution (from contaminated substances, odour, noise, dust, vibration, light, heat) which can not be satisfactorily mitigated within the development proposal or by means of planning conditions.

Carlisle District Local Plan 2001 - 2016 Core Development Policies - Policy CP15 - Access, Mobility And Inclusion

Development proposals should make provision for easy, safe and inclusive access to, into and within buildings and facilities. The layout and design of developments should meet the requirements of accessibility and inclusion for all potential users regardless of disability, age or gender. The Council will have regard to the following criteria when assessing development proposals:

- 1 The design of entrances and exits and ease of permeation through and between developments in terms of street furniture, circulation areas and pedestrian routes;
- 2 The location of any development proposal in relation to its potential users;
- 3 Accessibility to all transport modes and provision of adequate parking for disabled people;
- 4 Provision of on-site facilities such as public toilets, and appropriate signage

Carlisle District Local Plan 2001 - 2016

Core Development Policies - Public Transport, Pedestrians And Cyclists

New developments should offer a realistic choice of access by public transport, walking and cycling. Priority should be given to the provision for safe and convenient pedestrian and cycle access including secure cycle parking provision facilities, where appropriate, in all new developments accessible to the public.

Carlisle District Local Plan 2001 - 2016

Core Development Policies - Policy CP17 - Planning Out Crime

The design of all new development must contribute to creating a safe and secure environment, integrating measures for security and crime prevention and minimising the opportunity for crime.

The following points should be applied to all development proposals:

- 1 Security measures should be an integral part of the design
- 2 Developments should be laid out and buildings positioned to maximise natural surveillance with the intention of creating a sense of neighbourhood and deterring criminal and anti-social activity
- 3 Public and private spaces should have clearly defined boundaries.
- 4 Footpaths and cycleways should be designed to maximise their use and prevent opportunities for concealment, unauthorised access or provide a choice of escape routes.
- 5 Landscaping schemes be designed to ensure that they do not create secluded areas, opportunities for climbing or reduce natural surveillance.
- 6 Lighting should deter criminal and antisocial activity whilst minimising light pollution. CCTV may be considered necessary in certain circumstances.

Developers should, at the earliest stage possible, consult Architectural Liaison Officer to advise on measures to be incorporated for designing out crime.

Carlisle District Local Plan 2001 - 2016

Leisure & Community Uses - Policy LC1 - Leisure Development

Proposals for leisure development will be acceptable provided that:

- 1 there is a need for the development; and
- 2 the development is of an appropriate scale for the locality;
- 3 if the proposal is not for a central site, all options for sites in the centre have been thoroughly assessed; and
- 4 there will be no unacceptable impact on existing centres; and
- 5 the site is accessible by public transport, walking and cycling; and
- 6 appropriate car parking and satisfactory access to the site can be achieved; and
- 7 the proposal does not have an adverse impact on the amenity of the surrounding area and land uses.

Carlisle District Local Plan 2001 - 2016

Leisure & Community Uses - Policy LC15 - Percent For Art

The City Council will require the provision of works of Public Art when dealing with applications for development schemes that will have a significant visual impact. Developers will usually be expected to allocate a minimum of 1% of their construction costs for the inclusion of Public Art. This money should fund the provision of art in a publicly accessible/visible place or incorporated within the development itself.

The following indicates the threshold for the requirement:

- 1 housing developments of 20 dwellings or over; and/or
- 2 development of 1000sq. metres and over; and/or
- 3 development in a prominent location or on a major transport route.

Carlisle District Local Plan 2001 - 2016

Local Environment - Policy LE2 - Sites Of Special Scientific Interest

Development proposals within or likely to affect the nature conservation or geological interest of Sites of Special Scientific Interest will be subject to special scrutiny and will not be permitted unless:

- 1 The reasons for the development clearly outweigh the nature conservation value of the site for which it is of special interest and therefore designated as part of the national series of SSSIs; or
- 2 the nature conservation interest of the site can be fully protected and enhanced by the appropriate use of planning conditions or obligations.

Carlisle District Local Plan 2001 - 2016

Local Environment - Policy LE4 - River Corridors

Permission will not be granted for developments which are likely to have a detrimental impact on nature conservation, public access, the quality of the landscape or recreational facilities found within the river corridors.

Opportunities for economic development in relation to the rivers will only be considered provided there is no adverse impact on wildlife habitats, species or natural process associated with or affecting the rivers. Access for operational or maintenance purposes will be protected and culverting to provide access for maintenance will not be acceptable

Carlisle District Local Plan 2001 - 2016

Local Environment - Policy LE8 - Archaeology On Other Sites

On land for which there is no archaeological information, but where there are reasonable grounds for believing remains to be present, the City Council will ensure that the archaeological aspects of development proposals are examined and evaluated before planning applications are determined. Planning permission will not be granted without adequate assessment of the archaeological implications.

Carlisle District Local Plan 2001 - 2016
Local Environment - Policy LE12 - Proposals Affecting Listed Buildings

Proposals for new development which adversely affects a listed building or its setting will not be permitted. Any new development within the setting of a listed building should preserve the building's character and its setting. The City Council will seek to encourage any new development to be sympathetic in scale, character and materials.

Carlisle District Local Plan 2001 - 2016
Local Environment - Policy LE27- Developed Land In Floodplains

Development on previously developed land which is at risk of flooding will only be permitted provided that a Flood Risk Assessment has been submitted with the planning application that confirms:

- 1 no other lower risk alternative site exists in the case of proposed development in Zone 3 (High Probability of river and/or sea flooding); and
- 2 flood defence measures to the appropriate standard are already in place or can be provided; and
- 3 adequate flood plain storage capacity can be provided; and
- 4 the development will not interfere with flood flows nor increase flood risk elsewhere; and
- 5 access and egress could be reasonably maintained at times of flood risk; and
- 6 adequate flood warning and evacuation procedures will be provided; and
- 7 mitigation measures will be provided where necessary; and
- 8 the building materials are appropriate for a flood risk area.

Carlisle District Local Plan 2001 - 2016
Transport - Policy T1- Parking Guidelines For Development

The level of car parking provision for development will be determined on the basis of the following factors:

- 1 the Parking Guidelines for Cumbria as updated by additional requirements in PPG 13;
- 2 the availability of public car parking in the vicinity;
- 3 the impact of parking provision on the environment of the surrounding area;
- 4 the likely impact on the surrounding road network; and
- 5 accessibility by and availability of, other forms of transport.