



PORTFOLIO AREA: ENVIRONMENT AND INFRASTRUCTURE

Date of Meeting: 12th April 2010

Public

Key Decision: Yes

Recorded in Forward Plan: Yes

Inside Policy Framework

Title: FORMER GARLANDS HOSPITAL SITE DEVELOPMENT BRIEF
Report of: Assistant Director of Economic Development
Report reference: DS. 14/10

Summary:

This report sets out the process which has been undertaken in the production of this Supplementary Planning Document (SPD) and includes a summary of responses received to the public consultation and the proposed changes to be made to the document in response to the comments received.

Recommendations:

- That the responses to the consultation and officers advice on amendments to the SPD be made available for consideration by Environment and Economy Overview and Scrutiny Panel.
- That any additional information arising from the Scrutiny Panel and changes required as a result of comments from Natural England in response to the HRA Screening Report to be reported back to Executive.
- That Executive on 28th June consider the further report prior to adoption of the SPD by Council on 13th July.

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Note: in compliance with section 100d of the Local Government (Access to Information) Act 1985 the report has been prepared in part from the following papers: Executive Reports DS. 14/09; DS. 34/09; IOS REports DS 17/09; DS. 27/09; Council Report DS. 54/09

1. BACKGROUND INFORMATION AND OPTIONS

- 1.1 Under the Planning and Compulsory Purchase Act 2004 the City Council has a statutory duty to provide the Local Development Framework to guide development within the district. This includes the provision of supplementary planning documents (SPDs) to amplify Council planning policies.
- 1.2 The brief expands on Local Plan policy LC14 Carleton Clinic which refers to the remaining surplus land at the former Garlands Hospital site. This policy however restricts development to redevelopment of the areas already occupied by buildings whether by conversion or replacement. The brief has been prepared in the context of existing planning policies within the Carlisle District Local Plan 2001-16 taking into account the land use designations.
- 1.3 The site is currently owned by the Hospital Trust and they have assisted with resources to commission the preparation of the brief with officer input. The brief is a Carlisle City Council document and responsibility for the consultation undertaken amendments made as a result and subsequent adoption of the Brief as SPD has now passed solely to the City Council.
- 1.4 The document provides the background information on the site along with its land use and policy context for development proposals. It is intended that this will guide potential developers of the site accompanying any market information.

2. CONSULTATION

- 2.1 During the preparation of the Brief limited minimal consultation was undertaken with statutory service providers. Additionally a Members workshop was held on 24th March 2009 to enable further scrutiny of the draft development brief.
- 2.2 A six week consultation was undertaken between 17th August and 30th September 2009 extended slightly to take into account the Bank Holiday. During this time responses were received from twelve respondents and a total of 28 issues/comments were raised. The key areas of concerns were: the archaeological potential of the site, the historic interest of the buildings and concerns about their potential loss, road/junction capacity, accessibility- cycle and pedestrian links and bus service provision as well as crime and anti social behaviour. A schedule of consultation responses and suggested amendments is attached in appendix A.

2.3 Natural England have confirmed that a Habitats Regulations Assessment Screening Statement is required to assess whether the proposed SPD is likely to have a significant effect on the integrity of a European site (Natura 2000 sites - SPAs, SACs and Ramsar sites). Should significant impacts be identified then further more detailed assessment must be carried out. We are currently awaiting comments from Natural England on the Screening Statement.

2.4 No further consultation is planned.

3. RECOMMENDATIONS

- That the responses to the consultation and officers advice on amendments to the SPD be made available for consideration by Environment and Economy Overview and Scrutiny Panel.
- That any additional information arising from the Scrutiny Panel and changes required as a result of comments from Natural England in response to the HRA Screening Report to be reported back to Executive.
- That Executive on 28th June consider the further report prior to adoption of the SPD by Council on 13th July.

4. REASONS FOR RECOMMENDATIONS

To provide further guidance and clarity in the form of SPD in respect of policies LC14 and H16 of the Carlisle District Local Plan.

5. IMPLICATIONS

- Staffing/Resources – Within existing resources of the Local Plans and Conservation Section. .
- Financial – The preparation of the draft SPD has been undertaken with external resources. The remaining work will be undertaken within existing resources of the Local Plans and Conservation Section
- Legal – In accordance with the Planning and Compulsory Purchase Act 2004 provisions
- Corporate – This document will assist with the Council's "greener" priorities by bringing forward development of previously developed land.
- Risk Management – Without this SPDS there may remain a lack of clarity on the intention of the policies within the Local Plan.

- Equality and Disability – None
- Environmental – Environmental Issues will be covered within the SPDs
- Crime and Disorder – Covered in additional SPDs and where relevant referred to in this document
- Impact on Customers – This will provide additional guidance improving the service to customers of the planning service

Appendix A



Responses to Garlands SPD Consultation Aug 09

Respondent	RepNo	Support	Chapter	Page	Para	Details
	12	025				Shows a public bridleway running east to west across the site. This bridleway should be maintained and improved with provision for cyclists made. This will be in accordance with Policy CP16 of the Carlisle Local Plan by improving access for cyclists.
Response:	Agree to including a reference to the bridleway and potential for improvement and provision for cyclists as suggested.					
ProposedChange:	Additional text in chapter 5 to highlight the potential requirement for contributions as part of a development proposal for improvements, where required, to existing footpaths, cycle and bridleways in line with policies CP16 and LC8 of the Local Plan.					
	6	010				This plan indicates the number of dwellings per parcel. It is not clear what status this has. Nor is it clear how 126 dwellings could be accommodated on parcel C whilst safeguarding the Villas and their landscape setting.
Response:	The indictaive number of dwellings on drawing 413B would appear to be a rough estimation calculated on the entire site area of each parcel and a 30 dwellings per hectare density no account has been taken of the existing buildings and other potential undevelopable areas such as TPO's, landscape barriers etc. Policy H16 of the Local Plan allocates 100 dwellings for the Former Garlands Hospital site, there may however be scope for a higher number of units this would be dependant upon highway capacity, design etc it may therefore be more appropriate to not stipulate the number of dwellings that could be accommodated on the site to allow for more flexibility.					
ProposedChange:	A plan showing the TPO's and other constraints may be useful to give a more accurate impression as to the development potential of the site. Remove the reference on plan 413B to numbers of dwellings. Reference to the allocation for 100 dwellings in policy H16 to be included in chapter 3.					
	1	001				<ul style="list-style-type: none"> - Cumwhinton Road is shown to have a church and a hall (former Methodist Church). Both are now knocked down so this is incorrect. - The church hall at St Elizabeths church Mayfield Avenue is due to be demolished for housing so is no longer in use - The youth centre indicated in yellow should be shown as community centre.
Response:	Remove the facilities that are no longer available/exist from the community facilities plan.					
ProposedChange:	Delete references to the Methodist Church and hall on Cumwhinton Road. Amend text to state 'community centre' not youth centre. Delete reference to St Elizabeths church hall.					

Respondent	RepNo	Support	Chapter	Page	Para	Details
9	015		02	6		The description of the site refers to 'perimeter open space to the north west'. This open space serves a very important function and its value is undermined by the terminology used. Prior to purchasing my property in 2006 I made specific enquiries of the Council when it was confirmed that this open space did indeed serve as a valuable buffer between Cherry Lane and the three large Victorian "villas" and that future development would not compromise this.
Response: The land referred to in the objection is designated as urban fringe landscape in the Local Plan. This area would need to retain an open character in any scheme to accord with policy LE1. It may be appropriate to utilise the space for additional landscaping as a contribution towards the open space requirements for the site. This area of land has been termed the 'Garlands Gap' within the document and has been included within land parcel C to ensure that the land is considered in the context of any new development and how it responds to the existing development.						
ProposedChange: Amend plan 413b to show the true extent of the area to be landscaped as part of any redevelopment scheme. Include a reference to the 'Garlands Gap' area within the section on Parcel C -Westmorland, Cumberland and The Coppice (page 18).						
6	008		02	10	2.18	This para is inadequate. Information held by English Heritage shows that the site & surrounding area include and Iron Age/Romano British site & a Bronze Age cemetery. It is essential that the advice of the county archaeologist is sought in order to inform early on the development potential of the site & any investigations required. Para should be supplemented by information of the historic environment; buildings, structures & landscape.
Response: Comments provided by Cumbria County Council include additional text highlighting the area as being of high archaeological potential.						
ProposedChange: Include additional text "The site lies in an area of high archaeological potential. A Bronze Age cremation cemetery containing 15 urns and a prehistoric burnt mound have been revealed on the site of the former Garlands Hospital to the north and east of the Carleton Clinic. Crop marks in fields close to the site are indicative of prehistoric agricultural activity. It is therefore considered likely that important archaeological remains survive below ground within the site and that they could be disturbed by any significant development. The site should be the subject of an archaeological desk-based assessment and field evaluation in accordance with a written scheme of investigation that has been agreed by Carlisle City Council. The results of the investigation should be submitted with any planning application, in accordance with policies LE8 and LE10 of the Carlisle Local Plan. An informed decision can then be made as to whether any planning consent will need to include provisions for the recording and, more importantly, the preservation of important archaeological remains in situ."						

Respondent	RepNo	Support	Chapter	Page	Para	Details
6	007		02	5	2.2	The site is described as including "old Victorian villas set in ornamental landscape surroundings". The historic interest of these buildings, Westmorland House, Cumberland House and The Coppice & their landscape setting should be assessed & further detail included in the brief. English Heritage supports the adaptive re-use of these buildings of historic interest & the brief could be more proactive in this respect. The relationship of any new development to their setting will be important. The brief does not include any information on the historic interest of the ornamental landscape & how this might be restored/retained as part of the development proposals. The historic & architectural interest of Burnamwood should be investigated.
Response: Agree that more emphasis should be placed upon the possible retention of the existing buildings which are prominent in the wooded parkland setting - particularly the buildings highlighted by English Heritage - Westmorland House, The Coppice and Cumberland House, this would be in line with policy LC14 of the Local Plan which states that 'A mixed use scheme may be appropriate for this site concentrating on re-use of the existing built form.' A significant numbers of trees within the vicinity of this area are now covered by a TPO both as tree groups/woodland and individual specimens. The document states that the visual impact assessment that was undertaken prior to writing the development brief concluded that 'sensitive development of land parcels A,B,C and D could take place without serious detrimental affect of the general landscape of the wider area' this approach will be sought when considering any future development proposals for the site.						
ProposedChange: Paragraph 4.15 - amend to read: 'The existing buildings are substantial stone-faced detached Victorian 'villas' in ornamental landscaped surroundings. Particular consideration should be given to the historic interest of these buildings and their retention and conversion in any development scheme.'						
3	003		02	10	2.21	- Land Parcel B cannot be guaranteed to be available for shopping. - Specialist advice confirms that the site is too remote to be commercially viable. - A better site has been identified in the trust's submission under 'Call for Sites' (26/09/08).
Response: It is unclear why land parcel B cannot be guaranteed to be available for shopping and no specific information has been provided to demonstrate why 'specialist advice' has suggested the site is too remote to be commercially viable. Land parcel B is better related to the Parklands Village/Carleton Grange area and any new development which may come forward as a result of the allocation and this development brief. The alternative site put forward through the call for sites process falls outside the area defined in the development brief and the land identified in the CDLP and land cannot be allocated for development through a SPD therefore the other site will be looked at in the context of the SHLAA and cannot be included for consideration within this development brief.						
ProposedChange: No change proposed						
10	018	S	02	12	2.29	The Brief is almost certainly correct in that water mains reinforcement will be required at the developer's expense to serve a development of this size.
Response: Support noted.						
ProposedChange: No change required						

Respondent	RepNo	Support	Chapter	Page	Para	Details
7	012		02	12	2.31	<p>This seeks to identify opportunities and constraints. There are known flooding problems on downstream receiving watercourses and any proposed development will have to demonstrate 'no detriment' in terms of flood risk. The Agency will seek to ensure that any surface water outflows from the site are restricted to pre-development rates.</p> <p>The agency would recommend that any developer incorporate some form of SUDS in order to mitigate the impact that the creation of large impermeable areas would have on the quantity & quality of surface water entering the local surface water drainage systems.</p>
Response: Surface water drainage is considered in paragraph 2.31 which recognises that there will be a need for the incorporation of SUDs within any scheme which could take the form of soakaways or storm water attenuation ponds.						
ProposedChange: It is considered that the use of SUDs in any scheme for the site is sufficiently covered in paragraph 2.31, therefore no change is required.						
9	016		02	8	2.9	<p>I consider that any development of the perimeter open space referred to above (Representation 015 Parcel C) will have an adverse landscape and visual impact. If this area is developed for residential proposes it is inevitable that it will be seen as flowing seamlessly into the existing residential estate creating an overpowering urban effect.</p>
Response: The land referred to in the objection is designated as urban fringe landscape in the Local Plan. This area would need to retain an open character in any scheme to accord with policy LE1. It may be appropriate to utilise the space for additional landscaping as a contribution towards the open space requirements for the site. This area of land has been termed the 'Garlands Gap' within the document and has been included within land parcel C to ensure that the land is considered in the context of any new development and how it responds to the existing development.						
ProposedChange: Amend plan 413b to show the true extent of the area to be landscaped as part of any redevelopment scheme. Include a reference to the 'Garlands Gap' area within the section on Parcel C -Westmorland, Cumberland and The Coppice (page 18).						
12	027		03	14/15		<p>Policy LE10 of the Carlisle Local Plan seems to have been omitted from the list of policies which any new development proposals need to be considered against.</p>
Response: Agree that refernce should be made to policy LE10						
ProposedChange: Include policy LE10 in paragraph 3.8.						
6	009		04			<p>Chapter refers to "an appraisal of site characteristics" for each of the parcels of land. This appraisal however relates solely to trees. It is important that this be supplemented by an appraisal of the historic & architectural interest of each parcel.</p>
Response: The reference to the 'appraisal of site characteristics' relates to drawing no. 407-412, does focus mainly on an assessment of the trees, a landscape and visual assessment was carried out by Vincent and Gorbing details of which are awaited.						
ProposedChange:						

Respondent	RepNo	Support	Chapter	Page	Para	Details
2	002		04	19	4.19	<p>These are substantial detached buildings which appear to have the potential for refurbishment and retention for continued "employment use". The SDP [para. 4.19] states that "this parcel is suitable for housing, special residential use, e.g. Retirement village or other development compatible with a residential area". We would like to suggest that this potential permitted use be extended to include Hotel or Guest House [serviced accommodation], which would seem entirely compatible and would help to address the recognised shortage of same in the Carlisle area. We would also agree that Development proposals must be "design led" and that any hotel developments should be high quality and independently graded. [Ref; Tourism Strategy for Cumbria, 2008-2018. "We need to broaden the accommodation base - more 4 star or even a 5 star hotel with leisure facilities to match. Development areas like West Cumbria and Carlisle would benefit from hotels with golf or other recreational facilities"].</p>
Response:						
We do not consider this location to be appropriate for a hotel, it would not be linked to any recognised tourist attraction therefore a more central location would be more appropriate in line with PPS4.						
ProposedChange:						
No change						
9	017		04	18	4.2	<p>As previously stated the "corridor" of land serves as a buffer. If it is developed it will adversely impact on my privacy and residential amenity. If it is to be developed at all then the development should be confined to the western part only.</p>
Response:						
As with the previous comment the land referred to in the objection is designated as urban fringe landscape in the Local Plan. This area would need to retain an open character in any scheme to accord with policy LE1. It may be appropriate to utilise the space for additional landscaping as a contribution towards the open space requirements for the site. This area of land has been termed the 'Garlands Gap' within the document and has been included within land parcel C to ensure that the land is considered in the context of any new development and how it responds to the existing development.						
ProposedChange:						
Amend plan 413b to show the true extent of the area to be landscaped as part of any redevelopment scheme.						
12	024		2	10	2.18	<p>should be amended to read: "The site lies in an area of high archaeological potential. A Bronze Age cremation cemetery containing 15 urns and a prehistoric burnt mound have been revealed on the site of the former Garlands Hospital to the north and east of the Carleton Clinic. Crop marks in fields close to the site are indicative of prehistoric agricultural activity. It is therefore considered likely that important archaeological remains survive below ground within the site and that they could be disturbed by any significant development. The site should be the subject of an archaeological desk-based assessment and field evaluation in accordance with a written scheme of investigation that has been agreed by Carlisle City Council. The results of the investigation should be submitted with any planning application, in accordance with policies LE8 and LE10 of the Carlisle Local Plan. An informed decision can then be made as to whether any planning consent will need to include provisions for the recording and, more importantly, the preservation of important archaeological remains in situ."</p>
Response:						
Agree that the additional wording should be included in the development brief.						
ProposedChange:						
Amend paragraph 2.18 to include the text provided by Cumbria County Council.						

Respondent	RepNo	Support	Chapter	Page	Para	Details
7	013		2	12	2.28 - 2.3	The Agency is not aware of any on-site ecological issues that would cause us to object to a development that is in line with the draft planning brief for this site. Both Water supply (2.28 & 2.29) and foul drainage (2.30) do have the potential to be relevant to the River Eden Special Area of Conservation (SAC). It will be necessary to confirm with United Utilities that both the increased volume of sewerage and the increase in water abstraction can be catered for within their existing discharge consent and water abstraction licence. Any requirement to vary these permissions as a result of the development, would be classified as an in-combination effect on the SAC and would thus need to be assessed in full.
Response: Agree that both increases in water abstraction linked to water supply for new development and discharge through foul drainage could have have an impact on the River Eden SAC if levels exceed the existing licences. However without knowing the potential extent of development on the site (the development brief does not contain that level of detail), it is considered that consultation with UU in connection with any resulting planning applications on the site would be more appropriate at the application stage to establish whether or not water abstraction and discharge would exceed consented levels - Policy DP7 of the CDLP would reinforce this approach.						
ProposedChange: Additional text to be added to paragraph 2.28 to read: 'It will be necessary to confirm with United Utilities that any increase in water abstraction can be catered for within the existing water abstraction licence. Any requirement to vary the permission as a result of development would be classified as an incombination effect on the SAC and would have to be screened under the Habitats Regulations.' Additional text to be added to paragraph 2.30: 'It will be necessary to confirm with United Utilities that any increase in volume in sewerage discharge can be catered for under the existing discharge consent. Any requirement to vary the permission as a result of development would be classified as an incombination effect on the SAC and would have to be screened under the Habitats Regulations.'						
10	019	S	2	12	2.30	The Brief is almost certainly correct in that foul sewerage should be able to be connected at some not too distant point in the public sewerage system.
Response: Support welcomed						
ProposedChange: No change required						
10	020	S	2	12	2.31	The Brief is almost certainly correct in that surface water should be disposed by SUDS.
Response: Support noted						
ProposedChange: No change required						

Respondent	RepNo	Support	Chapter	Page	Para	Details
12	026		2	13	2.33 - 34	<p>The Highways and Transportation section paragraphs 2.33 and 2.34 has not been agreed. Paragraph 2.33 gives the impression that the likely development(s) could be accommodated by improving existing junctions. However, given the likely scale of development it is considered that the upgrading of an unclassified road (U1164) which links the C1040 to the A6 will be required in order to enable 2way traffic (including pedestrian facilities and associated junction improvements etc).</p> <p>Accessibility is vitally important at this location. Whilst paragraph 2.34 states that the site is well served by schools and a college etc, accessibility will need to be considered in detail. The current bus service will need to be extended to serve the development. The capacity of the existing services will need to be assessed in order to enable residents to access services. This is a particular concern during morning peak hour when bus services need to accommodate residents travelling to work and school children. Pedestrian and cycle links from the site to services (schools, shops and employment areas) will also need to undergo detailed assessment.</p> <p>A Transport Assessment, for the whole of the site(s) covered by the planning brief, should be provided in order for the highway and transport impacts to be properly assessed and enable necessary improvements to be identified.</p>

Response: Without the availability of any detailed proposals for the site the density of development is unknown therefore it is felt that it is most appropriate to flag up the additional survey work and potential contributions that may be required as part of a scheme. More emphasis could be placed on the likely highways improvements that would be required in paragraphs 2.33. The existing regular bus service runs all the way to the Carleton Clinic therefore its route should not need to be extended to cater for any new residents. The capacity of the existing service may have to be reviewed once a scheme has been devised in order to appreciate the increase in demand. Additional text could be included in chapter 5 in respect the development of pedestrian and cycle links from the site to the local services.

ProposedChange: 2.33 Amend to read 'The highway network in the vicinity currently has sufficient capacity although the junction of Cumwhinton Road and London Road is overloaded at peak times. Any further development on the site will require further investigation to assess the capacity of all the junctions and roads which would be more heavily used as a result of development such as Edgehill Road and London Road as well as and any requirement for highway upgrading to provide for new or alternative access arrangements including facilities for pedestrians.'

10	021	S	3	16	3.10	'Code for Sustainable Homes' level 4 should be appropriate in terms of drinking water saving for this development.
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Response: No response required

ProposedChange: No change required

Respondent	RepNo	Support	Chapter	Page	Para	Details
11	023		5	21	5.4	<p>Development should not place an unreasonable burden on existing social or public services. In order to support neighbourhood policing, the constabulary may seek funding from developers (S106 or CIL) for the provision of capital investment with regard to:</p> <ul style="list-style-type: none"> - additional local policing accommodation - employing additional officers and staff - Introducing or enhancing technology infrastructure, such as CCTV, 'Airwave' communications masts or mobile data networks. <p>Reference is also made to the pooling of off site contributions.</p>
Response:	<p>A draft planning obligations SPD has been prepared and consulted upon which contains a section on crime and disorder. Whilst the planning obligations SPD does not specifically list all the types of crime prevention methods for which money could be sought it does suggest that this should be a means of ensuring that development results in a safe and secure environment. This approach is also supported by the ODPM guide Safer Places- The Planning System and Crime Prevention which states that planning obligations are one of the tools that the planning system can use to deliver and influence crime prevention.</p>					
ProposedChange:	<p>Additional text to add to new test at end of paragraph 3.8: 'A financial contribution may be sought in connection with additional crime prevention measures required as part of a development scheme.'</p>					
12	028		7	23	7.2	<p>An archaeological desk-based assessment and field evaluation should be added to the list of information to be submitted with a full planning application.</p>
Response:	<p>Agree that reference should be made to archaeological desk-based assessment and field evaluation in the SPD</p>					
ProposedChange:	<p>Include reference to the requirement of an archaeological desk-based assessment and field evaluation in the list in paragraph 7.2.</p>					
7	011		General			<p>Development Control & Flood Risk - comments that site is within Flood Risk Zone 1 and associated comments. Contaminated Land - Reference to WSP Environmental Report of 2006 and associated comments. Environmental Management - Reference to the legal requirements for a site waste management plan and sewerage disposal infrastructure.</p>
Response:	<p>Development Control & Flood Risk - In line with PPS25 sites of over 1 hectare within Flood Zone 1 require a flood risk assessment to be carried out focusing on the management of surface water run off as a result of the new development. Paragraph 2.31 - Amend final sentence to highlight the fact that there are known flooding problems on downstream receiving watercourses. Comments relating to the use of SUDS. Reference to the potential inclusion of a planning condition in respect of the risk of unexpected contamination is considered unnecessary in the Brief as this is more detailed and would be specific to and dependant on the detail provided at the planning application stage.</p>					
ProposedChange:	<p>Add additional text to paragraph 2.12 'to consider the management of surface water run off as well as other potential sources of flooding which are not considered in the mapping of Flood Zones such as groundwater and overland run -off'. Paragraph 2.31 - Amend final sentence to read: This outfall would need to be approved by the Environment Agency; as there are known problems with flooding on downstream receiving watercourses any proposed development will have to demonstrate that there will be no detriment in respect of flood risk by ensuring that any surface water outflows from the site are restricted to pre-development rates. Consider that the use of SUDs is sufficiently covered in paragraph 2.31 - no change</p>					

Respondent	RepNo	Support	Chapter	Page	Para	Details
11	022		General			Factors that contribute to levels of crime and antisocial behaviour: - Footpath layout - Demarcation of space and boundary treatments utilised to separate semi-public and semi-private spaces. Reference made to Policy CP17 and emerging SPD 'Designing Out Crime'.
Response: Additional text should be added to make reference to the SPD 'Designing out Crime' adopted November 2009.						
ProposedChange: Include additional text following paragraph 3.8 to read: Reference should also be made to the Designing Out Crime Supplementary Planning Document adopted in November 2009 to ensure that consideration is given to minimising the opportunities for crime and anti social behaviour in the design process.						
6	006		General			The site includes a number of buildings of historic interest, areas of historic landscape & archaeological interest & potential. It is essential that further information is sought from both your own conservation officers & from the county Historic Environment Record on these aspects to inform the drafting of this document. The SPD as currently drafted includes insufficient information about the historic environment within and around the site & how this is to be handled in the context of the new development proposals.
Response: The County Council was consulted on the draft document and comments have been received from the County Archaeologist relating to the concerns that have been raised by English Heritage. We agree that greater emphasis should be placed upon the archaeological potential of the site in line with the comments received.						
ProposedChange: Amend document to include the suggested text from Cumbria County Council in chapter 2.						
5	005		General			4NW Standard Consultation Response Supplementary Planning Documents, Other Non Statutory Planning Guidance and Scoping Requests.
Response: The comments are noted						
ProposedChange: No change required						
4	004		General			- Natural England request that full consideration be given to all their interests - various areas of interest given - SPD should be Screened under the Habitats Regulations. - List of relevant related Documents given.
Response: Policy LC14 has been screened under the Habitats Regulations Assessment for the Carlisle District Local Plan and was found to have no impact on any European Sites both within and outside the geographical area it covers in combination or alone. This was due to its location. An additional overarching policy DP7 was also inserted into the development principles section of the plan in order to meet the requirements of the habitats directive. DP7 would require consideration of effects particularly in the form of water pollution, pollution caused through deposition of airbourne pollutants and/or disturbance caused, for example, by recreational activity of a growing population of any planning applications which might have significant effects on any site or sites. A Screening Statement has been submitted to Narural England for comment, their views are currently awaited.						
ProposedChange: As comments are awaited any changes required are currently unknown.						

Respondent	RepNo	Support	Chapter	Page	Para	Details
8	014		General			<p>The nature of Carleton Clinic is to help protect people with mental problems, to provide them with an environment that to them is a safe & quiet place to help them get better. If the proposals go ahead that environment would be under threat. A no build zone should be maintained around the clinic.</p> <p>The number of properties being suggested for Zone A<B<C are excessive and will only add to the traffic problems in the area. I suggest that the Parklands Area should be finished first as the roads & sewerage have still yet to be adopted. Extending the number of properties in the area before the existing properties roads and sewers have been deemed fit for adoption would be wrong. You would be allowing a semi rural development to be turned into an Urban sprawl.</p>
<p>Response: These Brief has been produced on behalf of the Cumbria Partnership NHS Foundation Trust they have not raised any concerns with the draft document in respect of the potential impact of any new development on hospital patients. The current proposals conatined within the Brief do not earmark the land around the clinic for development (parcels E and F) with the only proposals for parcel E being the potential of providing an acoustic barrier to reduce the impact of road noise from the M6 both for existing and future residents.</p> <p>Whilst it has been drawn to our attention that both roads and sewers within the existing Parklands Village development are yet to be adopted, this should not preclude any subsequent development from taking place.</p> <p>In response to the refernce to 'urban sprawl' careful consideration will have to be given to the layout in respect of landscape, particularly the existing trees which are a key feature of the area. The parkland setting should be maintained therefore development is unlikely to result in urban sprawl.</p>						
<p>ProposedChange: No change required.</p>						