



# REPORT TO COUNCIL

## PORTFOLIO AREA: INFRASTRUCTURE, TRANSPORT AND ENVIRONMENT

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Date of Meeting: 30TH JUNE 2005 (special)

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Public

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Key Decision: Yes

Recorded in Forward Plan: Yes

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Inside Policy Framework

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**Title: CARLISLE DISTRICT LOCAL PLAN 2001-2016 - REDEPOSIT**  
**Report of: HEAD OF PLANNING SERVICES**  
**Report reference: P.27/05**

### Summary:

This report brings forward the Local Plan for the next stage of public consultation including a response to comments raised by Members of the Executive.

### Recommendations:

It is recommended that the Carlisle District Local Plan 2001- 2016 – Redeposit Draft be approved for consultation.

**A Eales**

Head Of Planning Services

Contact Officer: Chris Hardman

Ext: 7190

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: Report to Executive P.23/05

## 1.0 BACKGROUND INFORMATION

- 1.1 Members of the Executive received report P.23/05 on the 25 May 2005 concerning the redeposit version of the Carlisle District Local Plan. The report is attached at Appendix A to this report.
- 1.2 The Executive made the following decision:

### “DECISION

1. That the redeposit Plan, as amended, be approved as the basis for further consultation and that it be reported to the City Council.
2. That the Infrastructure Overview and Scrutiny Committee be thanked for the thorough way in which the Committee had scrutinised the Draft Plan.

The Executive made the following comments:-

- (a) Page 90/1 - The Plan be amended regarding Morton to include reference to the fact that the land allocated for development will not go ahead until such time as the necessary infrastructure was in place.
- (b) Page 115 - Policy LE26 - the phrase "unacceptable adverse effect" in 4 should be clarified. The Local Plans and Conservation Manager undertook to amend Policy LE25 - 1 on Page 114 and LE26 - 4 on Page 115 to use the phrase "unacceptable detrimental effect."

- 1.3 In response to these comments from Executive, Officers propose the following amendments to the Redeposit Plan:

Morton Paragraph 5.103 (page 91)      add sentence to paragraph

**This site is not to be developed until such time as adequate infrastructure is in place.**

LE25 (page 114)

1. There will be no **unacceptable impact** ~~detrimental effect~~ upon the landscape and character of the area; and

LE26 (page 115)

4. The proposal would not have an unacceptable **impact** ~~adverse effect~~ on any adjacent properties.

## 2.0 RECOMMENDATIONS

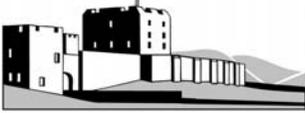
- 2.1 It is recommended that the Carlisle District Local Plan 2001- 2016 – Redeposit Draft be approved for consultation.

**A Eales**  
Head Of Planning Services

**Contact Officer:**      Chris Hardman

**Ext:**    7190

**Executive 25 May 2005  
Report P.23/05**



Meeting MAY 2005  
Agenda Item 10  
Decision: 10/05/05 - 10/05/05

# REPORT TO EXECUTIVE AREA: INFRASTRUCTURE, ENVIRONMENT AND COMMUNITY DEVELOPMENT

Recorded in Forward Plan:

Yes

[www.carlisle.gov.uk](http://www.carlisle.gov.uk) out the policies for the redeposit consultation stage of the review of the adopted Carlisle District Local Plan, taking account of comments received during previous consultations and changes in planning guidance.

## Recommendations:

It is recommended that Members approve the plan for consultation and that it be reported to Council.

Alan Eales  
Head of Planning Services

Contact Officer: Chris Hardman

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**1.0 BACKGROUND INFORMATION AND OPTIONS**

- 1.1 This report presents the next stage of the review of the Carlisle District Local Plan which was adopted in September 1997. Members have received previous stages of the plan's preparation in advance of consultation.
- 1.2 The Deposit Draft Carlisle District Local Plan 2001-16 was published in July 2004 with a consultation period of 2nd July to 13th August. Seven hundred and seventy five comments were received during the consultation, 134 in support, but a further 641 objected to the Plan's content. Officers have been dealing with the objections in order to put forward this next stage of consultation. In addition to the objections, a number of planning policy changes have occurred since publication of the deposit draft.
- 1.3 At the national level Planning Policy Guidance Notes continue to be revised. PPGs 1, 6, 7, 11, 12 22 and 23 have all been reissued as Planning Policy Statements.

**Changes to the Development Plan System**

- 1.4 On the 28th September 2004 Part 8 of the Planning and Compulsory Purchase Act 2004 was enacted which brings into place a new style development plan system. The first aspect to come into effect was that Regional Planning Guidance (RPG13) became the Regional Spatial Strategy (RSS) and thus was given statutory weight in the development plan process. This is a transitional arrangement and not fully compliant with the Act, therefore a new RSS is currently under preparation.

- 1.5 The Cumbria and Lake District Joint Structure Plan reached the Examination in Public stage in October/November 2004. The Panel's Report which examined the policies was published in January 2005. This makes several recommendations to the joint authorities and has been taken into account in the preparation of this consultation however the authorities response has not yet been made available. Structure Plans are not a feature of the new development plan system but under transitional arrangements the preparation will continue and it is intended that this will form the basis of the sub regional element of the RSS.
- 1.6 The Local Plan is also progressing under transitional arrangements. This means that all the work on the Local Plan can be carried forward into the Local Development Framework. The Council's Local Development Scheme contains the Local Plan as the initial document and policies will be saved as part of this process. Due to the removal of a Proposed Modifications stage under the new regulations, the Local Plan must all be placed out to consultation and therefore this stage is known as a "redeposit".

**Overview and Scrutiny Committee**

- 1.7 This redeposit plan has been reported through Infrastructure Overview and Scrutiny Committee on the 23rd March and 14th April 2004. Revised policies were reported and Members were given the opportunity to comment on changes proposed. Many of the concerns of Members have been taken into account and officer have revised the wording of some policies and added additional justification and background where requested. The summary of the changes in the following paragraphs also contains reference to issues raised by O&S Committee that officers have concerns about and have not included in the proposed redeposit plan.

**Redeposit Draft Carlisle District Local Plan 2001-16**

- 1.8 The Redeposit plan is an amended version of the Deposit Draft which was published in July 2004 and is attached at Appendix 1. As a consequence the text has been prepared so that alterations to the plan may be easily compared. Therefore any alterations are shown as strike through for deleted text and emboldened for new text. In addition, any alterations to the proposals map are shown by a selection of extracts. The extracts are prepared from the deposit plan and amendments are highlighted. The Redeposit plan will be published in black and white and whilst the plans would be clearer in colour, there is no requirement to republish the whole proposals map at this stage. This is the most expensive part of the publication and in considering the best use of the Council's budgets, amendments are still clearly legible in black and white.
- 1.9 The main change affecting most of the Plan is a re-ordering of policies. The Deposit Draft was prepared to complement the Structure Plan first policy with Core Policies echoing the criteria. Changes to the Structure Plan and comments received have led officers to restructure the Plan. The new format embraces a more Spatially aware strategy with key locational policies up front and a smaller selection of Core policies applying to all types of development. The main policies to be removed from this section relate to policies affecting listed buildings, archaeology and designated nature conservation sites. By placing the national, regional and local designations together in topic chapters this should result in a more user friendly plan at the end of the process.

1.10 The main changes to policies and proposals are:

- A clearer emphasis of the sequential approach in the spatial strategy
- A clearer expression of the key policy drivers for regeneration strategies/proposals
- Added recognition of biodiversity
- Inclusion of standards already operated for residential amenity
- Revised policies on flood risk, water management and sustainable urban drainage prepared in consultation with the Environment Agency
- Additional reference to the joint work on waste management
- Additional reference to the Carlisle and Eden Crime and Disorder reduction Partnership
- Recognition of a small amount of sales to public from industrial areas but ensuring this is ancillary to the main uses
- Allocation of land south of Park Road for a livestock centre (relocation of the auction mart)
- Additional explanation of the need for a more restrictive housing location policy
- Thresholds set in the affordable housing policy
- Additional brownfield allocations of land for housing development to cover the whole plan period
- Merging of nature conservation sites policies
- New policy on historic structures and local listings and a strengthening of conservation area policy
- New policy on undeveloped coastal zone
- New policy on hazardous substances
- New standards for open space
- New policy for Carleton Clinic grounds
- New designation of open space at Ellesmere Way

- 1.11 Further changes discussed with Members of Overview and Scrutiny Committee include the extension of the urban area boundary to include the Carlisle Racecourse. Officers have included this in the Redeposit Plan following a mixed response however ensuring that it relates only to the racecourse area and the allocation for housing of a small area at the racecourse. Concerns were raised that other areas close to the racecourse were requested to be allocated however, officers do not support the allocation of these sites.
- 1.12 Members of Overview and Scrutiny Committee also considered that land could be allocated for development at Burgh Road. Whilst there may be some logic of extending the existing employment land with some residential frontage which echoes existing development along Burgh Road the land in question falls sharply away from the road and would be a dominant feature of the area on this rural approach into Carlisle. Officers consider that the visual impact of this area being developed is not acceptable.

## **2.0 CONSULTATION**

### **2.1 Consultation to Date**

Two stage of consultation have been undertaken, the Issues Paper in Spring 2003 and the Deposit Draft consultation during July and August 2004.

### **2.2 Consultation proposed**

The next stage of consultation is the redeposit stage where this version of the plan is put on consultation for a further six week period. The redeposit stage is a revised version of the second deposit. The revision entails comments being able to be made on all parts of the plan rather than just those parts being amended.

### **3.0 RECOMMENDATIONS**

3.1 It is recommended that Members approve the plan for consultation and that it be reported to Council.

### **4.0 REASONS FOR RECOMMENDATIONS**

4.1 A redeposit stage of consultation is required on the Plan.

### **5.0 IMPLICATIONS**

- Staffing/Resources – Resources are from within the Local Plans and Conservation Section.
- Financial – A financial resource has been included within the budget for publication and consultation on the Local Plan. In addition a bid has been made towards the costs of the inquiry which is scheduled to take place towards the end of this calendar year.
- Legal – It is a legal requirement to have up-to-date planning policy guidance. the Planning and Compensation Act 2004 sets out transitional arrangements which are being followed in line with The Town and Country Planning (Transitional Arrangements) (England) Regulations 2004
- Corporate – The Local Plan encompasses the corporate priorities within its aims and policies.
- Risk Management – If the Plan is delayed the document will not meet the requirements of the Strategic Environmental Assessment Regulations if the process is not completed by July 2006.
- Equality Issues – None

## **Report to The Executive**

**P.23/05**

- Environmental – The Plan is based upon sustainable development principles.
- Crime and Disorder – Policies are included within the plan to design out crime and disorder in development.
- Impact on Customers – The document will be made available to customers (hard copy and electronic) for the statutory six week consultation.

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