

## **SCHEDULE A: Applications with Strategic Significance**

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<b>Application Reference Number:</b>	<b>23/0870</b>
<b>Application Type:</b>	Variation of Condition
<b>Application Address:</b>	Land at Harker Industrial Estate, Kingmoor Park Harker Estate, Low Harker, Carlisle, CA6 4RF
<b>Proposal:</b>	Variation Of Condition 2 (Approved Documents) Of Previously Approved Permission 22/0616 (Erection Of 300no. Dwellings Including Associated Open Space And Infrastructure (Reserved Matters Application Pursuant To Outline Permission 15/0812)) To Substitute The House Types & To Make Minor Modifications To The Layout
<b>Applicant:</b>	Genr8 Land Limited
<b>Agent:</b>	Sam Greig Planning
<b>Valid Date:</b>	22/12/2023
<b>Case Officer:</b>	Alanzon Chan

### **Cumberland Area and Carlisle Region**

**Ward/s:**  
Multiple Wards  
Longtown  
Dalston & Burgh

**Parish/s:**  
Rockcliffe

### **Relevant Development Plan**

Carlisle District Local Plan 2015-2030

### **Reason for Determination by the Planning Committee**

The development in question comprises more than 100no. dwellings and the site area of the development exceeds 2ha.

### **Recommendation**

It is recommended that this application is approved with conditions.

## **1. Site and Location**

- 1.1 The site covers an area of approximately 10.7 hectares. It is situated between the M6 Motorway and the A7 about 640 metres to the northwest of Junction 44. This is 250 metres north of the urban area boundary. The Industrial Estate is formed from a number of MOD buildings as part of the former 14MU site.
- 1.2 To the north of the site is a small group of residential properties including Low Harker Farm and a further small grouping of industrial units. To the south of the site is Grearshill Farm and there are open fields to the west separating the site from the Low Ghyll traveller community and to the east is a small area of woodland.

## **2. Proposal**

- 2.1 The application seeks planning permission to vary to condition 2 (Approved Documents) of previously approved permission 21/0194 (erection of 300no. dwellings including associated open space and infrastructure (reserved matters application pursuant to outline permission 15/0812) to substitute the house types and to make minor modifications to the layout.

## **3. Relevant Planning History**

- 3.1 In 2015, outline planning permission was granted via an appeal for erection of up to 300no.dwellings including associated open space and infrastructure (reference 15/0812) (Approved appeal decision reference APP/E0915/W/17/3179674);
- 3.2 In 2022, planning permission was granted for the reserved matters application (pursuant to outline permission 15/0812) for erection of 300no. Dwellings including associated open space and infrastructure (reference 21/0194).
- 3.3 In 2023, planning permission was granted for the variation of condition 2 (Approved Documents) of previously approved application 21/0194 (Erection of 300no. dwellings including associated open space and infrastructure) to substitute the house types & to make minor modifications to the layout (reference 22/0616).
- 3.4 In 2023, permission was granted for the discharge of condition 9 (Surface Water Drainage Scheme) of previously approved application 15/0812 (reference 22/0669).
- 3.5 In 2023, permission was granted for the discharge of condition 10

(Archaeological Investigation) of previously approved application 15/0812 of previously approved application 15/0812 (reference 23/0477).

- 3.6 In 2023, permission was granted for the discharge of condition 8 (Existing And Proposed Levels) of previously approved appeal decision APP/E0915/W/17/3179674 (reference 23/0513).
- 3.7 In 2023, permission was granted for the discharge of condition 11 (Investigation & Risk Assessment Of Contamination) of previously approved application 15/0812 (reference 23/0603).
- 3.8 In 2023, permission was granted for the discharge of condition 6 (Construction Method Statement) of previously approved application 15/0812 (reference 23/0602)
- 3.9 In 2023, permission was granted for the discharge of conditions 4 (Ecological Management Scheme) & 5 (Ecological Implementation Timetable) of previously approved application 15/0812 (reference 23/0600)

#### 4. Consultations and Representations

**Rockcliffe Parish Council:** the original comments and observations still stand:

Believe that the C1015/1 is not suitable to cope with the amount of additional traffic, there is no existing footway to the A7. The front row of properties should be further away from the road and trees planted to provide screening of the site and soften the visual impact from the C1015/1. There should also be planted screening provision to the West and Southern boundaries again to mitigate the visual impact to the surrounding area. School provision is a massive issue in North Carlisle and a development of this size will only exacerbate this problem. Aside of the lack of School provision in the area in essence there is no infrastructure of any kind to sustain such a large development. There is no footpath or cycleway connectivity with the North of the City which is only going to lead to massive traffic movements as all amenities will be a car journey away.

**Kingmoor Parish Council:** No comments received

**Cumberland Council - (Highways & Lead Local Flood Authority):** No objection

- 4.1 This application has been advertised by means of a press notice, site notices and direct notification to the occupiers of 63no. properties. 3 letters of objection were received during the advertisement period, and the objections are summarised below:

- *'Im concerned at how this is going to from the highway perspective. This design results in numerous driveways being accessed directly of the road which is not wide enough to cope for what will incur visitors*

- parking on the roadside for these houses.'*
- *'It's a shame that the proposed developers have chose to cut down the row of trees currently along that side of the road with what looks like no plan to replant anything! How can an estate of 300 homes not have more greenery. No park either which is an absolute joke for both the potential new homeowners and local occupants.'*
  - *'The proposal is for a large urban housing scheme plonked in a semi rural location with no access to local services or amenities. It is just a case of piling up houses for profit.'*
  - *'The number of units should be reduced by 50%, there needs to be a lot more amenity land, green spaces, bigger gardens etc, more room for parking. None of the houses should have direct access to the Harker Road.'*
  - *'The current infrastructure cannot support 300 houses no matter what minor amendments are made.'*

## **5. Planning Policy**

- 5.1 Section 70 (2) of the Town and Country Planning Act 1990/Section 38(6) of the Planning and Compulsory Purchase Act 2004, requires that an application for planning permission is determined in accordance with the provisions of the Development Plan unless material considerations indicate otherwise.
- 5.2 The relevant national planning policies against which the application is required to be assessed are the National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG).

## **Development Plan**

Carlisle District Local Plan 2015-2030

- SP1. Policy SP 1 - Sustainable Development
- SP2. Policy SP 2 - Strategic Growth and Distribution
- SP6. Policy SP 6 - Securing Good Design
- SP8. Policy SP 8 - Green and Blue Infrastructure
- SP9. Policy SP 9 - Healthy and Thriving Communities
- HO1. Policy HO 1 - Housing Strategy and Delivery

- HO4. Policy HO 4 - Affordable Housing
- IP1. Policy IP 1 - Delivering Infrastructure
- IP2. Policy IP 2 - Transport and Development
- IP3. Policy IP 3 - Parking Provision
- IP4. Policy IP 4 - Broadband Access
- IP5. Policy IP 5 - Waste Minimisation and the Recycling of Waste
- IP6. Policy IP 6 - Foul Water Drainage on Development Sites
- IP8. Policy IP 8 - Planning Obligations
- CC4. Policy CC 4 - Flood Risk and Development
- CC5. Policy CC 5 - Surface Water Management and Sustainable Drain
- CM4. Policy CM 4 - Planning Out Crime
- CM5. Policy CM 5 - Environmental and Amenity Protection
- GI1. Policy GI 1 - Landscapes
- GI3. Policy GI 3 - Biodiversity & Geodiversity
- GI6. Policy GI 6 - Trees and Hedgerows

## **6. Other Material Planning Considerations**

- 6.1 'Achieving Well Designed Housing' Supplementary Planning Document (SPD)

## **7. Assessment**

- 1 Whether The Proposed Alterations Are Acceptable
- 2 Other Matters

## 1. Whether The Proposed Alterations Are Acceptable

- 7.1 It is noted that under application 15/0812, outline planning application (with all matters reserved) for the erection of up to 300no. dwellings including associated open space and infrastructure was granted via an Appeal Decision (ref: APP/E0915/W/17/3179674).
- 7.2 Subsequently, under application 21/0194, a reserved matters application (pursuant to outline permission 15/0812) for erection of 300no. Dwellings including associated open space and infrastructure was granted.
- 7.3 Following approval of application 21/0194, a further approval (ref: 22/0616) was granted to vary condition 2 (Approved Documents) of previously approved application (ref: 21/0194) to substitute the house types & to make minor modifications to the layout.
- 7.4 This application seeks to reverse some of the changes secured under the second approved scheme (ref: 22/0616), so that the overall scheme is more aligned with the original Reserved Matters Application approval (ref: 21/0194). The current Reserved Matters application could be seen as an amalgamation of:
- (i) approved roads design from 21/0194 (the original approved reserved matters application),
  - (ii) approved Sustainable drainage systems (SuDS) design from 22/0669 (previously approved discharge of condition application),
  - (iii) approved open spaces layout from 22/0616 (previously approved S73 application to the Reserved Matters Application), and,
  - (iv) slight amendments to some of the house types, with a total substitution of one house type approved under 21/0194 (the original approved Reserved Matters Application).
- 7.5 The actual proposed amendments to the scheme are summarised below:

### Layout of the development

In terms of road layout, the applicant proposes to use the road layout approved within 21/0194, with minor changes as follows:

- a) Introduction of a turning head on a private shared drive adjacent Plot 108.
  - b) Minor adjustments to the length of the private gardens adjacent Plots 85-86, 97-98 and 107-108 to accommodate SuDS proposals approved in 22/0669.
- 7.6 In terms of layout regarding SuDS and open spaces, the applicant proposes to use the approved SuDS design from 22/0669 and the matching approved open spaces layout from 22/0616.

## 7.7 Alterations to house types

In terms of amendments to the house types, the applicant proposes to make the following changes to the scheme approved under the reserved matters application 21/0194:

1. House type changed from 4-bed semi-detached (M3BBS - Caldwell) to 4-bed semi-detached (M4BGD - Grantham) to these plots; plots 19/20, 94/95, 125/126, 128/129, 132/133, 134/135, 143/144, 246/247, 251/252, 260/261, 285/286, 294/295, 296/297, 298/299;
2. House types swapped between plots: plots 101 & 102, 104 & 105 and 154 & 156;
3. House types changed to enable approved SuDS proposals to be incorporated; plots 82, 85-88, 96-99, 106, 108-110; and
4. House types change (from and 4-bed semi-detached (M3BBS - Caldwell) to 4-bed semi-detached (M4BGD - Grantham)) and house types swapped between plots: plots 173-176.

## 7.8 Alterations to house types designs

In terms of designs of the house types, the applicant proposes the following amendments to some of the house types of the approved scheme (application 21/0194):

- a. Type A2BAS (Abberton) – minor layout amendments; revised elevation treatments; omit canopy to front door; solar PV to roof; revised ground floor (rear) window/door arrangement.
- b. Type A3BAS (Albourne) – minor ground floor layout amendments; revised first floor arrangement; revised elevation treatments; omit canopy to front door; solar PV to roof; revised (rear) window/door arrangement.
- c. Type M3BAS (Bainbridge) – minor ground floor layout amendments; revised first floor arrangement; front projecting gable in lieu of front bay; revised elevational treatments; solar PV to roof; revised window/door arrangements.
- d. Type M3BCS (Didcot) – minor layout amendments; minor revised elevational treatments; solar PV to roof; Solar Assisted Heat Panel (“SAHP”) to wall.
- e. Type M3BDS (Exton) – minor layout amendments; omit front bay; revised elevational treatments; solar PV to roof; SAHP to wall; larger rear patio door.
- f. Type M4BAD (Fairfield) – revised kitchen/dining layout; minor revised elevational treatments; solar PV to roof; SAHP to wall.
- g. Type M4BBD (Garsdale) – omit double height bay; increase dwelling depth, omit projecting rear extension; ground floor amended layout; first floor minor internal amendments; solar PV to roof; SAHP to wall.
- h. Type M4BCD (Hadlow) – increase width; minor layout amendments; minor revised elevational treatments; solar PV to roof; SAHP to wall.
- i. Type M4BDD (Ingham) – minor layout amendments; omit projecting rear extension; change from hipped to gabled roof; minor revised

- elevational treatments; solar PV to roof; SAHP to wall.
- j. Type M4BED (Kemble) – minor layout amendments; minor revised elevational treatments; solar PV to roof; SAHP to wall.
- k. Type M4BFD (Ladbroke) – minor layout amendments; minor revised elevational treatments; solar PV to roof; SAHP to wall.
- l. Type M4BGD (Grantham) – new house type – replaces M3BBS (Caldwell) but based on similar footprint.
- m. Type M5BAD (Manley) – ground floor layout amendments; minor first floor layout amendments; omit front canopy and bay; change from hipped to gabled roof; minor revised elevational treatments; solar PV to roof; SAHP to wall.
- n. Garages - minor revised elevational treatments

7.9 It is considered that the proposed amendments are minor in nature. The minor layout amendments and revised elevational treatments would not significantly or adversely affect the visual amenity of the area. The swapping of house types between some of the plots will not have any detrimental impact upon the appearance or the character of the area either. The installation of solar PV panels on the roofs and the installation of SAHP to the walls on some of these plots are also considered acceptable. Overall, the height, scale and design of the proposed dwellings will remain proportionate and acceptable to the vernacular of surrounding properties, and they will not detrimentally affect the living conditions of nearby residents.

## **2. Other Matters**

- 7.10 It is noted that the details previously provided to discharge conditions 4 (Ecological Management Scheme), 5 (Ecological Implementation Timetable), 6 (Construction Method Statement), 10 (Archaeological Investigation) and 11 (Investigation & Risk Assessment Of Contamination) are unaffected by the proposed change to the layout as the information provided to discharge these conditions is not layout specific. The applicant would not need to re-discharge these conditions.
- 7.11 In terms of condition 8 (Existing And Proposed Levels) and condition 9 (Surface Water Drainage Scheme), although these conditions were previously discharged, due to the slight alterations to the layout and house types, the applicant has submitted revised details within the current application.
- 7.12 According to the submitted details, the proposed finished levels would follow the slope of the drainage system, and the finished levels submitted within the current application are similar to those approved under application 23/0513 (Discharge of condition application regarding condition 8 (Existing And Proposed Levels)). As for the surface water drainage, this application is accompanied by a revised surface water drainage scheme and micro-drainage calculations, of which these details have been considered by the Lead Local Flood Authority (LLFA). The LLFA has confirmed that the submitted surface water drainage details are acceptable.



- 7.13 A member of the public raised concerns that the width of the road is not appropriate for the level of traffic to be generated by this development, and that no houses should be accessed directly from Low to High Harker road. It is noted that the accesses have been previously considered by the former Cumbria County Council as the Highways Authority, and the accesses were determined and approved under the reserved matters application (ref: 21/0194 and 22/0616). Access arrangements are therefore considered satisfactory.
- 7.14 This application proposed some minor alterations to the layout. The Highways Authority and the Lead Local Flood Authority were consulted under this application and they confirm that they have no objection to the proposed alterations to the layout of the development site.
- 7.15 Concerns were raised that the number of dwellings proposed will result in a cramped development and that the layout lacks communal green space or amenities. It is noted that the number of dwellings (up to 300no.) were considered acceptable under appeal decision (relevant outline application ref: 15/0812) and reserved matters applications (ref: 21/0194 and 22/0616). It is also noted that the overall layout of the proposal was approved under applications 21/0194 and 22/0616. Although the applicant proposes to revise the layout under this application, the extent of alterations made to the layout is considered minor in comparison to the layout approved under applications 21/0194 and 22/0616. The applicant has submitted revised landscaping plans and the details contained within the landscaping plans are considered acceptable.
- 7.16 In terms of concerns raised regarding ecology and biodiversity net gain, under the appeal decision (relevant app ref: 15/0812), condition 4 (Ecological Management Scheme) requires the applicant to submit an ecological management scheme prior to any demolition, site clearance or construction take place. The issue regarding ecology and biodiversity net gain was considered by the Inspector during the outline stage and has been addressed under the discharge of condition application (23/0600) (Discharge of condition application regarding conditions 4 (Ecological Management Scheme) and 5 (Ecological Implementation Timetable)).

## **8. Planning Balance and Conclusion**

- 8.1 Taking into consideration the nature and scale of the proposed alterations, it is considered that the proposal will not have a detrimental impact upon highway safety, streetscene nor would it affect the living conditions of any nearby residents.
- 8.2 Whilst 3 letters of objections have been received during the consultation period and consultees raised similar issues, these relate to the principle of the development which has been established by the granting of the outline permission with a S106 legal agreement through the appeal process (application reference 15/0812).

- 8.3 Overall, it is considered that the proposed amendments are minor in nature. The details submitted are considered acceptable and they are in full accordance with both local and national planning policies. Therefore, it is recommended that this application is approved with conditions.

## Recommendation

It is recommended that this application is approved with conditions.

## Appendix 1 List of Conditions and Reasons

### Grant Permission

1. The development shall be begun not later than the 6th April 2024.  
**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 development shall be undertaken in strict accordance with the approved documents for this Reserved Matters Consent which comprise:
  1. the submitted planning application form, received 3 Mar 2021 (submitted under 21/0194);
  2. the submitted planning application form, received 2 Jan 2024;
  3. the Site Plan As Proposed (Dwg no. 1946-PL210 Rev G) received 2 Jan 2024;
  4. the Proposed Floor plans for the 3-bed terraced dwellings (Dwg no. M3BAT S101-110 -The Bainbridge), received 2 Jan 2024;
  5. the Proposed Elevations for the 3-bed terraced dwellings (Dwg no. M3BAT S101-160 -The Bainbridge), received 2 Jan 2024;
  6. the Proposed Floor plans for the 2-bed semi-detached dwellings (Dwg no. A2BAS S101-110 – The Abberton), received 2 Jan 2024;
  7. the Proposed Elevations for the 2-bed semi-detached dwellings (Dwg no. A2BAS S101-160 -The Abberton), received 2 Jan 2024;
  8. the Proposed Floor plans for the 3-bed semi-detached dwellings (Dwg no. A3BAS S101-110 – The Albourne), received 2 Jan 2024;
  9. the Proposed Elevations for the 3-bed semi-detached dwellings (Dwg no. A3BAS S101-160 – The Albourne), received 2 Jan 2024;
  10. the Proposed Floor plans for the 3-bed semi-detached dwellings (Dwg no. M3BAS S101-110 - The Bainbridge), received 2 Jan 2024;
  11. the Proposed Elevations for the 3-bed semi-detached dwellings (Dwg

- no. M3BAS S101-160 The Bainbridge), received 2 Jan 2024;
12. the Proposed Floor plans for the 3-bed semi-detached dwellings (Dwg no. M4BGS S101-110 – The Grantham), received 2 Jan 2024;
  13. the Proposed Elevations for the 3-bed semi-detached dwellings (Dwg no. M4BGS S101-110 – The Grantham), received 2 Jan 2024;
  14. the Proposed Floor plans for the 3-bed semi-detached dwellings (Dwg no. M3BCS AS S101-110 – The Didcot), received 2 Jan 2024;
  15. the Proposed Elevations for the 3-bed semi-detached dwellings (Dwg no. M3BCS AS S101-160 – The Didcot), received 2 Jan 2024;
  16. the Proposed Floor plans for the 3-bed semi-detached dwellings (Dwg no. M3BDS S101-110 – The Exton), received 2 Jan 2024;
  17. the Proposed Elevations for the 3-bed semi-detached dwellings (Dwg no. M3BDS S101-160 - The Exton), received 2 Jan 2024;
  18. the Proposed Floor plans for the 4-bed detached dwellings (Dwg no. M4BAD S101-110 – The Fairfield), received 2 Jan 2024;
  19. the Proposed Elevations for the 4-bed detached dwellings (Dwg no. M4BAD S101-160 - The Fairfield), received 2 Jan 2024;
  20. the Proposed Floor plans for the 4-bed detached dwellings (Dwg no. M4BBD S101-110 - The Garsdale), received 2 Jan 2024;
  21. the Proposed Elevations for the 4-bed detached dwellings (Dwg no. M4BBD S101-160 - The Garsdale), received 2 Jan 2024;
  22. the Proposed Floor plans for the 4-bed detached dwellings (Dwg no. M4BCD S101-110 – The Hadlow), received 2 Jan 2024;
  23. the Proposed Elevations for the 4-bed detached dwellings (Dwg no. M4BCD S101-160 – The Hadlow), received 2 Jan 2024;
  24. the Proposed Floor plans for the 4-bed detached dwellings (Dwg no. M4BDD S101-110 – The Ingham), received 2 Jan 2024;
  25. the Proposed Elevations for the 4-bed detached dwellings (Dwg no. M4BDD S101-160 – The Ingham), received 2 Jan 2024;
  26. the Proposed Floor plans for the 4-bed detached dwellings (Dwg no. M4BED S101-110 - The Kemble), received 2 Jan 2024;
  27. the Proposed Elevations for the 4-bed detached dwellings (Dwg no. M4BED S101-160 – The Kemble), received 2 Jan 2024;
  28. the Proposed Floor plans for the 4-bed detached dwellings (Dwg no. M4BFD S101-110 - The Ladbrooke), received 2 Jan 2024;
  29. the Proposed Elevations for the 4-bed detached dwellings (Dwg no. M4BFD S101-160 - The Ladbrooke), received 2 Jan 2024;
  30. the Proposed Floor plans for the 5-bed detached dwellings (Dwg no. M5BAD S101-110 - The Manley), received 2 Jan 2024;
  31. the Proposed Elevations for the 5-bed detached dwellings (Dwg no. M5BAD S101-160 – The Manley), received 2 Jan 2024;
  32. the Proposed Garage Plans (Dwg no. GARAGE S101-110), received 27 Feb 2024;
  33. the Boundary & Elevation Treatments and Layout Plan as Proposed (Dwg no. 1946-PL211 Rev G), received 2 Jan 2024;
  34. the Hard Surfacing & Facade Treatments Plan as Proposed (Dwg no.

1946-PL213 Rev G), received 2 Jan 2024;

35. the Parking Layout Plan as Proposed (Dwg no. 1946-PL214 Rev G), received 2 Jan 2024;

36. the External Finishes Schedule (ref PLD/002 Rev A), received 18 Jan 2024;

37. the Landscaping Layout Plan as Proposed (Dwg no. 1946-PL216), received 18 Jan 2024;

38. the Engineering Strategy (Dwg no. QD2127-00-01), received 18 Jan 2024;

39. the Engineering Strategy Impermeable Areas (Dwg no. QD2127-00-11), received 18 Jan 2024;

40. the Surface Water Drainage Strategy (Dwg no. QD2127-00-12), received 18 Jan 2024;

41. the micro-drainage calculations, received 18 Jan 2024;

42. the Planting Strategy Report (ref: 1946-D03), received 18 Jan 2024;

43. the Notice of Decision;

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

**Reason:** To define the permission.

3. Notwithstanding the requirements of Condition 8 of Outline Application 15/0812, which relates to the proposed finished ground levels and finished floor levels of the dwellings, and the discharge of Condition 8 that was approved via Application 23/0513, the proposed finished ground levels and finished floor levels of the dwellings hereby approved shall be implemented in accordance with the Engineering Strategy (Drawing No. QD2127-00-01, received 18 January 2024).

**Reason:** To define the permission.

4. Notwithstanding the requirements of Condition 9 of Outline Application 15/0812, which relates to the proposed surface water drainage scheme, and the discharge of Condition 9 that was approved via Application 22/0669, the surface water drainage scheme shall be implemented in accordance with the Surface Water Drainage Strategy (Drawing No. QD2127-00-12, received 18 January 2024).

**Reason:** To define the permission.

### **List of Informatives/Advisory Notes**

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the

presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Many species and their habitats are protected under conservation legislation such as the Wildlife and Countryside Act 1981, The Conservation of Habitats and Species Regulations 2010, the Countryside and Rights of Way Act 2000, the Hedgerows Regulations 1997. If any protected species are found during development all work must cease immediately and the Local Planning Authority notified.

No site clearance or works to hedges shall take place during the bird breeding season from 1st March to 31st August unless the absence of nesting birds has been established in accordance with the Wildlife And Countryside Act 1981.

United Utilities (UU) has advised the following:

The applicant should be aware that should a foul connection be required, this may need third party consent by way of crossing the motorway.

#### Drainage Comments

In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way.

The NPPG clearly outlines the hierarchy to be investigated by the developer when considering a surface water drainage strategy. We would ask the developer to consider the following drainage options in the following order of priority:

1. into the ground (infiltration);
2. to a surface water body;
3. to a surface water sewer, highway drain, or another drainage system;
4. to a combined sewer.

Further information regarding Developer Services and Planning, can be found on our website at <http://www.unitedutilities.com/builders-developers.aspx>.

The applicant can discuss the above with Developer Engineer, Josephine Wong, by email at [wastewaterdeveloperservices@uuplc.co.uk](mailto:wastewaterdeveloperservices@uuplc.co.uk).

Please note, United Utilities are not responsible for advising on rates of discharge to the local watercourse system. This is a matter for discussion with the Lead Local Flood Authority and / or the Environment Agency (if the watercourse is classified as main river).

#### Management and Maintenance of Sustainable Drainage Systems

Without effective management and maintenance, sustainable drainage systems can fail or become ineffective. As a provider of wastewater services, we believe we have a duty to advise the Local Planning Authority of this potential risk to ensure the longevity of the surface water drainage system and the service it provides to people. We also wish to minimise the risk of a sustainable drainage system having a detrimental impact on the public sewer network should the two systems interact. We therefore recommend the Local Planning Authority include a condition in their

Decision Notice regarding a management and maintenance regime for any sustainable drainage system that is included as part of the proposed development. For schemes of 10 or more units and other major development, we recommend the Local Planning Authority consults with the Lead Local Flood Authority regarding the exact wording of any condition.

If the applicant intends to offer wastewater assets forward for adoption by United Utilities, the proposed detailed design will be subject to a technical appraisal by an Adoptions Engineer as we need to be sure that the proposal meets the requirements of Sewers for adoption and United Utilities' Asset Standards. The detailed layout should be prepared with consideration of what is necessary to secure a development to an adoptable standard. This is important as drainage design can be a key determining factor of site levels and layout. The proposed design should give consideration to long term operability and give United Utilities a cost effective proposal for the life of the assets. Therefore, should this application be approved and the applicant wishes to progress a Section 104 agreement, we strongly recommend that no construction commences until the detailed drainage design, submitted as part of the Section 104 agreement, has been assessed and accepted in writing by United Utilities. Any works carried out prior to the technical assessment being approved is done entirely at the developers own risk and could be subject to change.

#### Water supply

Any new service or mains pipe should be barrier lined for protection due to land contamination. If the applicant intends to obtain a water supply from United Utilities for the proposed development, we strongly recommend they engage with us at the earliest opportunity. If reinforcement of the water network is required to meet the demand, this could be a significant project and the design and construction period should be accounted for. To discuss a potential water supply or any of the water comments detailed above, the applicant can contact the team at [DeveloperServicesWater@uuplc.co.uk](mailto:DeveloperServicesWater@uuplc.co.uk). Please note, all internal pipework must comply with current Water Supply (water fittings) Regulations 1999.

#### United Utilities' property, assets and infrastructure

It is the applicant's responsibility to demonstrate the exact relationship between any United Utilities' assets and the proposed development. We recommend the developer contacts United Utilities for advice on identifying the exact location of the water main. Where United Utilities' assets exist, the level of cover to the water mains and public sewers must not be compromised either during or after construction.

For advice regarding protection of United Utilities assets, the applicant should contact the teams as follows:

Water assets – [DeveloperServicesWater@uuplc.co.uk](mailto:DeveloperServicesWater@uuplc.co.uk)

Wastewater assets – [WastewaterDeveloperServices@uuplc.co.uk](mailto:WastewaterDeveloperServices@uuplc.co.uk)

It is the applicant's responsibility to investigate the possibility of any United Utilities' assets potentially impacted by their proposals and to demonstrate the exact relationship between any United Utilities' assets and the proposed development.

A number of providers offer a paid for mapping service including United Utilities. To find out how to purchase a sewer and water plan from United Utilities, please visit the Property Searches website; <https://www.unitedutilities.com/property-searches/>.

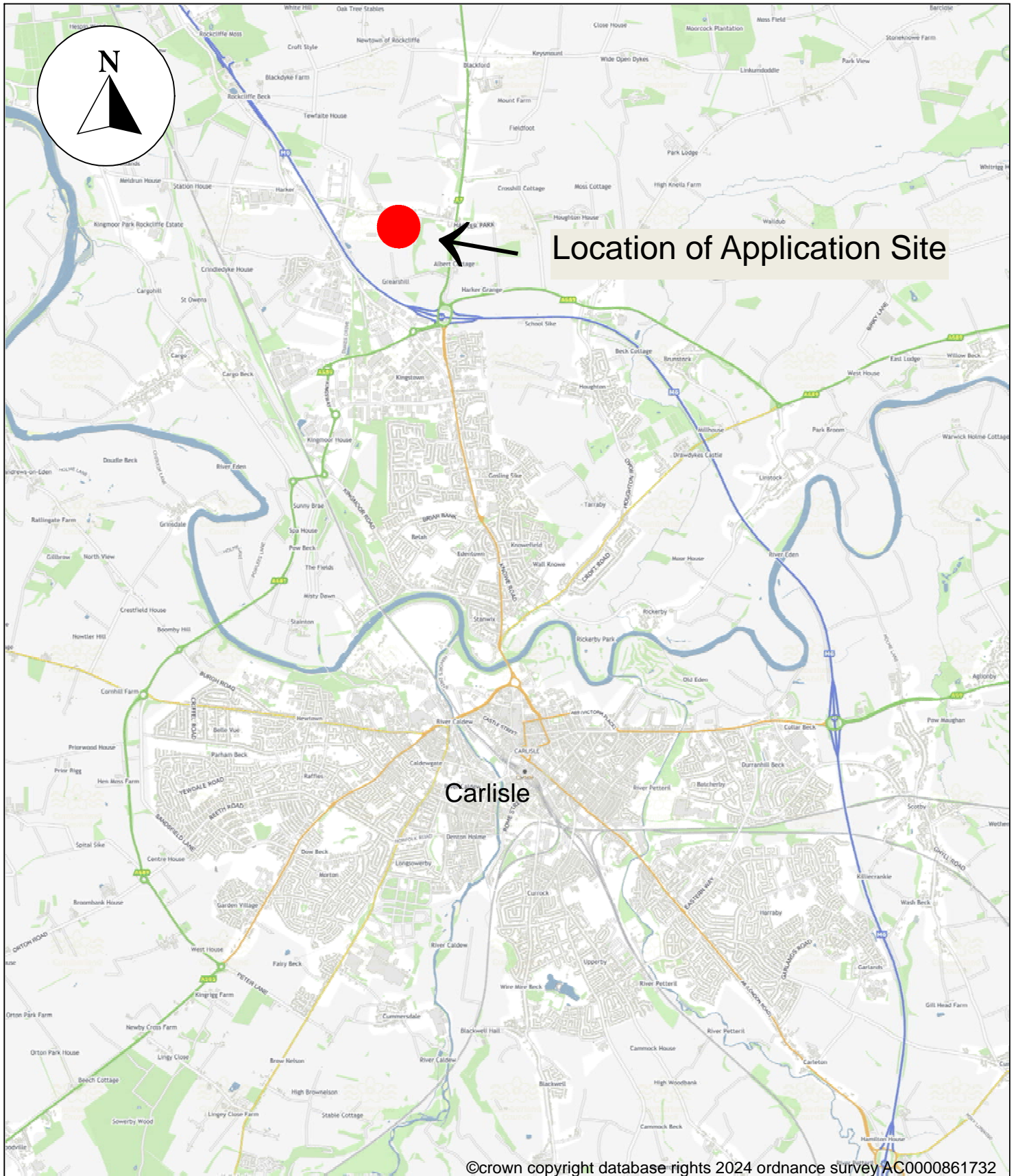
You can also view the plans for free. To make an appointment to view our sewer records at your local authority please contact them direct, alternatively if you wish to view the water and the sewer records at our Lingley Mere offices based in Warrington please ring 0370 751 0101 to book an appointment. Due to the public sewer transfer in 2011, not all sewers are currently shown on the statutory sewer records and we do not always show private pipes on our plans. If a sewer is discovered during construction; please contact a Building Control Body to discuss the matter further. For any further information regarding Developer Services, including application forms, guides to our services and contact details, please visit our website at <http://www.unitedutilities.com/builders-developers.aspx>.

Northern Gas Networks working with United Utilities has advised that there may be apparatus in the area that may be at risk during construction works and they require the developer to contact them directly to discuss their requirements in detail. A copy of correspondence received is available on the Council's website <https://publicaccess.carlisle.gov.uk/online-applications/>

The Council's Waste Services department have advised that some of the more 'squared off' roads will be difficult to enter as a wide splay is required on it to turn in/out. If this cannot be done it will be necessary for residents to bring their waste and recycling containers to the end for collection. It is advised that the applicant tracks the route.

## **Appendix 2**

Copy of the plans/drawings including red line boundary.



**23/0870 Land at Harker Industrial Estate,  
Kingmoor Park Harker Estate, Low Harker, Carlisle, CA6 4RF**

**Wider Location Plan**



Thriving Place and Investment,  
Planning,  
Civic Centre, Rickergate,  
Carlisle, CA3 8QG

Scale 1 : 50,000

Date February 2024



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REVISIONS

REVISION	DATE	DESCRIPTION
REVISION A	2021-02-26	PRELIMINARY PLANNING
REVISION B	2021-03-03	REVISION C
REVISION C	2021-03-08	REVISION D
REVISION D	2021-03-10	REVISION E



HOUSING SCHEDULE	m <sup>2</sup>	ft <sup>2</sup>	no.	m <sup>2</sup> Total	ft <sup>2</sup> Total
A-2B-A-5 Semi	68.8	741	6	413	4,446
A-3B-A-5 Semi	81.8	880	8	654	7,040
A-3B-A-T Terrace	81.8	880	1	82	880
M-3B-A-5 Semi	88.7	955	37	3,283	35,335
M-3B-A-T Terrace	88.7	955	9	798	8,595
M-3B-B-5 Semi	96.9	1,043	30	2,907	31,290
M-3B-C-5 Semi	98.2	1,057	17	1,669	17,869
M-3B-D-5 Detached	100.6	1,083	8	805	8,664
M-3B-E-5 Semi	100.6	1,083	18	1,811	19,694
M-4B-A-D Detached	107.5	1,157	17	1,827	19,669
M-4B-B-D Detached	111.3	1,200	38	4,236	45,000
M-4B-C-D Detached	111.4	1,199	8	891	9,592
M-4B-E-D Detached	124.0	1,335	39	4,837	52,085
M-4B-F-D Detached	132.4	1,425	35	4,634	49,875
M-4B-F-D Detached	139.9	1,506	18	2,518	27,108
M-5B-A-D Detached	147.6	1,589	11	1,694	17,475
<b>TOTAL</b>			<b>300</b>	<b>32,990</b>	<b>355,101</b>
3 Bed Semi Total			6	2%	
3 Bed Semi Total			120	40%	
3 Bed Detached Total			8	3%	
4 Bed Detached Total			155	52%	
5 Bed Detached Total			11	4%	
<b>Total</b>			<b>300</b>	<b>100%</b>	



**MANNING ELLIOTT PARTNERSHIP**  
 Chartered Architects &  
 Planning Consultants  
 1, 45 The Quadrant  
 Exeter, Devon, EX1 1AA  
 Tel: 01392 848800  
 Fax: 01392 848801  
 www.manningelliott.co.uk

Project title:  
**Land at Harker Road  
 Harker  
 Proposed Residential Development**

Drawing title:  
**Site Plan as Proposed**

Issue stage:  
**PLANNING ISSUE**

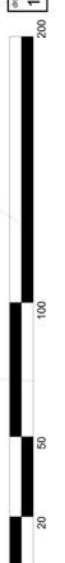
Date:  
**FEB 21**

Drawn by:  
**CS/NB**

Scale @ A1/AS  
**1:1000**

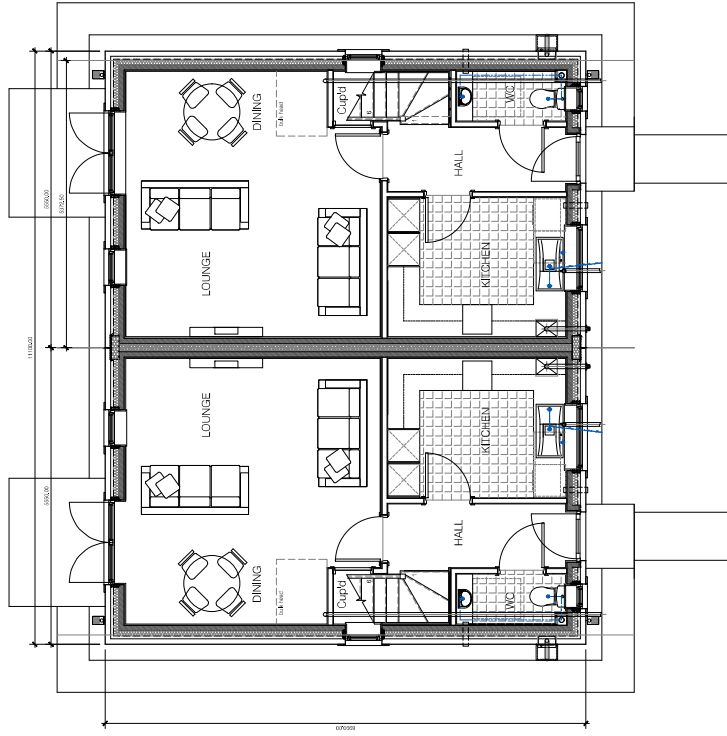
Project number:  
**1946-PL210**

Revision:  
**D**

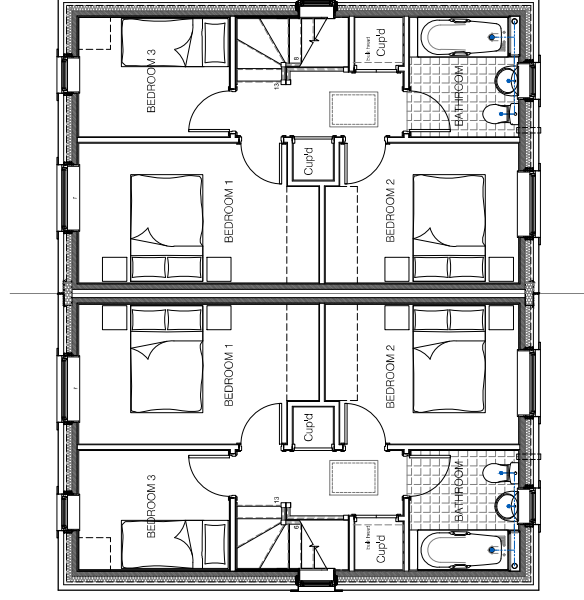


Previously approved scheme under application 21/0194





GROUND FLOOR PLAN



FIRST FLOOR PLAN

**MANNINGELLIOTT**  
PARTNERSHIP  
Chartered Architects &  
Designers  
100, Victoria Road  
Carlisle, Cumbria, CA2 9JF  
Tel: 01273 824243  
Fax: 01273 824244  
www.manningelliott.co.uk

**FLOOR PLANS**

**Type A3BAS (Affordable)**  
Harker Rd, Harker, Carlisle.

PLANNING DWG  
The Albourne

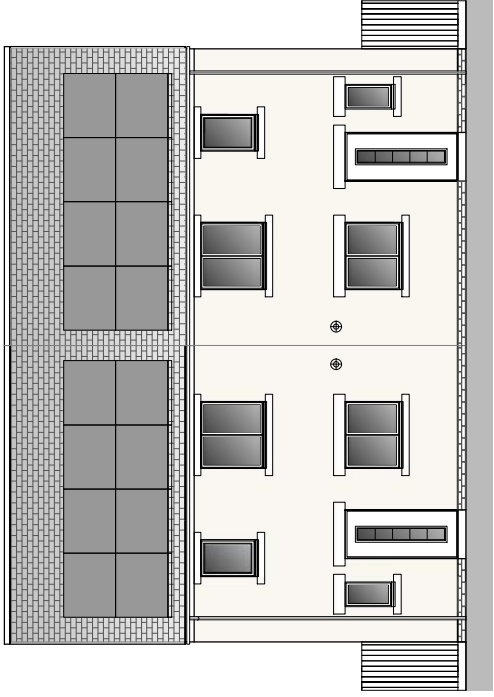
Description:  
3 Bedroom detached / semi property.  
2 Storey.  
Full Double Glazing.  
2 x Parking Spaces / No Garage.

Area:  
Floors: 61.76 sq m (689 sq ft).

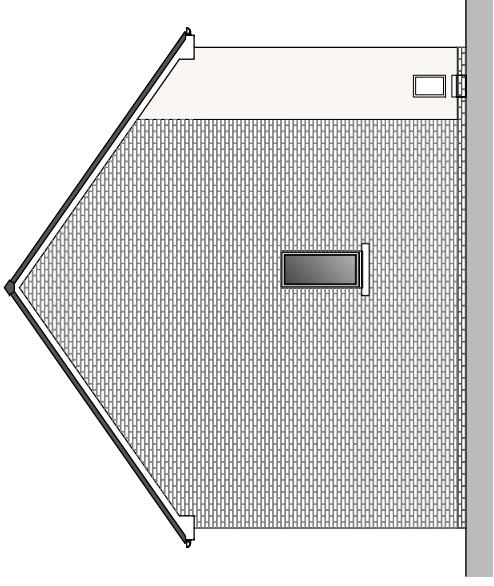
Exterior finish:  
Brick.  
Roof:  
Windows & Doors:

SCALE: 0/0 AT 1/25  
1:50/100

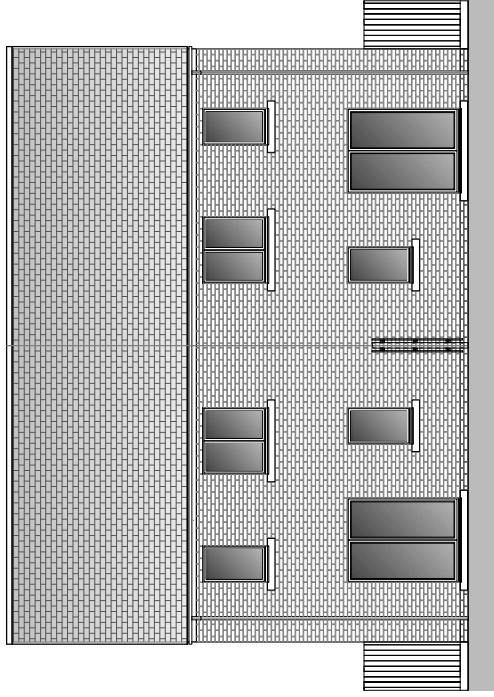
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Type A3BAS S101-110



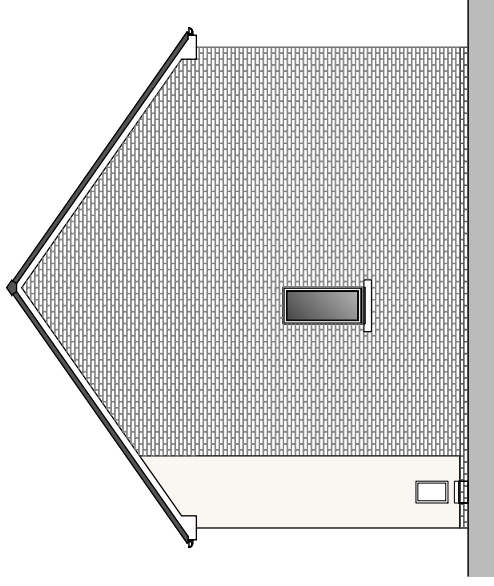
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

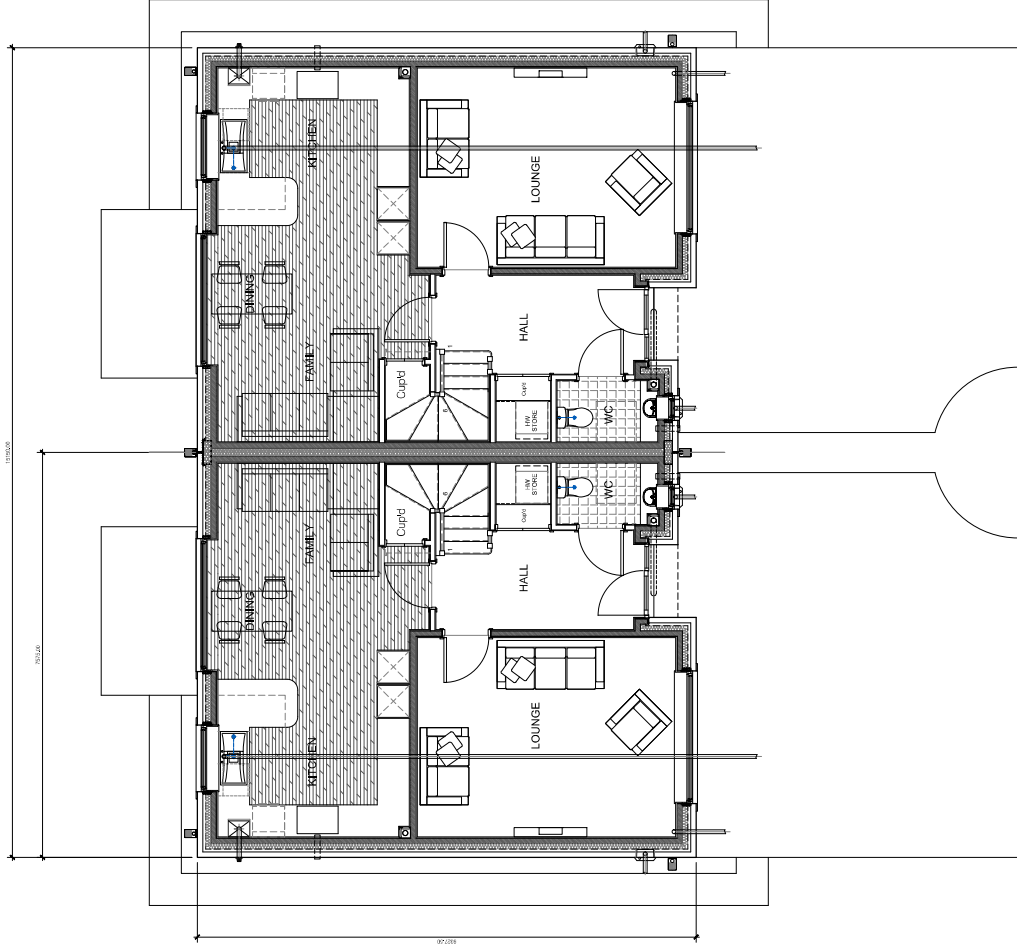


SIDE ELEVATION

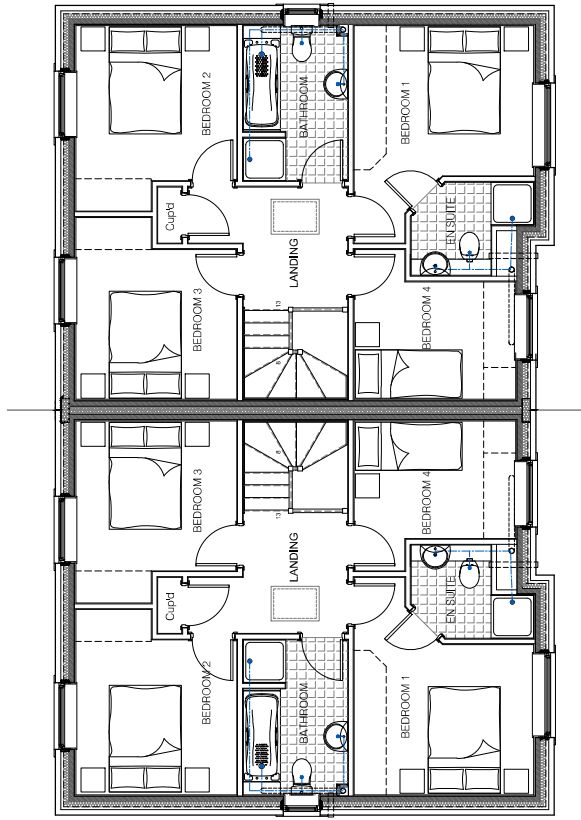
**MANNINGELLIOTT**  
PARTNERSHIP  
Chartered Architects &  
Designers  
100, North Street,  
Carlisle, Cumbria,  
CA1 1PS  
Tel: 01273 571000  
Fax: 01273 571001  
www.manningelliott.co.uk

**ELEVATIONS**  
Type A3BAS  
Harker Rd, Harker, Carlisle,  
PLANNING DWG  
The Albourne

Scale: 1:50  
Drawing Number:  
Type A3BAS S101-160



GROUND FLOOR PLAN



FIRST FLOOR PLAN

**MANNINGELLIOTT**  
PARTNERSHIP  
Chartered Architects &  
Interior Designers  
100, The Quadrant,  
Canterbury, Kent,  
CT1 1JL  
01226 333333  
www.manningelliott.co.uk

**FLOOR PLANS**

Type M4BG5  
Harker Rd, Harker, Carlisle.

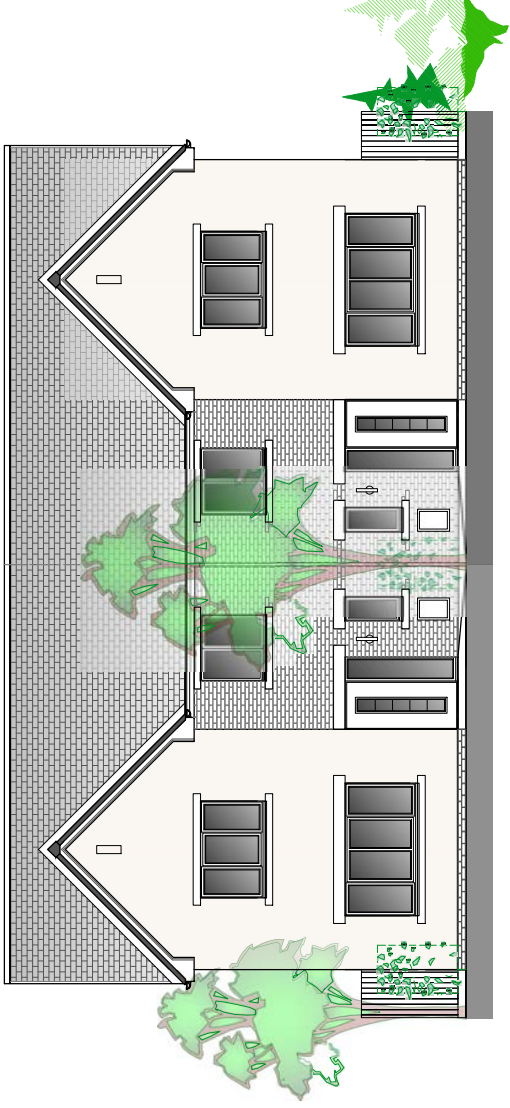
PLANNING DWG  
The Grantham

Dimensions:  
4 Bedroom semi  
3 x Parking spaces,  
2 Storey.

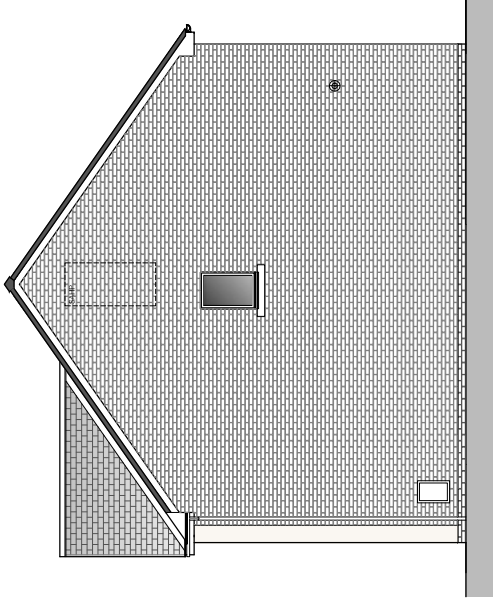
Area  
House - 116.05 sq m (1295 sq ft).

Style: Caribbean Modern  
Exterior Finish:  
Walls: White Render / Blockwork msk  
Roof: Gray Slate (substituted) tiles  
Windows & Doors: Powder Coated Al (Black)

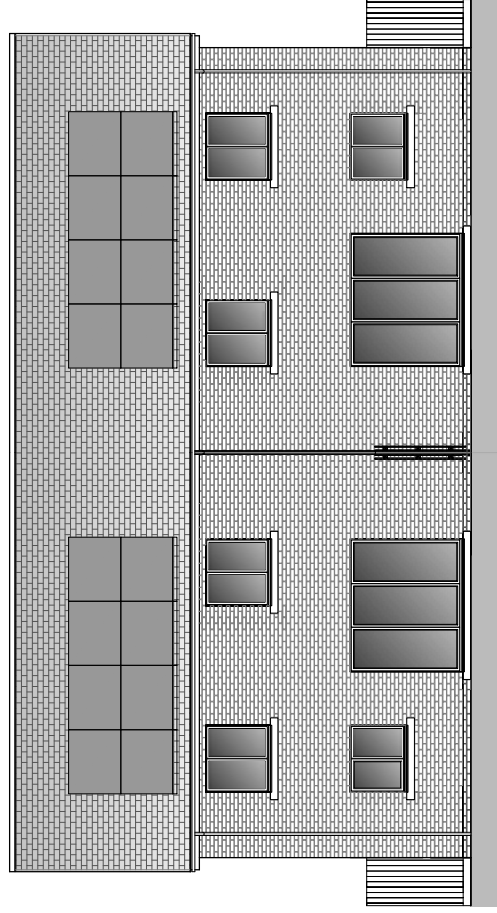
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DRAWING NUMBER:  
Type M4BG5 S101-110



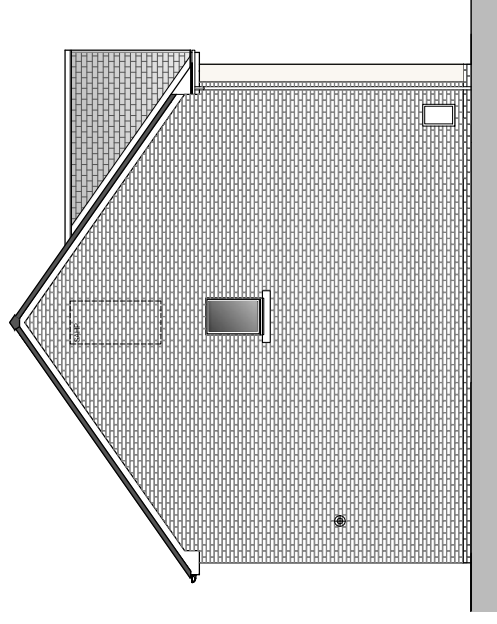
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

**MANNINGELLIOTT**  
PARTNERSHIP

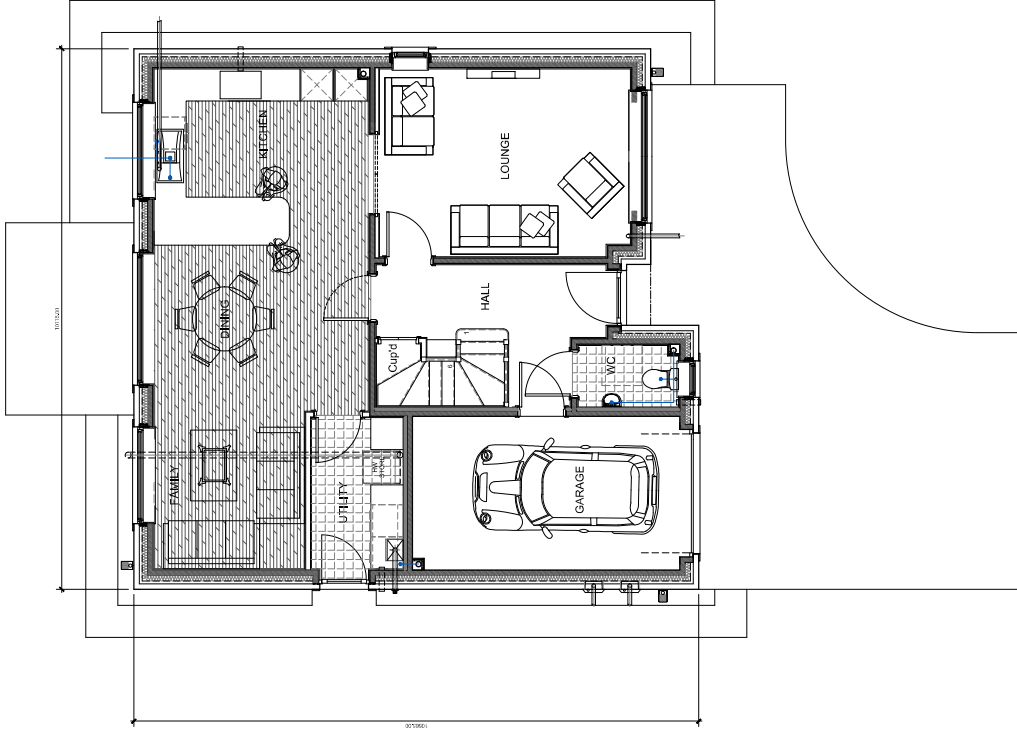
Chartered Architects &  
Designers  
No. 24025, 24026  
Controlled Body  
No. 24025, 24026  
© 2018 MABGS  
www.manningelliott.co.uk

**ELEVATIONS**

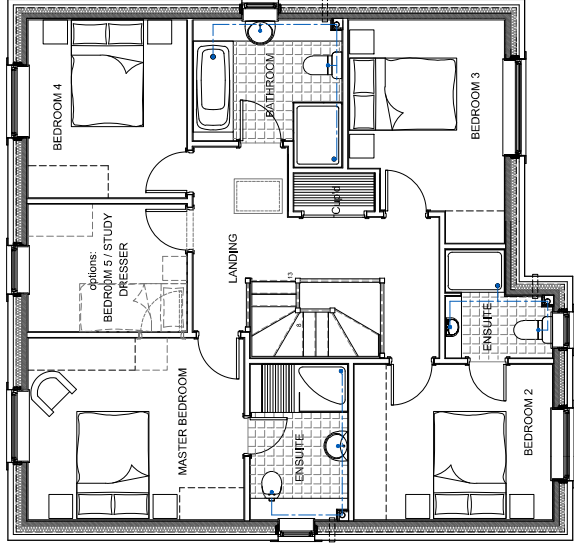
Type M4BGS  
Harker Rd, Harker, Carlisle,  
PLANNING DWG  
The Grantham

SCALE: 0:0.1/0.2  
1:50/100

DRAWING NUMBER:  
Type M4BGS S101-160



GROUND FLOOR PLAN



FIRST FLOOR PLAN

**MANNINGELLIOTT PARTNERSHIP**  
 Chartered Architects & Planners  
 Design: 01223 300000, 01223 300001  
 Construction: 01223 300002  
 Construction: 01223 300003  
 Construction: 01223 300004  
 Construction: 01223 300005  
 Construction: 01223 300006  
 Construction: 01223 300007  
 Construction: 01223 300008  
 Construction: 01223 300009  
 Construction: 01223 300010

**FLOOR PLANS**

Type M6BAD  
 Harker Rd, Harker, Carlisle.

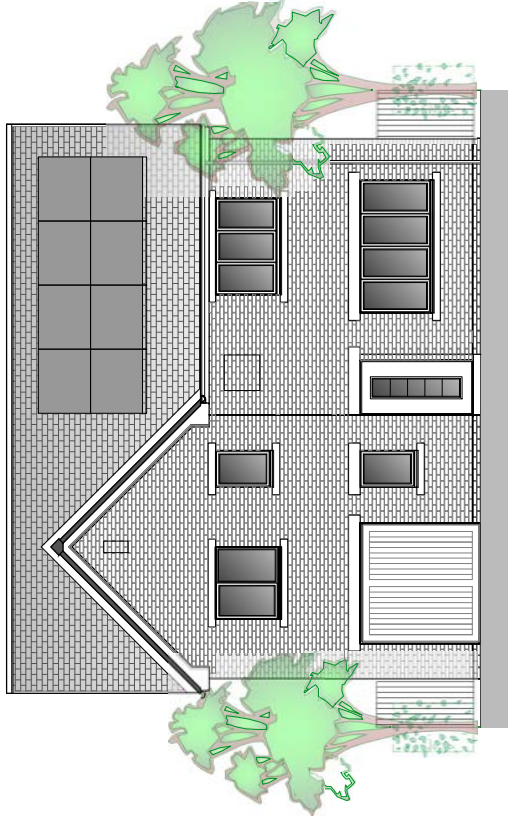
PLANNING DWG  
 The Manley XL

Description:  
 5 Bedroom detached  
 Integral Garage,  
 2 Storey,  
 2 Storey.

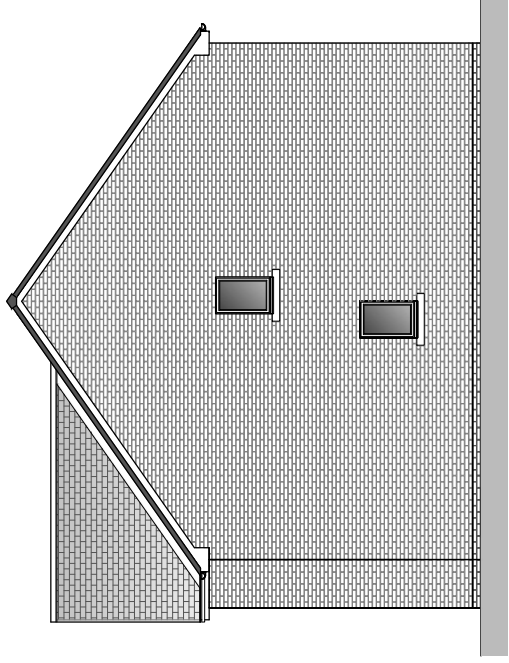
Area:  
 Garage - 157.56 sq m (1805 sq ft),  
 Garage - 14.40 sq m (155 sq ft).

External finish  
 Walls:  
 Roof:  
 Windows & Doors

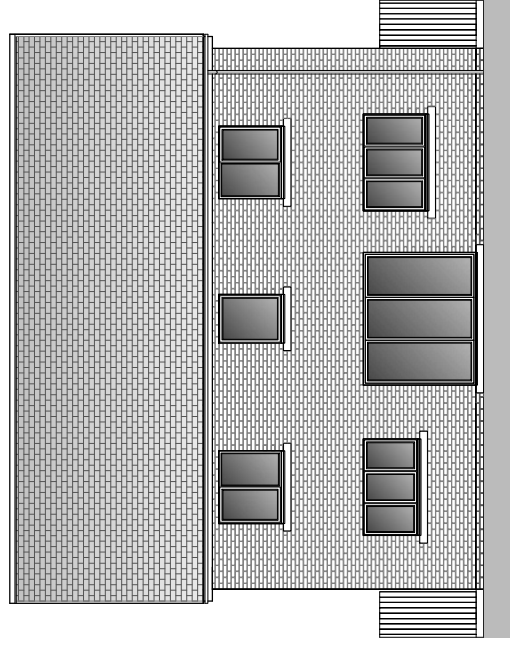
SCALE: 0:0.1/0.2  
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 DRAWING NUMBER:  
 Type M6BAD S101-110



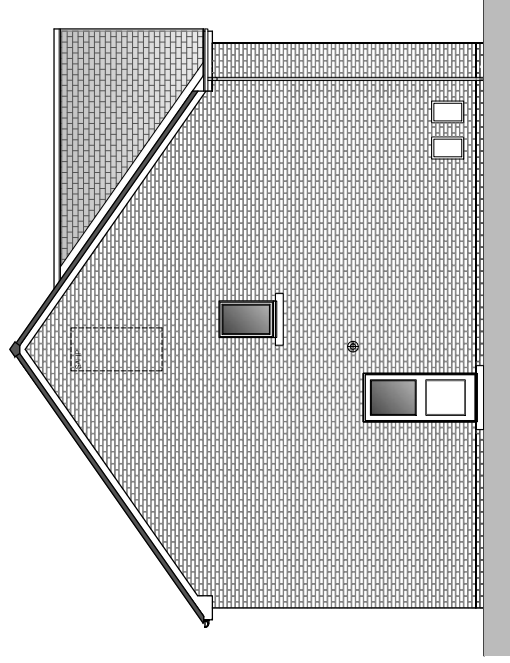
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

**MANNINGELLIOTT**  
PARTNERSHIP  
Chartered Architects &  
Design  
100, Victoria Street  
London W1R 0JH  
T: 020 7463 4000  
F: 020 7463 4001  
www.manningelliott.co.uk

**ELEVATIONS**  
Type M5BAD  
Harker Rd, Harker, Carlisle,  
The Manley XL

scale: 0:0.1/100  
1:50/100  
drawing number:  
Type M5BAD S101-160