

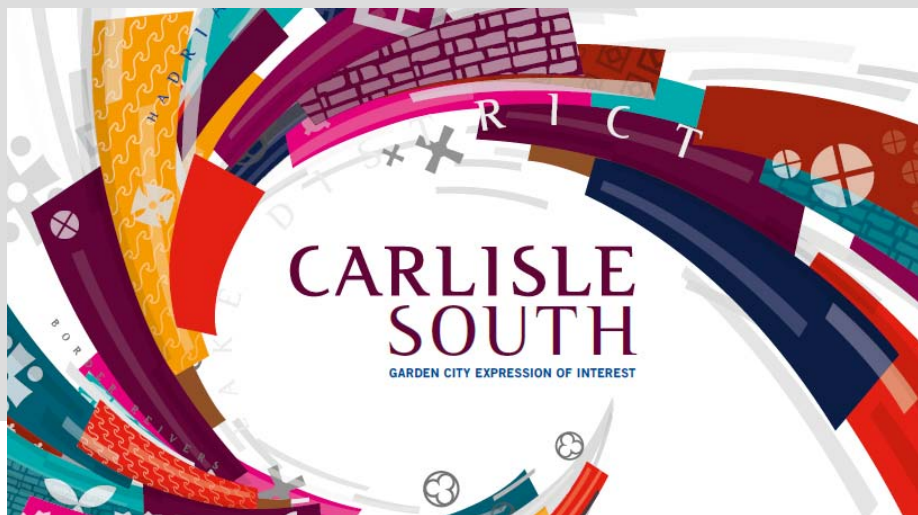


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Advisory Team for Large
Applications (ATLAS)



St Cuthbert's Garden Village, Carlisle



20th April 2017

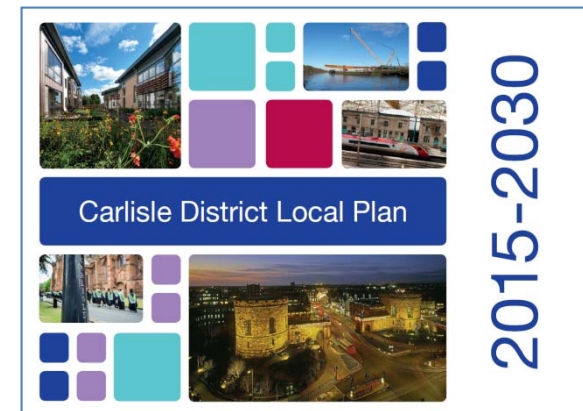
Outline

- Background and General Update
- Garden Villages – National Perspective
- Ingredients of Success
- Next steps and Q&A

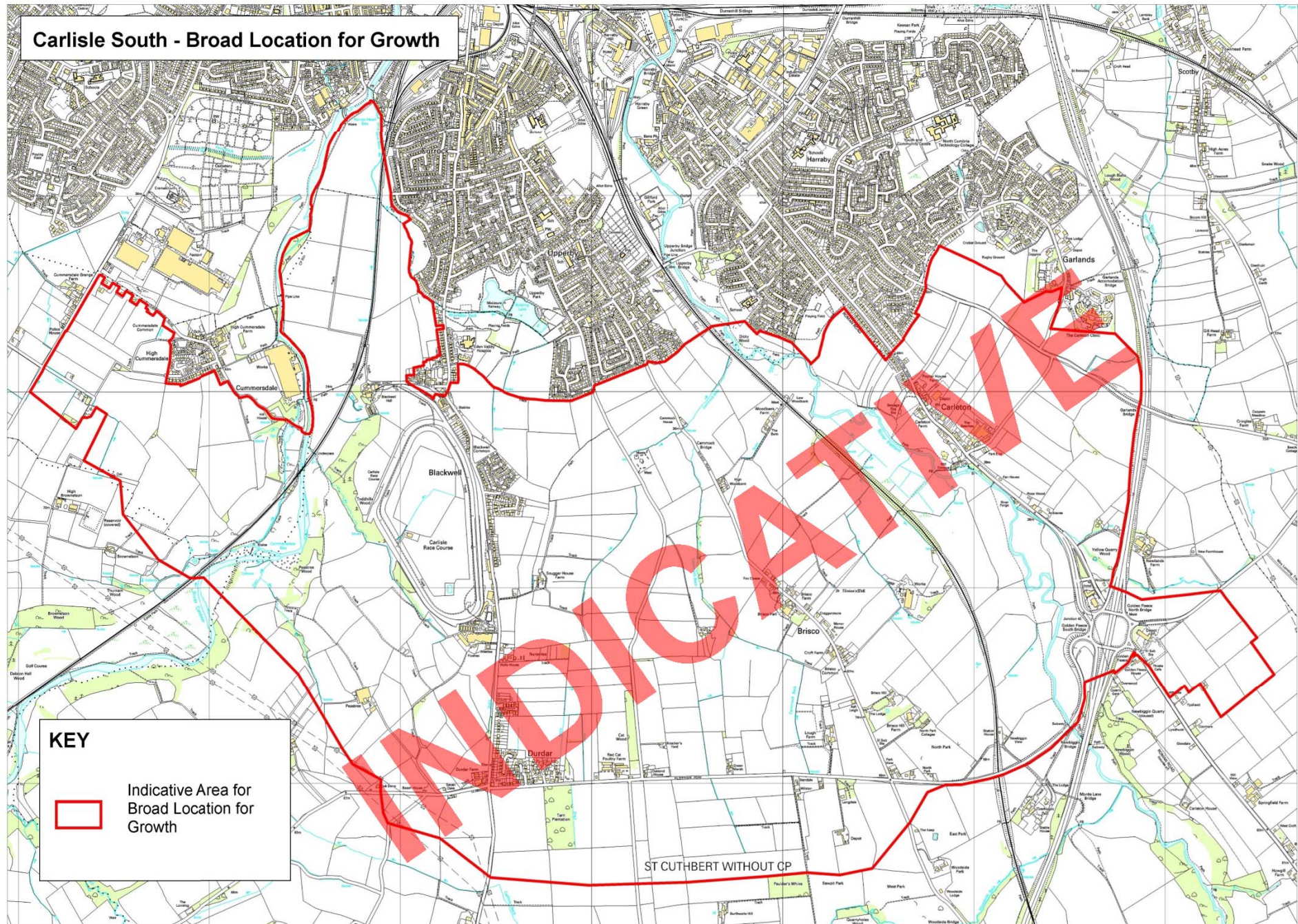
St Cuthbert's Garden Village – Background and General Update

What Is It?

- Carlisle South - a 'broad location' for a garden village(s)
- Key element of the Local Plan strategy
- The Name - 'St Cuthberts'
- Will comprise of
 - Up to 10,000 new homes
 - Strategic and local employment offering
 - Supporting infrastructure including green infrastructure
 - New southern link road
- Included in Government GV programme 2nd January 2017



Carlisle South - Broad Location for Growth



KEY

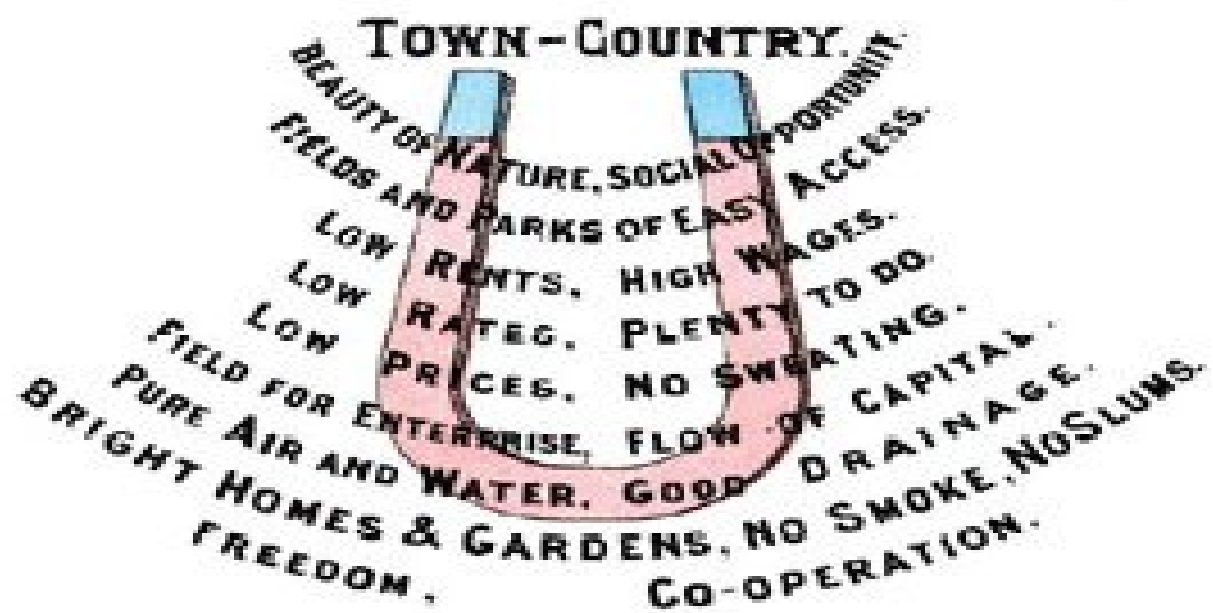
-  Indicative Area for Broad Location for Growth

THE THREE MAGNETS

Nº 1.

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Large
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Rationale?

- In response to meeting the district's longer term development needs - continuity
- Recognised and advocated approach
- Most sustainable option
- Allows for a plan led approach to infrastructure
- Strategic dimension – east to west connectivity
- north/south employment imbalance?
- Innovation in place making, design and delivery
- Delivery of mixed tenure homes and housing types that are genuinely affordable
- Community involvement from the outset



When & How?

- Evidence gathering has started now – long lead in time!
- No development until masterplan and importantly infrastructure delivery strategy in place
- Masterplan to be embedded in Carlisle South Local Plan
 - Process will mirror that of the Local Plan
 - Community involvement from the outset
 - Stakeholder engagement key to place-making
 - Members' working group to steer process

The Masterplan

- Will guide decisions about important issues including:
 - Location, quantity and type of development
 - Design of buildings, open space and public realm
 - Location of infrastructure
 - Connectivity
 - Phasing and delivery strategy
- Will set a framework to guide the preparation and assessment of planning applications

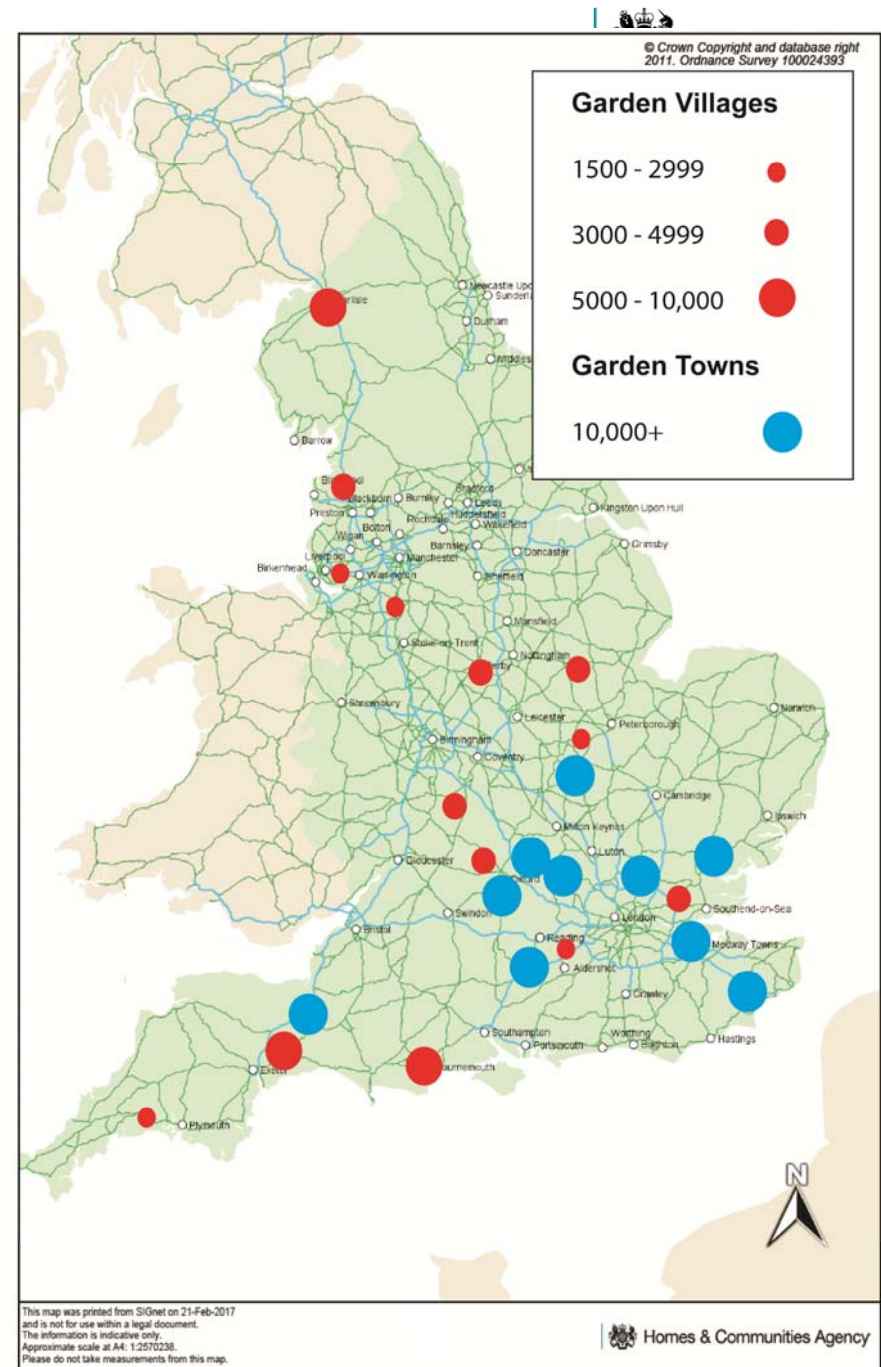


Progress To Date

- Concept accepted through Local Plan process
- Inclusion in GV programme - 214K funding for 2017/18
- MTFP allocation confirmed
- Carlisle South Local Plan included in adopted LDS
- £250k secured through Infrastructure Capacity Fund to aid evidence gathering
- Route options for link road being explored
- Analysis of opportunities for future economic growth sectors
- Landscape/townscape character appraisal underway
- Working with Land Registry to identify land ownership
- Ongoing HCA / ATLAS support

Garden Settlements

Garden Villages	Housing No's
St Cuthbert's, Carlisle	10,000
Welbourne, Fareham	6,000
Culm, Devon	5,000
Spitalgate Heath, Lincolnshire	3,700
Long Marston, Stratford-on-Avon	3,500
Dunton Hills, Essex	3,500
Infinity, South Derbyshire	3,200
Bailrigg, Lancaster	3,000
Oxfordshire Cotswold, West Oxfordshire	2,200
Halsnead, Knowsley	1,700
Longcross in Runnymede, Surrey	1,700
North Cheshire, Handforth	1,650
Deenethorpe, East Northants	1,500
West Carclaze, Cornwall	1,500



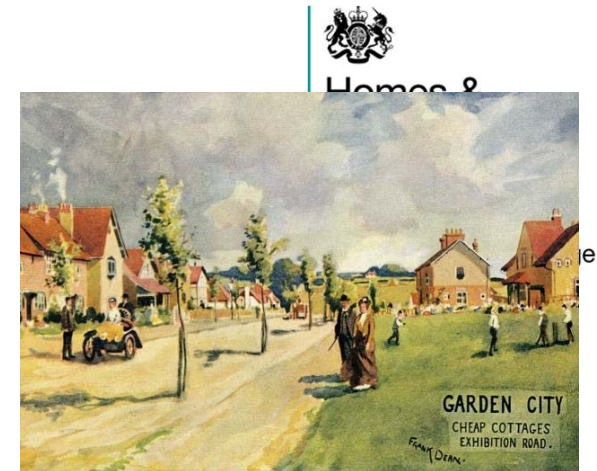
Garden Villages – National Perspectives

- Government priorities/status
 - Locally led
 - Quality/Innovation (inc role of LA's)
 - SME's
 - Acceleration
- Expectations (delivery and quality)
- Support available
 - Enabling funding
 - Planning/Enabling
 - Brokerage
 - Financial flexibilities
 - Planning freedoms



St Cuthbert's Garden Village – Ingredients for Success

- Robust Vision and Objectives
- Effective Planning/Master planning
- Innovation and Quality
- Delivery strategy
- Clear Governance



Vision

- Typical example:

To create a sustainable eastern expansion of Wakefield that will deliver social, environmental and economic benefits and improve the quality of life for its local population.



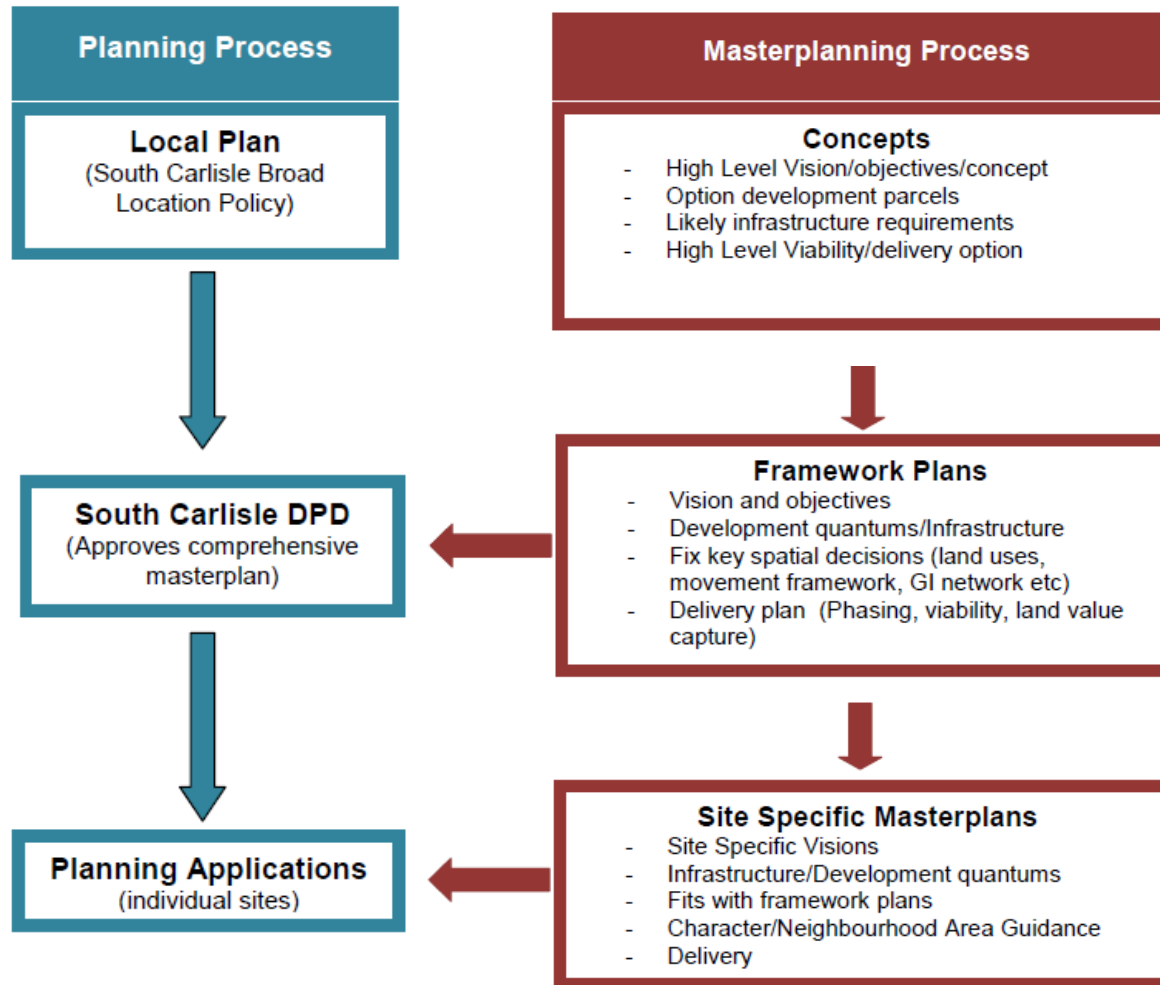
- Garden Village example:

Creating the 'Garden Grid'

Ebbsfleet's Garden Grid is intended to bring the city's parks and open spaces together into a unified network, allowing residents of every species to walk, cycle, hop and slide across the city within safe, beautiful and sustainable green corridors.

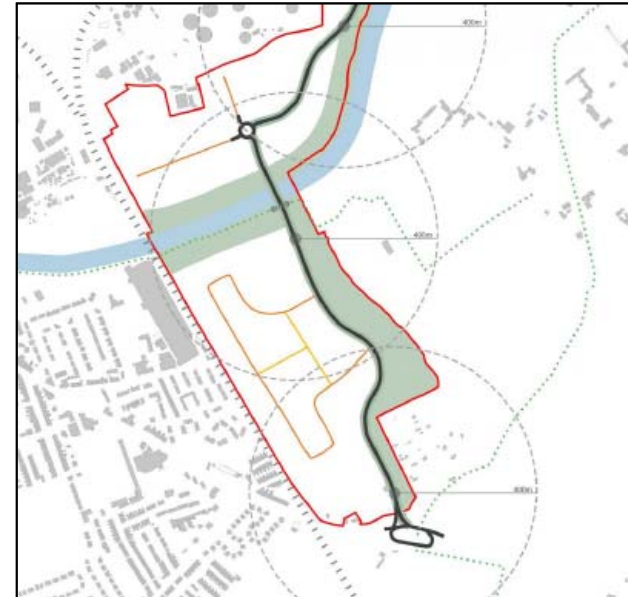


Planning/Masterplanning Strategy



Innovation/Quality

- Typical approach...



Typical....



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Innovation/Quality

- Alternative approach...



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Potential..



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Delivery

Private Sector Led

- Land optioned by house builders
- Planning applications hopefully follow policy
- Infrastructure through Section 106

Partnership Approach

- Joint, site wide masterplan
- Phases of development agreed
- Infrastructure funded jointly

Risks

- Piecemeal development
- Potential for appeals etc.
- Infrastructure not co-ordinated

Benefits

- Comprehensive planning
- Reduce risks of challenge
- Infrastructure co-ordinated

Why a different approach is needed on large sites

Pros

- Planning will only get you so far
- Forward funding of infrastructure
- Control over comprehensive delivery
- Potential financial rewards
- Greater control of delivery
 - Both in numbers
 - And in quality



Cons

- Political Appetite
- Risk taking
- Public Sector Capacity & Leadership
- Clear Local Priorities
- Potentially resource hungry

Potential Funding and Finance Options



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■ Funding:

- Land Value Capture, incl s106/CIL
- New Homes Bonus
- Tax Increment Financing (commercial property)
- Revenues from land sales/development
- Central Government

■ Finance:

- Landowner/developer own funding
- Banks
- Prudential Borrowing
- LEPs (Growing Places Fund, Local Growth Fund)
- Central Government (e.g. Home Building Fund)
- Capacity Fund





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Delivery teams: common skill sets



Conclusion

- Developing through the ‘normal’ planning process presents risks at large scale
- Council will need to consider appetite for **risk; probity issues; and openness and transparency**
- LDV set up is **potentially complex** and will require legal advice in relation to articles; structures; shares; Directorships; Board composition etc.
- **Viability** work required up front to inform needs of the project and hence the purpose of any LDV



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Conclusions – the positives!

- Creates greater control over delivery
- Can introduce greater certainty to developments
- Greater control over quality and mix
- Potentially financially rewarding





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Next Steps

- Not in it Alone!
- Executive Approval for
 - Proposed governance
 - Member Advisory Group, Project Board, Project Group
 - Outline Programme including budget draw
 - 4 key strands, planning; masterplanning; link road; delivery
 - Initial stakeholder engagement

Next Steps – Outline Programme

Key Strand...	Planning	Masterplanning	Delivery Strategy	Southern Link Road
In 12 months time....	Reg 18 engagement has formally commenced and remains ongoing.	Conceptual framework in place. Brief for masterplan commission being developed.	Thorough understanding of viable options for St. Cuthbert's. Close to agreement on preferred option(s)	Consultants appointed and study at least at half way point (9 months in)