

# **‘Carlisle South’**

## **Environment and Economy Overview and Scrutiny Panel**

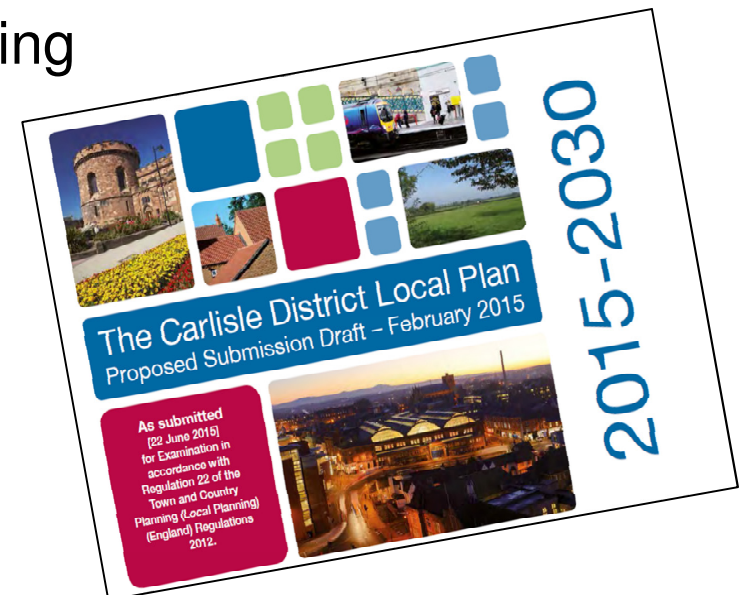
**Thursday 3<sup>rd</sup> March 2016**

**Garry Legg – Investment & Policy Manager**



# What Is It?

- A ‘broad location’ for future growth
- Not New! Concept embedded in the Local Plan
- Will comprise of
  - Up to 10,000 new homes
  - Strategic employment offering
  - Supporting infrastructure
  - New southern link road

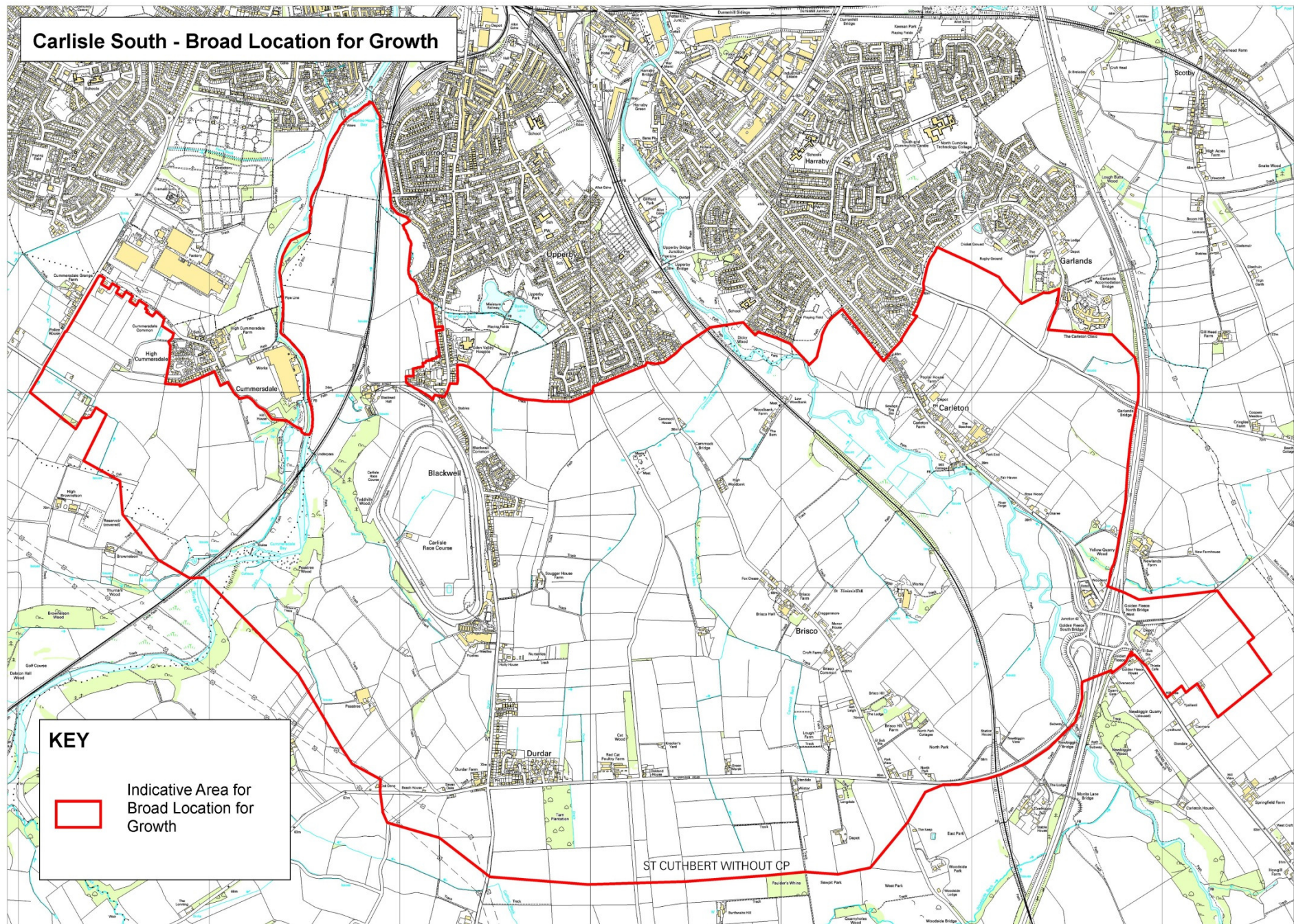


# Where Is It?

- South of the existing built edge of the City including existing commitments
- Land between J42 of M6 in the East and the A595 to the West
- No fixed boundary as yet – Red edge is indicative!.
  - Fixed extent will be defined through the process of masterplanning



# Carlisle South - Broad Location for Growth



# Why?

- In response to meeting development needs
  - Aids the ‘soundness of the Local Plan’
- Long term continuity of ‘land supply’
- Recognised and advocated approach
- Most sustainable option
  - Growth to north, west and east constrained
  - ‘Edge blobbing’ opportunities exhausted
  - Allows for a plan lead approach to infrastructure
- Strategic dimension – east to west connectivity





# When & How?

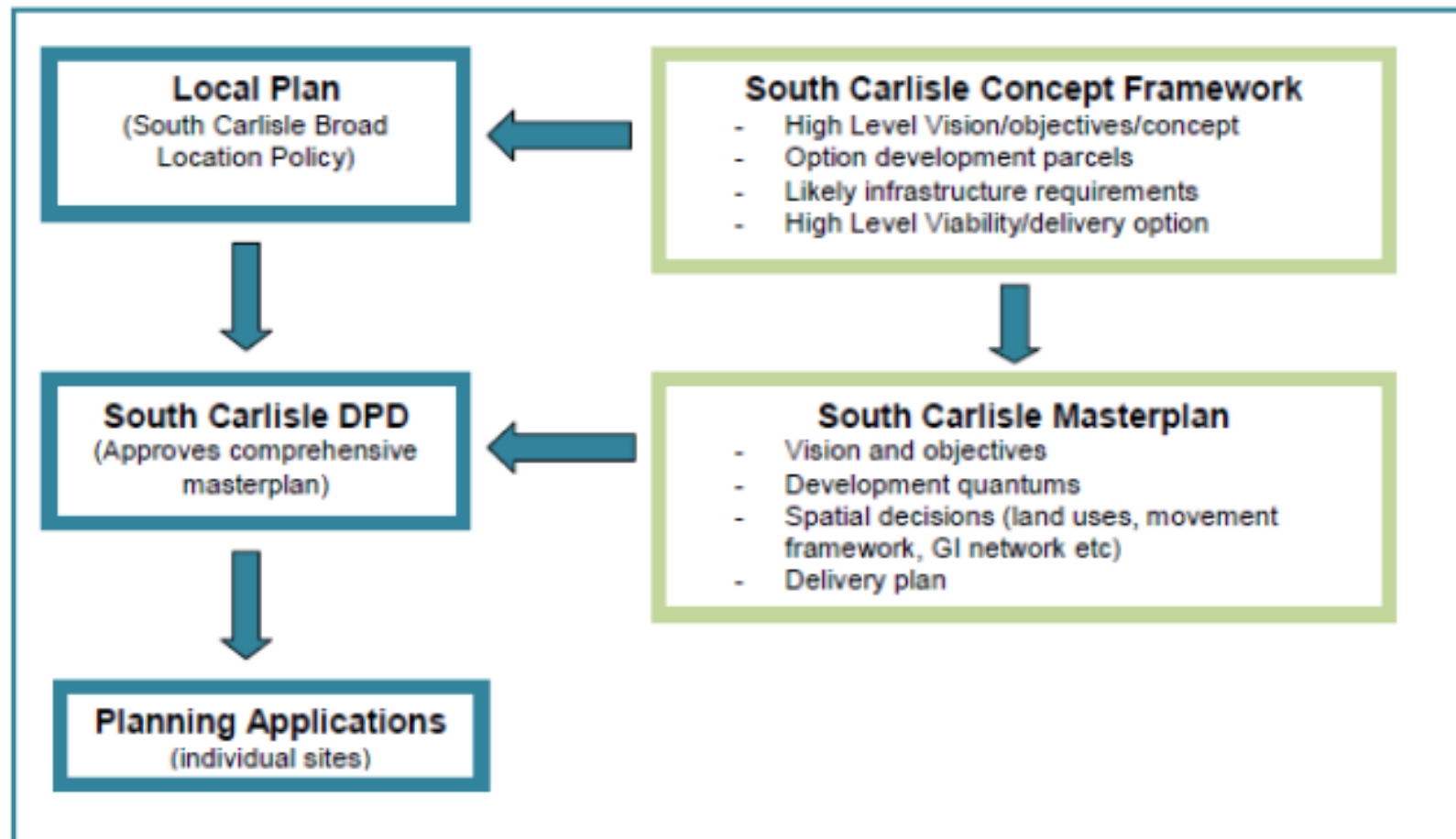
- Planning has started now – Long lead in time!
- No release until clear masterplan and importantly delivery infrastructure strategy in place
- Masterplan to be embedded in separate Carlisle South Local Plan
  - Process will mirror that of the Local Plan
  - Extensive consultation

# The Masterplan

- Will guide decisions about important issues including:
  - Location of development / development parcels
  - Location of infrastructure
  - Connectivity (how the place will function)
  - Phasing
  - Delivery Strategy
    - Consortium approach
- Instructions for the ‘jigsaw’



# Planning Strategy





# Progress To Date

- Concept accepted through Local Plan examination
- ‘ATLAS’ external project team secured to assist in taking forward
- £250k secured to aid evidence gathering which remains ongoing
  - Consultants working on potential route options for link road
- Growing understanding of land ownership and aspirations
- High level visioning and objective setting session held
  - Included high level constraints and opportunities mapping
  - Culminated with tangible ‘Outcome Report’

# Next Steps

- Clear project plan including identification of required resources to deliver (staff and budget)
  - To be embedded in the Local Development Scheme
- Agree governance arrangements and approach to risk management
- Derive & Implement Engagement Strategy
- Continue Evidence Gathering
- Masterplan and formulate detailed policies and delivery strategy