

# Economic Growth Scrutiny Panel

Agenda  
Item:

**A.5**

Meeting Date: 19 July 2018  
Portfolio: Economy, Enterprise and Housing  
Key Decision: No  
Within Policy and Budget Framework: Yes  
Public / Private: Public

Title: St Cuthbert's Garden Village  
Report of: Corporate Director Economic Development  
Report Number: ED 22/18

## **Purpose / Summary:**

To inform the Panel of progress on masterplanning Stage 1 for the St Cuthbert's Garden Village, including the outcomes of the first round of public consultation, and to present the Panel with the Concept Proposals and Vision which are currently the subject of public consultation.

## **Recommendations:**

To note progress on the project and scrutinise the St Cuthbert's Garden Village Concept Proposals and Vision and to record any observations.

## **Tracking**

Executive:	
Scrutiny:	
Council:	

## **1. BACKGROUND**

- 1.1** St Cuthbert's Garden Village was accepted into the Government's Garden Villages, Towns and Cities Programme in January 2017. It is the most northerly and the largest of the 14 garden villages nationally.
- 1.2** Inclusion in the programme brought initial capacity funding of £214 000 topped up by an additional £14 000. There is also ongoing support from Homes England (formerly the Homes and Communities Agency) from their masterplanning and delivery specialists. A subsequent (competitive) round of capacity funding secured an allocation of £275 000, topped up by an additional £45 000 at the end of March 2018. An invitation to bid for a third round of funding has very recently been issued, and we will be making a case for funding around delivery mechanisms, masterplanning stage 2, innovation and accelerating delivery.
- 1.3** An initial round of public consultation under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012 was undertaken between January and March of this year. This brought a fantastic response from a variety of consultation methods including public exhibitions (approx. 1000 people attending), an online questionnaire, and workshops with technical stakeholders, St Cuthbert Without Parish Council and Stoneraise Primary School. There were also individual meetings with landowners from within the area, and a developer and agent briefing session.
- 1.4** This first consultation was undertaken in tandem with the consultation on the proposed Carlisle Southern Link Road, the development of which is an integral part of the garden village proposals. The route announcement was made on Friday 22<sup>nd</sup> June, the chosen route being the most southerly 'green' route.

## **2. PROPOSALS**

- 2.1 Progress so far:** the Scoping and Visioning consultation which took place earlier this year sought views on the following:
- the scope of a St Cuthbert's Local Plan and the issues that it should seek to address;
  - the Sustainability Appraisal Scoping report;
  - what the vision for St Cuthbert's could be.
- 2.2** The broad variety of consultation methods focussed on engaging as many people as possible in giving their ideas about where within the indicative red line the garden village, or villages could be located, whether there should be one large village or a

number of smaller ones, and what creative ideas and views people had for how the garden village could look, develop and function.

**2.3 Outcomes of consultation:** a report has been made available which documents the outcomes of the public consultation – the Scoping and Visioning Consultation Feedback report  
[http://www.stcuthbertsgv.co.uk/LinkClick.aspx?fileticket=iPsQT\\_1k7xc%3d&tabid=89&portalid=0&mid=482](http://www.stcuthbertsgv.co.uk/LinkClick.aspx?fileticket=iPsQT_1k7xc%3d&tabid=89&portalid=0&mid=482)

**2.4** Headline feedback indicated that in general people preferred the concept of several smaller villages rather than one large one. In addition, the following came out strongly as being of the most importance to people:

- community facilities integrated from the beginning, in particular schools, local shops, community centres and local workspaces;
- a choice of house types and styles for all incomes;
- design and the desire to have something different to that provided by the volume housebuilders;
- the need for good quality retirement style houses with access to good health facilities;
- the importance of a range of green spaces, including cycleways and footpaths and spaces where there would be opportunities to grow your own food;
- access to good quality and frequent public transport; and
- reliable high speed internet access.

**2.5** Whilst in general the feedback has been positive, there were also a number of challenges and concerns raised as follows:

- where will all the people come from;
- where will the residents of St Cuthbert's go to work;
- will there be enough school places;
- will there be public transport;
- will the houses all look the same; and
- how will the infrastructure cope?

**2.6 Concept Proposals and Vision:** this document outlines the development of the vision, updates the emerging issues and opportunities and presents the emerging concept options (Appendix A). The vision has been informed by extensive consultation with stakeholders, council members, cross departmental council officers, St Cuthbert Without Parish Council, the public and the Members Advisory Group. It is the culmination of ideas and feedback that sought to identify what St

Cuthbert's could be and how it would develop its own identity. The vision is as follows:

*"St Cuthbert's will provide connected village living in stunning healthy landscapes within the world class setting of the Lake District National Park, the North Pennines Area of Outstanding Natural Beauty and Hadrian's Wall World Heritage Site. A cluster of distinct garden villages set in an attractive recreational, riverside and landscape setting will be well connected to Carlisle and the wider countryside. St Cuthbert's will actively promote healthy lifestyles providing integrated communities focussed around high quality homes, locally distinctive spaces and inclusive facilities. Innovation and technology will support attractive employment opportunities and exemplary low carbon living."*

**2.7** Nine guiding principles have been developed, taking reference from the acknowledged Town and Country Planning Association garden village principles. The principles take into account current best practice from across the UK and the wider world in the creation of successful living environments, but are also locally relevant. The principles are as follows:

- Start with the park;
- Locally distinctive;
- Quality homes and lifetime neighbourhoods;
- Community focussed;
- Innovative employment opportunities;
- Healthy environments;
- Smart and sustainable living;
- Integrated sustainable transport; and
- Exemplary delivery and stewardship.

**2.8** Village concept proposals: the vision and the exploration of issues and opportunities, together with the feedback from public consultation has informed the development of concept proposals (Appendix A). Each proposal is brought to life by a pen portrait which sets out how each place could function and what could make it locally distinctive.

**2.9** A landscape framework ties these different elements together, making the most of the exceptional landscapes within and around St Cuthbert's. These include the river valleys of the Caldew and the Petteril, small pockets of woodland, scenic undulating field systems and world class views to the Lake District and the North Pennines. A key feature of the landscape framework is the St Cuthbert's greenway,



a 10km linear park providing safe and accessible east-west walking and cycling links between the village centres, sports, education and community facilities.

### **3. RISKS**

- 3.1** The main risk is centred on the continued availability of adequate resourcing (in terms of both staff time and budgetary provision) for undertaking the technical work and further engagement needed to maintain momentum and progress. Risks continue to be managed.

### **4. CONCLUSION AND REASONS FOR RECOMMENDATIONS**

- 4.1** The programme of work towards an adopted Local Plan for St Cuthbert's Garden Village is dependent on completing a masterplanning process in two stages. Stage 1 is the concept options and vision, whilst stage 2 will develop the detailed design frameworks for each settlement. Consultation across a range of audiences and using a variety of techniques is key to shaping the proposals for St Cuthbert's. It is important to regularly update members and scrutiny of these proposals is welcomed.

### **6. CONTRIBUTION TO THE CARLISLE PLAN PRIORITIES**

- 6.1** St Cuthbert's Garden Village will have a significant influence in terms of shaping how Carlisle will grow and function long into the future. Accordingly it will have a significant, direct and positive impact on a number of Carlisle Plan priorities including:

- *“supporting the growth of more high quality and sustainable business and employment opportunities”* – through identifying new sites for development and opportunities to better balance the local economy;
- *“addressing Carlisle's current and future housing needs”* – through being the single largest development site and therefore contributor to supply across the latter stages of the current Local Plan period and much of the next one, including affordable and specialist housing;
- *“working more effectively with partners to achieve the City Council's priorities”* – through recognition that the scale of the project requires the input, commitment and direct support of a wide array of stakeholders and partner agencies.

**6.2** The flagship status of the Garden Village programme is already (and will continue into the future) to ensure that Carlisle is promoted regionally and nationally, and therefore recognised as a place with ambitious and innovative aspirations.

**Contact Officer:**

Jillian Hale

**Ext:**

**7191**

**Appendices attached to report:** St Cuthbert's Garden Village : Concept  
Proposals and Vision

**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:**

- None

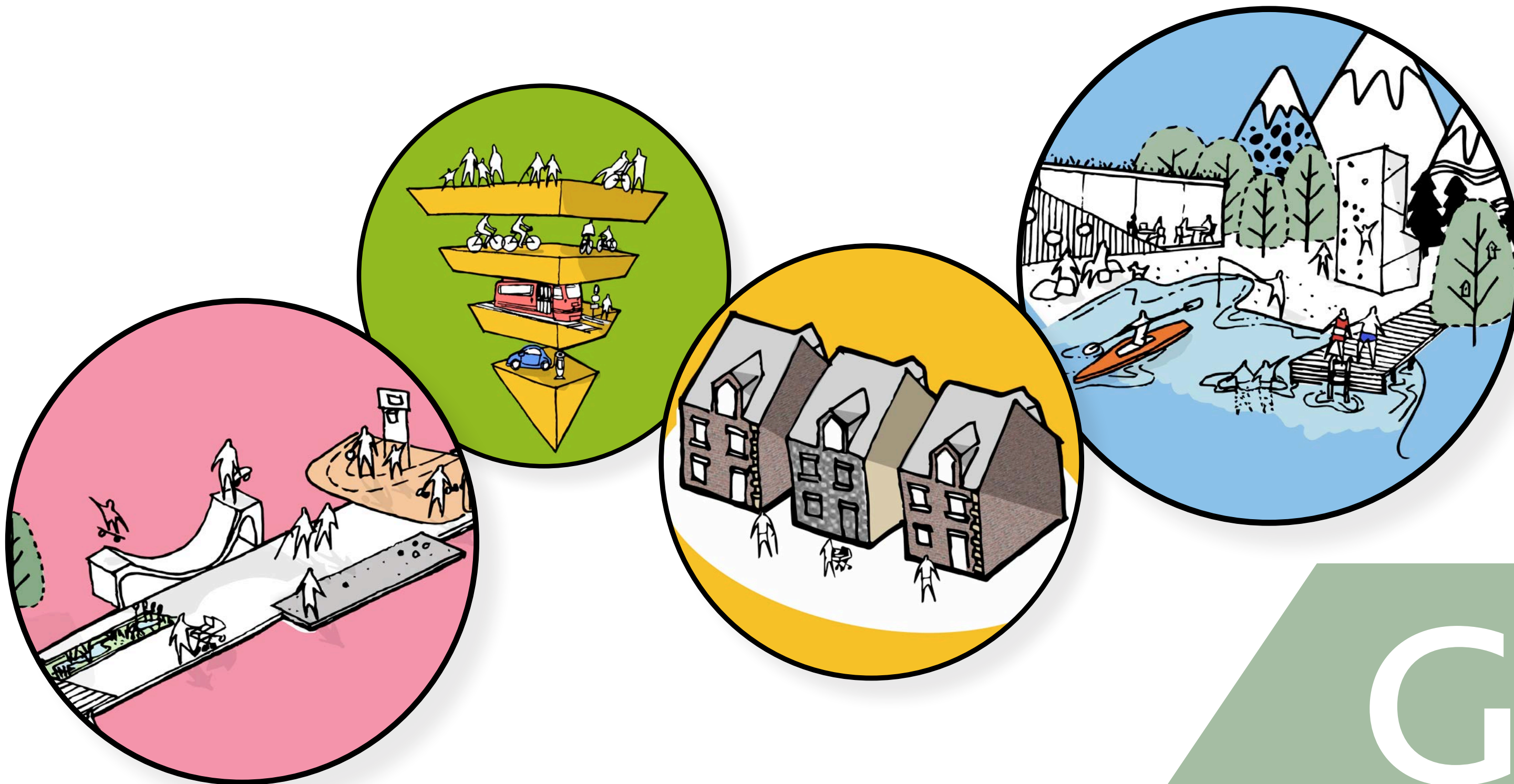
#### **CORPORATE IMPLICATIONS:**

**LEGAL** – the governance arrangements and decision making process were approved by Executive in May 2017. It is noted that any consultancy support will need to be procured in accordance with the Council's rules and that the legal section should be approached to prepare contracts as necessary.

**FINANCE** –

**EQUALITY** –

**INFORMATION GOVERNANCE** –



G



Lambert  
Smith  
Hampton



GILLESPIES HEMINGWAYDESIGN

# ST CUTHBERT'S GARDEN VILLAGE CONCEPT PROPOSALS AND VISION

JUNE 2018

REVISION NO:	ISSUE DATE:	PREPARED BY:	APPROVED BY:
02	28/06/18	DA/KH/RR	JF

CONTENTS

1. Introduction	4
2. Vision - Statement of Intent	6
3. Key Issues, Opportunities and Assumptions	22
4. Concept Proposals	27
5. Next Steps	31



# 1. INTRODUCTION

## 1.1 BACKGROUND

Earlier stages of work have explored issues and opportunities from a technical and stakeholder perspective. This earlier baseline report concluded with a draft vision, objectives, high level options thinking and land take estimates.

This options report in turn:

- Outlines the development of the vision into a statement of intent
- Updates the emerging issues and opportunities, drivers and assumptions
- Presents the emerging concept proposals.

Further options work will:

- Analyse the outcomes of ongoing engagement
- Assess the options – including the implications of the related link road and sustainability appraisal processes
- Provide conclusions to inform an emerging preferred concept.

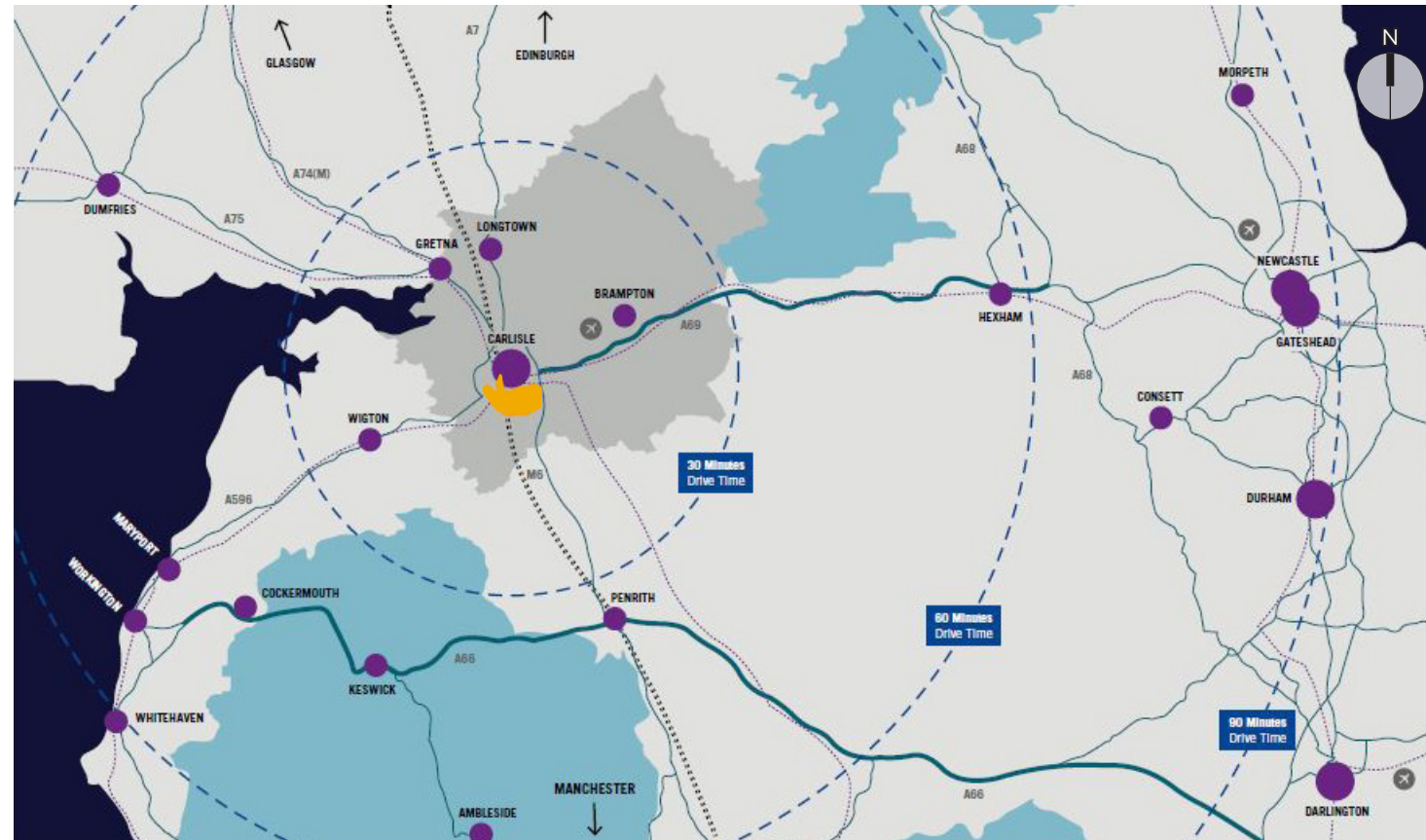


Fig. 1: Strategic Context Plan - taken from 'Carlisle Help us Build our Growing City', 2017.

### KEY

- St Cuthbert's Garden Village
- Settlement
- Major Road
- Rail Line
- National Park
- Planned Highway Upgrades & Improvements
- Airport
- Carlisle District Boundary
- West Coast Mainline



Fig. 2: Local Context Plan (Aerial imagery provided by Carlisle City Council)

### KEY

- Indicative Site Boundary





## 2. VISION - STATEMENT OF INTENT

### THE ST CUTHBERT'S VISION

The St Cuthbert's Vision is informed by extensive consultation with stakeholders, professionals, council members and the general public. It is the culmination of ideas and visioning workshops that sought to identify what St Cuthbert's could be and how it would be different to anywhere else.

### THE 9 GUIDING PRINCIPLES

9 guiding principles have been developed for the Garden Village. These principles will guide the future development of homes and neighbourhoods and outline what will make St Cuthbert's a unique, inspirational and desirable place to live, work and grow old in. The principles take into consideration current best practice and reference lessons learnt from across the UK and wider world in the creation of successful living environments. Ultimately, St Cuthbert's will enhance Carlisle's overall offer, making it an even more attractive place to choose to live, work or visit.

*'In the Garden Village let's start with the garden?'* - Wayne Hemingway

A key concept for the garden village is that of 'St Cuthbert's beads'. St Cuthbert was the patron saint of the north and decided to become a monk after experiencing a vision. Followers wore St Cuthbert's beads – necklaces made of local fossils. St Cuthbert's beads in the context of the emerging plans for the garden village sums up the potential 10km circular greenway linking the villages, the two rivers, proposed landscape attractions and existing Carlisle greenspaces such as Upperby Park. The concept also extends to incorporate the 9 guiding principles and the string of connected garden villages and communities south of Carlisle.



Fig. 3: Creating A Vision from the Stakeholder Visioning Workshop



## 9 GUIDING PRINCIPLES



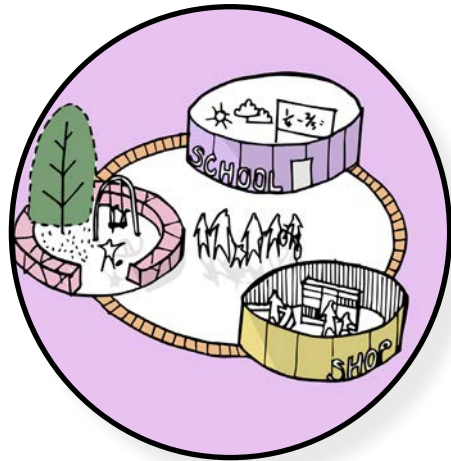
**PRINCIPLE 1: START WITH THE PARK**  
Deliver a landscape led masterplan that harnesses the rivers, world class views and woodlands to create a network of unique, high quality, active landscapes and new destinations.



**PRINCIPLE 2: LOCALLY DISTINCTIVE**  
Support locally distinctive, design of buildings, streets and spaces to create memorable and unique places to live.



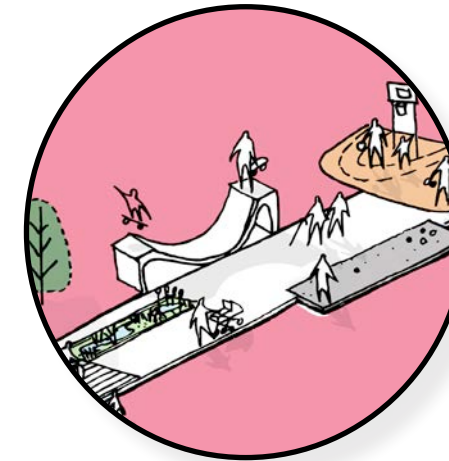
**PRINCIPLE 3: QUALITY HOMES & LIFETIME NEIGHBOURHOODS**  
Promote a mix of high quality homes in distinct and integrated lifetime neighbourhoods.



**PRINCIPLE 4: COMMUNITY FOCUSED**  
Focus inclusive communities around a hierarchy of excellent facilities clustered around village centres.



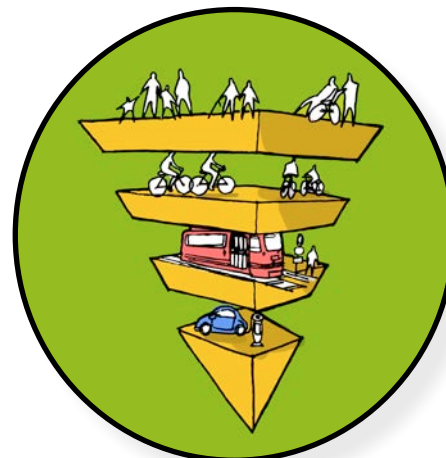
**PRINCIPLE 5: INNOVATIVE EMPLOYMENT OPPORTUNITIES**  
Support a variety of entrepreneurial and creative employment and skills opportunities.



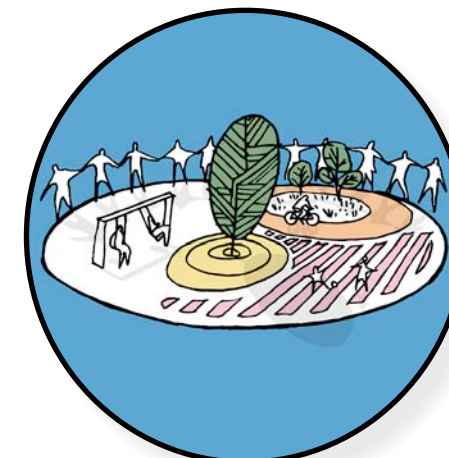
**PRINCIPLE 6: HEALTHY ENVIRONMENTS**  
Promote health and well-being through accessible facilities and healthy lifestyles for all ages.



**PRINCIPLE 7: SMART & SUSTAINABLE LIVING**  
Support low carbon living through sustainable planning, transport and energy.

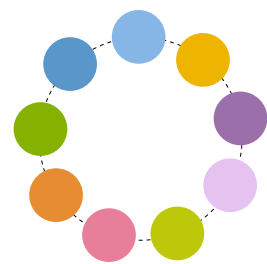


**PRINCIPLE 8: INTEGRATED SUSTAINABLE TRANSPORT**  
Provide excellent sustainable connections and environments that make walking, cycling and public transport the most attractive method of getting from A to B, making the most of the opportunities presented by the Carlisle Southern Link Road.



**PRINCIPLE 9: EXEMPLARY DELIVERY & STEWARDSHIP**  
Continue to positively engage a range of people and communities in design, delivery and stewardship.





St Cuthbert's Garden Village



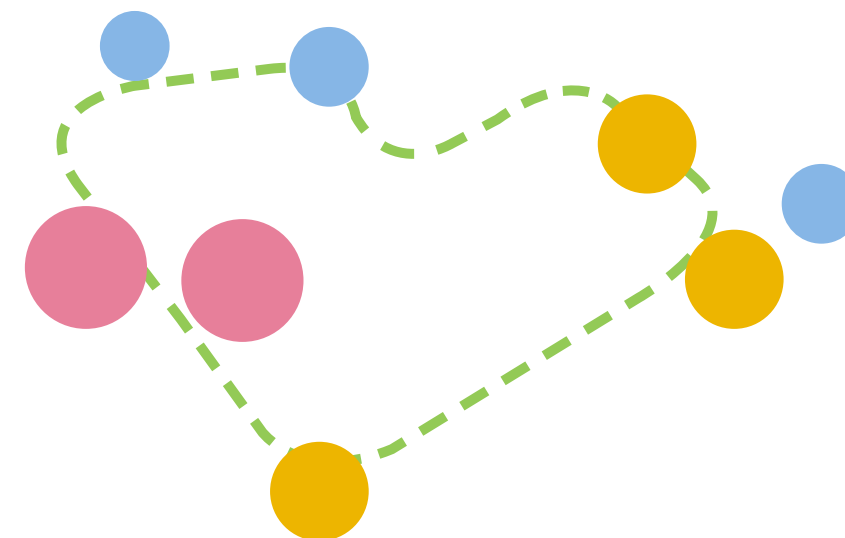
## PRINCIPLE 1: START WITH THE PARK

THE ST CUTHBERT'S GARDEN COMMUNITY WILL BE STRUCTURED AROUND EXISTING NATURAL ASSETS, THE RIVERS, WOODLANDS, COUNTRYSIDE AND GREEN CORRIDORS THAT MAKE ST CUTHBERT'S SPECIAL. AN ASPIRATIONAL LANDSCAPE VISION WILL ENHANCE GREEN INFRASTRUCTURE RESOURCES AND CREATE NEW DESTINATIONS AND INSPIRATIONAL NEIGHBOURHOODS UNLIKE ANYWHERE ELSE.



### 1 MAXIMISE LANDSCAPE ASSETS

Preserve and enhance river corridors, fields, farmlands and countryside. Use the retention of natural assets to guide placement of new settlements and existing water corridors for integration of a site wide Sustainable Drainage masterplan.



### 2 CONNECTED GREENSPACE

Open spaces to be connected via the St Cuthbert's Greenway: a green loop linking local communities and city visitors to a variety of recreational and leisure destinations.



Accordia, Cambridge

### 3 MULTI-FUNCTIONAL OPEN SPACE

Provide a range of open space that is inclusive, diverse and connected and that meets the needs of a vibrant and mixed community. Include a range of free-to-use, semi-private and paid facilities of varying scales, qualities and uses to create a matrix of attractive and accessible green infrastructure.



### 4 DESTINATION CREATION

Create new and exemplary landscape destinations that benefit local residents, the City and wider region. Use new destinations to drive interest in St Cuthbert's as a place to live, work, visit and promote the Garden Village.



### 5 INNOVATIVE GREEN INFRASTRUCTURE PROVISION

Explore innovative opportunities to fund green infrastructure through household and developer contributions, charitable partner funding and new business development. Early green infrastructure implementation and on site tree stock nurturing could help to ensure landscapes are established upon occupation.



Barking Riverside, London

### 6 ENVIRONMENTALLY SENSITIVE DESIGN

Enhance ecological value and microclimate and mitigate air and noise pollution and local flood risk by putting environmentally sensitive design at the heart of design and masterplanning.



St Cuthbert's Landscape Vision

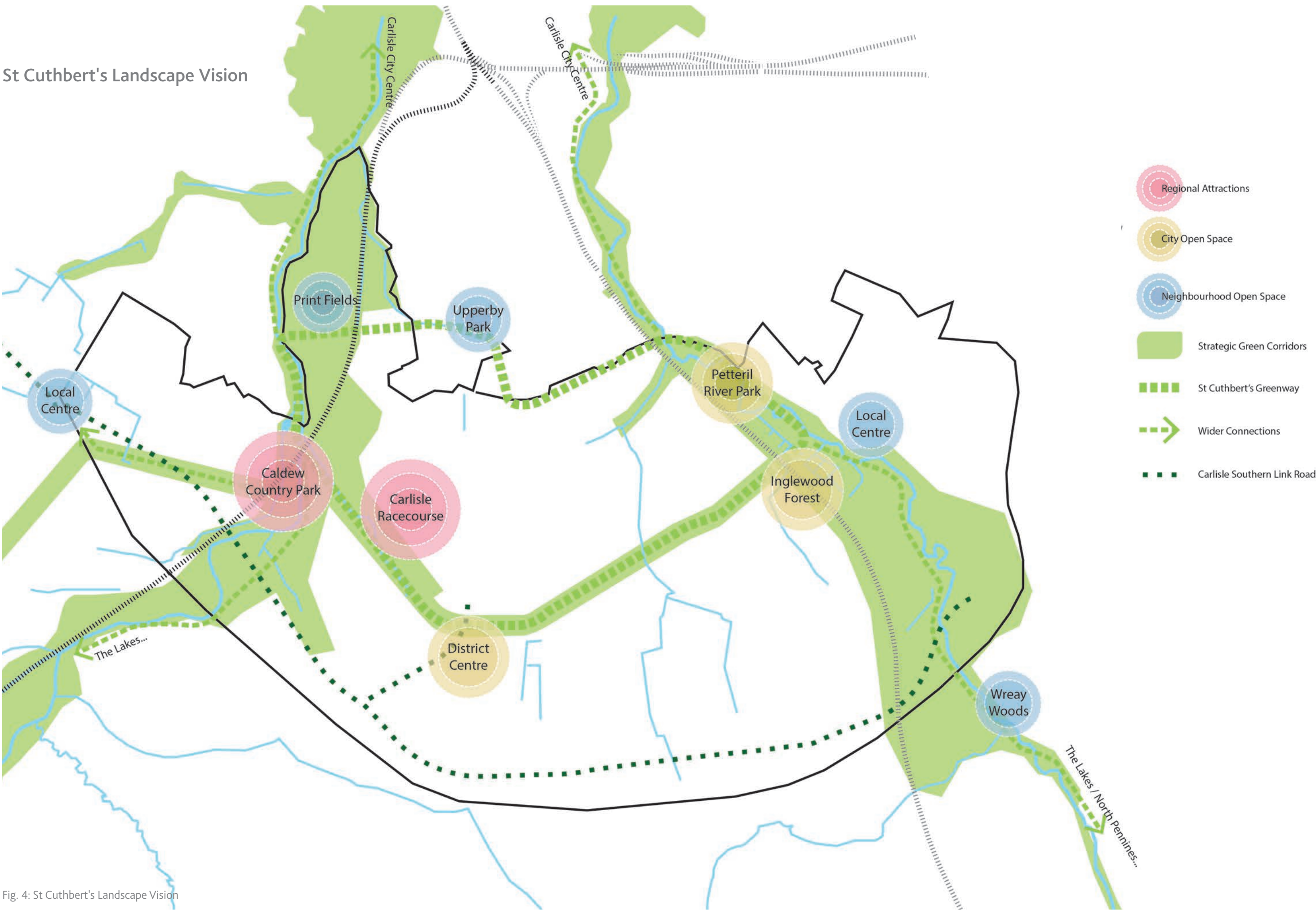


Fig. 4: St Cuthbert's Landscape Vision



## Key Green Infrastructure Projects

### CALDEW COUNTRY PARK

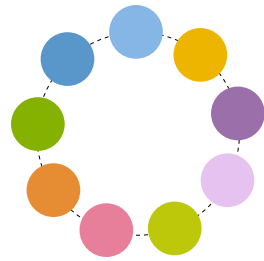
Create a new country park that provides a focus for leisure and recreation, servicing residents in St Cuthbert's and the south of Carlisle and creating a regional destination for visitors to the North Lakes.

#### Opportunities

- Country Park status;
- Cafe / visitor centre / toilets / gift shop;
- Party and venue hire;
- Potential riverside 'Boatel' to provide accommodation and cafe/restaurant facility;
- Extensive formal and informal play spaces;
- Key visitor hub situated on the network of national and regional walking trails and cycleways;
- Regional tourist attraction on the edge of the Lake District National Park;
- Educational outreach and teaching facilities;
- Local employment centre;
- Improve downstream flooding through integration of SUDs;
- Habitat creation and enhancement of the River Caldw SSSI / Wildlife Corridor;
- Wildlife watching features to include bird hides, vantage points, binoculars;
- Enhanced links to Dalston Hall Golf and Leisure Park;
- Strong connections to Cummersdale Mill and Cummersdale village centre;
- Opportunity to generate revenue to pay for St Cuthbert's' greenspace upkeep.







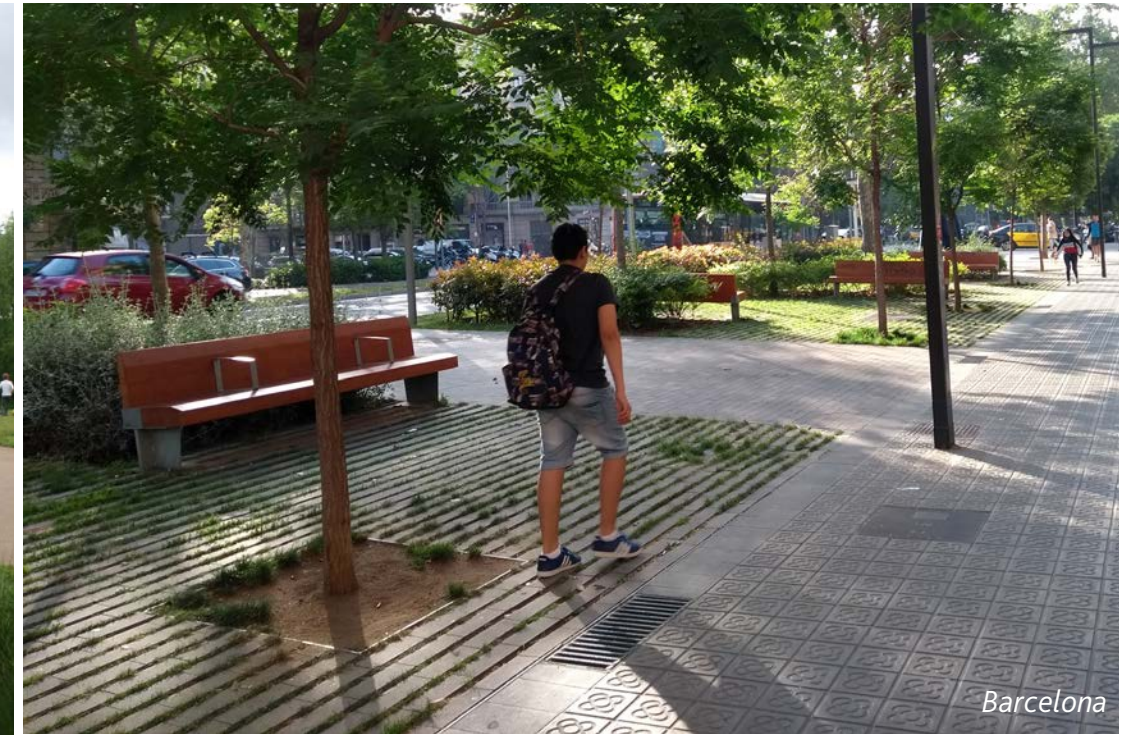
St Cuthbert's Garden Village

## ST CUTHBERT'S GREENWAY

Inspired by 'St Cuthbert's Beads', this 10km linear park will form the green spine of the St Cuthbert's community, providing safe and accessible east-west walking and cycling links between the village centres and sports, education and community facilities. The Greenway will facilitate large-scale Sustainable Urban Drainage Solutions (SUDS) creating an attractive green corridor between the River Caldew and River Petteril.

### Opportunities

- Cycle superhighway connecting residents east-west across St Cuthbert's, potentially running parallel to the CSLR and its links into villages;
- Safe and accessible walking links between neighbourhoods;
- Signage and wayfinding to clearly move people between village centres and destinations;
- Large scale SUDS integration to alleviate surface water run-off associated with new development;
- Shared community sports, health and fitness facilities linked directly to new schools and local health centres;
- Integrated activity trail / running route, linking sports and fitness facilities to enhance health and well-being;
- Potential world class multi-use sports facilities
- Doorstep community play parks and informal play opportunities;
- Green space overlooked and integrated with residential development;
- An educational resource serving local schools and colleges;
- Create strong connection to Carlisle Racecourse;
- Art trails to mark key gateways and define a unique identity for St Cuthbert's Garden Village.



Barcelona



Accordia, Cambridge

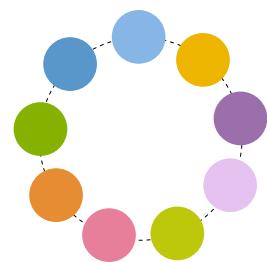


Lightmoor, Telford (Gillespies)



Elephant Park, London





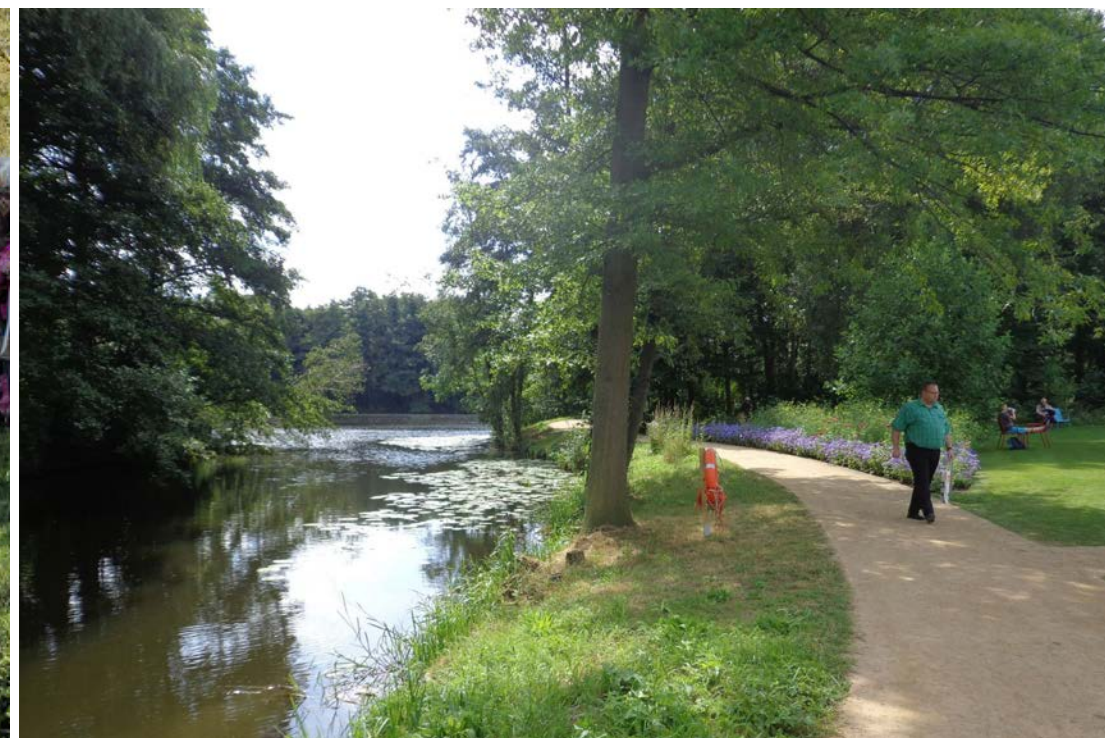
St Cuthbert's Garden Village

## PETTERIL RIVER PARK

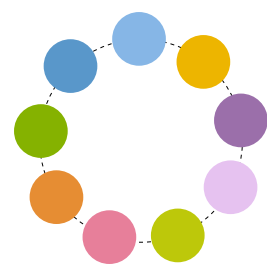
Naturalistic river valley greenspace, enhanced for people and wildlife. New wetland and wet woodland environments to alleviate downstream and site flood risk and create more diverse habitats and play/leisure opportunities.

### Opportunities

- Diversification of existing habitats along the River Petteril Wildlife Corridor;
- Creation of wetlands and wet woodlands to attenuate flood risk;
- Substantial tree planting to extend valuable habitat and make links to Wreay Woods ancient woodland;
- Opportunity to fund and maintain woodland areas in conjunction with the Woodland Trust / other charitable bodies;
- Educational and community resource servicing residents of wider Carlisle;
- Informal and educational play;
- Potential wildfowl / bird centre incorporating education and retail / leisure facilities;
- Enhanced walking and cycling routes along the river corridor linking to the city centre and wider networks;
- Picnic areas / dog parks.







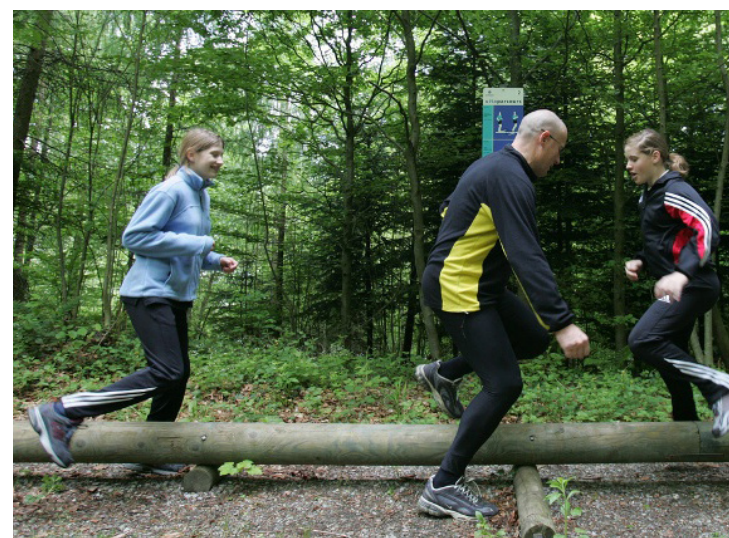
St Cuthbert's Garden Village

## INGLEWOOD FOREST

Recreate the historic Inglewood Forest on the edge of St Cuthbert's through expansive replanting of broadleaf and wet woodland along the River Petteril corridor.

### Opportunities

- Improved habitats and extension of Wreay Woods ancient woodland;
- Interpretation and historic storytelling of the Inglewood outlaws and Royal Forest;
- Improved footways / cycleways / bridleways connecting St Cuthbert's to the River Eden;
- Unique woodland camping / holiday accommodation;
- Natural burial / woodland cemetery facility;
- Forest living - residential development built into the river corridor / woodland environment;
- Forest School / Forest Nursery location;
- Educational / fitness resource for the local community.



Hamdown Woodland Burial Site







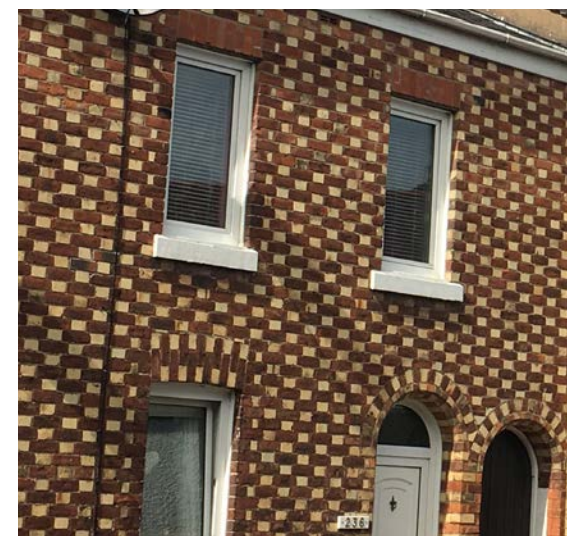
## PRINCIPLE 2: LOCALLY DISTINCTIVE

ST CUTHBERT'S WILL BE UNLIKE ANYWHERE ELSE. IT WILL BE A DESIRABLE PLACE TO LIVE AND WORK AND OFFER A LIFESTYLE AND ETHOS THAT IS UNIQUE AND ASPIRATIONAL TO A DIVERSE RANGE OF PEOPLE. DRAWING UPON CARLISLE'S UNIQUE LOCAL CHARACTER, MATERIALS, CRAFTS AND TRADITIONS, NEW BUILDINGS, STREETS AND SPACES WILL BE DISTINCTIVE AND MEMORABLE HELPING TO CREATE A SENSE OF COMMUNITY AND BELONGING.



### 1 LOCALLY SOURCED

Locally sourced materials will create a distinctive character and sensitively integrate new development into its surroundings.



### 2 UNIQUELY CARLISLE

Earlier work explores the distinctive characteristics of neighbourhoods and villages south of Carlisle. Whilst not stifling quality contemporary design, this provides cues for locally responsive place making including village greens and squares, chequer-board brickwork and a subtle colour palette of warm brick, stone and render.



Nieuw Leyden, Netherlands

### 3 DIVERSITY & FREEDOM TO INNOVATE

A range of building types and build methods will help to create rich and vibrant streets and neighbourhoods.



Barking Riverside, London

### 4 SITE RESPONSIVE DESIGN

Innovative and distinctive homes and neighbourhoods are formed by responding to site character and local constraints. St Cuthbert's presents an opportunity to capitalise upon the waterside environment and develop innovative methods to reduce flood risk and deliver low-carbon sustainable communities.



Lady Guilford's House, Carlisle

### 5 INTEGRATION

The integration of new development with historic buildings and the rural landscape provide opportunities to create characterful and memorable neighbourhoods.

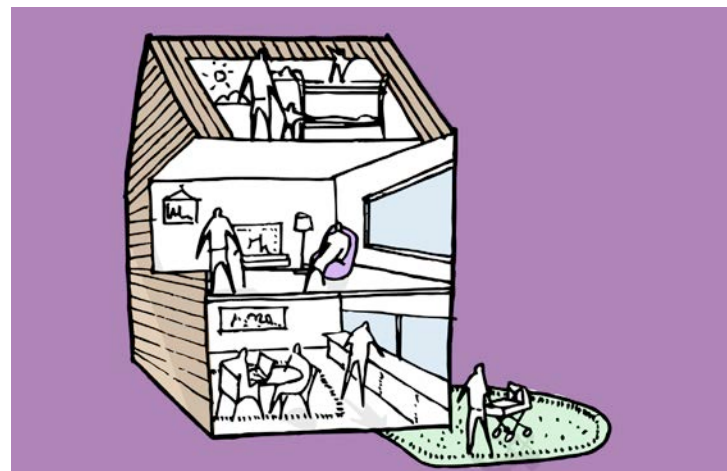


Greenhills, Blackburn

### 6 LOCAL OPPORTUNITIES

Find innovative ways to engage and support local builders, developers, suppliers and tradesmen to drive up quality and innovation whilst improving local employment and regional prosperity.





## PRINCIPLE 3: QUALITY HOMES & LIFETIME NEIGHBOURHOODS

HOMES AND COMMUNITIES OF THE HIGHEST QUALITY DESIGN AND MANAGEMENT WILL CREATE INTEGRATED LIFETIME NEIGHBOURHOODS. ST CUTHBERT'S WILL BE CO-CREATED WITH THE PEOPLE THAT LIVE AND WORK THERE THAT WILL GROW UP AND GROW OLD THERE. HOMES AND ENVIRONMENTS WILL ADAPT AND EVOLVE TO RESPOND TO LOCAL AND GLOBAL CHALLENGES.



### 1 QUALITY HOMES

Deliver quality homes, well-built and beautifully designed to the latest environmental best practice.



### 3 PRIDE & OWNERSHIP

Deliver neighbourhoods that encourage a sense of pride and ownership to ensure long term viability.



### 5 SUPPORTING SERVICES

Convenience retail, cafes and community spaces located in clusters will provide an accessible and convenient way to meet daily needs.



### 2 GREAT NEIGHBOURHOODS

Create accessible streets and neighbourhoods that foster social interaction and encourage sustainable transport use.



### 4 ACCESS TO GREENSPACE

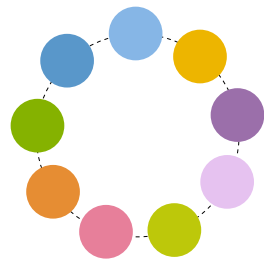
Ensure everyone has access to green space. Provide a mix of private, semi-private and public space and places for play, quiet pursuits and active recreation.



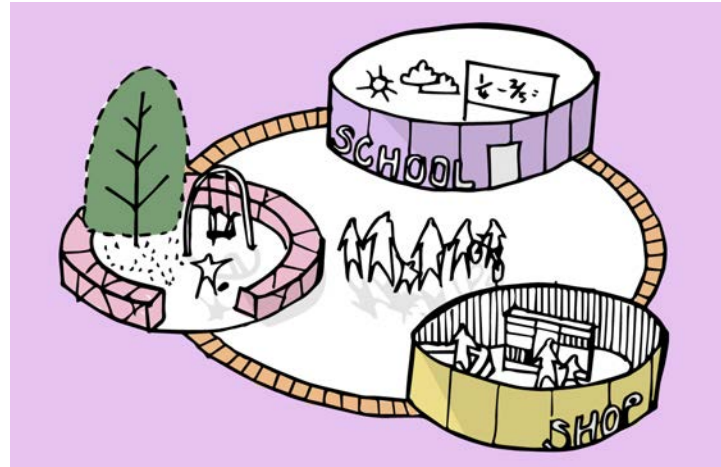
### 6 DIVERSITY

Create a mixed and balanced community by providing a variety of dwelling size, tenure, cost and housing types including self and custom build, lifetime, affordable and starter homes, inter-generational living, co-housing and private rented sector development.





St Cuthbert's Garden Village



## PRINCIPLE 4: COMMUNITY FOCUSED

FOCUS INCLUSIVE COMMUNITIES AROUND A HIERARCHY OF EXCELLENT FACILITIES CLUSTERED AROUND VILLAGE CENTRE(S). CREATE WALKABLE, SOCIABLE AND VIBRANT NEIGHBOURHOODS THAT PROVIDE HEALTH, EDUCATION, LEISURE, WORK, CULTURE AND SHOPPING WITHIN EASY WALKING DISTANCE.



Barcelona



Jubilee Square, Woking



University of Cambridge Primary School, Cambridge North West

### 1 WALKABLE NEIGHBOURHOODS

Walkable neighbourhoods will provide the building blocks for the new St Cuthbert's communities with high quality greenspace linking residents and visitors to a network of excellent facilities.



Cambridge North West

### 2 VILLAGE CENTRES

A concentration of employment, education, retail, cultural and community facilities will be located near the highest levels of development density and within walking distance of homes.



Derwenthorpe, York

### 3 WELL CONNECTED

Cycle and public transport corridors – including the Carlisle Southern Link Road with its associated walkway / cycleway – will move people between village centres and connect St Cuthbert's to Carlisle city centre and beyond.



Trumpington Meadows, Cambridge

### 4 ACCESSIBLE

Create accessible homes and neighbourhoods and facilities for respite and acute care that enable people to remain in their communities.



### 5 MULTI-FUNCTIONAL

Create landscapes that encourage social interaction, support public health, education and childhood development.

### 6 A PLACE FOR THINGS TO HAPPEN

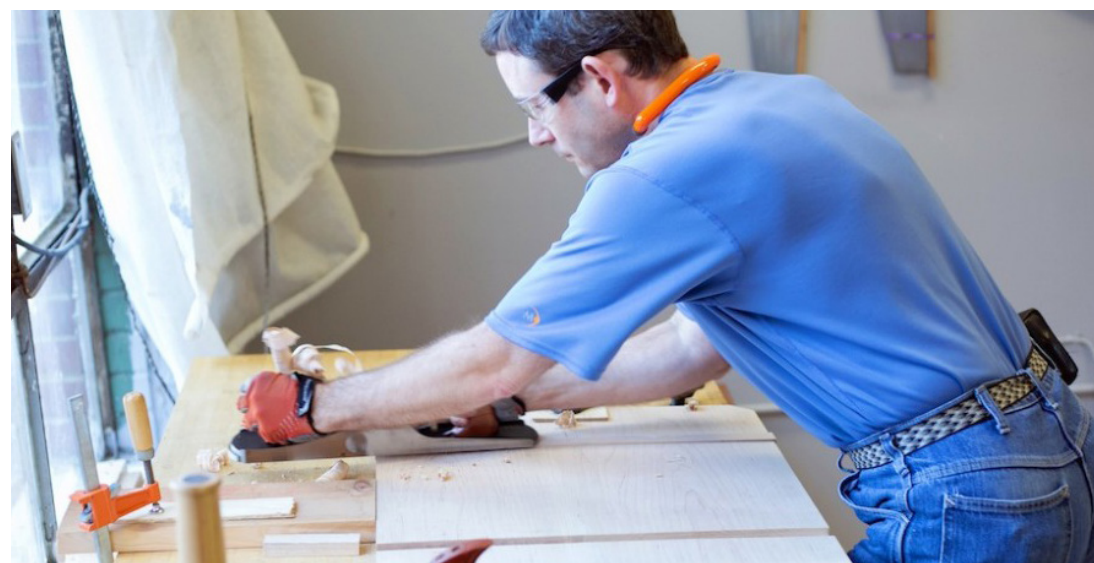
Create streets and spaces that provide a platform for community events, a place where people can come together and where active building edges can spill out and animate the neighbourhood.





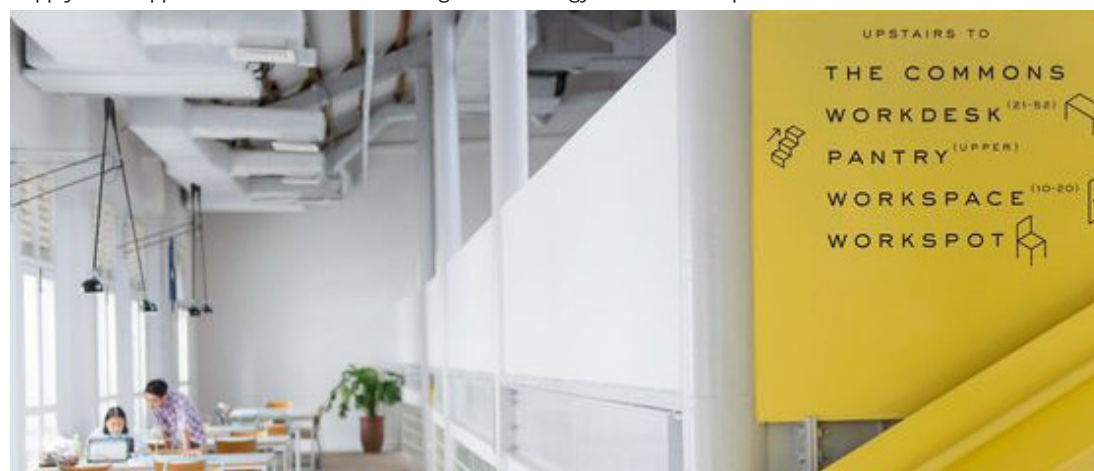
## PRINCIPLE 5: INNOVATIVE EMPLOYMENT OPPORTUNITIES

PROVIDE JOB OPPORTUNITIES TO CREATE AN ECONOMICALLY SUSTAINABLE LIVING MODEL AND DELIVER INNOVATIVE WAYS TO WORK WITHIN EASY REACH OF HOMES THAT ARE WELL CONNECTED TO THE CITY AND WIDER WORLD. ST CUTHBERT'S CAN ATTRACT AND GROW A WORKFORCE TO SUPPORT THE WIDER CARLISLE, CUMBRIAN AND BORDERLANDS ECONOMIES – THE GARDEN VILLAGE PROVIDES FLEXIBILITY TO RESPOND TO LONG-TERM ECONOMIC GROWTH.



### 1 ECONOMIC STRATEGY

Support an ambitious economic strategy to guide the delivery of jobs, training and education through construction to occupation and beyond. St Cuthbert's can complement Carlisle's employment sites offer, including strategic and supply chain opportunities associated with significant energy related developments in West Cumbria.



### 3 HIGH QUALITY WORK ENVIRONMENTS

Provide homes and office environments that support and foster innovative work including incubators units, live-work, home office and a mix of retail, office and manufacturing space.



### 5 WELL CONNECTED

Provide access to high quality sustainable transport and cutting edge digital infrastructure to ensure business can thrive and people can work from home or locally. Ensure residents can easily commute to Carlisle and other employment areas including through the Carlisle Southern Link Road.



### 2 DIVERSE EMPLOYMENT OPPORTUNITIES

Create a local employment base in retail, services, construction and manufacturing and provide diverse opportunities to work and do business in St Cuthbert's.



### 4 SOCIAL RESPONSIBILITY

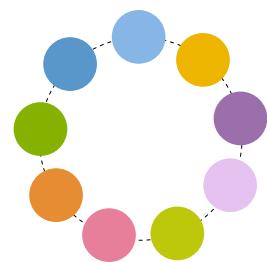
Encourage a procurement approach and long-term economic strategy that creates opportunities targeted at low income, low skill households to increase the standard of living.



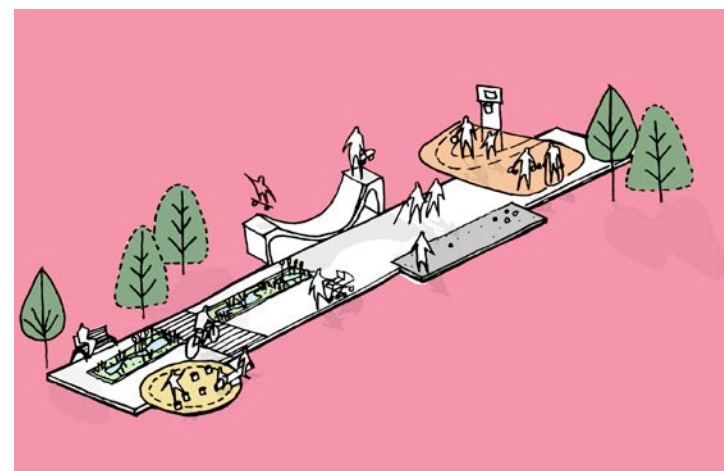
### 6 COMMUNITIES FOR THE THIRD AGE

Consider the work and skills training needs of an ageing population. Provide a mix of employment and training facilities on the doorstep; positively supporting people to make work possible for longer.



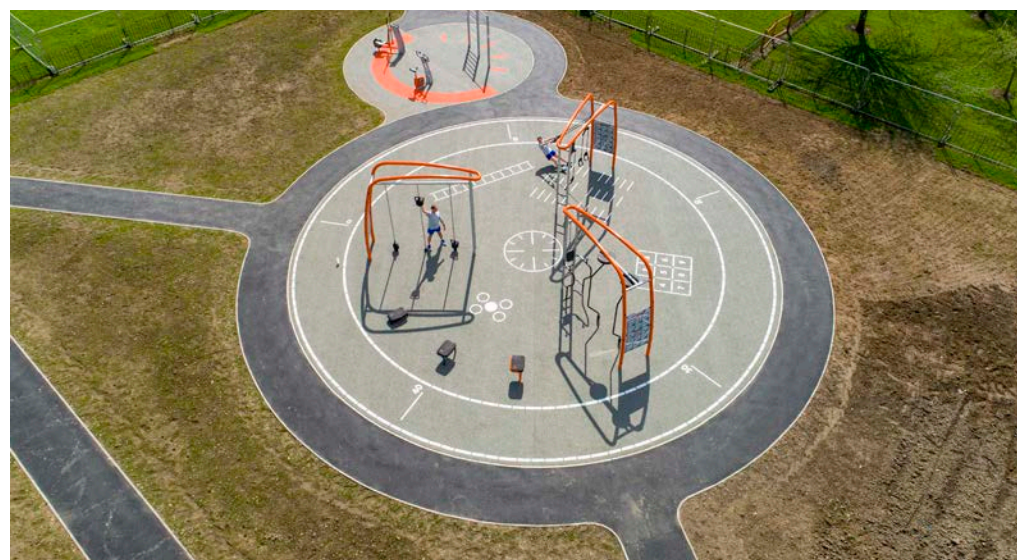


St Cuthbert's Garden Village



## PRINCIPLE 6: HEALTHY ENVIRONMENTS

PROMOTE HEALTH, WELL-BEING AND ENCOURAGE HEALTHY LIFESTYLE CHOICES BY PROVIDING SAFE, COMFORTABLE AND ACCESSIBLE FACILITIES FOR ALL AGES, INTERESTS AND ABILITIES. ENSURE OPEN SPACE, LEISURE DESTINATIONS AND COMMUNITY FACILITIES ARE WELL CONNECTED TO ENCOURAGE WALKING AND CYCLING WITHIN ST CUTHBERT'S AND BEYOND.



### 1 ACTIVE LIFESTYLES

Create landscapes that encourage social interaction, support public health, education and childhood development. The Masterplan will ensure walking and cycling is the key mode of getting from A to B.



Accordia, Cambridge

### 3 FOOD ENVIRONMENT

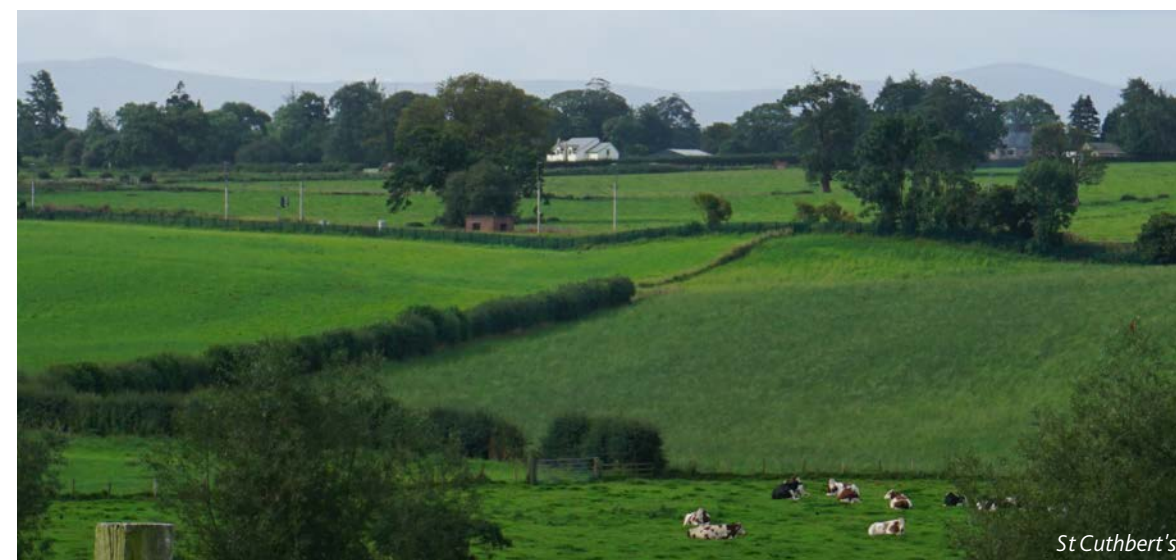
Provide diverse food outlets including local farm shops, markets, allotment shops, cafes/restaurants and opportunities to grow your own, both in public and private spaces at home, school and work.



Rivergate Centre, Barking

### 5 BUILDINGS AND NEIGHBOURHOODS

Construct high quality, human-scale buildings with healthy internal and external environments in neighbourhoods with accessible community and health infrastructure.



St Cuthbert's

### 2 AT ONE WITH NATURE

Embracing Carlisle's rivers, woods and farmland, providing access to the waterways, scenic walks and wildlife and maximising attractive rural views will positively contribute to health and well-being and create a unique, desirable living environment.



Kings Cross Pond Club

### 4 ENVIRONMENTS FOR LIFE

The Garden Village landscape should provide for all stages of life, offering play space for children, sports and active leisure for young adults, quiet recreation and health services for older generations and burial ground facilities.

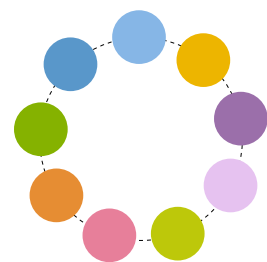


Accordia, Cambridge

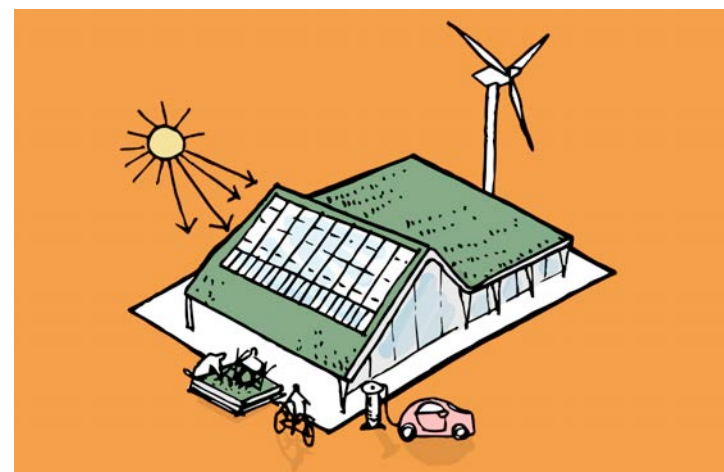
### 6 ECONOMIC SENSE

Research on behalf of the Town and Country Planning Association (TCPA) has shown that if health and well-being are considered at the earliest opportunity, developers can see increased values of between 5% and 50%. St Cuthbert's could be one of the first Garden Villages to put health and well-being at the heart of development, driving a renaissance as people move north for a better quality of life.





St Cuthbert's Garden Village



## PRINCIPLE 7: SMART & SUSTAINABLE LIVING

BUILD SMART AND SUSTAINABLE HOMES AND FACILITIES THAT USE THE BEST TECHNOLOGY AVAILABLE TO PROVIDE LOW CARBON AND ENERGY SECURED LIVING.



### 1 ENERGY SECURITY

Create low energy homes and explore opportunities for renewable power generation to give fuel certainty and security and reduce the environmental impact of development.



### 2 SUSTAINABLE AND RESILIENT DESIGN

Create new neighbourhoods that embrace a full range of sustainable practices focused on climate change adaptation. The use of Sustainable Urban Drainage Systems focused along rivers and streams will help control surface water run-off and reduce downstream flood risk.



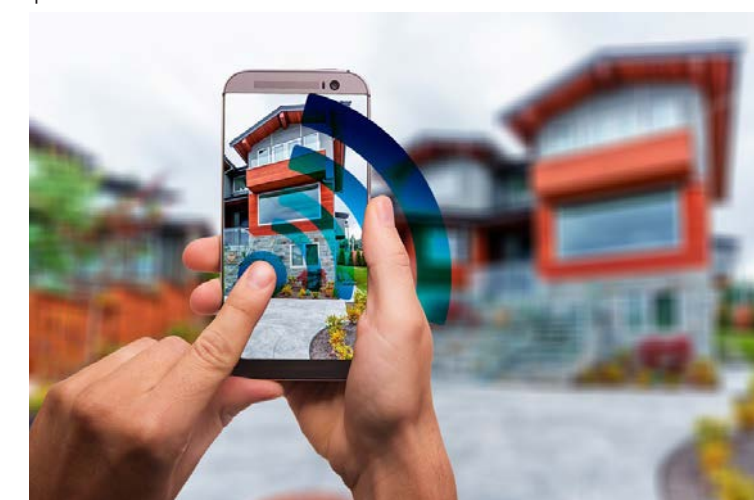
### 3 REDUCED COST OF LIVING

Create neighbourhoods that reduce the cost of living and increase quality of life, including renewable energy generation, local food production and access to sustainable and low cost transport.



### 5 INNOVATION AND EXPERIMENTATION

Encourage Knowledge Transfer Partnerships with academia, statutory and development agencies, local authority and local SME's to facilitate novel and experimental approaches to sustainability to ensure that St Cuthbert's is at the cutting edge of sustainable development.



### 4 FUTURE PROOF

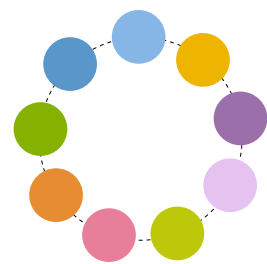
Employ the best available technology to ensure homes can respond to changing lifestyles in the context of smarter service delivery by public and private sectors.



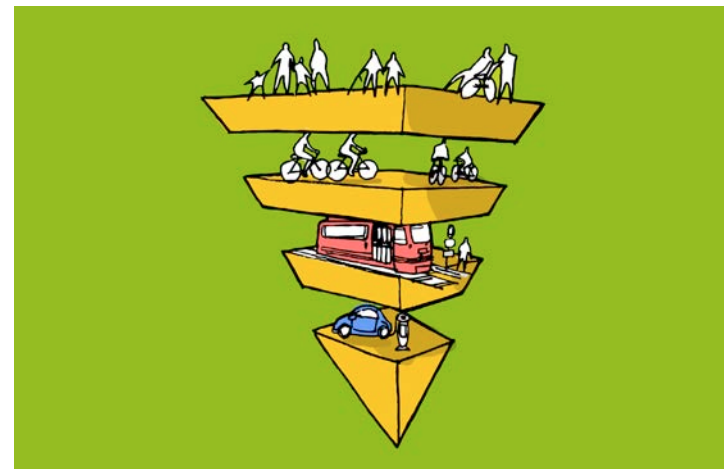
### 6 GARDEN VILLAGE EXPO

New building, technologies and environmental practices could be exhibited and trialled for feedback from local residents. The St Cuthbert's Expo would become a visitor attraction and promotional tool, placing Carlisle at the forefront of construction innovation.





St Cuthbert's Garden Village



## PRINCIPLE 8: INTEGRATED SUSTAINABLE TRANSPORT

CREATE A WELL-CONNECTED COMMUNITY WITH ATTRACTIVE LOW CARBON TRAVEL CHOICES. PROMOTE SUSTAINABLE TRANSPORT INCLUDING WALKING, CYCLING AND PUBLIC TRANSPORT – INCLUDING STATE OF THE ART BUS PROVISION – SUPPORTED BY THE CARLISLE SOUTHERN LINK ROAD WHICH CAN ALSO EASE AND RE-IMAGINE CONNECTIONS INTO THE CITY CENTRE.



Bike share, London

### 1 DIVERSE TRAVEL CHOICES

Provide a range of low carbon travel choices including rail, bus, cycling, walking and car / bike share provision.



Cambridge Northwest

### 3 LEGIBLE LANDSCAPES

Create easily navigatable and comfortable environments that make walking and cycling the preferred choice. Ensure vulnerable residents can easily get from home to community facilities.



Carlisle Northern Development Route

### 5 SOUTHERN LINK ROAD

Make the most of the opportunities presented by the CSLR to improve both local and strategic connectivity: walking and cycling along the adjacent cycle route and driving economic growth and inward investment. Maximise opportunities to drive local business, create thriving village centre(s) and connect people via a network of cycle and bus routes.



Cockermouth, Cumbria

### 2 WALKABLE NEIGHBOURHOODS

Locate key local services (primary schools, GP surgeries and convenience stores) within easy walking distance of every home. Create streets and spaces that place people first and environments that facilitate life beyond the motor vehicle.



### 4 ST CUTHBERT'S GREENWAY

St Cuthbert's Greenway will provide a cycle superhighway and a network of paths linking the village to local centres, the city centre, the Citadel Railway Station, leisure and recreation destinations and the wider cycle and footpath network.



### 6 FUTURE PROOF

Consider the design and integration of car charging, car share and other sustainable travel modes to ensure St Cuthbert's is future proofed.





## PRINCIPLE 9: EXEMPLARY DELIVERY & STEWARDSHIP

USE INNOVATIVE ENGAGEMENT AND PARTNERSHIP METHODS TO DEVELOP EXEMPLARY METHODS OF DESIGNING, FUNDING, IMPLEMENTING AND THEN MANAGING AND MAINTAINING THE ST CUTHBERT'S GARDEN VILLAGE. LEARN LESSONS FROM BEST PRACTICE AND EXPERIMENT WITH NEW IDEAS TO ACHIEVE THE BEST GARDEN VILLAGE EXPERIENCE.



### 1 PARTNERSHIP

Bring developers, land owners, the public sector and financial institutions together to deliver development in a coherent and considered manner, promote the Garden Village concept and later manage the long-term legacy.



Lightmoor Village Centre, Bournville

### 3 CRITICAL MASS

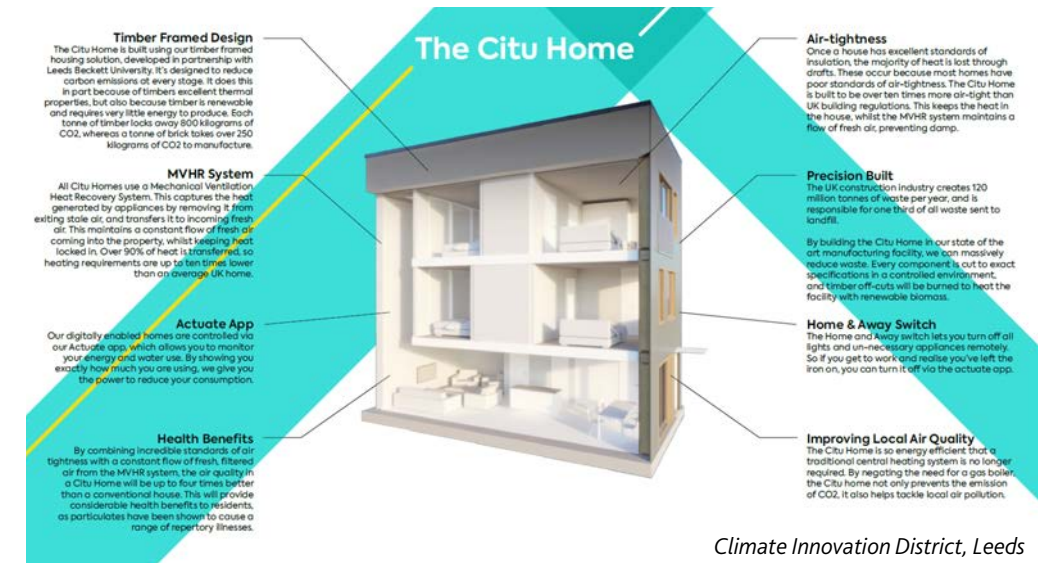
Use the critical mass of large development to secure the timely and upfront delivery of supporting services such as schools, neighbourhood centres, local services, facilities and commercial business space as well as digital and physical infrastructure.



Public Drop-in Event, Carlisle

### 5 ENGAGEMENT

Promote inclusive engagement from inception to completion and beyond. Citizens should be the Garden Village's co-creators, developing a shared vision and a place that people want to live, stay, grow up and grow old in.



Climate Innovation District, Leeds

### 2 INNOVATION

Employ innovative techniques in design, planning, implementation, management and long-term governance to ensure the Garden Village continues to inspire and delight new and future communities.



### 4 EFFICIENT DELIVERY

Create a masterplan that focuses on efficient use of physical infrastructure and an effective rate of delivery so that a critical mass is achieved and St Cuthbert's becomes successful and viable as quickly as practicable.



Climate Innovation District, Leeds

### 6 STEWARDSHIP

Establish a Stewardship Company to manage and maintain the Garden Village, control growth, continue consultation and engage in trading, commercial and fundraising activities to provide a secure base for ongoing stewardship.



### 3. KEY ISSUES, OPPORTUNITIES & ASSUMPTIONS

#### 3.1 ISSUES AND OPPORTUNITIES

The setting south of Carlisle provides great place making opportunities, ranging from views and access to the nearby Lake District World Heritage Site to attractive local villages and riverside environments. Place making at this scale means that facilities such as schools, health services and open spaces can be designed in. A strong lead from the public sector ensures that quality and local character are at the forefront of design and development.

Constraints are summarised in the adjacent plan. Key implications for the concept proposals include:

- The positive incorporation of the east-west gas pipe easement into the plan as a much needed green connection – or greenway
- Avoiding development in the vicinity of overhead powerlines to the south-west of the area
- Designing around key flood risk zones and incorporating mitigation – such as new local and strategic planting and sustainable urban drainage
- Sensitive design on and around prominent higher ground in the context of viewpoints and sensitive villages and buildings.

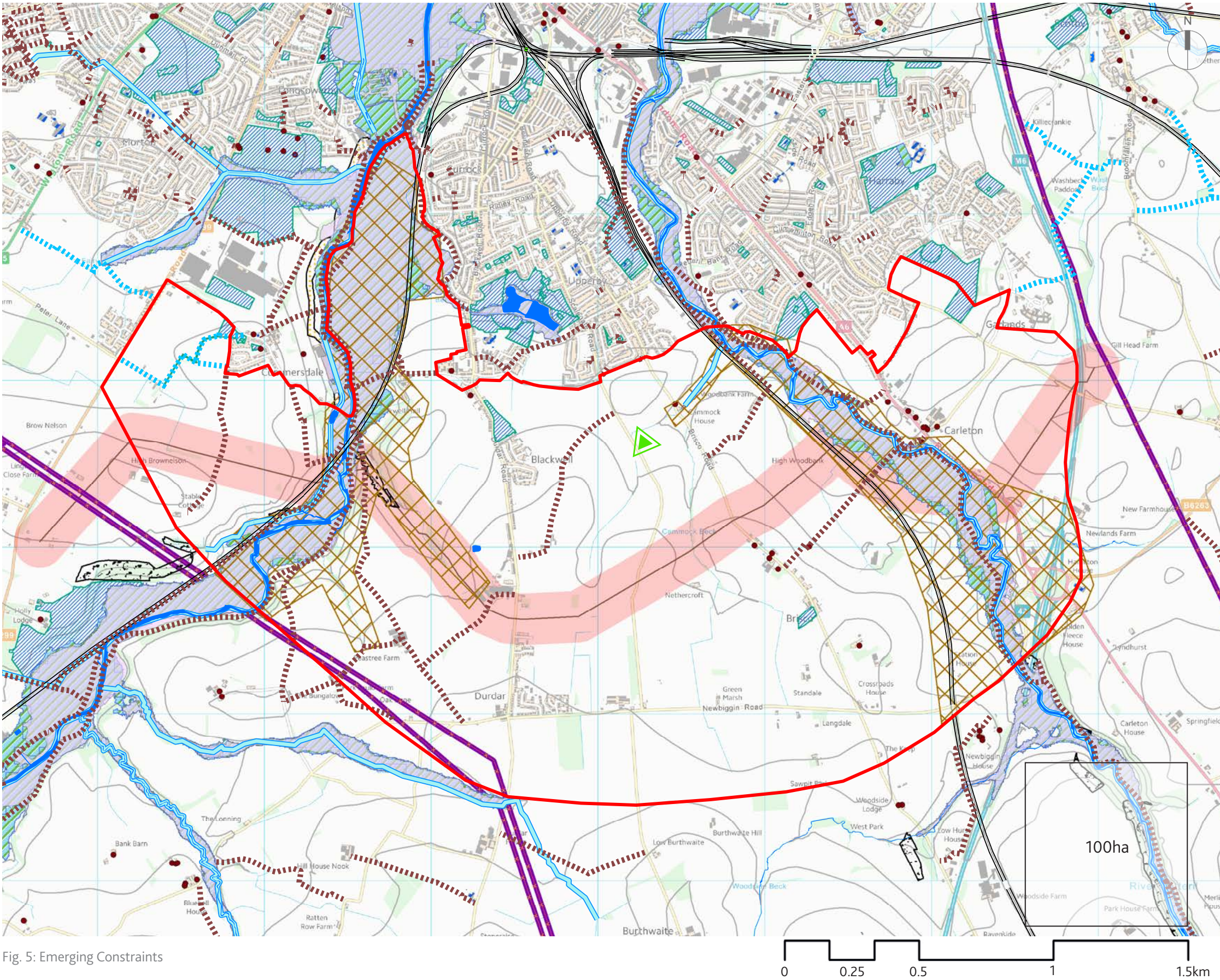


Fig. 5: Emerging Constraints



## 3.2 LINK ROAD & TRANSPORT

### Link Road and Transport

The Carlisle Southern Link Road (CSLR) is a new proposed 8 km link connecting the A595 (Newby West) to the M6 Junction 42 (Golden Fleece). Its role in enabling the development of the garden village is critical, in terms of both providing the capacity needed within the network to support growth and in giving rise to the enhanced strategic connectivity that will help attract people to the location. A segregated multi-user (cyclists and pedestrians) path on the north of the road also positively acts to improve sustainability and support the healthy lifestyle ambitions for St. Cuthbert's.

Following extensive consultation on two route options for the CSLR earlier this year, Cumbria County Council have now chosen what was referred to as the 'Green Route' as the preferred one. This decision, announced on the 22 June 2018, was based on a thorough assessment of evidence using a decision-making framework. The framework was applied to the two route options and considered the strategic objectives of the scheme, stakeholder feedback - including the results of the public consultation - and environmental, engineering, economic and deliverability assessments.

In summary the 'Green Route' was preferred because:

- The route better enables the delivery of the vision for St Cuthbert's Garden Village;
- It had significantly higher level of public support in the recent public consultation;
- It is considered easier to build with less impact on existing communities; and
- The route has a comparatively lower environmental impact.

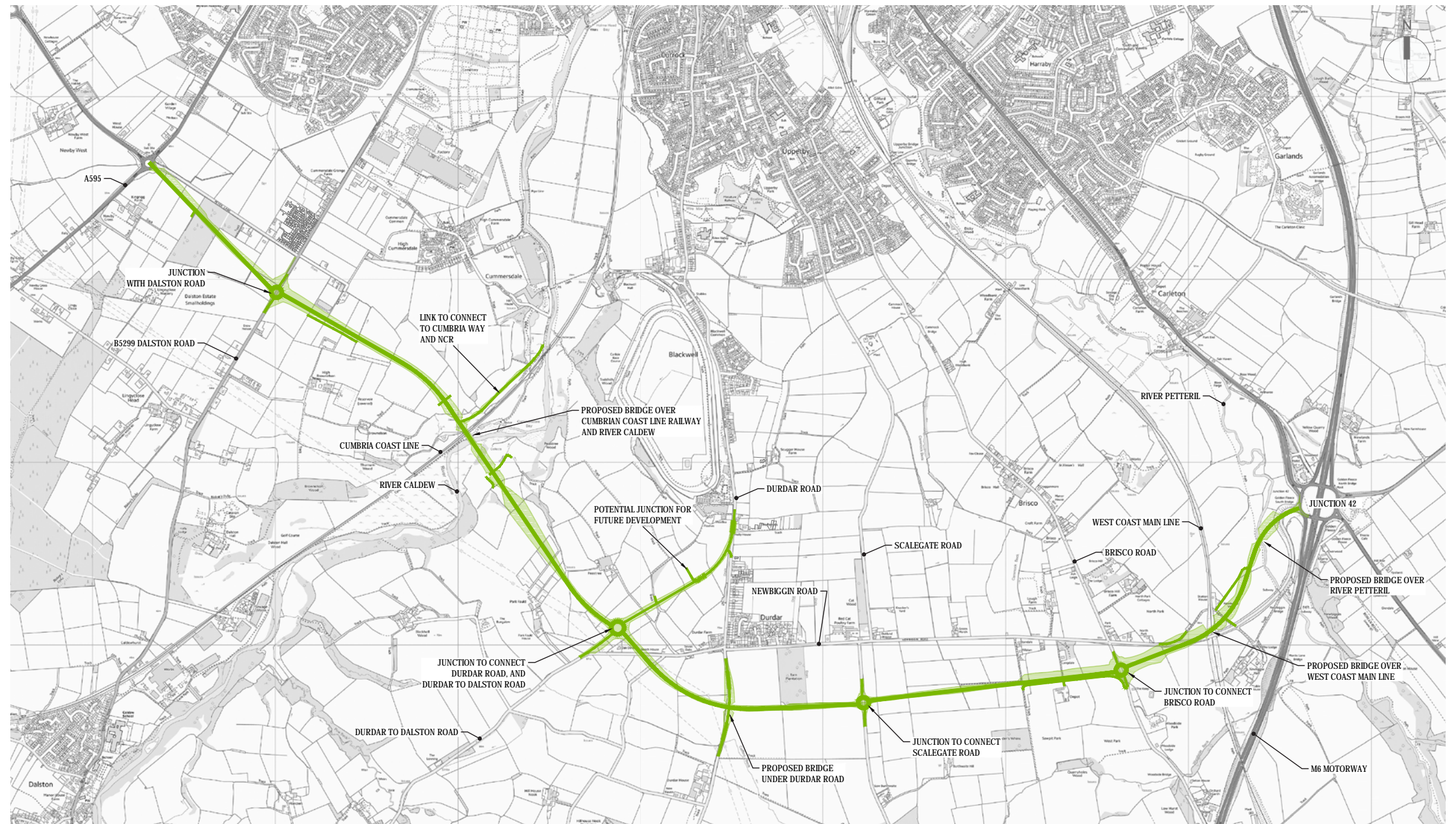


Fig. 6: Carlisle Southern Link Road Options (Source: Capita)



The CSLR is a key part of the broader sustainable transport strategy, directly supporting ambitions for enhanced public transport and a network of safe and attractive foot and cycle routes. Following confirmation of the route for the CSLR work can and will now start on understanding how existing arterial routes into the City Centre can support these ambitions for the benefit of existing as well as proposed new communities.

3.3 THE BROADER BRISCO AREA

The Brisco area including the historic village, hall and surrounding landscape is located on an area of raised lowland. The city council have commissioned heritage and landscape studies of the area to further explore these sensitivities and inform the options process.

3.4 LAND OWNERSHIP & VIABILITY

The city council has completed a land referencing exercise to identify and map landownership across the area. Meetings have taken place with major landowners to discuss the vision and objectives for St Cuthbert’s garden village, to provide an opportunity for any questions and to determine whether these owners support the emerging proposals. There was broad support for the proposed garden village and no outright objection from the major landowners.

In broad terms, housing led development at St Cuthbert’s appears to be viable. New build house prices are healthy and there has been historically high levels of development sustained at a number of residential

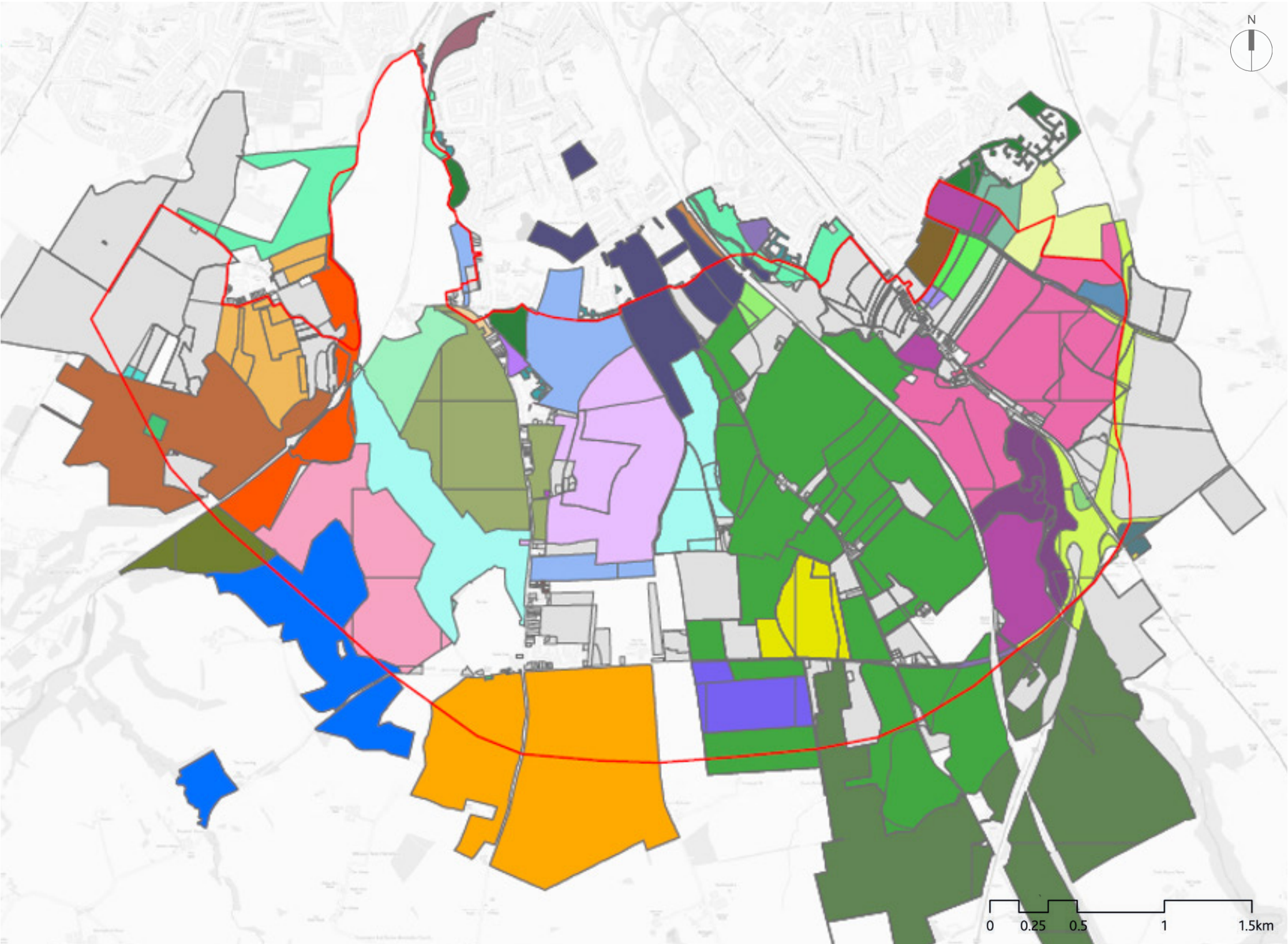


Fig. 7: Land Ownership (© Crown Copyright and Database Rights 2017 Ordnance Survey LA100024459)

outlets by a variety of housebuilders over the past few years. Critical viability considerations will include:

- The scale and phasing of infrastructure and policy requirements.
- Benchmark land value and managing land owner aspirations to ensure land value uplift to provide a contribution towards new physical, community and green infrastructure.

Carefully considered development phasing and potential public sector support towards major infrastructure items (i.e. the Carlisle Southern Link Road) or front loaded infrastructure delivery will be key tools towards maintaining development viability and cash flow. Equally, working closely with land owners to ensure ongoing support and collaboration to ensure that landowners share a reasonable return on their land interests, whilst sharing the land value uplift to provide a significant contribution towards new physical, community and green infrastructure.

**Cummersdale**

The area is owned by a number of smaller land owners and collaboration of landowners or land assembly will be key towards viable development.

**Durdar**

A small number of major landowners control the majority of this area. Their collaboration or land assembly will be key towards viable development.

**Brisco**

The great majority of the area is within the control of a single landowner, which could make delivery and development viability more straightforward.

**Carleton & Junction 42**

The great majority of the Carleton land is also within the control of a single landowner, which could again make delivery and development viability more straightforward. With direct access off the A6 and capacity in existing local community infrastructure, this site appears to offer potential for early / accelerated development delivery.

The Junction 42 area is controlled by a small number of landowners. Their collaboration or land assembly will be key towards maximising viable development. However, employment development is generally a more challenging development proposition with development generally in the margins of viability at best. Public sector intervention and support may be critical towards delivering employment land and premises.

**Other**

The existing gas pipe creates a potential green route to link various settlements within St Cuthbert’s (with the easements preventing new buildings on top or within the vicinity of the pipe) which could continue in agricultural use. It isn’t a given that the presence of the pipe will necessarily make use of this route as a green corridor easy to achieve, albeit it may be easier to secure a green corridor over this route easier than other land.



### 3.5 ENGAGEMENT

Stakeholders and local people have been consulted on the early stages of the work through drop-in exhibitions, online engagement and workshops. Key findings that have informed the development of the vision and options include:

- An overwhelming preference for a number of smaller well connected communities and centres, rather than one large new extension to the city
- The importance of the environment in its broadest sense and an active, productive and beautiful landscape in particular – the garden village should 'start with the park'
- Quality of life and healthy living is a point of differentiation for St Cuthbert's – and in attracting and retaining a broader demographic – given its setting
- Connectivity – both physical and digital – is critical to make the most of the host city, exceptional countryside and promoting an outward looking place and culture
- At this scale, variety and flexibility of housing is important – supporting lifetime communities
- Innovation, creativity and technology should underpin the vision, making St Cuthbert's relevant far into the future
- Jobs and skills are already available across the city and the broader area – St Cuthbert's should contribute to this at a number of levels from strategic employment locations, through business co-location around local centres and a finer grain of home and digital working in an attractive location
- Delivering quality is our challenge.

Further engagement is taking place over the summer of 2018.

### 3.6 LAND USE AND LAND TAKE

High level assessment of the broad land take for a range of place making and development 'ingredients' for St Cuthbert's are outlined below – in the context of the broad St. Cuthbert's area, could be in the region of over 1,300 ha:

- Up to 10,000 homes @ an average of 30dph = 333ha
- Employment
- District / local centres –  $3 \times 3.5\text{ha} = 10.5\text{ha} +$
- Education –  $(5 \times 2\text{ha}) + (1 \times 8.5\text{ha}) = 18.5\text{ha} +$
- Burial ground – 6.5ha
- Flood risk zones – 350ha
- Surface water attenuation – 12ha
- POS – 84ha
- Pitches – 43.5ha.

### 3.7 SUMMARY CONCEPT PROPOSALS, VISION AND BRIEF

The above issues and opportunities provide a broad brief for the emerging concept proposals:

- Designing with key constraints and opportunities in mind – including a broad east-west 'greenway'
- Utilising the opportunity presented by the CSLR and improved local and strategic west-to-east connectivity.
- Sensitive development and landscape treatment around Brisco
- Designing with positive landowner discussions in mind
- A healthy landscape framework that connects new and existing places to proposed and established open spaces
- A land use mix of homes and employment focused around local centres / facilities – locational options include those around Cummersdale, Durdar, Brisco and Carleton.



## 4. CONCEPT PROPOSALS

The creation of the vision for St Cuthbert's and the exploration of issues and opportunities has informed the development of concept proposals – summarised in the diagram overleaf. In conjunction with the vision outlined in section 2, the following paragraphs outline the potential place based concept proposals.

### Landscape Framework - Starting with the Park

The landscape in and around St Cuthbert's is exceptional – meandering accessible river valleys, a heritage of historic woodlands, scenic undulating field systems around Brisco and world class views to the Lake District. Existing communities and new garden villages would be set within an enhanced landscape framework including farmland, woodland, riverside / wetlands and the 10 kilometre St Cuthbert's greenway. The framework includes:

- Retained and enhanced farmland
- Views to the Lake District World Heritage Site, the North Pennines Area of Outstanding Natural Beauty, the Scottish hills and iconic city landmarks
- Enhanced riverside and wetland environments, and connections along the Rivers Petteril and Caldew
- Retained, enhanced and new woodland, including the reintroduction of Inglewood Forest starting as a green approach from Junction 42 and along the River Petteril – approached strategically, this could present opportunities for added flood mitigation benefits
- A potential new 'sports park' incorporating pitches
- The opportunity for Petteril 'river park' and Caldew 'country park'
- 'St Cuthbert's Beads' – a 10 kilometre greenway connecting the above landscape and recreational elements to both new and existing residents in a

loop around the garden village and the southern Carlisle neighbourhoods. This would also include connections to Upperby Park and Hammond Pond providing opportunities for further enhancement for the good of the whole of Carlisle.

### Durdar

Durdar garden village could be the larger of the St. Cuthbert's settlements acting as a 'district centre' and a hub for local communities:

- A potential village / district centre including a secondary school with enhanced multi-use community sports facilities. It is envisaged there would be shops, health / community facilities and related employment clustered around a village square with easy access through public transport, walking and cycling within and around the area and access to the proposed new link road
- The new school is related to the adjacent 'sports park' including pitches
- A scale of new homes and development sufficient to support the envisaged district level community infrastructure including a dedicated community hub and improved transport network. Homes could include a variety of type, tenure and density. The existing community of Durdar is incorporated through sensitively designed adjacent streets, gardens and spaces. The proposed link road provides a clear southern edge to the settlement
- The potential for new employment opportunities close to the proposed new link road and also a more fine grained offer within the proposed new settlement.

### Carleton / Junction 42

Carleton garden village – with views and access to the river - sensitively expands the existing settlement including a new village centre on the A6 Roman Road. Junction 42 of the M6 is a key gateway into Carlisle and St. Cuthbert's and provides an opportunity to provide a high quality strategic employment location:

- A village centre including shops, facilities and a primary school clustered around a village green - making the most of passing trade and new development around Junction 42
- The existing community of Carleton is integrated with the new garden village through sensitively designed adjacent streets, gardens and spaces
- Greenspace designed to reflect the parkland setting of the area and located to form a green gap between the existing urban edge of Carlisle and the proposed new village. There could be potential to link the green gap to the St Cuthbert's greenway
- Junction 42 – a potential new strategic employment location and key gateway to the city.

### Cummersdale

Cummersdale garden village could be developed around the junction of Dalston Road and the proposed link road:

- A village centre including shops, facilities and potentially a primary school making the most of passing trade and adjacent employment – facilities could also be expanded within the existing Cummersdale village and in the context of the planned nearby Morton district centre
- The garden village would be focused around the junction created by the proposed link road and Dalston Road - it would be linked to the existing settlement of Cummersdale but both would benefit

from a green buffer

- Fine grained employment uses would be integrated into the garden village including mixed use areas.

### Brisco

Brisco is a historic village – including Brisco Hall and a number of other listed buildings - in a prominent location on a ridge. The surrounding organic field pattern is lined with hedgerows and mature trees. The village has some potential for expansion between the proposed 'greenway' to the north and high ground to the south. This is unlikely to be of a scale that would support a local centre or shops:

- Potential for expansion at an appropriate scale – sensitively designed to best integrate with historic Brisco
- Opportunity to enhance Brisco Common and link to the potential St Cuthbert's greenway
- Potential for enhanced walking and cycle routes into Carlisle.

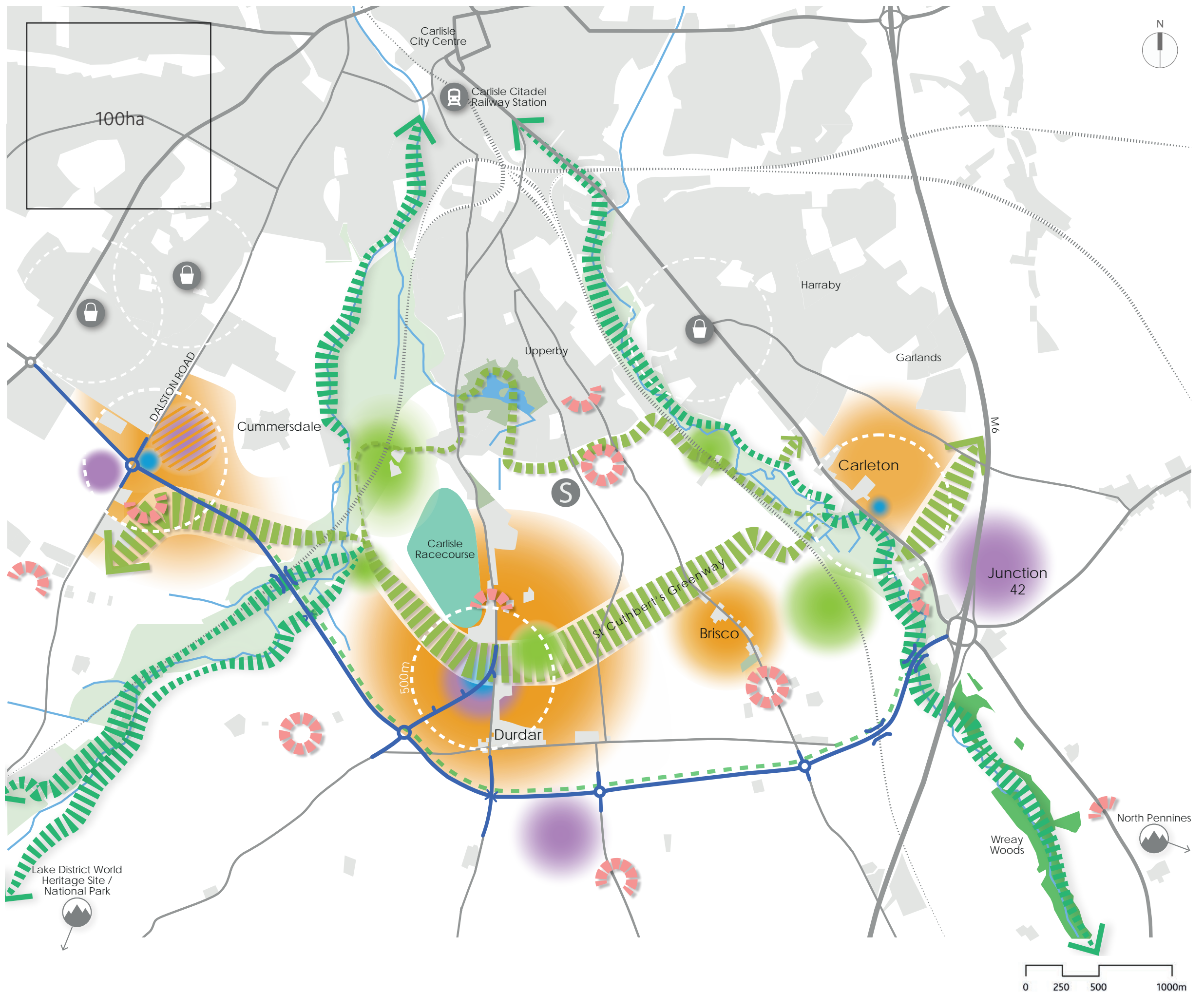
### Movement Framework

The scale of St Cuthbert's requires significant infrastructure to support it in the context of movement around the city of Carlisle. The potential strategy is a sustainable one – arranging land uses to minimise the need to travel, reducing the use and impact of the private car and creating a pedestrian and cycle-friendly environment. Specific options include:

- Creating pedestrian friendly neighbourhoods including the introduction of 20mph streets and safe walking routes to schools in new communities
- Incorporating segregated cycle lanes along key routes, including the link road

- Designing in safe, attractive and convenient cycle and pedestrian routes around the potential St Cuthbert's greenway and riverside paths
- Introducing park and ride facilities
- Providing buses with greater priority on key routes, introducing new services, increasing frequencies and making the most of smart technology
- Locating bus stops within 400m of all residents
- Incorporating a clear street hierarchy across the garden village that supports the above sustainable transport approach.





# KEY

- Existing Built Form
- Carlisle Citadel Railway Station
- Existing Local Centre
- Watercourse
- Existing Parks
- Existing Green Corridors
- Railway
- Road
- Carlisle Southern Link Road
- Shared Footway / Cycleway
- St Cuthbert's Greenway
- Enhanced Public Green Infrastructure
- Potential Residential
- Potential Employment
- Potential Mixed Use
- Potential Local / District Centre
- Key View Point
- S Replacement Site for Newman School



### Local Benefits

St Cuthbert's garden village would have a significant degree of self-sufficiency and also be an integral part of Carlisle. It would be a prominent new gateway to the city, its services, parks and greenway will be widely accessible and the proposed link road would benefit the broader sub-region.

Key local benefits for existing Carlisle residents and communities include:

- Over 100ha of new greenspace connected by a 10km greenway
- New buildings, places and spaces that respect and take cues from local character
- Up to 10,000 new homes – providing a variety of housing options - in part satisfying demand across the city and the wider sub-region, supporting local businesses and helping promote a step change in the level and demographic of the population of Carlisle. The provision of new homes at this scale is fundamental to maintaining and increasing the workforce necessary to support the growing economy
- New schools and facilities to serve the garden village but also easing pressures on existing services
- The creation of jobs and opportunities for developing skills including employment sectors already identified by the city council and their partners
- Utilising green space, facilities and movement to support quality of life and healthy living for the benefit of all city residents
- Providing sustainable transport for all users – pedestrians, cyclists, public transport users and motorists – including the proposed link road to ease movement in, through and around the city

- Significantly enhanced local and strategic connectivity resulting from the CSLR, including sustainable modes with eased congestion and resultant improved air quality within the City Centre.
- Opportunity to pilot smaller ways of service delivery and information.



*Rivergate Centre, Barking*



*Kings Cross Pond Club*



*Accordia, Cambridge*



## 5. NEXT STEPS

This report outlines the basis for the emerging concepts and outlines the options themselves. Consultation on the options is taking place over the summer of 2018.

The concept proposals – focused on the landscape framework, transport and movement, Cummersdale, Durdar, Brisco and Carleton - will be assessed against criteria which are based on the 9 guiding principles from the vision:

- Landscape led
- Locally distinctive
- Quality homes and neighbourhoods
- Community focused
- Innovative employment opportunities
- Healthy environments
- Smart and sustainable living
- Integrated sustainable transport
- Exemplary delivery and stewardship.

This assessment will inform an emerging preferred concept option – supported by the vision for St Cuthbert's. This will provide the basis for future more detailed masterplanning and the phased design and delivery of St Cuthbert's garden village.

Follow progress and get involved via  
[www.stcuthbertsgv.co.uk](http://www.stcuthbertsgv.co.uk)





GILLESPIES  
Westgate House  
44 Hale Road  
Hale  
Cheshire  
WA14 2EX  
United Kingdom  
  
t: 01619287715  
w: [www.gillespies.co.uk](http://www.gillespies.co.uk)

London | Oxford | Manchester | Leeds | Glasgow | Abu Dhabi