

## **EXCERPT FROM THE MINUTES OF THE ECONOMIC GROWTH SCRUTINY PANEL HELD ON 26 NOVEMBER 2020**

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### **EGSP.60/20 ST CUTHBERT'S GARDEN VILLAGE MASTERPLAN FRAMEWORK**

The Head of Planning Policy submitted report ED.44/20 which provided a summary of the Masterplan Framework for St Cuthbert's Garden Village. Appended to the report were: The St Cuthbert's Garden Village Masterplan Framework; the St Cuthbert's Garden Village Masterplan Framework – Infrastructure Schedule, and the St Cuthbert's Garden Village Masterplan Framework – Design Guidance.

In considering the report, Members raised the following questions or comments:

- Did the Council plan to work with the Development Corporation to ensure that the Masterplan was brought to fruition?

The Corporate Director of Economic Development explained that an Expression Of Interest for the Development Corporation had recently been submitted and that the Council awaited a response from the Ministry of Housing, Communities and Local Government (MHCLG).

- A Member applauded the incredible amount of detail contained in the Masterplan Framework and agreed with the proposal that the development of the Garden Village be phased. Given the 30 year lifetime of the project, he felt the planning of infrastructure would be a key factor. He asked how Local Employment Sites would be tied into the development?

The Head of Planning Policy responded that infrastructure provision was a continually evolving area, the Council was already involving organisations such as Cumbria County Council (as the Highway Authority) and utility providers in discussion on the matter, and to ensure that it was a part of their future plans. Due to the long life cycle of the development of the Garden Village, the Council would take an iterative approach to matters such as infrastructure provision.

In terms of the Local Employment Sites, the Economy, Enterprise and Housing Portfolio Holder noted that land would be allocated for sites which would be linked to the Carlisle Southern Link Road. It was hoped that those sites would become a catalyst for growing economic activity in the district.

- Page 61 of the agenda document pack (page 36 of the Masterplan Framework) contained an illustrative residential and employment mix, the Chair asked whether any further information relating to the Indicative Housing Mix was available. She was concerned that there would be a differentiation between social housing and open market properties within the Garden Village development, and further asked whether that was a matter the Development Corporation would influence.

The Principal Planning Officer replied that the St Cuthbert's Garden Village Local Plan would provide a strong policy framework which would secure types of design across the Garden Village, it was also a primary mechanism for ensuring diversity in housing types. The Local Plan was an overarching document, aligned with it would be a suite of Supplementary Planning Documents which would augment the Local Plan by providing further details in relation to specific areas such as design.

The Head of Planning Policy added that Officers had data on the types of homes required now, through the Council's Housing Market Assessment which was considered in the development of the St Cuthbert's Garden Village Masterplan Framework and the St Cuthbert's Garden Village Local Plan. Affordable housing provision was no longer differentiated from open market properties, and due to the need to comply with minimum space standards may be larger than those on the open market.

**RESOLVED** – That the Panel had considered the final St Cuthbert's Garden Village Masterplan Framework and agreed its content as evidence to inform the St Cuthbert's Village Local Plan.