

Environment and Economy Overview and Scrutiny Panel

Agenda
Item:
A.3

Meeting Date: 20th April 2017
 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 of Economic Development
 Report Number: ED 15/17

Purpose / Summary:

To present the panel with an overview of future opportunities to help shape the master planning process for St Cuthbert's Garden Village, and to update the panel on progress to date.

Recommendations:

To note the update on the inclusion of St. Cuthbert's (Carlisle South) within the Government's Garden Village Programme and to scrutinise the proposed future work streams and next steps, reporting any observations to the Council's Executive for consideration at their meeting on 8th May 2017.

Tracking

Executive:	
Overview and Scrutiny:	
Council:	

1. BACKGROUND

1.1 Since submitting an expression of interest to the Government's 'Garden Villages, Towns and Cities Programme' in July 2016, for the area known in the adopted Local Plan as Carlisle South, the project has been selected as one of the first 14 garden villages nationally to be supported by the programme.

1.2 Inclusion within the garden village programme has brought delivery enabling funding of £214 000, topped up by an additional £14 000 for the first year of the programme (2017/18). There will also be ongoing support from the Homes and Communities Agency (HCA) planning team (ATLAS), and support from delivery specialists in the HCA's land team.

1.3 The concept of Carlisle South (with the working title of St Cuthbert's) is embedded in the Local Plan. The plan contains a clear commitment and policy aim to develop a masterplan which will be adopted as a development plan document. The masterplan will:

- set a framework to guide the preparation of future planning applications;
- provide a framework against which future planning applications will be assessed;
- enable and support the coordination and timely delivery of infrastructure provision; and
- facilitate the delivery of land release to help address the imbalance of employment land between the north and south of the city.

1.4 The Local Plan also highlights the potential for the future development of a southern link road linking junction 42 of the M6 with the southern end of the A689, with the concept being an integral part of the master plan process.

2. PROPOSALS

2.1 There will be four main strands to the work programme in order to deliver St Cuthbert's. These are the master planning process; the planning process; the Southern Link Road; and delivery and implementation phase. Common to all these areas of work will be an inclusive and effective engagement strategy, which is referenced in section 3 below.

2.2 **Current work:** work is currently underway completing the evidence base needed to advance concept planning and therefore the early stages of masterplanning. Gaps were identified in our knowledge of future economic growth sectors, and of the

detailed landscape and townscape of the area. As such, two studies are nearing completion, and once received will enable the identification of key sectors which present opportunities for investment and growth, and will also aid the identification of broad development parcels.

- 2.2 Governance:** the initial governance proposals for the project discussed and advised upon with the Homes and Communities Agency for the project can be summarised under three main headings: Members' Advisory Group; Corporate Project Board and Project Steering Group.
- 2.3** As previously intimated it is proposed that a member's advisory group will be set up.
- 2.4** The main focus of this group could be to receive and give a steer on broad delivery and governance options together with receiving presentations and information from HCA/ATLAS on the process of delivering the masterplan. In addition, this group could help to inform the concept vision with a view to going out to tender on the masterplan.
- 2.5** At a corporate level St Cuthbert's has already been identified as a significant project which requires direct support and close monitoring from the Corporate Project Board. This approach will ensure continued awareness of the importance of the project at the highest level within the Council. It will also enable the allocation of appropriate resources and coordination of the project with other relevant Council activities and plans. Current thinking is that this group will also have to include senior officer representation from key partner / delivery agencies.
- 2.6** It is likely that a project group will be convened consisting of Carlisle City Council and Cumbria County Council officers, and representatives from ATLAS. The main purpose of this group will be as follows:
- to procure and put in place a masterplan and subsequent DPD, providing a shared spatial vision and framework for the area;
 - to identify and examine the best solutions to any viability issues;
 - to identify, consider and decide on the best delivery mechanisms/vehicles for the development of the area;
 - to identify potential funding opportunities and develop funding proposals to help secure development including infrastructure, potentially land assembly, and development where required;
 - to devise an appropriate engagement strategy with landowners, developers and other key stakeholders.

- 2.7 Funding:** as stated in the background section, award of Garden Village status has brought initial grant funding of £214,285 which has been recently received. An additional award of £14,285 will also shortly be received. At the Council meeting on 7th February 2017 the MTFP revenue bid in respect of Carlisle South was agreed. This included a modest amount to increase the capacity within the team (£25k), and approximately £60k to work towards commencing work on a masterplan for Carlisle South, including feasibility studies for a southern link road. The Government funding helps to accelerate elements of the planning for the site and ensures that the Council is well placed to respond to the additional expectations that come with the Garden Village status.
- 2.8** As the Garden Village programme is a flagship programme for the government, it has been indicated that there will be a 2018/19 budget against which to bid for ongoing work. However, this is likely to be a competitive process, and as such we will need to demonstrate that we have effectively spent the finance already received in making meaningful process.
- 2.9 Southern Link Road:** Stage 1 of the southern link road was funded using previously secured HCA Large Sites Capacity Infrastructure grant funding. This stage has identified preferred route corridors for the link road. Permission to procure the tender for Stage 2 of the road work is in place, (which has a likely timescale of 18 months) and this is now live. As such there was a County Council report to Cabinet in Feb 2017 for permission to spend up to £400K. The aim is for the consultation on the potential route corridors to tie in with the consultation on the preferred options stage for Carlisle South DPD.
- 2.10 Support:** HCA has confirmed that they will assist in scoping broad delivery options from market led, through to developer consortiums and New Town models. The team will also need additional flexible support in terms of responding to the peaks and troughs of moving the project forward. In particular, delivery will require the coordination, management and implementation of a large number of interconnected activities within and across multiple projects.
- 2.11** Other key areas of work which will require support include programming and project planning, scoping the DPD and the brief for the masterplan, commissioning concept planning consultants, and high level viability work to support the concept planning work.

3. CONSULTATION

- 3.1** The delivery of a local plan (including development plan documents) is governed by the Town and Country Planning (Local Planning) (England) Regulations 2012. Regulation 18 is directed at the preparation of a local plan. It broadly sets out that the local planning authority (LPA) must notify both specific and general bodies, together with local residents and businesses, of the subject of the local plan, and ask these bodies and groups what the local plan ought to contain. The preparation of a development plan document is therefore very much a bottom up process, where early engagement is key to future outcomes.
- 3.2** When the local plan is subsequently prepared, the LPA must take into account any representations that were made at this stage. It is envisaged that the process of engagement and consultation will be inclusive of all groups and individuals who are likely to have an interest in the area. Technical specialists such as the Environment Agency, United Utilities, Natural England etc. are envisaged to form one stakeholder group, whilst others could be made up of landowners and agents, developers and local residents.
- 3.3** As with the Local Plan it is likely that minimum consultation requirements will be exceeded with ample opportunity for genuine engagement and input into the process. Careful consideration is being afforded to how this can be tailored to the nature of the proposal and more innovative methods employed to maximise participation and the value of outputs from the process.

4. CONCLUSION AND REASONS FOR RECOMMENDATIONS

- 4.1** Members are asked to note the progress update and to scrutinise the future work streams and next steps so they can help to shape and ensure the robustness of these prior to their consideration by Executive on the 8th May 2017.

5. CONTRIBUTION TO THE CARLISLE PLAN PRIORITIES

- 5.1** 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.

Contact Officer: Jillian Hale

Ext: X7191

**Appendices
attached to report:**

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**