

## Executive

Agenda  
Item:

**A.5**

Meeting Date: 13 January 2021  
Portfolio: Economy, Enterprise and Housing  
Key Decision: Yes  
Within Policy and Budget Framework No  
Public / Private Public

Title: St Cuthbert's Garden Village **Local Plan** consultation  
Report of: Corporate Director of Economic Development  
Report Number: ED.01/21

### Purpose / Summary:

To receive feedback from Economic Growth Scrutiny Panel on the St Cuthbert's Garden Village Local Plan preferred option policies which are being publicly consulted on between 10 November 2020 and 22 December 2020.

### Recommendations:

Executive is asked to:

1. Consider feedback on the preferred options for the St Cuthbert's Local Plan from Economic Growth Scrutiny Panel (26/11/20) and agree that this should be taken into consideration alongside other responses received during consultation when producing the next stage of the St Cuthbert's Local Plan.

### Tracking

Executive:	09/11/20 ED 39/20
EGSP:	26/11/20 ED 42/20

## **1. BACKGROUND**

- 1.1** St Cuthbert's Garden Village (SCGV) is embedded in the adopted Carlisle District Local Plan 2015 – 2030, which identifies land to the south of the City (referred to as Carlisle South via Policy SP 3) for growth for a major mixed-use development focussed on housing. The Policy commits the City Council to preparing a masterplan and a separate Development Plan Document (DPD). This DPD will be the St Cuthbert's Garden Village Local Plan.
- 1.2** Executive previously approved (Report ED 39/20 - 9 Nov 2020) the preferred options in the draft St Cuthbert's Local Plan for public consultation. Consultation commenced on 10 November 2020 closed on 22 December 2020. Approval to proceed with consultation was given by Executive ahead of the report going to Economic Growth Scrutiny Panel (EGSP), on the condition that comments made at EGSP would be presented to Executive in due course.

## **2. Economic Growth Scrutiny Panel Feedback**

- 2.1** The draft St Cuthbert's Local Plan was presented to EGSP on 26 November 2020 (Report: ED 42/20).
- 2.2** Feedback from EGSP was overall positive regarding the proposed policies within the draft Local Plan. Members applauded the amount of detail contained in the finalised St Cuthbert's Masterplan Framework which has informed the production of the St Cuthbert's Local Plan. EGSP raised the following queries on the Local Plan.
- 2.3 Affordable Housing Policy:** The Chair felt that the Affordable Housing Policy was rather short, she also considered that requirement to provide 20% affordable homes across the Garden Village was too low. She asked whether the policy could be strengthened. It was explained that this policy requirement was stipulated by central government as a condition of the Housing Infrastructure Funding for the Carlisle Southern Link Road and based on current evidence of need within the district. The policy requirement can be amended in future if data indicated that need has changed, or in light of consultation responses received prior to and following adoption of the Plan to ensure it reflects the most up to date thinking.
- 2.4 Impact of recent White Paper:** A question was raised about the impact the proposed changes to the planning system contained in the Government's recent White Paper would have on the emerging St Cuthbert's Local Plan. Advice provided to the Council by the Government's Chief Planner is to continue to progress the Local Plan through

the adoption process. Feedback on the Whitepaper suggests huge national interest that will likely take a number of years to process. It is unlikely that significant changes to the planning system will be made in the short term.

**2.5 Community Land Trusts and Stewardship:** A question was asked as to whether the Stewardship policy would adopt a Community Land Trust Model. It is highly likely that there will be a need to utilise several different stewardship models for different types of development within the garden village. The purpose of the emerging policy will be to encourage developers to show they have considered which model will be most appropriate for their proposal and how it will be incorporated as part of the ongoing management of the development throughout its lifetime. Community Land Trusts will be one of those models applicants will need to consider.

**2.6 Self and Custom Build Policy:** A Member noted that the last paragraph in the Self and Custom Build Policy stated that a construction on a plot must be completed in 3 years or it may revert back to the original developer. Given that the person(s) who were developing the plot would have purchased it, the Member questioned how feasible such an approach was. This clause was included in the policy to try and prevent blighted sites occurring within the Garden Village whereby a larger development site is spoiled by the presence of a failed or unreasonably stalled self/custom build plot. This policy will be reviewed in response to comments received through the consultation, and in response to this query raised at EGSP. All policies in the Local Plan will include additional supporting text as part of their 'reasoned justification'. This will give greater explanation of the action the Council would take in the event of a self or custom build plot not being delivered. It is likely that the Council would want to intervene in a positive way to see how development could be completed. This policy will therefore likely require some further, revised wording.

### **3. CONSULTATION**

**3.1** At the time of writing, consultation on the preferred options for the Local Plan is underway and will close on 22 December 2020. In some cases, such as for the local Parish Councils, an extension for this date to 13 January 2021 has been granted.

**3.2** A number of themes are emerging from consultation responses so far. Concerns have been raised from several Cummersdale residents regarding matters such as the proximity of new development to the existing village. There has also been a strong positive response to policies addressing the provision for new infrastructure, particularly broadband internet and green infrastructure. It should be noted that this only provides a snapshot. It is anticipated that more comments will be submitted

during the final days of the consultation. A further update will be provided to the Executive at its meeting.

#### **4. Next Steps**

- 4.1** Responses from EGSP will be taken into consideration for the next stage of the Local Plan. When feedback on the planning policies has been received and analysed, together with looking at any new evidence and issues that have arisen, the Local Plan will be refined into a version which is known as the 'Publication' final draft that must be published under the relevant Regulations for a further round of consultation before submitting the document to the Secretary of State (Planning Inspectorate) for independent examination.

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

- 5.1** Members approved the draft St Cuthbert's Local Plan for public consultation on 9 November 2020, allowing it to proceed ahead of consideration by the Economic Growth Scrutiny Panel provided that EGSP comments were fed back to the Executive at a later date. EGSP considered the draft Local Plan on 26 November 2020. The minutes of this meeting state the following was resolved:

- 1) That the panel had scrutinised report ED 42/20;
- 2) That the Affordable Housing Policy [in the draft Local Plan] be revisited and consideration given to raising the requirement for affordable homes provision;
- 3) That the wording of the Self and Custom Build Policy be reviewed.

- 5.2** Members are asked to consider this feedback from EGSP and to agree that it be included for consideration along with all other comments received during public consultation on the preferred options for the St Cuthbert's Local Plan. These comments will be used to amend and update the next stage of the Local Plan.

#### **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.

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**Appendices**                    St Cuthbert’s Local Plan draft policies.  
**attached to report:**

**Note: in compliance with section 100d of the Local Government Act 1972 the report has been prepared in part from the following papers:**

- **ED 17/17 Report to Executive – St Cuthbert’s Garden Village**
- **ED 06/19 Report to Executive – St Cuthbert’s Garden Village Key Next Steps**
- **ED 28/19 Report to EGSP St Cuthbert’s Garden Village Progress Update**
- **ED 17/20 Report to Leader – Key Next Steps**
- **ED 39/20 Report to Executive – St Cuthbert’s Garden Village Consultation**
- **ED 42/20 Report to EGSP – St Cuthbert’s Garden Village Local Plan Consultation**

## **CORPORATE IMPLICATIONS:**

**LEGAL** – Ultimately, any resultant Development Plan Documents will need to be approved in accordance with Article 4 of the Constitution and the Budget and Policy Framework.

**FINANCE** – The Council has recognised St Cuthbert’s Garden Village as a key project for the City and surrounding area. Funding has been provided within the MTFP to formally adopt an appropriate and comprehensive masterplan and delivery strategy for the SCGV.

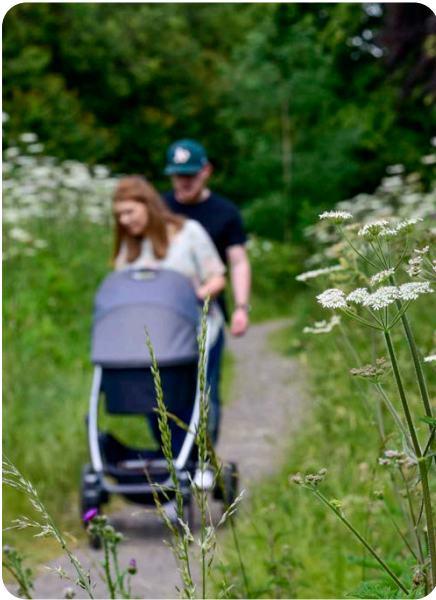
**EQUALITY** – The St Cuthbert’s Garden Village Local Plan will be subject to an Equality Impact Assessment process at key stages of its preparation.

**PROPERTY** – no comments.

**INFORMATION GOVERNANCE** – The consultation process must comply with Data Protection Legislation by ensuring an appropriate privacy notice is provided to all consultees who contribute and provide personal information. Appropriate governance processes must also be embedded to ensure any gathering and subsequent disclosure of information is appropriate.



[www.stcuthbertsgv.co.uk](http://www.stcuthbertsgv.co.uk)



# **St Cuthbert's Garden Village**

## **Local Plan**

### **Preferred Option Policies**

10 November - 22 December 2020 Consultation

## Covid 19 statement

Coronavirus has affected all of our lives and the way we live. Interaction with friends, businesses and community and other events and initiatives has changed. We have a strong track record of seeking the views of a whole cross section of people who might be interested in the St Cuthbert's project, and we have done this in a variety of ways over the past two years. One of the most popular and easy to access ways that we connect with people is through holding public drop in events in a variety of locations at hours that suit as many people as possible.

This is not currently possible due to restrictions on public gathering. However, we are keen to show the progress that has been made on the Local Plan for St Cuthbert's and receive your feedback. We are consulting throughout November and December using digital means and have designed a simple questionnaire to capture your thoughts. There are more details on how to get involved below.

## How to get involved

We are keen to get your views on our proposed draft policies for the St Cuthbert's Local Plan. These policies are still very much in draft form and we would welcome your feedback on the areas that need more work in order to provide a strong policy framework for delivering against the vision and objectives of the garden village. Public consultation on this document: St Cuthbert's Garden Village Local Plan Preferred Option Policies is invited across a six-week period from **Tuesday 10 November until Tuesday 22 December 2020**. Comments can be made via the [on-line consultation questionnaire](#) or by emailing us at [stcuthbertsgv@carlisle.gov.uk](mailto:stcuthbertsgv@carlisle.gov.uk). Due to the current situation we would encourage responses to be made in a digital format, however if this is not possible please send your responses to:

**St Cuthbert's Garden Village  
Economic Development  
Carlisle City Council  
Civic Centre  
Carlisle  
CA3 8QG**

## Introduction

### What is this document about?

This document does a number of things. It sets out the feedback that was received at the Options stage of consultation last autumn with respect to the St Cuthbert's Garden Village Local Plan. It also shows progress that has been made on refining the objectives and it sets out the draft text of the policies that will be included. The Local Plan will set out the statutory policy framework for the delivery of the St Cuthbert's Garden Village vision and Masterplan. Key to the Local Plan will be a set of strategic objectives underpinned by a suite of planning policies that will guide development within the garden village area. We are therefore seeking your views on the emerging draft policies as set out in the table below. The document also explains the relationship between the St Cuthbert's Garden Village Masterplan and the proposed Local Plan.

There is already an adopted Local Plan which covers the whole of Carlisle District. Appendix 2 sets out those policies from the adopted [District-wide Local Plan](#) which will also be relevant in the St Cuthbert's area.

## Background

St Cuthbert's Garden Village was initially identified in the adopted Carlisle District Local Plan 2015-2030 under Policy SP3. This policy 'Broad location for growth: Carlisle South' identified a large area for a major housing led mixed-use development. This policy also commits Carlisle City Council to prepare a separate masterplan and Development Plan Document (DPD). This DPD will be the St Cuthbert's Garden Village Local Plan. The Local Plan will:

1. Provide more detail on how and when the strategic requirements set out in this policy will be delivered;
2. Set a framework to guide the preparation of future planning applications;
3. Provide a framework against which future planning applications will be assessed;
4. Enable and support the timely delivery of infrastructure provision; and
5. Facilitate the delivery of land release to help address the imbalance of employment land between the north and south of the City.



## St Cuthbert's Garden Village Evidence Base

The masterplan framework, within which sit individual frameworks covering areas such as green infrastructure, design, land use, movement and access, and infrastructure is an evidence base which has been used to inform the St Cuthbert's Garden Village Local Plan. Our wider evidence base also includes the following:

- Strategic Housing Market Assessment update – July 2019;
- Interim Housing Market Demand and Capacity Assessment – Sept 2018;
- Self and Custom Build Understanding Demand – June 2020
- Gypsy and Traveller Accommodation Assessment being progressed jointly with other Cumbrian Districts and Public Sector Partners;
- St Cuthbert's Climate Change Strategy; and
- Local Cycling and Walking Infrastructure Plan – being led by Cumbria County Council'

The full suite of evidence that has informed the Local Plan to this point can be found at: <https://www.stcuthbertsgv.co.uk/EVIDENCE-BASE>

It is likely that further evidence will be needed to underpin the Local Plan as it evolves towards Publication. The main areas that this is needed to cover will be viability, strategic flood risk and the Infrastructure Delivery Plan.

## The St Cuthbert's Garden Village Local Plan

The development of St Cuthbert's Garden Village is a long-term project with delivery anticipated to last until at least 2050. This Local Plan will focus on the initial period to 2030 at which point it will be reviewed.

This Local Plan will include site allocations to provide the right amount of homes, sufficient and appropriate land to provide a range of local and more strategic employment locations and areas designated as district and local centres where the right conditions will be created to provide retail, leisure, health and other community facilities.

It will need to ensure that the natural environment that will be created within and between the new communities is designed to the highest quality, delivered at the right time, and protected from future harm.

The Local Plan will also have to make provision for the right infrastructure to support the proposed level of development, and safeguard any land required to support the development of this infrastructure. It will guide the phasing of all these measures, setting out what should be developed and by when in order to ensure that new homes are adequately served by community, transport and utility infrastructure.

As this Local Plan will be specifically for the Garden Village, it is important that it delivers against the established garden village principles drawn up by the Town and Country Planning Association (TCPA), <https://www.tcpa.org.uk/garden-city-principles> and the nine guiding principles developed as part of the masterplanning stage one process.

The Local Plan will be a statutory document and will therefore be important when assessing and making decisions on all future planning applications in the Garden Village area.

Preparing a Local Plan is complex, and the key milestones for carrying this out are set out in the Council's Local Development Scheme. The following provides an overview of the envisaged key time periods:

Key Milestone	
Preferred Options Consultation	Winter 2020
Regulation 19 Consultation	Spring 2021
Submission	Autumn 2021
Examination	Winter 2021
Adoption	July 2022

The Local Plan also has to be informed by a Sustainability Appraisal (SA) which is a legal requirement. The SA ensures that we are taking reasonable alternatives into account for delivering the development we need in each of the proposed new villages, and that the planning policies which sit alongside the allocations ensure that we are doing this in a balanced way taking account of environmental, economic and social considerations. The scope of the SA has been established at Stage 1 masterplanning (Scope of SA).

As the Local Plan policies emerge, they are subject to an ongoing Habitats Regulations Assessment (HRA) to identify any likely significant effects on the River Caldew, which is part of the River Eden and Tributaries Special Area of Conservation (SAC), a designation which denotes that the site is of European importance.

### **How does the St Cuthbert's Garden Village Local Plan fit in with the wider planning process?**

The Local Plan will have to be consistent with Government policy and guidance as set out in the National Planning Policy Framework (NPPF) and the supporting National Planning Practice Guidance (NPPG). The St Cuthbert's Garden Village Local Plan will form part of the Development Plan for the wider area which includes the relevant policies in the adopted Carlisle District Local Plan 2015-2030 (as detailed in appendix 2), the Cumbria Minerals and Waste Local Plan and adopted Neighbourhood Plans.

As part of the legal 'Duty to Cooperate' we have been and continue to work alongside neighbouring local planning authorities (together with other defined agencies such as the Environment Agency and Natural England) to ensure that there are no cross boundary strategic issues that have not been resolved.

To support the early development phases of St Cuthbert's and ensure quality is safeguarded from the outset, prior to the formal adoption of the dedicated St Cuthbert's Local Plan, we are also preparing and consulting on the "St Cuthbert's Garden Village Strategic Design Supplementary Planning Document" (SPD) which will be adopted ahead of the Local Plan. This will be a material planning consideration for the purposes of assessing planning applications that may come forward in the short term and will remain in operation alongside the Local Plan (once adopted), providing detailed design guidance to help articulate what is meant by 'high quality design within the context of St Cuthbert's'.

## Next Steps

When all the feedback on the draft planning policies has been received and analysed, together with looking at any new evidence and issues that have arisen, the Local Plan will be refined into a 'Publication' version, which will again be consulted on. This Local Plan will be the document that we intend to submit to the Secretary of State (Planning Inspectorate) for independent examination.

### Scope of Policies for consultation

It is important that the policies which are set out below help to deliver the vision and the nine guiding principles that were established at Stage One of the Masterplanning. In order to do this, we have developed three strategic objectives and the policies aim to make provision for the delivery of both the objectives and the principles.



**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.



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



**3: Quality Homes and Lifetime Neighbourhoods:** Promote a mix of high-quality homes in distinct and integrated lifetime neighbourhoods.



**4: Community Focused:** Focus inclusive communities around a hierarchy of excellent facilities clustered around village centres.



**5: Innovative Employment Opportunities:** Support a variety of entrepreneurial and creative employment and skills opportunities.



**6: Healthy Environments:** Promote health and well-being through accessible facilities and healthy lifestyles for all ages.



**7: Smart and Sustainable Living:** Support low carbon living through sustainable planning, transport and energy.



**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.



**9: Exemplary Delivery and Stewardship:** Continue to positively engage a range of people and communities in design, delivery and stewardship.



## St Cuthbert's Garden Village Carlisle

### St Cuthbert's Vision

“St Cuthbert's will provide connected villages set 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 wider countryside. St Cuthbert's will actively promote healthy lifestyles providing integrated communities focused around high-quality homes, locally distinctive spaces and inclusive facilities. Innovation and technology will support attractive employment opportunities and exemplary low carbon living.”

The Objectives have been updated following consultation with the public and key stakeholders. Changes to each objective have been highlighted below, with a short statement for each setting out the key points arising from the autumn 2019 consultation. We have renamed the objectives to reflect the community approach to St Cuthbert's.



## Social Objective feedback:

52 responses were received to this objective, with 31 responding positively that the objective would deliver against the vision and principles, whilst 22 considered that it would not achieve this aim.

There was a general concern that jobs, healthcare, and delivery of other supporting infrastructure is key to achieving the aims of the social objective but a lack of confidence that this would actually happen. A number of comments referred to the need for larger private gardens as well as communal or allotment space. However, another stated that people don't always have time to grow their own food. One comment stated that there needs to be a greater reference to how this plan integrates with what is happening in the City Centre and the wider region and pick up a greater emphasis on low carbon living. Delivery of all the elements of the project, as well as long term maintenance of, for example, green infrastructure, were highlighted as areas that will need greater consideration.

Some of these issues will be picked up in the amended objective below, and some will be addressed through specific Local Plan policies.

### Thriving communities

“To promote the right conditions for the development of locally distinctive communities with sustainably constructed and affordable homes of a range of types and tenures, which allow people to live a low carbon lifestyle. These homes will meet both local needs and attract people into the area. To create an environment which promotes social interaction, and enables and supports healthy lifestyles, through the high-quality design of social, recreational and cultural facilities.

To address identified local health and wellbeing needs through both the provision of health care and a physical and social

environment which allows people to make healthy choices such as means of travel, recreation, or opportunities to grow their own food. Long term stewardship of community infrastructure will be integral to the success of the garden village.

To promote an environment where accessibility to services, amenities and facilities is safe and attractive by virtue of high-quality design and layout, in particular with first class cycling walking and public transport routes, connecting with the City Centre and the wider area around St Cuthbert's.”



## Economic Objective feedback:

45 people responded to this question, 27 (60%) felt this objective would deliver against the vision and objectives whilst 18 people considered that the objective would not.

There is a degree of scepticism around this objective and the real likelihood that the Garden Village will deliver economic growth. Some respondents have questioned the ability to attract new businesses to the area. There is support for the approach to integrated small-scale workspace as part of a wider range of village facilities.

St Cuthbert's is part of a wider package of measures which will seek to address fully or in part the longer-term economic impacts which are affecting long-term sustainability.

### Enterprising Communities

“To contribute towards realising Carlisle’s ambitious plans for growth.

To support the expansion of the workforce through the creation of attractive and diverse communities to live, recreate and work attracting people of all ages to settle within the area as well as encouraging our young people to stay within the District.

To bolster the local economy providing a high-quality environment, which supports existing and expanding firms locally, alongside a range of innovative and sustainable employment opportunities capitalising on the strengths of the location as a key interchange for north-south and east-west destinations and being responsive to meeting the demands of future working practices and workspace requirements.

To create the right conditions and opportunities to increase the regional and national prominence of Carlisle, harnessing the area’s substantial assets to draw a greater level of inward investment into the District. Ensure that St Cuthbert’s Garden Village, through its location and the scale of the opportunity it presents, will play a key role in supporting many of the objectives and projects of Cumbria’s Local Industrial Strategy and The Borderlands Partnership such as growing and using our talent pool, improving productivity, innovation and enterprise potential, and improving connectivity.”





## Natural Environment Objective feedback:

48 people responded to this question, 31 (65%) felt this objective would deliver against the vision and objectives whilst 17 people considered that the objective would not.

Generally, people were enthusiastic about this objective and the principle of emphasising the importance of protecting and enhancing the natural environment within the Garden Village. In response to comments received at consultation, changes were made to ensure the objective picks up on the importance of ensuring new development recognises the important landscape setting of St Cuthbert's. Comments also sought to highlight the need to protect the ecological services provided by natural assets across the area, and that development should seek to restore and enhance the natural environment wherever possible.

There was strong and clear support for the principle of environmental net gain, which includes biodiversity net gain, and a strong desire to see this reflected within planning policy for St Cuthbert's. There was also some concern that any gains or enhancements to the natural environment could end up being short-term, and that it was therefore vital to establish some form of protection for natural assets in perpetuity, emphasising the importance of clear mechanisms for the ongoing maintenance and stewardship for green infrastructure.

### Outdoor Communities

"To ensure that St Cuthbert's is always a garden first, complementing and contributing to its internationally important landscape setting.

To enable everyone to have easy access to vibrant and vital natural spaces, which teem with life and diversity, providing excellent and inclusive opportunities for recreation, education, and reflection. To create rich green spaces that are valued for their inherent beauty and the important ecological services they provide.

To provide people with healthier and more environmentally friendly options for travel and play and to establish logical, and holistic natural networks that connect communities and habitats to form the beating green heart of the garden village.

To meaningfully enrich the plan area's natural environment, creating, restoring and enhancing habitats, wildlife and other natural assets wherever the opportunity is presented, to ensure that all new development delivers a measurable environmental net gain across the Garden Village.

To establish reliable mechanisms for the on-going maintenance, stewardship and protection of environmental assets and green infrastructure in perpetuity."

The table below shows the policy development from the initial scope to the current draft wording. In order to assist us in shaping the Policies, each policy has a number of questions associated with it which we would like to hear your views on. However, we also welcome feedback on wider aspects of each policy, for example

- To the specific wording we have used, are they clear and not open to an alternative interpretation?
- Are there other matters within those policies that we have missed?
- Are there additional policies that the Plan must include?

[A consultation questionnaire has been produced to help you respond to these questions.](#)

Policy Title relevant guiding principles listed	Scope of policy	Feedback from Consultation	Commentary
Approach to strategic land uses 1, 3, 4, 6, 8	This will be an allocations policy that will set out the size and location of land for: residential, SUDS and other drainage, community facilities (education, retail, health, community space, libraries, leisure) and strategic green and blue infrastructure. This policy will also guard against a piecemeal approach to development.	<ul style="list-style-type: none"> <li>• Policy must be extremely robust in preventing piecemeal development.</li> <li>• Ensure a mix of housing types and sizes in each sector</li> <li>• Constraints need to be considered in detail to avoid delays to delivery after plan is adopted. Sites that are able to be delivered quickly should be considered within early phases and existing infrastructure utilised where appropriate.</li> <li>• More radical green planning and delivery needed.</li> <li>• Developers need to be strictly monitored as the current drainage system, transport, road maintenance, schools and doctors are stretched to breaking point.</li> </ul> <p><b>Continues...</b></p>	<ul style="list-style-type: none"> <li>• The masterplan identifies broad phases which will be tested though consultation and the phasing plan is attached to the draft Garden Village Local Plan</li> <li>• An infrastructure schedule accompanies the masterplan and will be expanded upon as the ongoing work with infrastructure providers continues. This work will inform the evolution of a full Infrastructure Delivery Plan - which will underpin the requirement for strategic infrastructure i.e. education and identify trigger points for when this will be delivered.</li> <li>• The policy will therefore provide certainty around where and when infrastructure must be delivered.</li> </ul> <p><b>Continues...</b></p>



Policy Title relevant guiding principles listed	Scope of policy	Feedback from Consultation	Commentary
		<p><b>Continued</b></p> <ul style="list-style-type: none"> <li>• Developers should be challenged and held to account in respect of ensuring effective SuDS are provided. Example of surface water flooding near Cummersdale given.</li> <li>• This is the key part of the proposal, how to bring disparate and competing landowners on board will make or break the project.</li> <li>• Self-building and ensuring that small-scale locally based builders have the opportunity to participate.</li> <li>• This must ensure that green space is maintained - there is a risk of increased air pollution/flooding in an area where there are not currently any significant issues.</li> </ul>	<p><b>Continued</b></p> <ul style="list-style-type: none"> <li>• Research into best practice continues with a range of different stewardship models to help identify the most appropriate way forward in St Cuthbert's.</li> <li>• Work is currently also focussed on which delivery model is most appropriate across the area, and whether a combination of approaches may be necessary.</li> </ul>

## Delivering St Cuthbert's

To meet the needs of existing and future communities, in the first phase which is up to 2030, the Plan will ensure that sufficient provision of land in sustainable locations is made available for the delivery of new homes, jobs and infrastructure within the defined Garden Village areas of Carlton, Durdar, the edge of Carlisle and Cummersdale.

Specific sites have been identified, in accordance with the phasing identified in the masterplan, to deliver the Garden Village vision in accordance with the agreed Garden Village principles and objectives within the Garden Village area as follows:

### Housing

Land at Carleton, Durdar and Cummersdale, as shown on the Policies Map to accommodate approximately 2000 new homes between 2022 and 2030 as follows: Carlisle Edge approximately 500 homes; Carleton 1000; Cummersdale 500. In bringing forward housing development within this phase, developers will need to demonstrate that their proposals contribute to an overall mix of dwelling types, sizes, and tenures which help to meet identified local housing need, and the development of mixed and sustainable communities.

### Employment

A broad location for strategic employment growth is safeguarded to the East of Junction 42. Local employment sites will be located within or close to the local or district centres at Durdar 5ha; Carleton 0.5ha; Cummersdale 0.5ha in a mixture of flexible spaces and small business park/employment hub.

### Green Infrastructure and Blue Infrastructure

St Cuthbert's Greenway is identified on the Policies Map as a key piece of strategic green infrastructure. This will provide multi-modal active travel and recreational opportunities, together with providing a biodiversity corridor. Other high quality and accessible open space will be provided in accordance with the open space distribution as shown on the open space typology map. All land identified within any of the greenspace typologies will be protected from development which would harm their intended use. Green space will be delivered in accordance with the quantum set out in the Strategic Design Supplementary Planning Document.

### Community Facilities

Local centres are identified in Carleton, Durdar and Cummersdale to make provision for retail, leisure facilities, healthcare, education and flexible work-space uses to serve the needs of the local communities. It is anticipated that Cummersdale and Carleton local centres would come forward in phase 1 in accordance with the phasing schedule.

**Continues...**

## **Continued**

### **Education**

Primary and secondary schools will be located as follows:

Durdar 3 x 2FE primary schools and 1 x 10FE secondary school.

Carleton 1 x 1FE primary school. Cummersdale

1 x 1FE primary school.

Sites coming forward outside of uses shown on the land use framework on the masterplan illustration, or outside of the identified phasing must demonstrate how they deliver against the established Garden Village principles, must not prejudice the delivery of the vision, principles and key drivers that have been identified for the Garden Village through the masterplanning process, and must contribute towards the strategic infrastructure required for the wider area.

### **Carlisle Southern Link Road**

Land will be safeguarded for the route of the Carlisle Southern Link Road, the associated shared pedestrian and cycle way, the strategic planting required in association with the road, and for the Durdar spur road.

### **Questions**

Is the policy sufficiently strong and clear enough to prevent piecemeal development?

Does the policy give sufficient direction as to what land-uses are required in the different communities?

Policy Title relevant guiding principles listed	Scope of policy	Feedback from Consultation	Commentary
<b>Planning obligations</b>  1, 4, 6, 7, 8	<p>This policy will be informed by the Infrastructure Delivery Plan (IDP). This policy will cover how funding will be secured, for example through developer contributions. Sets out the need, timing and, where appropriate, location of services, facilities and infrastructure that need to be provided by the development, including trigger mechanisms.</p>	<ul style="list-style-type: none"> <li>• Overall, there was support for an IDP to be produced. However, there was scepticism as to the timely delivery of infrastructure due to recent events within the District.</li> <li>• Identification that infrastructure needs to go beyond the boundaries of St Cuthbert's especially with the existing highways network.</li> <li>• The need for viability to be taken into consideration when establishing the level of developer contributions was essential.</li> <li>• Timing of delivery of essential infrastructure was deemed to be important and should be a priority from the outset.</li> </ul>	<ul style="list-style-type: none"> <li>• Concerns regarding the importance of infrastructure to stakeholders is recognised so an Infrastructure &amp; Viability project group was established at the outset of the project and dialogue has been maintained with key infrastructure providers throughout.</li> <li>• High level viability assessments have been undertaken alongside the Masterplan Stage 2 but will be subject to refinement as the emerging St Cuthbert's Local Plan is developed.</li> <li>• Alongside the Masterplan Framework will be an outline Infrastructure Schedule.</li> <li>• Viability and a full IDP will be used to inform the type, triggers and method of developer contributions required to support the new communities.</li> </ul>

Further work required to support and inform this policy:

- Fully costed and phased Infrastructure Delivery Plan.
- Whole Plan Viability Assessment.

## **Policy: Planning Obligations**

Proposals will be required to deliver or contribute towards the timely provision of essential supporting infrastructure either directly as part of the delivery of the new communities, or through an appropriate financial contribution.

On larger applications within a new community, which will require a phasing schedule based on the infrastructure requirements identified within the St Cuthbert's Infrastructure Delivery Plan, the ability to move from one phase to the next will be dependant on the infrastructure detailed in previous phase(s) having been delivered.

Proposals will be expected to provide, or contribute to, the infrastructure identified in order to make the development acceptable. The phase, scale and nature of the contribution will be proportionate to the size and type of proposal and will be based on the St Cuthbert's Infrastructure Delivery Plan and established through the development management process.

### **Multiple land Ownership**

Where land for a new community is in multiple ownership, it will be ensured that all applicants make a proportionate contribution to any developer contributions required to enable delivery of the whole site as well as those specific to their individual proposal.

### **Artificial splitting of sites**

Where there is evidence that a site or a proposal has been artificially split in order to avoid policy requirements by being below any relevant size/dwelling threshold, the Council will consider whether it would be appropriate to apply the policy

requirements to each of the smaller sites individually irrespective of their size/number of dwellings in order to secure planning obligations in accordance with this plan. In determining whether separate sites should be aggregated to form a single site for the purposes of applying this policy, the city council will consider:

- I. Existing and previous land ownership;
- II. Whether the areas of land could be considered to be a single site for planning purposes; and
- III. Whether the development should be treated as a single development.

The city council will consider each application on the facts as a matter of planning judgement.

### **Forward Funding**

It may be in order to facilitate behavioural change and modal shift; alternative sources of finance may be sourced to forward fund infrastructure to support development. In the absence of the forward funded infrastructure being in place, development would be expected to contribute towards the delivery of such infrastructure and in the absence of which, planning permission would not be granted. In these instances, an equivalent contribution will be expected to be made as the proposed development is benefitting from this early delivery.

The land identified to deliver the new communities within St Cuthbert's has benefited from the early delivery of the Carlisle Southern Link Road (CSLR) the funding of which has been provided through the Government's Housing Infrastructure Fund

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## continued

and a combined £10 million from Carlisle City Council and Cumbria County Council. All development will need to make a contribution towards the repayment of the £10 million forward.

### Reduced planning obligations

It is expected that development that provides full policy requirements will be granted planning permission. Consideration will only be given to a request for reduced planning obligations compared to policy requirements where:

- I. The applicant has submitted a viability appraisal that is based upon and refers back to the viability assessment that has informed this Plan, and provides evidence of what has changed since then;
- II. The value of the planning obligations has been maximised having regard to likely viability;
- III. A clawback mechanism has been incorporated into a legal agreement, where appropriate, to ensure that additional mitigation is provided if final development viability is better than anticipated in the viability assessment; and
- IV. The benefits of the development outweigh the lack of full mitigation for its impacts, having regard to other material considerations; and
- V. In exceptional circumstances consideration may be given to alternative proposals to those within the Infrastructure Delivery Plan and Phasing Schedule if it can be evidenced that the proposals offer a genuine opportunity to deliver the infrastructure required to support the new communities in a timely manner.

Where a viability appraisal is submitted by an applicant in order to justify a reduced contribution, it and any revisions to it will be published prior to the determination of the planning application unless there are exceptional circumstances. Where such exceptional circumstances exist, an executive summary that includes enough information to enable the public to fully understand the main inputs and conclusions of the appraisal must be provided and published. The costs relating to submitting such an appraisal must be borne by the applicant.

### Questions

In order to take into account, the continually changing market, should there be a mechanism to review contributions at fixed stages throughout a development:

1. Should this only apply to a certain threshold? If so, what threshold do you suggest?
2. What fixed stages would be deemed appropriate?
3. Do you agree that any re-assessment should be equally applicable in a rising market as a falling market?

Policy Title relevant guiding principles listed	Scope of policy	Feedback from Consultation	Commentary
<p>Phasing, implementation and stewardship</p> <p>1, 4, 6, 7, 8, 9</p>	<p>The policy will set out the phasing of development such as infrastructure, neighbourhoods, open space etc including:</p> <ul style="list-style-type: none"> <li>• the requirement for early phases to provide self-sustaining communities capable of functioning in their own right as the villages develop.</li> <li>• identification of trigger points for provision of infrastructure, services and facilities -the need to achieve and maintain a rate of development in line with the defined annual targets.</li> <li>• the requirement for developers to sign up to chosen stewardship model.</li> </ul>	<ul style="list-style-type: none"> <li>• Central village community centre to help facilities to be contained.</li> <li>• Infrastructure especially SuDS and waste water treatment needs to be in place first.</li> <li>• Disagree with third bullet point (rate of development).</li> <li>• School provision needs to be in place before the building phase is completed. Affordable homes needed as some of the areas are on the outskirts of low-income families.</li> <li>• How can communities be self-sustaining when we are taking away farming community and there are no allotments. Self-sustaining not all about education and employment.</li> <li>• Perhaps forming key alliances or joint ventures to ensure a consistent and balanced delivery of private and affordable housing through the life of the project.</li> <li>• Must have engagement and commitment from future employer/ employment opportunities players.</li> </ul>	<ul style="list-style-type: none"> <li>• An infrastructure schedule accompanies the masterplan and will be expanded upon as the ongoing work with infrastructure providers continues. This work will inform the evolution of a full Infrastructure Delivery Plan - which will underpin the requirement for strategic and community infrastructure</li> <li>• Research into best practice continues with a range of different stewardship models to help identify the most appropriate way forward in St Cuthbert's.</li> <li>• Work is currently also focussed on which delivery model is most appropriate across the area, and whether a combination of approaches may be necessary.</li> <li>• The policy now solely covers stewardship as phasing is addressed in the Delivering St Cuthbert's policy.</li> </ul>

### **Policy: Stewardship**

Development proposals of the following types must be designed to take into account, and must clearly identify how, ongoing operation, management, and maintenance arrangements will be secured:

- Leisure facilities;
- Allotments, community orchards and woodlands;
- The public realm;
- Open spaces including strategic and local and semi natural greenspace;
- Pedestrian and cycle paths;
- Community buildings;
- Development that results in biodiversity net gain; and
- Sustainable Drainage Systems.

The quality of all assets that require ongoing and long-term stewardship, and are proposed to be managed on completion by a trust or other community body, must be of the highest standards, and the specific requirements will be set out in a Section 106 agreement. Alternatively, where a trust or other community body agree, the asset can be handed over before completion, provided that specific measures are in place, including financial measures, to enable the completion and operation of the community asset to the highest standards.

### **Questions:**

1. Does the policy contain a sufficient range of development types to which stewardship arrangements must apply?
2. Should the policy contain more detail on the stewardship arrangements that would be acceptable?
3. Should the policy address how the increase in land value is to be used to provide long-term stewardship of community assets?



Policy Title relevant guiding principles listed	Scope of policy	Feedback from Consultation	Commentary
<p>Affordable and specialist housing policy</p> <p>2, 3, 4, 6, 7, 9</p>	<p>This policy could cover the full range of local housing needs including affordable, extra care, provision for Gypsies and Travellers, and allocation of land for self and custom build. Depending on evidence of need the policy requirements could differentiate across the proposed communities.</p>	<ul style="list-style-type: none"> <li>• Need to define what ‘affordable’ means. It should be based on Carlisle incomes.</li> <li>• Support the opportunity for self and custom builds, provided that they contribute to the environmental and landscape vision for the area.</li> <li>• Several comments questioned the need to make provision for Gypsies and Travellers.</li> <li>• The % requirements for affordable housing should be the same across all the communities to ensure equality of provision.</li> <li>• The policy feels a little light. perhaps state in requirements in greater detail to ensure this key contribution to society isn’t diluted or lost.</li> <li>• The policy will devalue existing property and discourage people from moving to the area.</li> <li>• Affordable provision for an ageing population is important, including bungalows.</li> </ul>	<ul style="list-style-type: none"> <li>• The policy for affordable housing will include a requirement for 20% of all homes to be affordable across the garden village area.</li> <li>• The 20% provision will be split evenly between affordable rent and intermediate tenure.</li> <li>• This approach has already been taken with the Homes England planning application for their land at Carleton Clinic.</li> <li>• The provision of affordable housing will be monitored through future planning applications In recognition of the substantial role that Registered Providers will play, there is an ongoing workstream around market engagement and the need to fully understand Registered Providers ability to invest in areas for the long term and attract grant funding.</li> <li>• A County-wide GTAA is currently being undertaken to provide an evidence base to set pitch targets for Gypsies and Travellers.</li> <li>• Custom and self build to be addressed through a separate policy.</li> </ul>

### **Policy: Affordable Housing Policy**

Development proposals of 11 or more houses will be required to deliver 20% affordable housing on site, with a tenure split of 50% for social or affordable rent and 50% for intermediate low cost home ownership housing.

A lower proportion or different tenure split may be permitted where it can be clearly demonstrated by way of a financial appraisal that the development would not be financially viable, or where the proposed mix better aligns with local needs. Early dialogue with the Council on this matter will be essential.

The location of affordable housing within the layout of a site must not be concentrated in one location and must be designed to integrate with other housing or uses on the site.

The opportunity to secure affordable Extra Care housing or other supported housing schemes as part of the wider affordable housing mix on development sites will be sought where it is considered to meet needs and the site is in an appropriate location.

This policy will operate within the context of national policy and will be implemented with regard to any relevant future changes including to the definition of affordable housing.

### **Questions:**

1. Should the policy include a % requirement for specific affordable house types on site e.g. bungalows or apartments?
2. Should the policy have a higher threshold above which the requirement to provide affordable housing will be triggered?

Policy Title relevant guiding principles listed	Scope of policy	Feedback from Consultation	Commentary
Health  1, 2, 3, 6, 8	<p>This policy will aim to set the spatial distribution of health and wellbeing infrastructure so that every resident can access equally the benefits of both the environment and the facilities in the new community.</p> <p>The Local Plan will be subject to a Health Impact Assessment (HIA).</p>	<ul style="list-style-type: none"> <li>• Many concerns were raised about the capacity of existing health facilities to cope with any increased demand.</li> <li>• Support for the need for additional services but concerns regarding current staffing shortages.</li> <li>• Recognition that health extends to the physical environment too but concerns that by developing on the area would take away outdoor space that residents currently enjoy.</li> <li>• Recognition that policy should address the needs of disabilities too.</li> </ul>	<ul style="list-style-type: none"> <li>• Health has been a two-pronged approach being the access to treatment and the potential for improving health through the environment. Principle No 1 'Start with the Park'. Some of the health outcomes may be also be integrated in other policies i.e. Approach to Strategic land uses and Phasing Implementation and Stewardship.</li> <li>• St Cuthbert's was selected to become one of 6 regions to be part of the healthy New Towns Learning and Implementation Group where best practice is shared.</li> <li>• Director of Public Health Cumbria has been a key stakeholder from the project inception, and we have been kept abreast of the reorganisation of health services and the local impact.</li> <li>• A facilitated meeting by the Director of Public Health with key health personnel took place in July 2019.</li> <li>• Existing groups/forums have been used, such as Dementia Alliance Partnership, Rotary Club, Carlisle Partnership, and Carlisle Ambassadors to help identify key issues.</li> <li>• The development of the Masterplan Framework was subject to a Health Impact Assessment.</li> <li>• Covid 19 and the pressures on the health providers has meant that recent activities could not take place. However, it has brought health to the forefront and St Cuthbert's can provide the opportunity to build on the lessons learnt so through policy, healthy communities can be encouraged and achieved.</li> </ul>

The objectives for St Cuthbert's to provide the opportunities for a healthy lifestyle and to enable residents to live in their own home for longer are achieved through improved health outcomes from the associated policies i.e. access to open space and low carbon living.

It is therefore proposed that health indicators are highlighted within a policy monitoring framework to assess the overall impact on health within the new communities and the wider District.

Further work required to support and inform this approach:

- A Health Needs Assessment to be undertaken.
- A Health Impact Assessment of the St Cuthbert's Local Plan.

Policy Title relevant guiding principles listed	Scope of policy	Feedback from Consultation	Commentary
<p>Climate change resilience and carbon reduction</p> <p>1, 2, 7, 8</p>	<p>The policy could aim to ensure that issues raised by predicted climate change are tackled together with setting out measures to address carbon reduction. It could cover alternative energy sources, promote sustainable construction methods and green and low carbon technologies.</p>	<ul style="list-style-type: none"> <li>• Solar panels to all new builds, or photo voltaic. Grass roofs. Charging points.</li> <li>• SuDS to prevent additional flooding</li> <li>• Encourage vehicle sharing to reduce number of vehicle journeys.</li> <li>• The word 'could' should be replace by the word 'will'.</li> <li>• Planting trees takes carbon. Solar is not beneficial and unsightly. Windmills are unsightly and ruin landscape and Lake District.</li> <li>• Things will change over next 30 years so this policy needs to be flexible. Policy doesn't discourage the use of cars enough.</li> <li>• Impact of transport not considered. Emissions from road transport are a significant concern.</li> <li>• Carbon reduction, renewable energy, energy efficient technology should be compulsory for all development. Need to be more ambitious in our aspirations.</li> </ul> <p><b>Continues...</b></p>	<ul style="list-style-type: none"> <li>• To gain a greater understanding of the climate change issues and opportunities that are and will be of most relevance for St Cuthbert's, a number of workshops and studies have been commissioned.</li> <li>• In addition the early low carbon workshop and SCGV Energy Masterplanning and Heat Network Feasibility Study (AECOM) undertaken in 2018, a more recent low carbon workshop has taken place the output being to identify the measures that could be taken to meet carbon reduction targets and work towards devising a route map to zero Carbon for St Cuthbert's. The workshop looked at: <ul style="list-style-type: none"> <li>- potential infrastructure,</li> <li>- building standards – Building regulations (future home standard), Passivhaus etc,</li> <li>- materials,</li> <li>- microgeneration.</li> <li>- Adaptation to climate change.</li> <li>- A review of technologies approaches previously considered in light of advances in the masterplanning and low carbon technologies.</li> </ul> </li> </ul> <p><b>Continues...</b></p>

Policy Title relevant guiding principles listed	Scope of policy	Feedback from Consultation	Commentary
		<p><b>Continued</b></p> <ul style="list-style-type: none"> <li>• Key driver will be whole carbon cost in the construction of the project. Need a planting strategy - CO<sub>2</sub> reducing plants.</li> <li>• Flooding - flood mitigation - restore water meadows (several comments).</li> <li>• Need to cover all issues around pollution to air, water, land. Many carbon reducing policies cause issues with other pollution including PM 2.5 and PM 10 which are highly damaging to health and the environment.</li> </ul>	<p><b>Continued</b></p> <ul style="list-style-type: none"> <li>• The outputs of the workshop have fed into a draft Climate Change Strategy for St Cuthbert's alongside of review of policy elsewhere to help inform the policy approach for SCGV.</li> <li>• As part of the masterplanning process an Energy and Waste baseline Study has been undertaken which has informed the St Cuthbert's Sustainability Strategy - this sets out high level sustainability aspirations to help shape policy but at present includes no specific targets or objectives.</li> <li>• Further work will be undertaken bringing together and building on the work and findings to date.</li> <li>• We are awaiting the outcome of the consultation on the future Homes Standard which may limit the potential to require standards above that of buildings regulations. Therefore careful consideration will need to be given to the wider opportunities presented by the Garden Village not just the buildings. Climate change resilience must also be factored in.</li> <li>• We need to be mindful of development viability when considering zero carbon measures.</li> </ul>

## Policy: Low Carbon Development

Proposals for all development in St Cuthbert's Garden village should make the fullest contribution to creating environments which enable carbon reduction and are resilient to climate change. Applicants will be required to demonstrate through their proposals a commitment to reducing carbon emissions in accordance with the Vision and Principle 7 of the St Cuthbert's Garden Village masterplan.

Proposals should be designed in such a way to embrace a whole place approach which requires applicants to consider how the development would contribute to carbon reductions through energy conservation and efficiency in the design, layout and choice of materials as well as the operation of the building and the mobility options of the future occupants. These principles should be a key part of the design process to ensure that consideration can be given to the orientation of buildings to maximise opportunities for solar gain as well as the potential for alternative sources of energy supply.

As a minimum it will be expected that all new residential developments should demonstrate a reduction in CO2 emissions of 20% above part L in line with the Future Homes Standard embracing high building fabric standards and low carbon heating systems such as heat pumps, triple glazing and high levels of insulation.

New non-domestic buildings will be required to be built to BREEAM Excellent sustainability standard in accordance with Carlisle City Council's Climate Change Strategy (currently draft).

In addition all development must be designed to enable the behavioural shift of its occupants towards smart and sustainable living by including the following in their design:

- Electric vehicle charging points.
- Access to highspeed broadband.
- Smart energy efficient heating systems.
- Highly accessible and secure cycle storage - to make walking and cycling the modes of travel of choice.
- Systems to allow for the efficient use of water and or grey water harvesting/usage.
- Adequate and convenient space for recycling storage.
- Photovoltaic panels.

Applicants will be required to demonstrate, through the submission of an energy statement, how their scheme will meet the above requirements.

Proposals must demonstrate how they have had regard to the 'Sustainability, Low Carbon and Innovation' section of the Strategic Design SPD.

### Questions:

1. Do you agree with the proposal to introduce requirements for new homes ahead of the standards proposed through the Government's '[Future Homes Standard](#)' consultation?
2. Should this policy make allowances for carbon offsetting? If so, how should this be reflected in the policy?
3. Should this policy be more ambitious?
4. How could this policy be expanded to include a greater emphasis on climate change resilience and more on the use of renewable energy?

Policy Title relevant guiding principles listed	Scope of policy	Feedback from Consultation	Commentary
<p>Integrated sustainable travel</p> <p>1, 2, 6, 7, 8</p>	<p>This policy will aim to ensure the provision of a range of greener and healthier transport measures including cycling, walking, and smart public transport. It could include safeguarding of routes on the options plans.</p>	<ul style="list-style-type: none"> <li>• Must be built within the plan's structure. Would be helped considerably by Option 1 proposals simplifying the bus routes and cycleways in conjunction with each other, and be more cost effective.</li> <li>• Public transport needs to be more prominent in the policy and how it will be developed.</li> <li>• Unrealistic to expect people to abandon cars (several comments). Good bus service needed into Carlisle and across the development.</li> <li>• Benefit from inclusion of Stead McAlpin site and its associated open space to assist with the delivery of sustainable transport options. Could deliver vastly improved cycle links and walkways.</li> <li>• Must include a range of greener and healthier transport measures. Aim is not enough (several comments). Needs to be in place as soon as development is started. Fares?</li> <li>• Provision for disabled?</li> <li>• Funding of infrastructure?</li> </ul> <p><b>Continues...</b></p>	<ul style="list-style-type: none"> <li>• Transport movement and strategy workshop was held on 20 April 2020 with Arup and Cumbria County Council as Highway Authority, and Carlisle City Council.</li> <li>• Confirmed need to link this work area in with wider transport modelling and improvement measures for the city centre.</li> <li>• Work towards the policy addressing the needs of accessibility of communities on the existing edge of Carlisle.</li> <li>• Work ongoing to ensure that all elements of sustainable travel can be delivered – from the identification on the Masterplan Framework of a central sustainable transport corridor to mobility hubs; vehicle charging points for every house; cycle parking provision; bus stops; lockers; bike repair stations; shared taxi facilities; digital pillars etc.</li> </ul> <p><b>Continues...</b></p>



Policy Title relevant guiding principles listed	Scope of policy	Feedback from Consultation	Commentary
		<p><b>Continued</b></p> <ul style="list-style-type: none"> <li>• Commitment to lowering the speed limit for cars and making cyclists and pedestrians a priority. Electric car charging points for every house.</li> <li>• Focus on creating connected clusters should be a sound case for frequent and high-quality traditional bus services. With regards to demand-led public transport, many operators have thus far tried but failed to identify a commercial model that will support the long-term and sustained provision of this type of service.</li> <li>• Stagecoach continue to invest and evolve their ticketing products and platforms with EMV and mobile ticketing now offered. Further investment is being made to bring forward a tap in-tap out style fare capping system with aspirations held to make this multi-operator and indeed multi-modal in the future.</li> <li>• Concerns over shared cycle and pedestrian routes. Cycleways should be cycle only.</li> </ul>	<p><b>Continued</b></p> <ul style="list-style-type: none"> <li>• Requirement to test the impacts of different approaches through transport modelling e.g. reduce the need for car-based travel by 20%/30% etc and look at what physical measures are needed to achieve this.</li> <li>• Strong links with Masterplan Framework and Design Policy needed to achieve outcomes.</li> <li>• Work is progressing on the Local Cycling and Walking Infrastructure Plan which will identify proposals to improve the existing network.</li> </ul>

## Policy: Sustainable Transport and Movement

All development within the Garden Village must accord to the key principles and parameters of the access and movement strategy outlined in the final masterplan framework and further defined in the Strategic Design Supplementary Planning Document. Applicants are required to demonstrate how:

- development will prioritise and enable active and sustainable travel, such as cycling, walking and public transport as the primary and most convenient means of transport to, from and through the Garden Village.
- vehicles will access the Carlisle Southern Link Road.
- the development will connect to the St Cuthbert's Greenway.
- the development will create and integrate with active walkable neighbourhoods across the Garden Village that make the most of the development's attractive landscape setting and key views wherever possible.
- people travelling to and from the development will access Carlisle City Centre by sustainable transport modes.
- the development will integrate with and connect to local mobility hubs at local and district centres.
- the development will deliver supporting infrastructure to support residents in making sustainable transport choices.
- the development will work toward providing a network of high quality, convenient, safe and attractive pedestrian and cycles routes that link to wider new and existing networks.
- the development will integrate with the defined hierarchy of residential roads that reflect both the final masterplan framework and Cumbria County Council's most up to date Residential Highways Design Guidance.

Applicants must, through an accompanying Design and Access Statement, show that adequate and secure space is provided for the storage and parking of bicycles. Within residential development this will need to be shown within the curtilage of every new dwelling to be provided. Within commercial, employment or community development, the amount of cycle parking to be provided should be based on the assumption that most people accessing the development will be doing so by either biking or walking.

Parking solutions, including cycle parking, should be in accordance with Building for a Healthy Life guidance and the Strategic Design SPD. On-street car parking arrangements are to be used to help slow vehicles and must be sensitively integrated into the streetscape with soft landscaping. Parking should be provided in-curtilage for most properties, set back from the main building line. Unallocated visitor parking should be sensitively integrated into the streetscape. Any on street parking must ensure that it can in no way impede or block the free flow of pedestrian or cycle routes, or cause obstacles to emergency or other municipal service vehicles.

### Questions

1. Does this policy do enough to promote walking, cycling and public transport?
2. Does this policy take a sensible approach to provision for car parking in new development?

Policy Title relevant guiding principles listed	Scope of policy	Feedback from Consultation	Commentary
Design principles 1, 2, 3,6, 7, 8, 9	This policy will be strategic in nature and will aim to secure high quality design throughout the Garden Village by requiring development proposals to conform with the design framework and design guidance set out in the masterplan. This policy will evolve in scope as the masterplan develops.	<ul style="list-style-type: none"> <li>• High quality housing and affordable homes are at opposite scale to each other;</li> <li>• Policy could allow for lower quality design to be allowed as plan develops, especially if it affects developers' profits;</li> <li>• Development should be generally low rise, blending into the landscape and using curves, not just sharp-edged box type building;</li> <li>• A variety of density – not everyone wants a garden or to be detached;</li> <li>• Landscaping takes time to develop - work around the time it takes to grow and build to the speed of growing;</li> <li>• Quality of build must exceed that of recent developments. Will need to be robust to stand up to the housebuilders stock designs (several comments).</li> </ul>	<ul style="list-style-type: none"> <li>• Due to the time lag between finalising the Masterplan Framework in Autumn 2020 and adopting the Local Plan in early 2022 there is a need to produce a Supplementary Planning Document (SPD) to assist in the determination of early planning applications;</li> <li>• A Design SPD will present a framework to ensure proposals are of the highest quality and in keeping with the vision, objectives and principles, together with the Masterplan Framework, for St Cuthbert's;</li> <li>• The SPD will set out high level, site-wide design principles; added value to be accrued from good design; character area identification; the approach to density and spatial placemaking features, public realm, open space and landscape principles;</li> <li>• Consideration will be given as to whether different design principles will apply to different areas;</li> <li>• Building for Life or similar criteria will be included;</li> <li>• Details of how 'smart' environments can be created, ensuring detailed design results in development that is also future proofed for low carbon and climate change.</li> </ul>

## Policy: Strategic Design Policy

Proposals must respect and take account of the landscape setting of the area, key views as identified in the Masterplan and demonstrate a high quality and innovative approach to design, drawing on garden village principles. Development must contribute towards the creation of locally distinctive neighbourhoods, whilst setting out how they have had regard to the provisions in the Strategic Design SPD.

Proposals will be assessed against the following design principles. Proposals should:

1. respond to the local context and the form of surrounding buildings, and proposed surrounding land use parcels, having regard to the final Masterplan Framework, in relation to density, height, scale, massing and established street patterns and by making use of appropriate materials and detailing;
2. respond to the surrounding landscape, key views and topographical features and respect local landscape character;
3. reinforce local architectural features to promote and respect local character and distinctiveness;
4. take into consideration the historic environment including both designated and undesignated heritage assets and their settings;
5. ensure all components of the proposal, such as buildings, car parking, and new connections, open space and landscaping are accessible and inclusive to everyone, safe and well related to one another to ensure a scheme which is attractive and well-integrated with its surroundings;
6. seek to ensure that streets are designed, where appropriate, to encourage low vehicle speeds which allow streets to function as social spaces;
7. ensure there is no adverse effect on the residential amenity of existing areas, or adjacent land uses, or result in unacceptable conditions for future users and occupiers of the development;
8. aim to ensure the retention and enhancement of existing trees, shrubs, hedges and other wildlife habitats. If the loss of environmental features cannot be avoided, appropriate mitigation measures should be put in place and on-site replacement of those features will be sought;
9. include landscaping schemes (both hard and soft) to assist the integration of new development into existing areas and ensure that development on the edge of settlements is fully integrated into its surroundings;
10. ensure that the necessary services and infrastructure can be incorporated without causing unacceptable harm to retained features, or cause visual cluttering;
11. ensure that the layout and design incorporates adequate space for waste and recycling bin storage and collection; cycle parking provision; electric car charging points; and

Continues...

## **Continued**

Planning applications must be accompanied by a masterplan which shows the following:

- proposed approach to the interfaces with the existing and proposed surrounding land uses;
- key components including movement network, land-use parcels, green infrastructure and community facilities as appropriate;
- how the proposal aligns with the masterplan;
- if the proposal deviates from the Masterplan, the justification for doing so.

On larger development parcels where a phased approach is necessary a delivery strategy will be required to set out the key components of the development such as movement network, green infrastructure, SUDS, utilities and digital infrastructure. The strategy should demonstrate wider alignment with the Masterplan Framework.

## **Questions:**

1. Have we taken the right approach by providing a strategic design policy for SCGV or should we include separate bespoke design policies for each of the villages- as defined in the Masterplan Framework?
2. Is the scope of the policy right to deliver a step change in quality of design of new development?

Policy Title relevant guiding principles listed	Scope of policy	Feedback from Consultation	Commentary
<p>Smart environments</p> <p>3, 6, 7, 8, 9</p>	<p>This policy will establish opportunities to facilitate smart and innovative ways of living and working in the Garden Village and require development proposals to make provision for the most up to date communications technology to ensure the area remains digitally well connected into the future.</p>	<ul style="list-style-type: none"> <li>• 4G/5G is a must.</li> <li>• Needs to cover employment not based on digital.</li> <li>• Avoid the erection of transmitting masts - underground cable is safer and healthier.</li> <li>• Homes need to be designed to accommodate working from home, whether digital or craft based.</li> <li>• Push this policy as far as you can.</li> <li>• There is mention that public transport infrastructure should include provision for real time information displays. Whilst mobility hubs for example would benefit greatly from that sort of infrastructure in place, it is not clear where funding will come from to maintain this infrastructure in the longer term. This needs to be clearly understood. With the Bus Services Act 2017 there will shortly be requirements for operators to make their data on timetables and fares available for people to use. It is anticipated that software developers will make use of this data to create apps that will in many ways substitute for the provision of real time information displays on street as this will be freely and readily accessible via smartphone applications. Indeed Stagecoach already have an app and website where real time is freely available and with the bus on a map feature, allows people to identify and track the progress of the bus they are wanting to travel on.</li> </ul> <p><b>Continues...</b></p>	<ul style="list-style-type: none"> <li>• Continuing to work with partners to explore and anticipate future trends and the opportunities that the Garden Village will present.</li> <li>• Attended Virgin Media Electric Vehicle Charging Network Workshop in June 2019 which looked at innovations in electric vehicles, including e-bikes and electric scooters, driverless cars, and electric vehicles. Considered the infrastructure needed to support them, including smart charging points that avoid drawing electricity from the grid during peak hours. Emphasised the need for a fast, high capacity 5G network to support driverless technology and shared e-bike/ scooter schemes.</li> </ul> <p><b>Continues...</b></p>

Policy Title relevant guiding principles listed	Scope of policy	Feedback from Consultation	Commentary
		<p><b>Continued</b></p> <ul style="list-style-type: none"> <li>• These features may well prove to be suitable alternatives to real time information screens in the longer term and avoid the need for street displays and remove the ongoing burden of maintenance costs.</li> <li>• Area needs better broadband - some new housing estates don't have access to broadband.</li> </ul>	<p><b>Continued</b></p> <ul style="list-style-type: none"> <li>• Emerging emphasis on the need for future proofing developments. Provision of fibre/cable ducting included in new development seen as an important requirement.</li> </ul>

## Policy: Smart Environments

An ultrafast broadband internet connection is considered to be an essential utility within St Cuthbert's. Applicants are required to show how a development will connect to the internet. Every new development in St Cuthbert's should expect to benefit from a symmetrical internet connection of at least 1 gigabit per second (1Gb/s). Applicants are required to engage with internet providers to establish how and when this will be achieved.

A Highspeed Broadband Statement must be provided as part of any application for residential, employment, and/or any town centre use development within St Cuthbert's. The statement should include:

1. Details of engagement with broadband and network providers, including the names of providers contacted, dates of contact, and summary of feedback received;
2. The findings of any connectivity assessments from network providers, including details of any cost contributions that would be required from the developer;
3. The current connectivity options for the site and anticipated average connection speeds;
4. the potential connectivity options for the development and potential achievable internet speeds, including a consideration of Fibre to The Premises Infrastructure (FTTP) to enable ultrafast broadband; and
5. the proposed method of ensuring ultrafast broadband for the site, including measures to ensure that the development is 'high speed ready' in cases where development is likely to be completed before the implementation of the ultrafast broadband network.

Proposals for communications infrastructure, especially where this is required to enable a comprehensive 5G network across the garden village and beyond, will be approved, provided that the applicant can demonstrate that:

1. Opportunities for sharing sites that accommodate existing telecommunications equipment have been fully explored; and
2. The potential impact on visual amenity has been minimised including that any equipment has been sympathetically designed and camouflaged, where appropriate; and
3. When sites on a building, the antenna and associated structures are sited and designed in order to seek to minimise the impact to the external appearance of the host building; and
4. The development would not have an unacceptable adverse impact on a heritage asset; and
5. Evidence is submitted showing the outcome of consultations with a number of broadband providers/networks/organisations with an interest in the proposed development; and
6. The proposed installation complies with the national guidelines in respect of exposure of members of the public to electromagnetic fields.

All electric vehicle charging points, either intended for private or communal use, must be capable of a cloud based connection to the internet to facilitate remote control and to enable smarter charging functions during periods of peak demand. Additionally, all relevant elements of the public realm, such as public information boards at mobility hubs, etc. must also be capable of a cloud based connection to enable real time updates and functionality as required.



**Questions:**

1. This policy seeks to make it easier for people to make smarter choices about how they live and work. What do you think a new home should include to help support home working?
2. Are the proposed highspeed broadband statements asking for the right information?
3. Should the policy encourage and support expanding the 5G network across the area?

Policy Title relevant guiding principles listed	Scope of policy	Feedback from Consultation	Commentary
Valuing our heritage and cultural identity  1, 2	This policy will aim to proactively manage and work with partners to protect and enhance the character, appearance, archaeological and historic value and significance of the area's designated and undesignated heritage assets and their settings.	<ul style="list-style-type: none"> <li>• Need to protect the listed buildings in the area;</li> <li>• The aims of the policy are not reflected in the masterplan proposals;</li> <li>• Roman fort at Cummersdale information supplied.</li> </ul>	<ul style="list-style-type: none"> <li>• Location of Brisco within the St Cuthbert's boundary has led to need to objectively assess its heritage interest.</li> <li>• Quality of streetscape and village character considered sufficiently high to fit with national criteria for designation.</li> <li>• Brisco designated as a conservation area in June 2020.</li> <li>• Brisco residents supportive of conservation area designation.</li> <li>• Conservation area to include fields to the east of the village and the listed Brisco House to the south.</li> <li>• Report to City Council Executive on 22 June 2020 to approve conservation area boundary.</li> </ul>

Having reviewed the adopted Local Plan Policy SP7 it is considered this provides sufficient guidance in respect of protecting and valuing St Cuthbert's heritage and cultural identity and therefore this policy will be retained for the Garden Village.

Policy Title relevant guiding principles listed	Scope of policy	Feedback from Consultation	Commentary
<p>Environmental Net Gain</p> <p>1, 6, 7, 8</p>	<p>This policy will aim to enhance ecological value of the Garden Village through positive management of existing areas of ecological value and provision of new ecological areas, with connecting corridors. The policy will ensure a net gain regarding the biodiversity of the site.</p>	<ul style="list-style-type: none"> <li>• Strong support for this policy and the potential benefits it can bring for the natural environment</li> <li>• Need to ensure principles of net gain are reflected in the masterplan</li> <li>• Garden Village is opportunity to make sure this policy is robust and could explore options to set bold net gain targets.</li> <li>• Opportunities to ensure concept of 're-wilding' is at the core of policy across the garden village</li> <li>• Need to protect mature hedgerows and trees</li> <li>• Recognition that agricultural land is generally low value for biodiversity which presents an opportunity to make good gains for biodiversity.</li> <li>• Calls for strict requirements for wild flower planting across the site and other methods of encouraging and supporting pollinators, insects, birds and mammals.</li> </ul> <p><b>Continues...</b></p>	<ul style="list-style-type: none"> <li>• Continuing to work with partners, especially Natural England, to understand and explore options for Environmental Net Gain within St Cuthbert's</li> <li>• Attended Natural England's Biodiversity Metric Workshop in Newcastle, December 2019. Workshop allowed for practical experience in using the metric tool, which is being developed as a nationally recognised standard for assessing biodiversity net gain in development.</li> <li>• Inclusion on Natural England's Green Infrastructure Standards pilot scheme looking at setting national standards for Green Infrastructure in new development and providing a support network for information and experience sharing between local authorities.</li> <li>• Development of a green infrastructure and ecological strategy as part of the Garden Village Masterplan.</li> <li>• Ecological Survey work carried out by masterplan consultants in February 2020 across the Garden Village area has been used to establish a baseline of existing habitat.</li> </ul> <p><b>Continues...</b></p>

Policy Title relevant guiding principles listed	Scope of policy	Feedback from Consultation	Commentary
		<p><b>Continued</b></p> <ul style="list-style-type: none"> <li>• Some concern that this policy will not be achievable, with recent losses of wildlife and habitat, especially around Cummersdale, highlighted.</li> <li>• Vital that loop-holes that could allow developers to avoid environmental duties are closed.</li> <li>• Stead McAplin site in Cummersdale put forward as a site with ample net gain opportunity.</li> </ul>	<p><b>Continued</b></p> <ul style="list-style-type: none"> <li>• Exploring options through the masterplan for a 10% requirement of net gain, though opportunities exist to go higher than this – keeping a watching brief on best practice across the country where some authorities have required 25%+ net gain in new development.</li> <li>• Policy GI 3 will remain in place in the Carlisle District Local Plan 2015-2030, which establishes the hierarchy of biodiversity sites. A new policy is required to introduce and define requirements for biodiversity net gain.</li> </ul>

## **Policy: Biodiversity Net Gain**

All new development must deliver a measurable biodiversity net gain.

Applicants for major and minor development will be required to demonstrate that a minimum 10% net gain in biodiversity will be achieved either directly on site or, where this is not achievable, through contributions to an off-site area of habitat creation and/or enhancement as shown in the final Masterplan Framework or otherwise agreed with Natural England. Favourable consideration will be given to applications that seek to achieve gains greater than 10%.

A qualified ecologist should be employed by the applicant to undertake a site assessment of potential biodiversity net gains using an agreed metric. This assessment must be done at appropriate times of year and establish a baseline pre-development score for biodiversity alongside an anticipated score that will result from the likely impacts of development. This information should be included in a dedicated section for biodiversity net gain as part of the development's accompanying ecological assessment. Reference to net gain measures to be taken on site should also be included in the development's Design and Access Statement. Where it is proposed that net gain will be achieved through off-site mitigation measures, clear justification as to why gains cannot be achieved on site will be required.

Where a site has recently suffered rapid or demonstrably deliberate deterioration to its ecological integrity, the initial baseline biodiversity score must be based on an assessment of the site prior to this deterioration.

Detailed ecological assessments will not be required for householder applications or for sites of very low ecological interest, but applicants will still be required, through an accompanying ecological appraisal or written statement, to demonstrate what measures they will be taking to achieve a degree of on-site net gain. This should be proportionate to the scale of their proposals.

### **Questions**

1. Does a minimum requirement of 10% net gain go far enough?
2. Should all development be required to deliver a net gain in biodiversity? If not, what types/sizes of development should be excluded from the requirement?

## **Policy: Self and Custom Build Housing**

This is a new policy that was not originally included in the Local Plan scope. The Council has been working with the National Right to Build Task Force, who have helped us develop our evidence base for self and custom build housing within Carlisle. We are seeking to grow this sector within the district and believe that St Cuthbert's Garden Village could provide an excellent opportunity to do this.

Self and Custom build housing proposals are considered an integral part of the housing mix within St Cuthbert's. Proposals that include provision for fully serviced self and custom build plots will be considered favourably. The Council expects a minimum of 100 self and custom build houses to be provided across St Cuthbert's by 2030 as part of the first phase of development.

Development proposals for 100 or more new dwellings must offer up at least 5% of plots for self and custom build development. Self and Custom build plots must be deliverable, and applicants will be expected to demonstrate that such plots satisfy the following criteria:

- a) A legal access to the public highway for pedestrians, cyclists and vehicles.
- b) Connections to all services and utilities, i.e. water, drainage, electricity, internet, etc. to the boundary of each plot.
- c) Provision for suitable arrangements for surface water fallout.

Where self and custom build plots are included within a development, they should be marketed as such for a period of no less than

12 months. The applicant should submit a marketing strategy that clearly demonstrates how and by what means the site has been marketed for self and custom build development, and how the site will be managed in the short term. Should there be no interest in taking them forward within this period, the developer must first offer them to either a housing association or to the City Council to take forward for delivery before they can be considered for development as open market housing.

In order to prevent the potential blighting of an entire development site due to excessively delayed or unimplemented self/custom build plots, anyone purchasing such a plot must ensure that construction is substantially completed within three years of the granting of detailed planning permission or the plot may revert back to the control of the original developer. This time limit must be clearly communicated to and agreed with a prospective self/custom home builder before they purchase a plot.

### **Questions**

1. Is a 5% requirement for self/custom build plots on applications over 100 dwellings reasonable?
2. Should the Council seek to provide a fully serviced pilot site for self and custom build development?
3. Is it reasonable to enforce a three-year time limit on self/custom builders to avoid unimplemented plots within wider development sites?

## **Monitoring framework**

The monitoring framework will have a clear objective for each individual policy within the local plan and will make clear what indicators will be used for monitoring purposes.

Few comments were made on this as the policies need to be developed to enable a monitoring framework to be put in place. The few points raised included:

- How will conflicts be addressed if policies conflict.
- Greater detail will need to be developed in time
- It is expected that a monitoring framework will follow a similar format of that in the current Carlisle District Local Plan 2015 to 2030.
- Alongside each policy an objective, indicator, trigger and potential actions will be established to ensure that the policy is monitorable [SMART principles will be used].
- It will be expected that policies will contribute to achieving common objectives.

## Appendix 1 – Plans and Insets

1. Full illustrated Masterplan
2. Phasing Plan
3. Land use plan – Residential and Employment
4. Open Space Provision
5. Detailed district/local centres
6. Density Plan
7. Street Hierarchy
8. Baseline habitats Plan
9. New habitats plan
10. Strategic Planting Plan



1. Full illustrated Masterplan



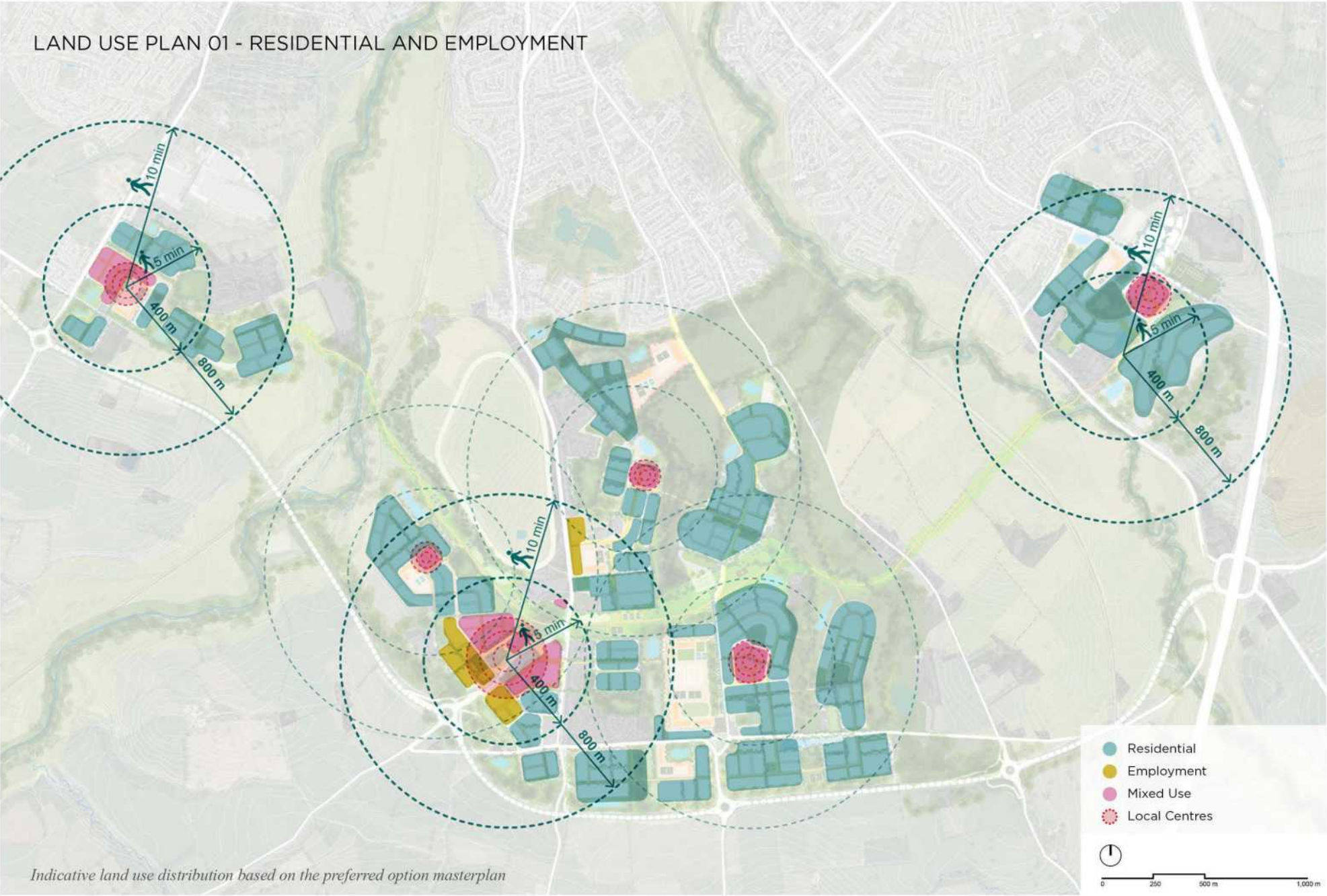


## 2. Phasing Plan



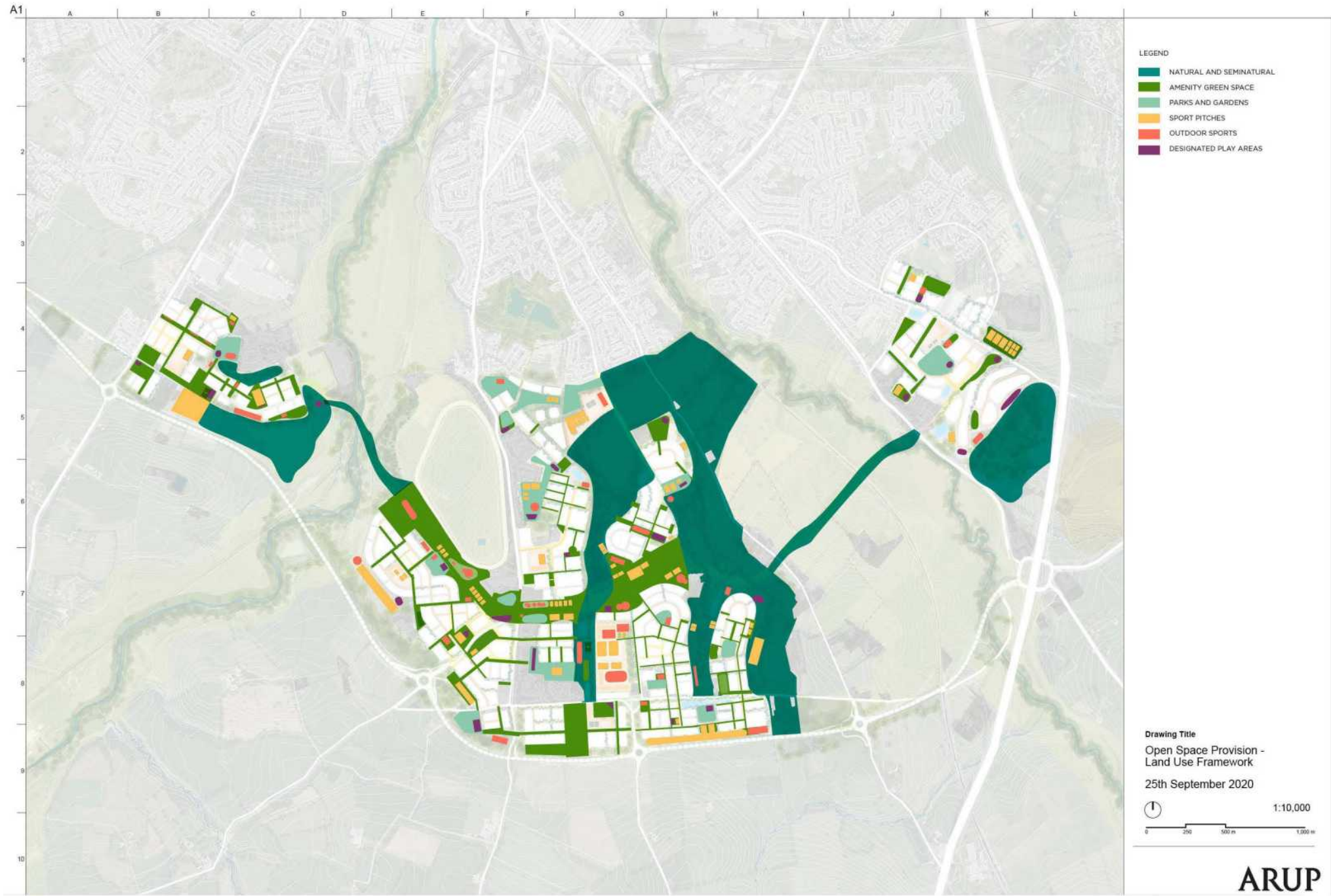


3. Land use plan – Residential and Employment



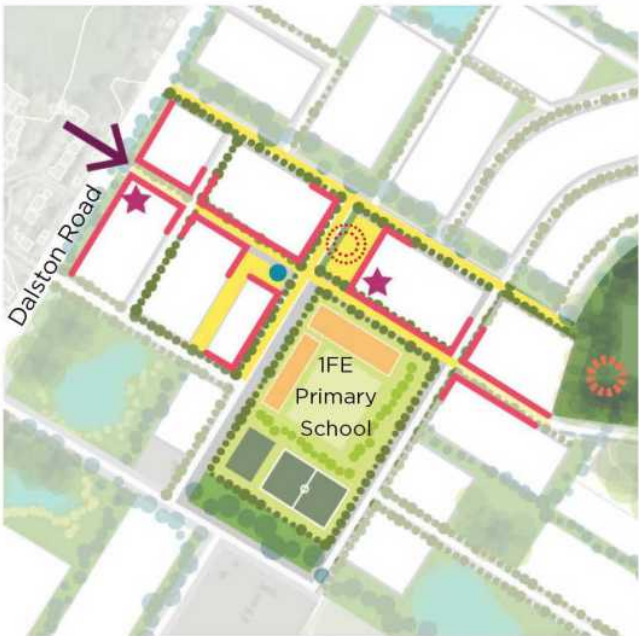


4. Open Space Provision

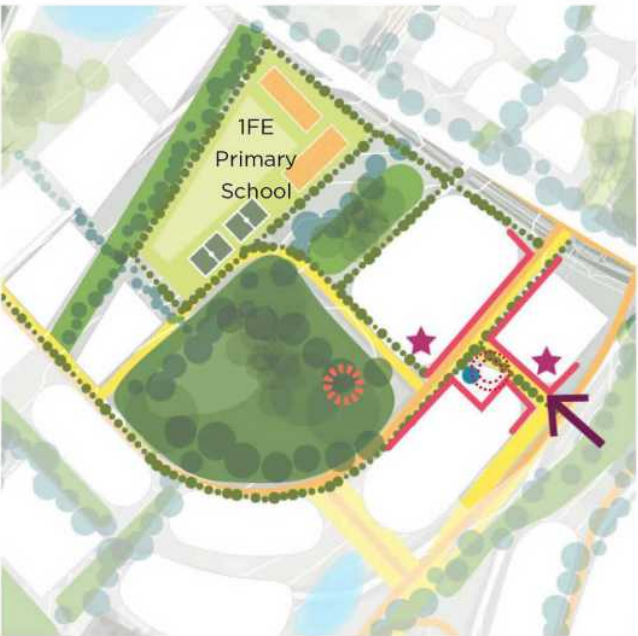


5. Detailed district/local centres

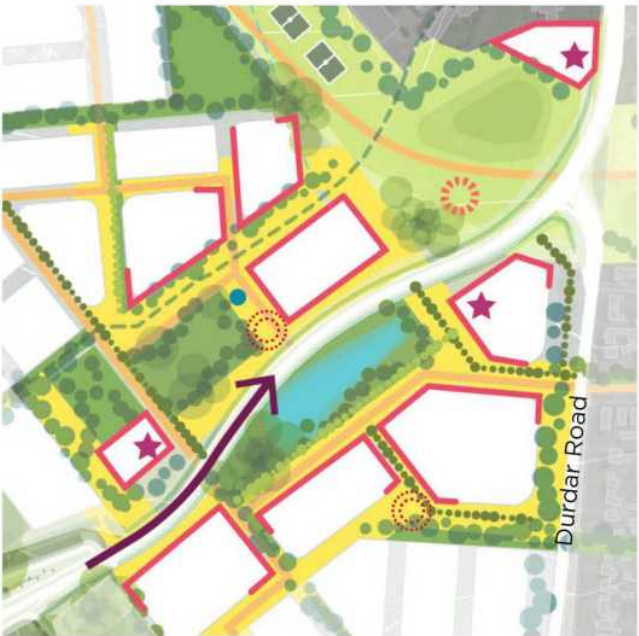
Cummersdale Local Centre



Carleton Local Centre



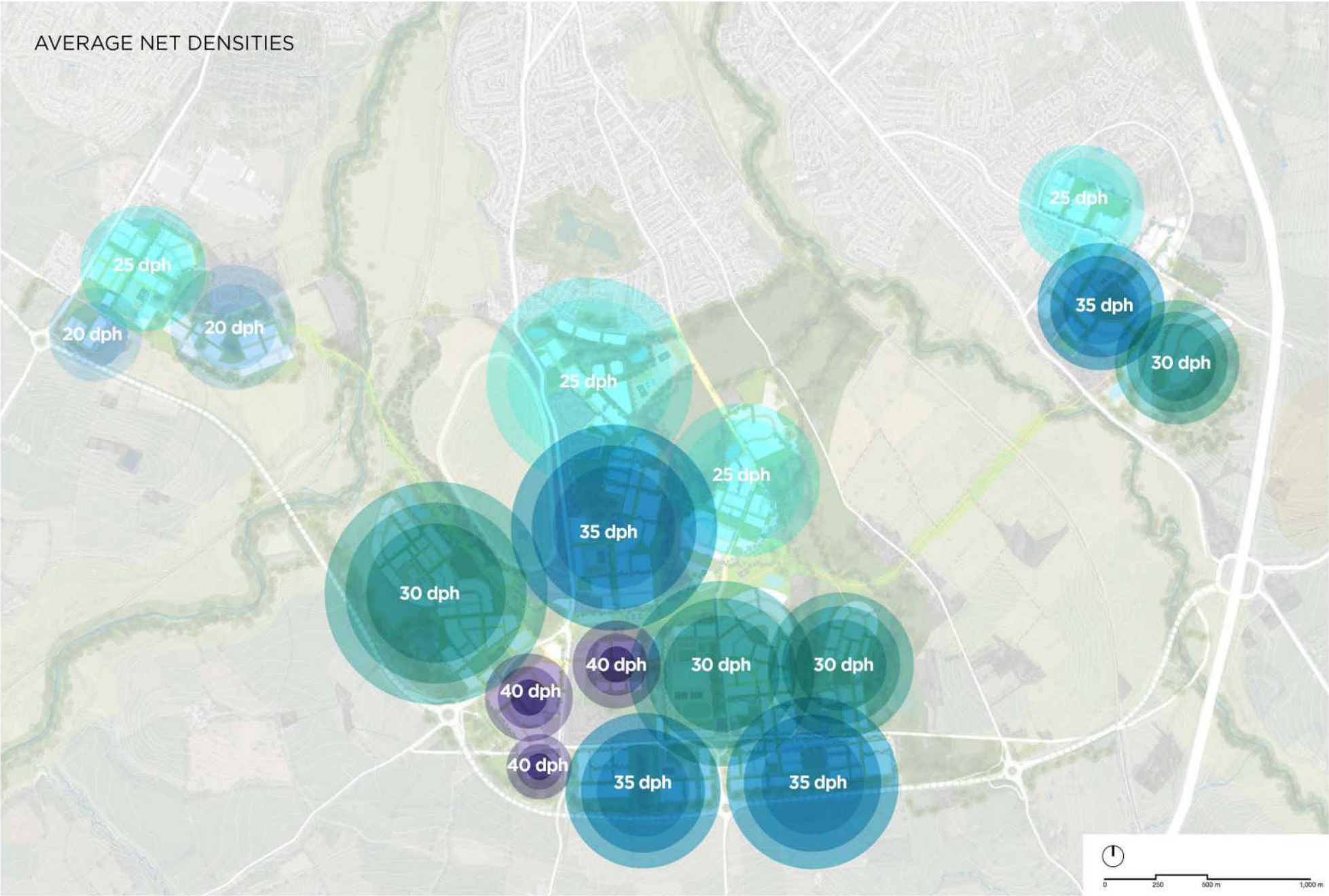
Durdar Local Centre



- Gateway
- Active frontage
- ★ Potential for Landmark
- ⊗ Square / Open Space
- Transport Hub
- ⊙ Community Hub

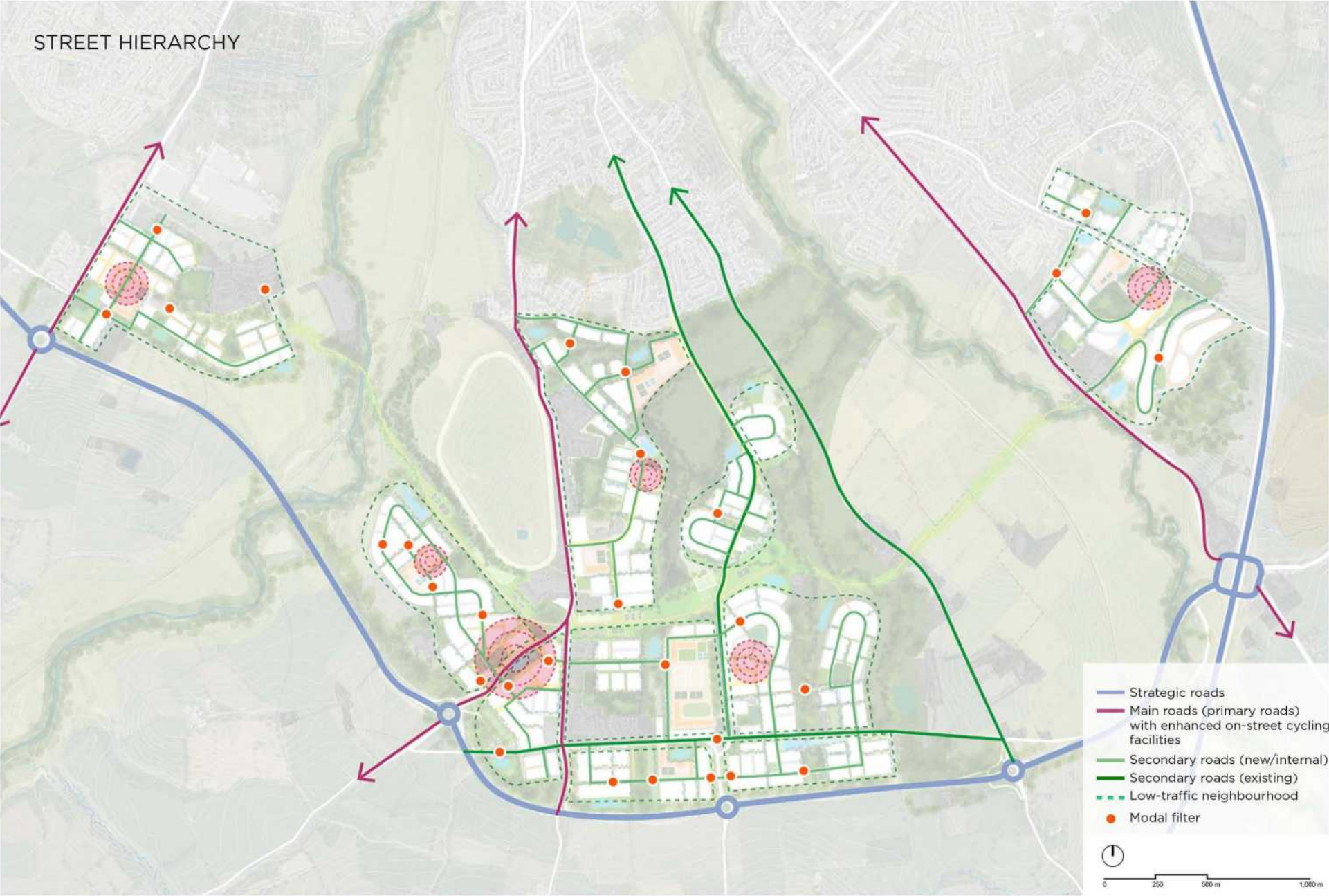


6. Density Plan



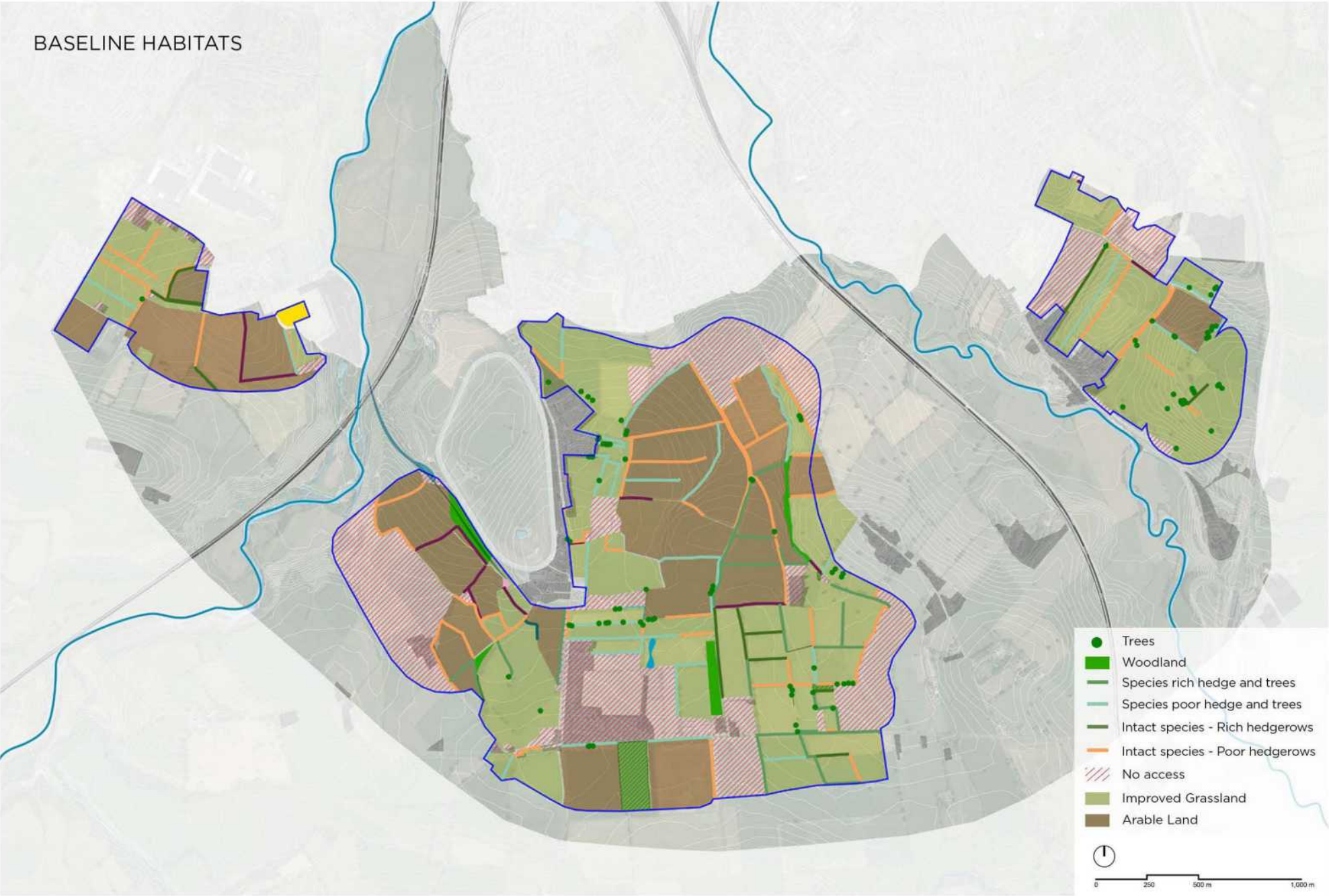


# 7. Street Hierarchy



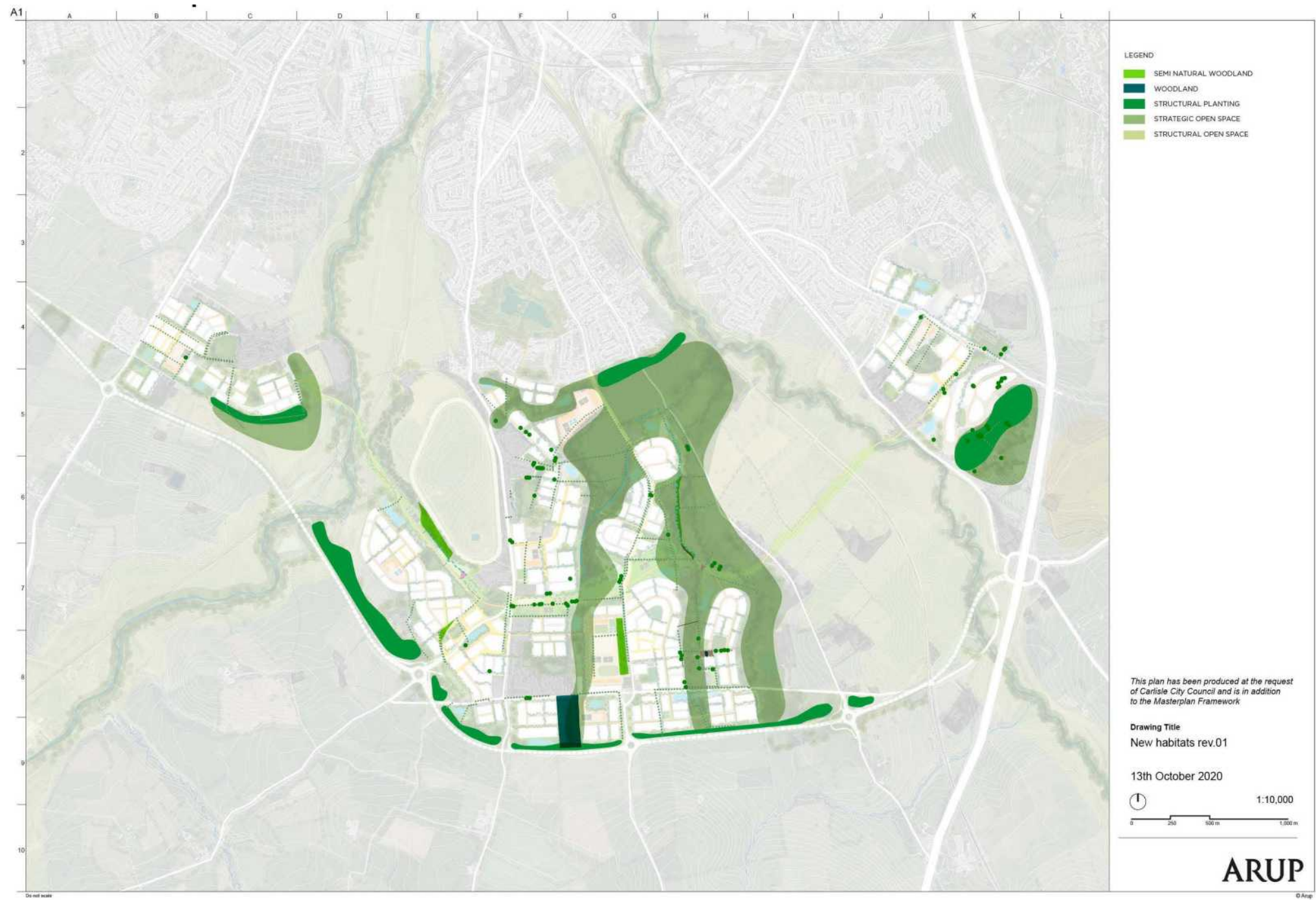


8. Baseline habitats Plan



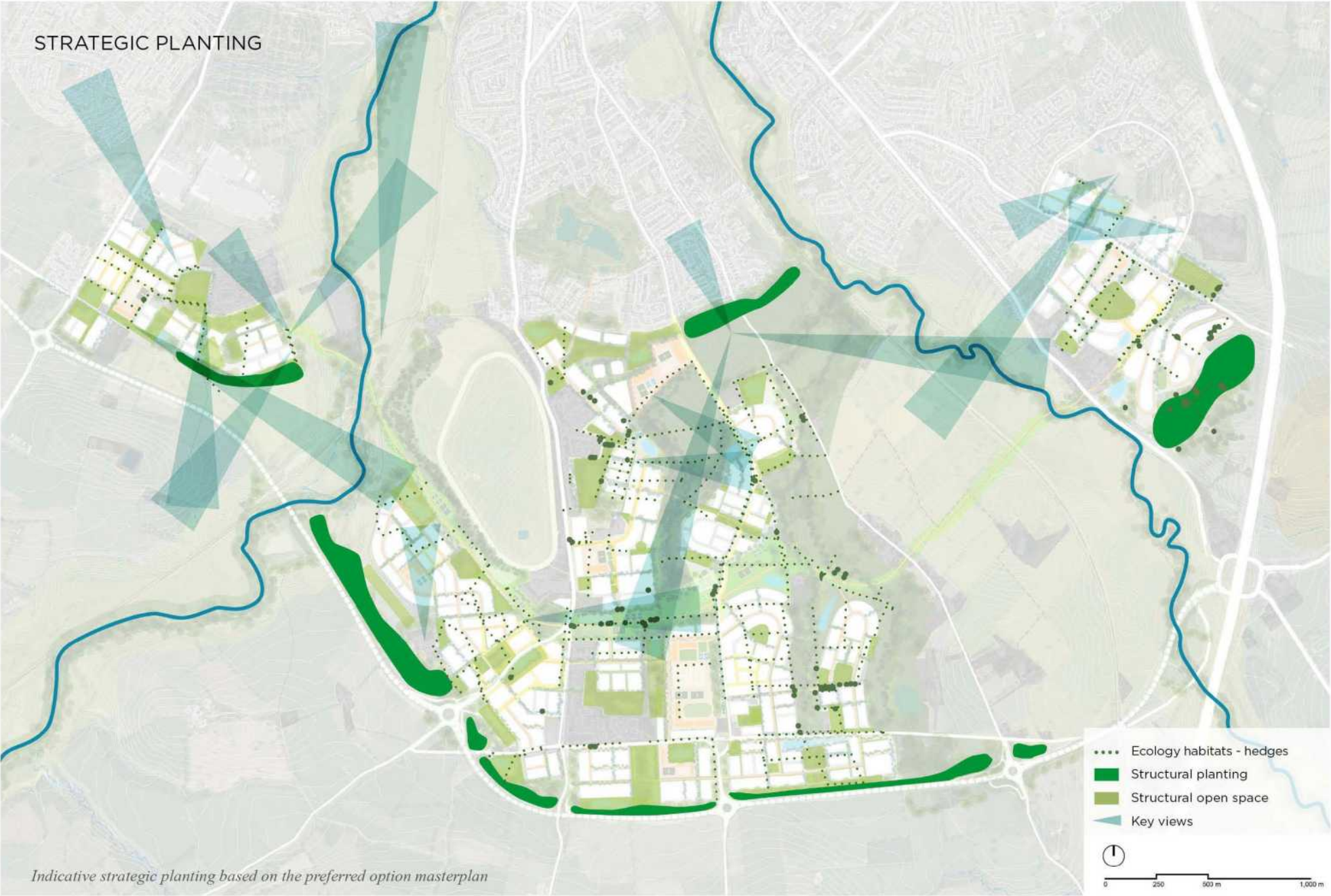


9. New habitats plan





10.Strategic Planting Plan



## Appendix 2

### Adopted Carlisle District Local Plan 2015-2030 – policies considered relevant within St Cuthbert's Garden Village

The matrix below sets out those policies that are in the District Wide adopted Local Plan which are considered to be directly applicable to the St Cuthbert's Garden Village area. <https://www.carlisle.gov.uk/planning-policy/Adopted-Plans/Carlisle-District-Local-Plan-2015-2030>

#### Spatial Strategy and Strategic Policies

Policy		Take forward to St Cuthbert's Local Plan Yes/No or with redraft
SP 1	Sustainable Development	✓ - relevant strategic policy.
SP 6	Securing Good Design	✓ - relevant strategic policy. Can sit alongside detailed and specific design policies for St Cuthbert's
SP 7	Valuing our Heritage and Cultural Identity	✓ - Policy relevant as strategic policy.
SP 9	Healthy and Thriving Communities	✓ - one of the key drivers for the garden village.

#### Economy

Policy		Take forward to St Cuthbert's Local Plan
EC 11	Rural Diversification	✓ - needs to be taken forward for those areas of land between settlements which are not being developed.
EC 12	Agricultural Buildings	✓ - to cover such buildings within the area.
EC 13	Equestrian Development	✓ - likely to be relevant in wider rural areas between settlements.

## Housing

Policy		Take forward to St Cuthbert's Local Plan Yes/No or with redraft
HO 5	Rural Exception Sites	✓ - may still be relevant.
HO 6	Other Housing in the Open Countryside	✓ - land between the new villages will be open countryside.
HO 7	Housing as Enabling Development	✓ - limited circumstances but some listed buildings in Brisco.
HO 9	Large Houses in Multiple Occupation and the Subdivision of Dwellings	✓ - remains relevant to existing properties within the garden village area.
HO 11	Gypsy, Traveller and Travelling Showpeople Provision	✓ - Evidence needed to inform policy or allocation.

## Climate Change and Flood Risk

Policy		Take forward to St Cuthbert's Local Plan Yes/No or with redraft
CC 4	Flood Risk and Development	✓ - Lead Local Flood Authority (LLFA) and Environment Agency (EA) are involved with St Cuthbert's project through governance groups. Both to be asked to review policy and text. Text out of date with regard to 2015 flood event but otherwise still relevant.
CC 5	Surface Water Management and Sustainable Drainage Systems	✓ - but with regard to whatever arises out of drainage strategy – in particular with regard to the consideration of social and environmental net gains that a comprehensive sustainable drainage network could provide. In addition, proposed drainage solutions should harmonise with the mitigation strategy for the CSLR. May need more tailored approach. UU, EA and LLFA involvement in governance.

## Health, Education and Community

Policy		Take forward to St Cuthbert's Local Plan Yes/No or with redraft
CM 3	Sustaining Community Facilities and Services	✓ - policy relevant as there are a number of community facilities and services within existing villages.
CM 5	Environmental and Amenity Protection	✓ - scope of policy relevant.

## Historic Environment

Policy		Take forward to St Cuthbert's Local Plan Yes/No or with redraft
HE 2	Scheduled Ancient Monuments and Non-Designated Archaeological Assets	✓ - to protect those assets that may be present in the area but as yet undiscovered.
HE 3	Listed Buildings	✓ - small number of listed buildings within and adjacent to the area.
HE 6	Locally Important Heritage Assets	✓ - there will be a number of these within the area in existing villages.
HE 7	Conservation Areas	✓ - Brisco has recently been designated as a Conservation Area.

## Green Infrastructure

Policy		Take forward to St Cuthbert's Local Plan Yes/No or with redraft
GI 4	Open Space	✓ - policy relevant to garden village area.
GI 5	Public Rights of Way	✓ - but thought to be given to subsuming within wider GI policy.
GI 6	Trees and Hedgerows	✓ - to protect those trees and hedgerows which are an integral part of the garden village.

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Images courtesy of Stuart Walker Photography

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

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### **EGSP.61/20      ST CUTHBERT'S GARDEN VILLAGE LOCAL PLAN CONSULTATION**

The Principal Planning Officer submitted report ED.42/20 which updated the Panel on the proposals for consultation on the St Cuthbert's Garden Village Local Plan preferred options policies, appended to the report were the Draft St Cuthbert's Garden Village policies.

The St Cuthbert's Garden Village Local Plan (SCGVLP) was still in its draft stages, the Principal Planning Officer advised that a further consultation known as the 'Publication' version would be issued in Spring 2021, prior to submitting the Plan to the Secretary of State for formal 'Examination'. It was an obligation of Housing Infrastructure Funding relating to the Carlisle Southern Link Road that it be adopted by the Council before July 2022.

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

- The Chair felt that the Affordable Housing Policy was rather short, she also considered that requirement to provide 20% affordable homes across the Garden Village was too low. She asked whether the policy could be strengthened.

The Principal Planning Officer explained that national planning policy guidance described affordable housing as a pressure valve in the system where viability was a key factor, as such affordable housing was often reduced. Furthermore, the stipulation of a 20% provision of affordable housing at the Garden Village was a condition of the Housing Infrastructure Funding for the Carlisle Southern Link Road.

The proposed tenure split of affordable homes at the Garden Village was based on current need in the district, which would be amended if data indicated need had changed. The Affordable Housing policy would be reviewed in light of the consultation responses received prior to and following its adoption to ensure that it reflected current thinking.

The Head of Planning Policy noted that the policy was also linked to the existing policy in the Carlisle District Local Plan 2015 – 30, which allowed it to be more streamlined. Moreover, a Supplementary Planning Document would be produced which would operate in parallel with the overarching policy.

- What impact would the government's recent White Paper on planning have on the SCGVLP?

The Principal Planning Officer stated that the Council had been advised by the government to Chief Planner progress the SCGVLP through the adoption process. In terms of the White Paper, the number of consultation responses received was in excess of 44,000, as such it was not anticipated that the changes it proposed to the planning system would be progressed in the short term.

- Would the Stewardship Policy adopt a Community Land Trust Model?

The Principal Planning Officer explained that stewardship was considered to cover any area of development that did not pertain to residential development, as such there were a number of different models that may be used. The purpose of the policy was to encourage developers to show that they had considered stewardship and to demonstrate how their proposals would incorporate it.

- A Member noted that the last paragraph in the Self and Custom Build Policy stated that a construction on a plot must be completed in 3 years or it may revert back to the original developer. Given that the person(s) who were developing the plot would have purchased it, the Member questioned how feasible such an approach was.

The Head of Planning Policy advised that the wording had been included to try and prevent blighted sites occurring in the Garden Village. When Planning Permission was granted there was an expectation that the dwelling would be built, the policy would be reviewed in response to the responses received through the consultation on the Local Plan Policies.

The Principal Planning Officer noted that all the policies in the SCGVLP would have additional text incorporated following them in the next version of the Local Plan, some time known as a Reasoned Justification. In terms of the Self and Custom Build Policy, it would give greater explanation of the action the Council would take in the event of the site not being delivered. She advised that the Council would want to intervene in a positive way to see how the development could be completed, as such the policy may require some further, softer wording.

The Economy, Enterprise and Housing Portfolio Holder stated that in September 2020 the Council had launched a Self and Custom Build Register which offered funding toward the costs of a project. Furthermore, the Council had been shortlisted for an award for its support of Self and Custom Build through its policies.

RESOLVED – 1) That the Panel had scrutinised report ED.42/20.

2) That the Affordable Housing Policy be revisited and consideration be given to raising the requirement for affordable homes provision.

3) That the wording of the Self and Custom Build Policy be reviewed.