



# Executive

Meeting Date: 2 August 2021  
Portfolio: Economy, Enterprise and Housing  
Key Decision: Yes  
Within Policy and Budget Framework: No  
Public / Private: Public

Title: St Cuthbert’s Garden Village – Progress Report and Key Next Steps  
Report of: Corporate Director of Economic Development  
Report Number: ED 23/21

## Purpose / Summary:

To update Executive on the progress of the planning and delivery of St Cuthbert’s Garden Village, and to secure agreement to proceed with the key next steps in advancing the project.

## Recommendations:

Executive is asked to:

1. Note progress on the project including key achievements to date;
2. Approve the proposed next steps and hence indicative work programme for advancing the St Cuthbert’s Garden Village project, including proposed indicative funding profile, set out at Section 4;
3. Delegate authority to the Corporate Director of Economic Development to progress procurement, including contract awards, where in keeping with the indicative work package and budgets, following consultation with the Portfolio Holder for Economy, Enterprise and Housing.

## Tracking

Executive:	
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## 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 a major mixed-use development focussed on housing. The Policy commits the City Council to prepare a masterplan and a separate Development Plan Document (DPD). The DPD will be the St Cuthbert's Garden Village Local Plan.
- 1.2 The project was accepted into the Government's Garden Villages, Towns and Cities Programme in January 2017 and owing to its scale and the progress made was elevated to the Government's Garden Towns programme in early 2020.
- 1.3 Project governance was established in May 2017 (Exec Rpt ED 17/17), at which point four key project strands were identified comprised of Masterplanning; Plan Making; Carlisle Southern Link Road; and Delivery. To date, the Governance arrangements, which include a now well-established cross-party Members' Advisory Group, have provided a solid foundation to progress the Garden Village to this stage. Moving forward, we intend to review these governance structures to better reflect the changing nature of the work strands which are covered within this Report.
- 1.4 The project, including governance arrangements, continues to be consistently highlighted by Homes England as best practice who equally continue to identify it as amongst the highest performing in their wider garden communities programme. They and the Town and Country Planning Association also consistently cite our consultation methods as some of the best in the programme, including new initiatives such as the interactive portal, and the quality of consultation material employed (the TCPA 2021 'Technical guide to project and programme management for local authorities' cites St Cuthbert's garden village as a case study).

## 2. PROGRESS TO DATE

- 2.1 The last Executive progress report relating to St Cuthbert's was ED 17/20 in April 2020. Whilst Covid-19 has presented operational and logistical challenges, we have nevertheless made significant progress which is summarised below.
- 2.2 **The Stage 2 Masterplanning Framework** provides the technical detail such as the identification and selection of potential site allocations and land use designations as well as detailed strategic drainage, movement and green infrastructure frameworks.

Stage 2 was completed over several phases which delivered a baseline report, a range of technical information and the development and testing of options. This included a widespread public and stakeholder engagement on draft options between September and October 2019 and technical stakeholder engagement during the summer of 2020.

- 2.3** In October 2020, the Stage 2 Masterplanning Framework was finalised and comprises: the main Masterplan Framework with detailed framework plans; an Infrastructure Schedule; and Design Guidance. Executive approved its content as evidence to inform the emerging St Cuthbert's Garden Village Local Plan (ED50/20).
- 2.4** As the formal Development Plan Document, the **St. Cuthbert's Garden Village Local Plan** will comprise the key planning framework through which the project will be delivered. Upon adoption, it will become the starting point to guide and assess future planning applications and identify and support the timely delivery of infrastructure provision through both developer contributions and/or external funds.
- 2.5** Given the 30 year build out of the project, the emerging Local Plan will provide the planning framework for the first phase of delivery (*ie* up to 2030). Thereafter, future plan reviews will address subsequent phases.
- 2.6** Preparing a Local Plan is complex and must comply with the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended). Drawing from the Masterplanning Framework, the St. Cuthbert's Garden Village Local Plan Preferred Options Draft was subject to a 6 week consultation between November and December 2020 (with extensions of time granted to 13 January 2021). This proposed a suite of 10 policies addressing matters such as the scale and distribution of development, affordable housing, planning obligations and stewardship, low carbon development, strategic design, biodiversity, and sustainable transport and movement. In total, some 69 individuals and organisations responded to the consultation. In the main, whilst comments were broadly supportive, they do give rise to a series of actions that need to be considered prior to advancing the Plan to its next formal stage the Regulation 19 Publication Draft (considered further at Section 3).
- 2.7** The Local Plan is also being informed by a formal Sustainability Appraisal (SA) that requires all reasonable alternatives be taken into account for delivering the scale of development proposed and the planning policies that sit alongside the allocations. This ensures that we are doing this in a balanced way taking account of environmental, economic and social considerations. We also consulted on a formal

Habitats Regulations Assessment (HRA) which is required to identify the 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.

- 2.8** To support the early development phases of the Garden Village, in advance of the emerging Local Plan's adoption and to ensure quality is safeguarded from the outset, we committed to prepare the **Strategic Design Supplementary Planning Document (SPD)**. This commitment was also included as an obligation of the Housing Infrastructure Funding (HIF) agreement for the Carlisle Southern Link Road (CSLR) with Homes England. By law an SPD cannot contain policy, it can only amplify policy in an existing local plan, and hence provide further detail, and so does not carry the same weight as an adopted Development Plan Document. It does however, comprise a significant material consideration in the determination of planning applications.
- 2.9** In parallel with the consultation on the Local Plan Preferred Options, we also consulted on the Draft Strategic Design SPD. This attracted some 64 responses from 26 individuals and organisations. These comments were analysed in detail and where appropriate amendments to made to the SPD. In April 2021, Executive considered this in detail and approved its adoption (ED10/21).
- 2.10** The SPD promotes a positive planning process and establishes our expectations around the requirements for design quality for potentially early development proposals coming forward. It amplifies the key adopted Local Plan policies relevant to St Cuthbert's, and together with the National Design Code, defines the key structuring and place-making elements necessary to underpin good design and delivery. In this way it will provide a clear basis on which to develop detailed proposals in a coordinated way and provide a basis for consistent decision making.
- 2.11** To realise the full scale and ambition of SCGV, and to improve strategic connectivity between east and west Carlisle (and Cumbria), the **Carlisle Southern Link Road** is proposed to connect Junction 42 of the M6 and the A595. Led by Cumbria Council, this is to be delivered with contributions from ourselves and the County Council and an award of £134m through Homes England's Housing Infrastructure Fund (HIF).
- 2.12** In October 2020, the County Council formally granted planning consent to the CSLR and a CPO inquiry was held in June 2021 to formally secure the remaining parcels

of land. In parallel, Morgan Sindall have been awarded the Stage 1 contract for detailed design and delivery remains on track for completion by 2024.

### **3. KEY NEXT STEPS**

**3.1** The complex and challenging pace of work on the St Cuthbert's programme continues to build on what has been achieved to date and it is essential that momentum is maintained moving forward. A summary of the future key activities are detailed below and Section 4 outlines the funding profile for each.

#### **St Cuthbert's Garden Village Local Plan**

**3.2** The next stage for the emerging Plan will be its advancement to the formal Regulation 19 ('Publication') draft. This would be the final stage prior to the Plan's submission to the Secretary of State for its formal examination. It would effectively constitute our 'last word' on the Plan.

**3.3** At examination, plans must demonstrate they are legally compliant (eg the Duty to Cooperate with 'prescribed bodies') and 'sound' ie a plan that is:

- *Positively prepared* – meeting development needs and promoting sustainable development;
- *Justified* – considering alternative options and informed by up to date evidence;
- *Effective* – where the plan is deliverable eg there is a realistic prospect that allocations are viable and be delivered in in compliance with other relevant policies and that policies are clear and unambiguous;
- *Consistent with national policy (ie the NPPF).*

**3.4** The examination is a critical stage and failure to demonstrate legal compliance or soundness could result in the Inspector recommending the Plan is withdrawn. It is worth noting that garden villages being promoted in both North East Essex and Tandridge, Surrey were withdrawn from the respective local plans in 2020 because they failed to demonstrate they were deliverable and viable.

**3.5** To date, a key role of the emerging Plan has been to share information and gather views, in addition to informing its content through consultation with statutory and specialist bodies. As it now progresses to the Publication Draft and examination, emphasis must now turn to what can be realistically delivered by the end of the Plan period with an up to date understanding of the infrastructure requirements and development viability.

- 3.6** Using feedback from the previous consultation and having undertaken a review of the existing background evidence supporting the Plan, a series of workstreams are now identified that are considered necessary to further support the Plan as it heads towards the Publication Draft and examination.
- 3.7** **Technical evidence** relating to **infrastructure and viability** will be critical to demonstrate St Cuthbert's deliverability. This will continue to be an evolving exercise given St Cuthbert's scale and complexity and given the lessons learned from North East Essex and Tandridge. Evidence from the existing 'Infrastructure Schedule', will be updated in a number of key areas including:
- A Net Zero Smart Communities technical study to explore the opportunities, requirements and needs regarding digital infrastructure and low carbon energy supply and demands;
  - A Playing Pitch and Outdoor Sports Strategy working with Sport England and the relevant sport's governing bodies;
  - The Transport Improvement Study and Local Cycling and Walking Improvement Study which are both underway and due to report this summer;
  - A socio-economic study to confirm the quantum of employment and retail floorspace required within the proposed district centres and to inform whether there is justification to promote a strategic scale employment site;
  - A Green and Blue Infrastructure Delivery Strategy to further define the strategic green and blue infrastructure network (incorporating sustainable drainage) across the site and detail the action plan to deliver the network and include proposals or ongoing management, maintenance and stewardship.
- 3.8** The detail from the above workstreams along with ongoing engagement with wider infrastructure providers will feed into a new **Infrastructure Delivery Plan**, (as well as informing and underpinning the emerging local plan policies). This will set out the infrastructure required, the trigger points and costs at both a strategic scale (*ie* those elements to which all developers will be expected to contribute to) and the localised infrastructure requirements (which are more site specific in nature).
- 3.9** A **viability appraisal** will assess those updated infrastructure requirements and those relevant Plan policies affecting development viability (such as affordable housing and biodiversity net gain). This will inform the 'deliverability' of the Plan's policies and proposals and establish whether further adjustments are necessary in parallel with confirming those site allocations to be taken forward within the first phase of the Garden Village.

- 3.10** We will increasingly need to take on a greater coordinating role to ensure development is delivered in a comprehensive manner in accordance with our Garden Village principles. To facilitate this, it is proposed to prepare further detailed **area masterplanning frameworks** for key locations particularly where multiple land uses are proposed (eg homes, district centres, schools and wider infrastructure) located over multiple landownerships. These frameworks will further assist to better understand the infrastructure and phasing requirements.
- 3.11** **Landowner engagement, communications and marketing** will continue to be key elements to support the Plan. This will continue to provide a clear picture of those landowners actively looking to bring forward land (informing the Plan's deliverability) alongside managing their expectations on land values (taking into account infrastructure requirements) and to address potential blockages in the necessary land coming forward.
- 3.12** Previous years' Homes England Capacity Funding has also been used to increase internal resources within the Council, predominately via part funding the creation of additional posts within the Council's Communications team. This has enabled in-house ownership of the project branding and the production of consultation materials including feedback documents. It is an approach which has undoubtedly added value and an area which has been highlighted as best practice by Homes England given the results it has helped to produce. It is proposed to make a further contribution towards resources within this team across 2021/22, recognising forthcoming important consultation, including events.
- 3.13** The importance of creating a strong and distinctive landscape offer as part of St Cuthbert's is reflected in the overall vision and one of the project's 9 principles: 'Start with the Park'. The Masterplanning Framework identifies the east to west 'Greenway' which provides a strong spatial foundation to explore how key parts of the green/blue infrastructure can create an exciting and innovative feature within St Cuthbert's. It is important to define where we would like the park to start, so that green and blue infrastructure forms an integral and ideally early, part of the new community. Funding is now secured to progress a **Landscape Design Competition** and the Landscape Institute have been appointed as Competition Organisers and Hvas Associates as Co-ordinators. Between July 2021 and January 2022, the Competition will be held over two-stages (with both a professional and a student category) - the first stage inviting strategic design entries for a section of the new multi-modal Greenway forming the centrepiece of the Garden Village; whilst stage two will require shortlisted candidates to examine in greater detail, a more concise section of the Greenway. This two stage process would result in:

- A clear vision and concept for the whole Greenway, to guide future delivery and implementation and in the process, raise the profile of the project and engage the local community;
- A more detailed design and delivery plan for the first phase, to create a strong basis for implementation, which could potentially inform future delivery mechanisms for St Cuthbert's; and
- Informing the wider approach to place making and neighbourhoods within St Cuthbert's – encouraging green and blue infrastructure as an overall integral element; encouraging easy access to the greenway; informing how built form interacts with the landscape etc.

### **Longer Term Delivery**

**3.14** As a Garden Village, there is unanimous recognition and national expectation that St Cuthbert's should be a unique and high-quality development, with three high level aims:

- The delivery of high quality homes and jobs needed in the area over the long term to enable the growth ambitions of Carlisle and the Borderlands;
- The comprehensive provision of infrastructure for transport and telecommunications, education, health, community and cultural infrastructure required to create sustainable communities; and
- Ensuring the creation of quality places including the conservation and enhancement of the natural and historic environment, including landscape, together with an effective long-term approach to local stewardship.

**3.15** To implement these ambitions, in addition to a robust planning framework, there needs to be a dedicated focus on longer term delivery, particularly for strategic infrastructure. Having a clear focus on the longer term options will primarily inform future Local Plans needed to progress future phases of the Garden Village.

**3.16** In June 2021, we received confirmation that our bid to the Government's **New Development Corporation Competition** was successful which has allowed us to start to explore whether a public sector led delivery mechanism is required and if so, what form this should take eg a development corporation or an alternative and more innovative delivery model(s). In particular, it will allow us to:

- Investigate the business case for a new Parks Trust to implement the strategic green infrastructure, including a healthy capital assessment and potential landscape competition.
- Procure legal and financial support to develop an appropriate governance and finance structure, based on public/private partnership.



- Further landowner engagement, to create formal partnerships where required and identify areas for intervention as necessary.
- Detail financial viability and infrastructure work to assess the costs of delivery and understand where intervention is necessary and the benefits that can result.
- Promote St Cuthbert's as a location for investment.
- Investigate the potential for an energy company.
- Secure additional project management and design support.

**3.17** The main aim of this workstream will be to explore and develop a business case for a new delivery model. It will be crucial to underpin the delivery of St Cuthbert's. At the time of writing, we are scoping out the programme and actions necessary to develop the business case with the short term focus likely to centre on progressing four key areas/workstreams: legal advice on new structures; corporate finance and private investment advice; landowner and market engagement; and the resources to manage the programme.

**3.18** In parallel, we are exploring the potential from interested parties as to what role of a '**Master Developer**' could have operating separately or in conjunction with the council and other public bodies under a new style Development Corporation model. In theory, the master developer could lead in land assembly, infrastructure delivery and securing the relevant consents prior to disposing of land to a developer.

### **General Project Support and Other Matters**

**3.19** To increase capacity within the team as well as securing additional expertise and experience, we have retained the services of Hive Land and Planning (leading primarily on landowner and master developer engagement) and HYAS Associates (who have provided a more flexible support in response to workload peaks and specifically with regards to development corporation proposals and preparation of the Strategic Design SPD). To date, funding of these roles has been delivered from Homes England's Housing Capacity Fund. These existing arrangements will now extend into the year ahead utilising additional capacity funding received to do so. It is considered that this represents the most effective way to maintain the capacity and expertise available to the team, with any reduction having a significant adverse impact on the project's key milestones.

## **4. INDICATIVE WORK PROGRAMME AND FUNDING PROFILE FOR 2021/22**

**4.1** Much of the work to date on the project has been funded utilising Homes England's Housing Capacity Funding secured through the national garden communities programme. This year, we have now secured funding through the following key

sources to support the delivery of our proposed programme that will advance the next phase of the emerging Local Plan and the longer term delivery of the Garden Village:

- £475,000 from Homes England’s Housing Capacity Fund 2021/22 including a £42,200 carryover from the 2020/21 Fund;
- £745,000 from Government’s New Development Corporation Competition which covers a 2 year period with £345,000 allocated in the current financial year and £400,000 in 2022/23 – although it is pointed out that this is subject to the spending review;
- Up to £2,000,000 for the ‘Start with the Park’ project as part of our successful Towns Fund bid with an added £40,000 top up to undertake the Landscape Competition. In addition, United Utilities have confirmed its sponsorship of £20,000 towards the Competition.

**4.2** It should however be noted that we did not receive the full funding requested from our respective bids. Hence, we have had to reprofile and re-prioritise a number of workstreams. It has however provided the opportunity to identify efficiencies from preparing joint work packages where there are clear overlapping outputs that will inform both the emerging Local Plan and Development Corporation Business Case.

**4.3** Table 1 sets out key indicative work packages, including an indicative funding profile, for those workstreams where the funding is known. In due course, this will be supplemented by the necessary work packages identified to deliver the Development Corporation Business Case and its associated spend profile.

**4.4** Executive approval is sought to the proposed workstreams and funding profile set out in Table 1. Delegated authority is also requested to enable the Corporate Director of Economic Development to progress procurement for these packages, in consultation with the Portfolio Holder, and to award contracts in keeping with the Council’s procurement guidelines with the exception of being satisfied it is on the basis of best value as opposed to simply lowest cost (quality is equally as important a consideration as price when assessing tenders).

**Table 1: Proposed Workstreams and Funding Profile 2021/22**

<b>Work Package Description</b>	<b>Indicative Timescales</b>	<b>Indicative Cost and Funding Source</b>
Additional capacity support (extension of HYAS Associates contract)	Across 2021/22	£80,000 (Capacity Funding)
Internal resource and capacity for the Communications team	Across 2021/22	£20,000 (Capacity Funding)
Landscape Design Competition	July ‘21 to January ‘22	£40,000 (Town Deal) £20,000 (United Utilities sponsorship)

		£10,000 carry forward from Local Plan Budget (2020/21)
Socio-Economic Study	August '21 – March '22	c. £25,000 (Capacity Funding)
Net Zero Smart Communities technical study	August '21 – March '22	c. £20,000 (Capacity Funding)
Playing Pitch and Outdoor Sports Strategy	August '21 – April '22	c. £20,000 (Capacity Funding)
Transport Improvement Study	To conclude August 2022	£23,000 (Capacity Funding)
A Green and Blue Infrastructure Delivery Strategy	August '21 – April '22	c. £100,000 (Capacity Funding)
Infrastructure Delivery Plan	August '21 – April '22	c. £20,000 (Capacity Funding)
Whole Plan Viability Appraisal	August '21 through to the Examination	c. £70,000 (Capacity Funding)
Continued Landowner Engagement Support (extension of Hive Land and Planning contract)	July '21 – March '22	c.£60,000 (Capacity Funding)
Site and Area Specific Masterplanning Frameworks	September '21 to – March '22	c.£60,000 (Capacity Funding)
HRA and Sustainability Appraisal	Ongoing to Examination	£8,500 (Capacity Funding)
Final Housing Delivery Statement	September '21	£10,000 (Capacity Funding)
<b>Indicative Total</b>		<b>c.£576,500</b>

- 4.5** Whilst the indicative total is reliant upon the Housing Capacity Funding, there remains a small surplus of some £2,700. Nevertheless, every endeavour will continue to be made to ensure that best value is achieved across all work packages and hence that the available budget goes as far as is needed. As outlined above, it is also anticipated that the programme will also be supported by those workstreams associated with the emerging Development Corporation Business Case and that further Housing Capacity Funding will also be forthcoming through the a future competitive bidding process in the Summer (2021).
- 4.6** The Council's Medium-Term Financial Plan and budgeting for 2021/22 has identified that the Garden Village project is a key priority for the City with Council funding being allocated to supplement the Capacity Funding bids received. This includes the provision of a £72,000 budget to support the emerging Local Plan through its Examination as well as an operational budget to cover costs associated with engagement such as venue and room hire etc.
- 4.7** The progression of the St Cuthbert's project continues to be driven by the Council's Local Plan's team. The project will however continue to necessitate wider resources in the form of support from the Council's legal department and communications team. Resources available to the project will continue to be kept under review and additional resources re-allocated to or bid for if required.

## **5. CONSULTATION**

- 5.1** Progress to date has been underpinned by robust, extensive and innovative engagement (despite the impact of Covid) with this having added clear value to the emerging draft and high-level proposals for SCGV. This has included public engagement, dialogue with key stakeholders including infrastructure providers, dialogue and facilitated sessions with the local Parish Councils and with Members including the dedicated Member Advisory Group which now also includes parish council and County Council representatives. The Council's Economic Growth Scrutiny Panel also continue to be engaged at key stages of the project including the evidence base upon which the project continues to be progressed.
- 5.2** November and December 2020 saw extensive consultation in relation to the Local Plan Preferred Options and Strategy Design SPD on the three options for St Cuthbert's. Whilst we had hoped to continue engaging with our communities and stakeholders through a comprehensive suite of face to face events, Covid restrictions and Government announcements meant our engagement was largely confined to a digital platform. As a pre-emptive measure we undertook several 'pre-consultation' events during October 2020, specifically with landowners and other stakeholders to highlight the opportunity that is coming up, and in particular with the two parish councils in the garden village area, and one adjacent to the area. Awareness of the consultation was raised using a variety of means including leaflets and posters, the local media, our web site, the banner on the Civic Centre and through direct communication with those on our mailing list. In addition, the Communications team developed a virtual 360 consultation tool which allowed people to access a virtual setting and access the full range of documents. The Council's Facebook and Twitter mediums were also used. A consultation feedback report has recently been completed and published on the dedicated St Cuthbert's web pages and all respondents have been directly notified of its availability.
- 5.3** Further engagement will be undertaken with the emerging Local Plan associated with the formal Publication Draft Plan. The Landscape Competition itself will also provide communities with the opportunity to get involved in late 2021.

## **6. RISKS**

- 6.1** A dedicated risk register is kept and regularly reviewed as part of the overall project management approach. The main risk continues to be centred on the continued availability of adequate resourcing (in terms of both staff time and budgetary provision) for undertaking the technical work and further engagement needed to maintain momentum and progress of each of the key project strands. Key to

managing this will be the continued availability of Government capacity funding which will continue to be bid for.

**6.2** The overriding risk is that a failure to plan comprehensively for the growth of St Cuthbert's would result in growth occurring to the south of the city in a much more fragmented and incremental nature and not in alignment with the vision and principles established through Stage 1 Masterplanning. Such an approach would prejudice the delivery of the necessary infrastructure needed to support new communities; impact on the sustainability and overall quality of place; undermine strategic ambitions; and risk not delivering the mix of development needed nor at the pace required.

**6.3** Finally, the timely delivery of the project is also an obligation of the successful HIF award for the Carlisle Southern Link Road given that the desired primary outputs of the investment are new homes as opposed to transport benefits.

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

**7.1** Good progress continues to be made with both the planning and delivery aspects of St Cuthbert's Garden Village.

**7.2** Executive's approval for the indicative work packages and funding profile is required given the values involved and the need for transparency given the proposed expenditure of external grant funding. It also reflects that as a major corporate project that Executive are comfortable with both the progress of the project and the future direction of travel.

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

**8.1** 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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**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 07/20 Report to Leader – St Cuthbert’s Garden Village – Key Next Steps**
- **ED 50/20 Report to Executive - St Cuthbert’s Garden Village Masterplan Framework**
- **ED 10/21 Report to Executive – Adoption of the St Cuthbert’s Garden Village Strategic Design Supplementary Planning Document**

#### **CORPORATE IMPLICATIONS:**

**LEGAL –** The procurement of additional legal and financial advice must be done through the Council’s relevant legal and finance departments. Paragraph 4.4 of the Report also makes reference to the potential award of contracts to other than the cheapest tender. Authority for this rests with the Executive unless the requirement is waived by the Executive (Schedule2, paragraph 2.1 of the Leader’s Scheme of Delegation).

**FINANCE –** The report outlines that there will be significant amounts of external funding allocated to the delivery of the next steps of the Garden Village Programme (Para 4.4). It should be noted that some of the allocations are not fully confirmed and are subject to the next Spending Review so there is a risk that the Council could over-commit to spending funding that may not materialise although it is realised that this risk may be low.

Budgets will need to be grossed up to match the funding received so that expenditure on the different workstreams can be captured and recorded accurately.

The viability appraisal (Para 3.9) and the ‘deliverability’ of the Plan, including its proposals and policies, will be fundamental in assessing the cost of delivery and will be used to inform further decisions which must be in accordance with the Council’s Medium Term Financial Planning processes.

The report outlines that there will be a need to undertake a variety of procurement packages (Para 4.4) to deliver the proposed workstreams and requests that Executive delegate authority to the Corporate Director of Economic Development the ability to award contracts that are not the lowest value due to the importance of quality. The scheme of Delegation of

Executive functions states that any decision to award other than to the lowest tenderer must be referred to the Executive unless this requirement is waived by the Executive.

A significant portion of the funding received is to progress looking at the delivery model for the projects and whether a development corporation in some form may be appropriate. Any new governance structure will need relevant financial and legal input to ensure it operates in both the Council's best interests and the wider projects interests.

**EQUALITY** – An EqiA has been completed on the Preferred Options Policies (December 2020), this will be refreshed in time for public consultation. A Health Impact Assessment has been drafted, based on the SPD. This will be developed further alongside the Plan, in time for public consultation.

**PROPERTY** – As plans progress the Council will need to decide how proactive it wants to be in land assembly to assist with delivery of the Garden Village. Property Services will be able to advise on this at the appropriate time and undertake any acquisitions required.

**INFORMATION GOVERNANCE** – There are no information governance implications with this report.