



St Cuthbert's
Garden Village
Carlisle

Public Consultation:

Monday 2 September - Monday 14 October 2019

Masterplanning for the St Cuthbert's Garden Village is underway and has now reached the draft options stage. We want your views!

St Cuthbert's Garden Village enables Carlisle to continue to grow in a planned way across the coming decades. Planning at scale maximises opportunities to build innovative, mixed-use, self-sufficient communities equally well-connected to each other and the city.

It will complement and add to Carlisle's overall offer helping to retain and attract more people to live, work and visit here. It will help provide an expanded workforce to support Carlisle and the wider Borderlands economy. It uses Garden Settlement principles to ensure the highest quality across all aspects of design.

Our Stage 2 Masterplanning aims to test and evolve the outcomes of earlier work and will develop a more detailed Masterplan that will cover:

- Land use - expressing the location, extent, type and mix of development including housing, commercial, retail, community and other uses.
- Movement and access - highlighting new and enhanced routes to create a well-connected place for walking, cycling, public transport and other vehicles.
- Green and blue infrastructure - identifying the location and function of new and enhanced green and blue spaces across the area.
- Urban design - defining important gateways, focal points, views and frontages together with the interface between new development and existing villages.

To ensure that the final Masterplan is robust, it is essential to develop and test alternative options. Three options have been developed. We want your views on each option. What do you think are the strengths and weaknesses of each?

To take part in our St Cuthbert's Garden Village consultation, visit www.stcuthbertsgv.co.uk or email your comments to stcuthbertsgv@carlisle.gov.uk. The deadline for responses is **Monday 14 October**.



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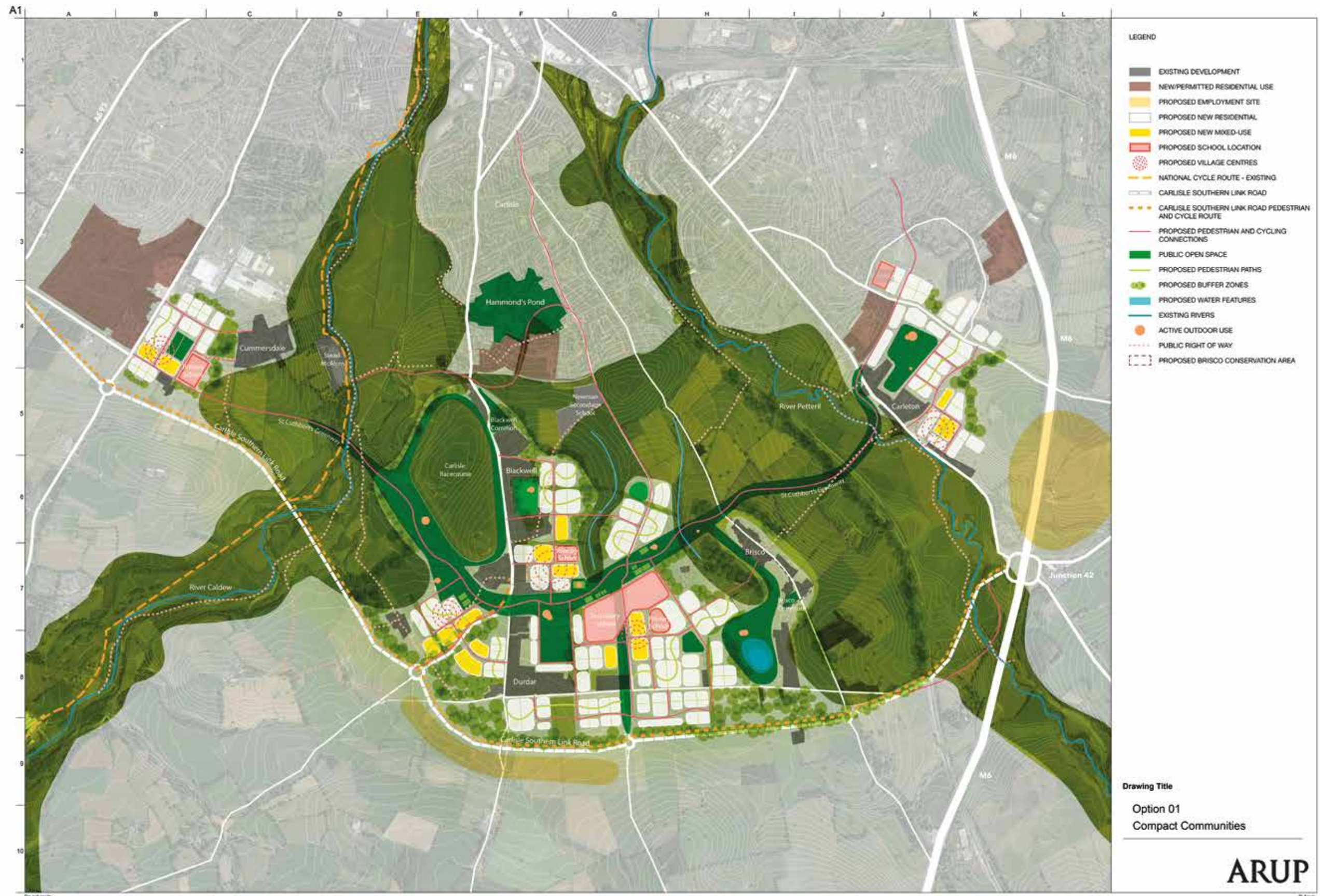


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Option 1: Compact Communities

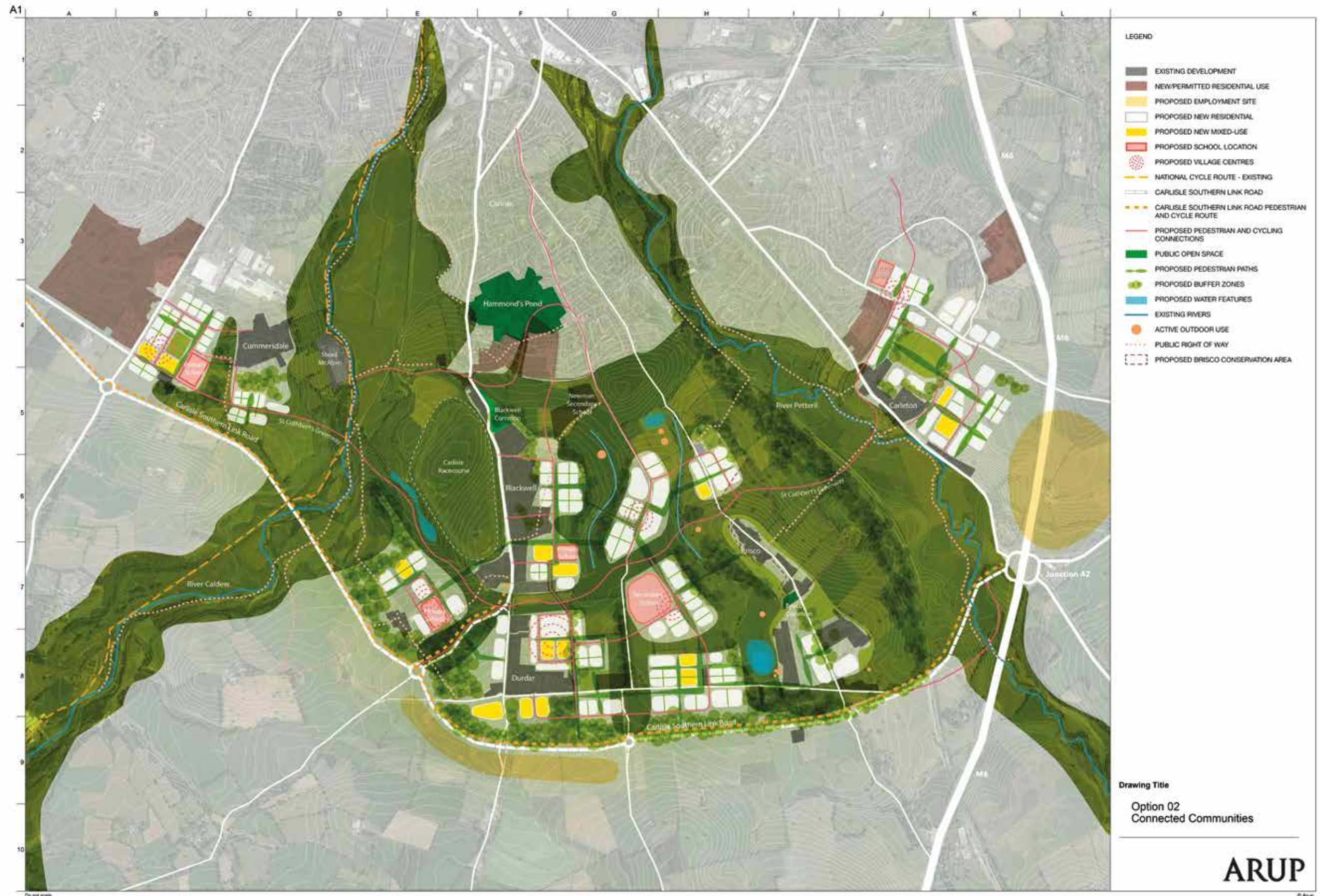
- Three compact communities around Durdar, Cummersdale and Carleton.
- More 'urban' character forming distinct settlements within the surrounding rural landscape.
- Central east-west greenway connecting the new settlements for active outdoor uses, including walking and cycling, with potential links into Carlisle.
- A district centre in Durdar - dense, linear, and mixed-use with a number of other smaller local centres including retail, community, employment, health and educational uses.





Option 2: Connected Communities

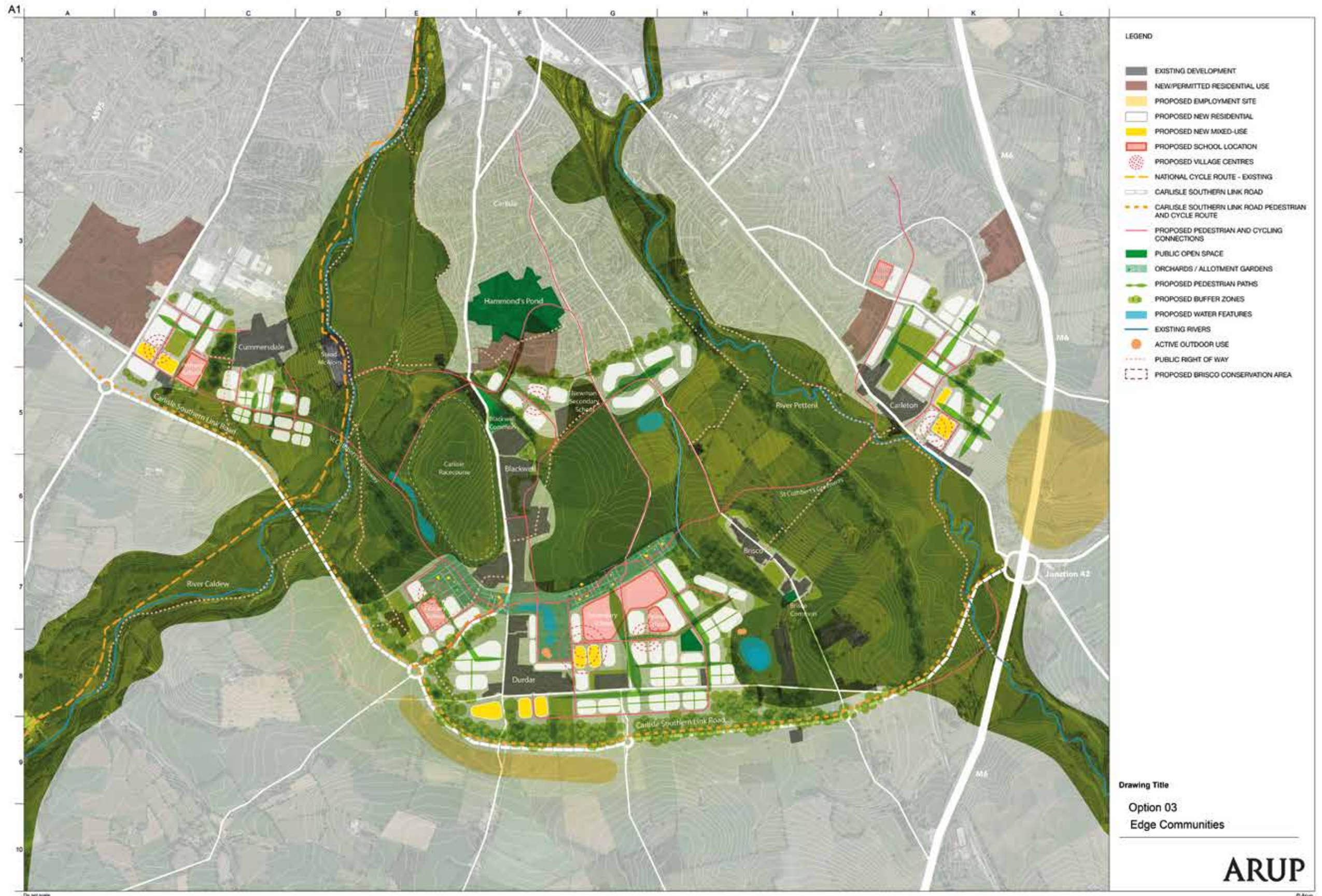
- Dispersed village clusters set within a more natural landscape.
- A more 'rural' village-like character.
- A softer built edge to the surrounding landscape.
- A series of local retail centres and key services connected by clearly marked walking and cycling routes.
- An open space network with green spaces of varying character and functions weaving through built settlements, including St Cuthbert's Greenway.





Option 3: Edge Communities

- Some smaller 'urban infill' on the edge of the city in addition to focus on Durdar, Cummersdale and Carleton.
- Mixed character, more urban quality and higher density in Durdar and lower density in neighbourhoods closer to existing areas.
- Landscape approach that is anchored around farming and food growing with routes through the landscape for walkers and cyclists.
- Series of interconnected local centres with a distribution of community amenities that can be accessed by new, as well as, existing residents.



St Cuthbert's Local Plan

The St Cuthbert's Local Plan will be the document against which future planning applications are assessed. It will have a critical role, alongside the Masterplan and will ensure development follows the nine guiding principles to achieve the vision.

Key policy objectives will include:

- Allocating land for specific purposes including safeguarding land required for infrastructure.
- Guarding against piecemeal development which would be contrary to the Garden Village principles.
- Appropriate phasing of development relative to planned infrastructure investment.
- Capturing land value to fund the required infrastructure.
- Securing an appropriate mix of housing types including affordable, specialist and self-build.
- High quality place making embracing 'lifetime' homes and healthy lifestyles.
- Enhancement of the natural environment and biodiversity net gain.
- Utilising innovation and technology to address the impacts of climate change and maximising carbon reduction.

We welcome your feedback on the scope of policies to be included in the Plan.

Give us your views at www.stcuthbertsgv.co.uk
or email your comments to stcuthbertsgv@carlisle.gov.uk

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Images courtesy of Stuart Walker Photography