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ST CUTHBERT'S GARDEN VILLAGE CONCEPT & VISION

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EXECUTIVE SUMMARY

St Cuthbert's Garden Village is the largest project of its kind nationally – 10,000 homes and supporting facilities and infrastructure. It is located within a stunning setting with the Lake District, Hadrian's Wall World Heritage Site, North Pennines AONB, Solway Coast AONB, Scottish hills and the city of Carlisle within easy reach. Carlisle City Council and their partners commissioned Gillespies, supported by Hemingway Design, LSH and WYG, to develop a vision and concept framework. The process has involved the analysis of issues and opportunities, exploration of options, intensive engagement and consultation, and the development of an emerging delivery strategy.

'In the Garden Village let's start with the garden' - Wayne Hemingway

The 9 Guiding Principles

9 guiding principles have been developed for the Garden Village. These principles will guide the future development of homes and neighbourhoods and outline what will make St Cuthbert's a unique, inspirational and desirable place to live, work, grow up and grow old in. The principles take into consideration current best practice and reference lessons learnt from across the UK and wider world in the creation of successful living environments. Ultimately, St Cuthbert's will enhance Carlisle's overall offer, making it an even more attractive place to choose to live, work or visit.

THE ST CUTHBERT'S VISION

St Cuthbert's will provide **connected villages embedded 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 the 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.



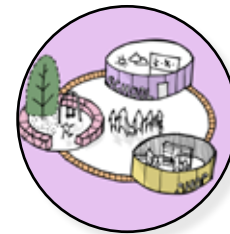
PRINCIPLE 1: START
WITH THE PARK



PRINCIPLE 2: LOCALLY
DISTINCTIVE



PRINCIPLE 3: QUALITY
HOMES & LIFETIME
NEIGHBOURHOODS



PRINCIPLE 4:
COMMUNITY FOCUSED



PRINCIPLE 5: INNOVATIVE
EMPLOYMENT



PRINCIPLE 6: HEALTHY
ENVIRONMENTS



PRINCIPLE 7: SMART &
SUSTAINABLE LIVING



PRINCIPLE 8: INTEGRATED
SUSTAINABLE TRANSPORT



PRINCIPLE 9:
EXEMPLARY DELIVERY &
STEWARDSHIP

Fig 1: The 9 Guiding Principles

CONCEPT FRAMEWORK SUMMARY

Landscape Framework

Existing communities and new garden villages will be set within an enhanced landscape framework including farmland, woodland, parkland, riverside / wetlands and the 10 kilometre St Cuthbert's Greenway.

Duridar

Duridar garden village will be the larger of the St. Cuthbert's settlements acting as a 'district centre' and a hub for local communities.

Carleton / Junction 42

Carleton garden village – with views and access to the River Petteril - will sensitively expand the existing settlement of Carleton including a new village centre on the A6 Roman Road.

Cummersdale

Cummersdale garden village will be a new innovative community developed around a mixed use centre north east of the junction of the proposed link road.

Brisco

The village will offer some potential for restricted expansion between the proposed Greenway to the north and high ground to the south.

KEY

	Existing Built Form		St. Cuthbert's Greenway
	Carlisle Citadel Rail Station		Enhanced Public Green Infrastructure
	Existing Local Centre		Residential
	Watercourse		Employment
	Existing Parks		Potential Longer Term Employment
	Existing Green Corridors		Mixed Use
	Railway		Local / District Centre
	Road		Key View Point
	Emerging Carlisle Southern Link Road		Replacement Site for Newman's School

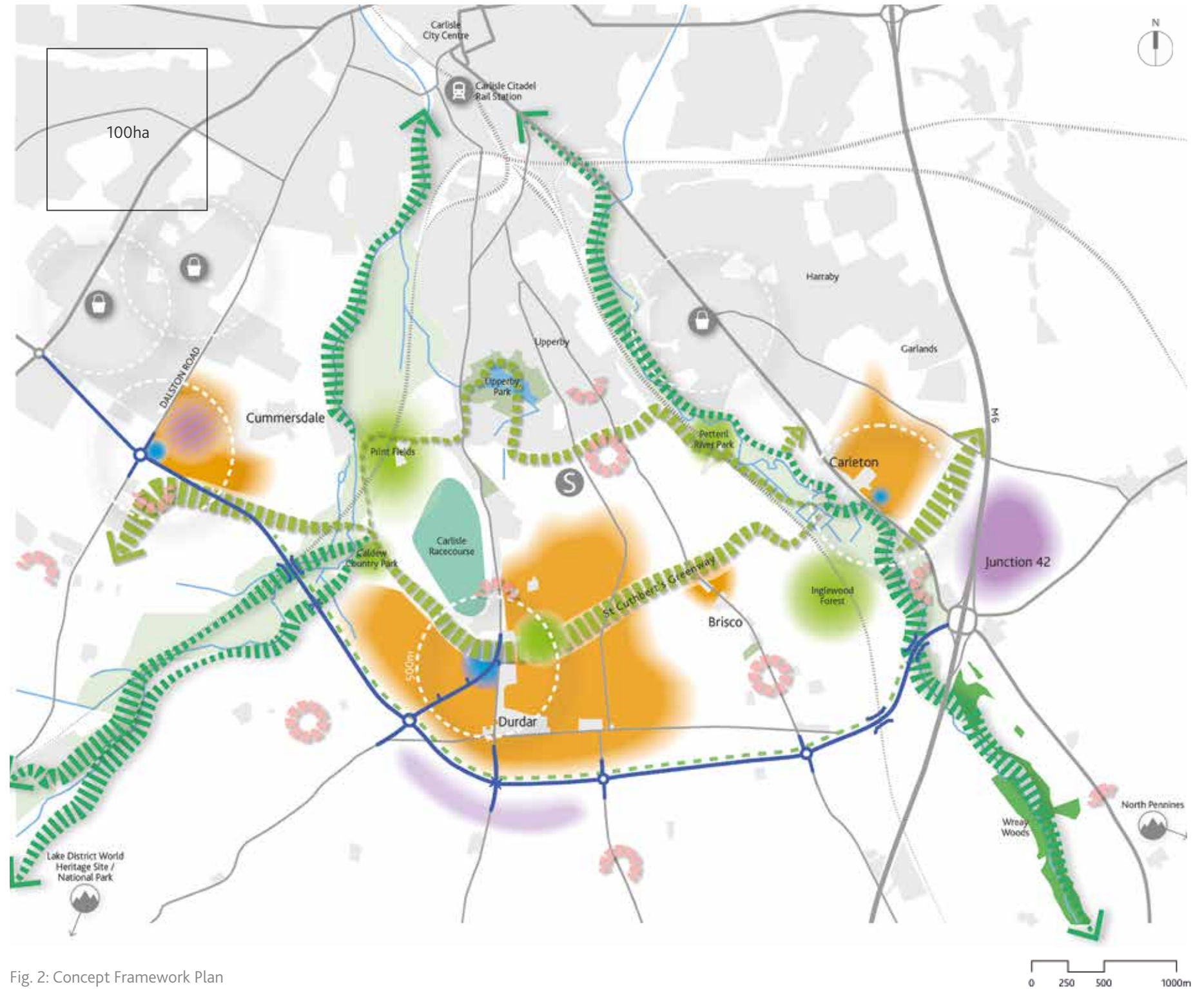


Fig. 2: Concept Framework Plan

PREFACE

ST CUTHBERT'S GARDEN VILLAGE - THE BIGGER PICTURE

Carlisle is the **largest** centre in Cumbria and the **economic capital** of an area expanding into south-west Scotland and parts of Northumberland (the Borderlands). It has a catchment of over **500,000** people and a large sphere of influence. It is a **vibrant historic city**; the urban focus of Cumbria's population; the principal service centre; a sub-regional **retail, leisure and cultural destination**; and is home to the **University of Cumbria**.

Many of Carlisle's strengths are closely linked to its location, its physical infrastructure and the quality of its urban and rural environments. The city enjoys excellent connectivity and is a key interchange for east-west and north-south connections (reflecting the convergence of the M6, A69 and A595 and a series of key rail lines with direct links to Glasgow, Edinburgh, Newcastle, Manchester, Leeds, Liverpool, Birmingham and London). Moving forward, the advent of commercial passenger flights from Carlisle Lake District Airport is acting to strengthen Carlisle's transport hub role, as is the introduction of HS2 Classic Compatible Services from Carlisle in 2026.

Carlisle has a prosperous economy which is already home to many international and successful brands. The locational advantages and skilled workforce have helped to power thriving engineering, manufacturing and logistics industries with the presence of Nestlé, Pirelli, McVitie's and Eddie Stobart testament to this. Beneath these headline companies sit a diverse and growing range of innovative SMEs. Kingmoor Park Enterprise Zone and a supply of forward employment land all bode well for continued growth.

With an already tight labour market, the continued growth of the economy is dependent on an increased labour pool and therefore meeting the existing and future employment demand is dependent on increased levels of housing growth – a challenge replicated across the wider Borderlands sub-region.

Carlisle is ideally positioned to play the lead role which is required of it in securing the step change in housing delivery critical to driving economic growth across the sub-region. The adopted Carlisle District Local Plan (2015–2030) provides the policy framework and hence platform for much needed housing growth and a new direction of travel. It acts to put in place a significant pipeline of land for new housing, pursuing the highest levels of housing growth to date in response to clear and evidenced needs. These needs support not only a requirement to deliver more new homes, but equally more affordable homes and a more diverse and enhanced quality of offer.

The identification of SCGV as a broad location for large scale housing growth to the south of the City is a key and firmly established component of the Local Plan strategy (Policy SP3). The scale and nature of SCGV is such that it affords a unique opportunity to deliver key housing ambitions including:

- Providing a strategic supply of housing land to meet immediate and longer term needs, acting to ensure continuity in the long term supply of much needed new housing across the sub-region;
- Providing opportunities to accelerate delivery beyond existing projected levels, aided by public sector interventions including land acquisitions;
- Adding to Carlisle's overall offer and attractiveness as a place to live through providing a lifestyle choice not currently catered for by existing developments;
- Diversifying Carlisle's housing offer through enhanced opportunities for increased affordable housing delivery; self and custom build; purpose built elderly accommodation and more innovative forms including modular and other modern methods of construction; and
- Providing greater opportunities, a critical mass and the vision needed to transform the perception and supply of housing in North Cumbria, ultimately attracting more developers.

1. INTRODUCTION

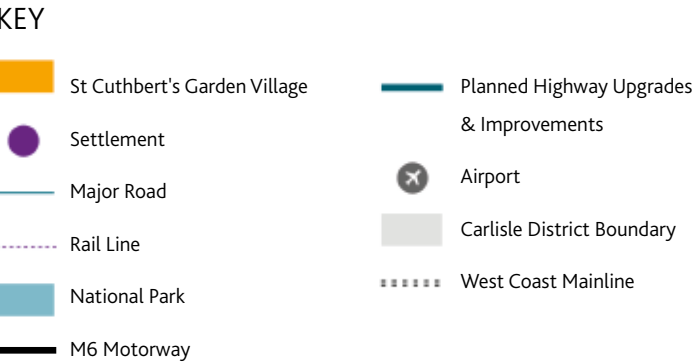
Carlisle City Council (CCC) and their partners are promoting ambitions for up to 10,000 new homes (with supporting community, greenspace, transport and employment infrastructure) south of Carlisle as part of a broader growth strategy. Designers Gillespies have lead a team – including Hemingway Design, Lambert Smith Hampton (LSH) and WYG – to develop a vision and concept framework for St Cuthbert's.

Earlier stages of work have explored issues and opportunities from a technical stakeholder and public engagement perspective as well as presenting an emerging concept vision for St Cuthbert's Garden Village. Analysis concluded with a draft vision, objectives, concept options and land take estimates. Subsequent stages have since reviewed technical reporting and engagement streams in response to the concept options and applied critical analysis to produce a hypothesis for the final preferred concept.

This report summarises the key conclusions from the initial baseline report, concept options and vision, options assessment, before presenting the preferred vision & concept providing a platform for more detailed masterplanning for St Cuthbert's Garden Village.



Fig. 3: Strategic Context Plan- taken from 'Carlisle Help us Build our Growing City', 2017.



2.0 THE STORY SO FAR

2.1 INTRODUCTION

Baseline analysis has provided a comprehensive grounding for the vision, concept options, option assessment and final reporting.

This analysis incorporated the following themes:

- Background, context
- Policy and strategies
- Community mapping
- History and local distinctiveness
- Design analysis
- Landscape analysis
- Economics, property and ownership
- Movement and transport
- Engagement strategy
- Conclusions and next steps.

The work was produced through a combination of documents review, site surveys, engagement with key stakeholders, professional analysis and collaborative working with the multi-disciplinary consultancy team and the client steering group.

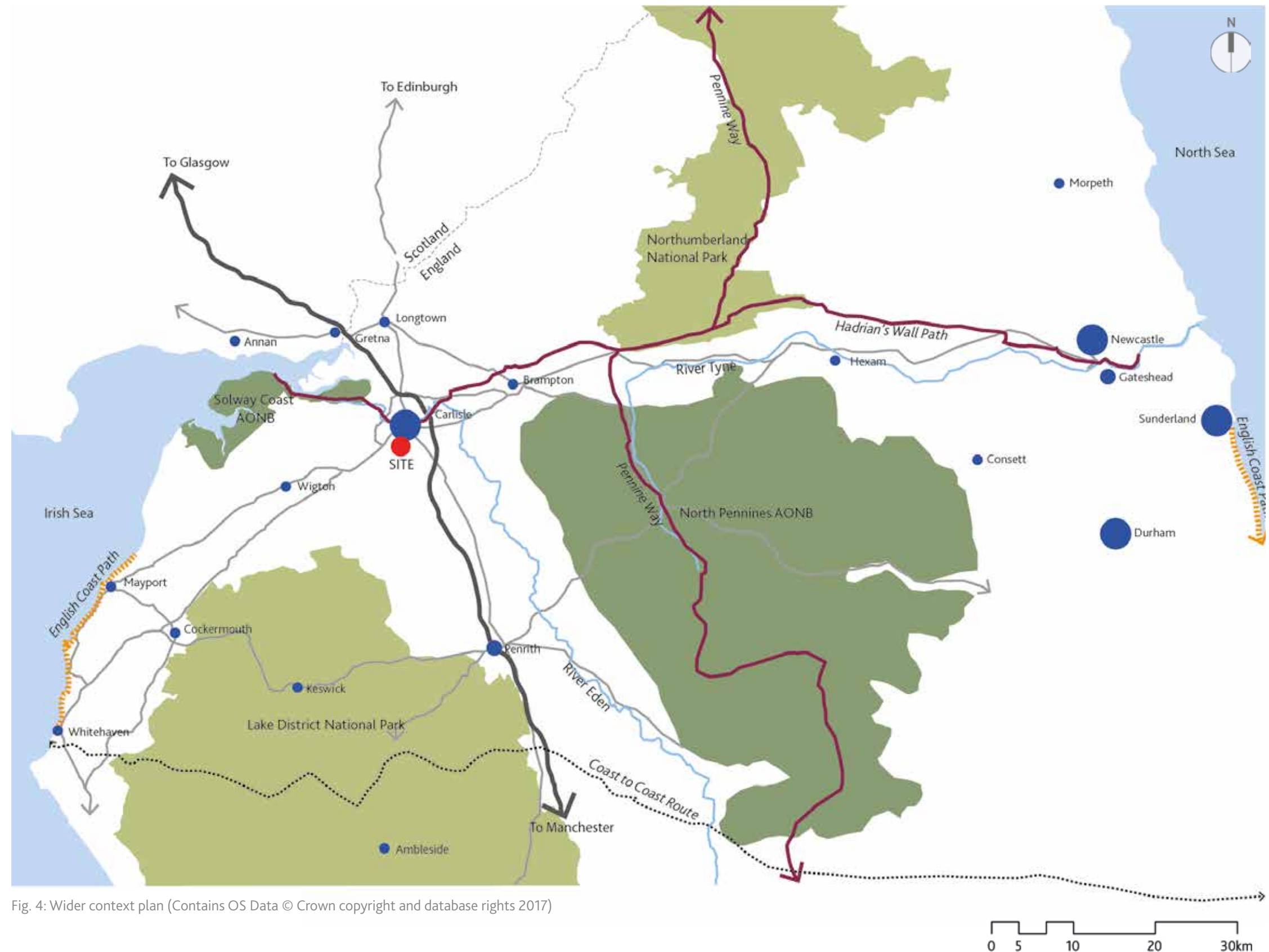


Fig. 4: Wider context plan (Contains OS Data © Crown copyright and database rights 2017)

2.2 URBAN DESIGN ANALYSIS

Junction 42 of the M6 and the A6 / Carleton Road are key gateways to St Cuthbert's. Existing villages and hamlets generally centre on crossroads and historic nodal points.

Distinctive city landmarks can be seen from the site, including the Grade II* listed Dixon's Chimney. Long distance views to the Lake District, North Pennines and Scottish hills are also seen from the site.

The river valleys provide green corridors and cycle / pedestrian links through St Cuthbert's. The undulating and historic field system is broken up by plantations provides a distinctive green patchwork.

KEY

- Site Boundary

Built Form

Woodland

Watercourse / Waterbody

Listed Building

Conservation Area

Railway

Road

National Cycle Route

PRoW

Pylon

Gas Pipe

Strategic Greenspace
- Field Pattern

Barrier / Sensitive Edge

Significant Contour

Moderate Contour

Positive Frontage

Negative Frontage

Positive View

Negative View

Key / Positive Landmark

Landmark

Gateway

Node / Junction

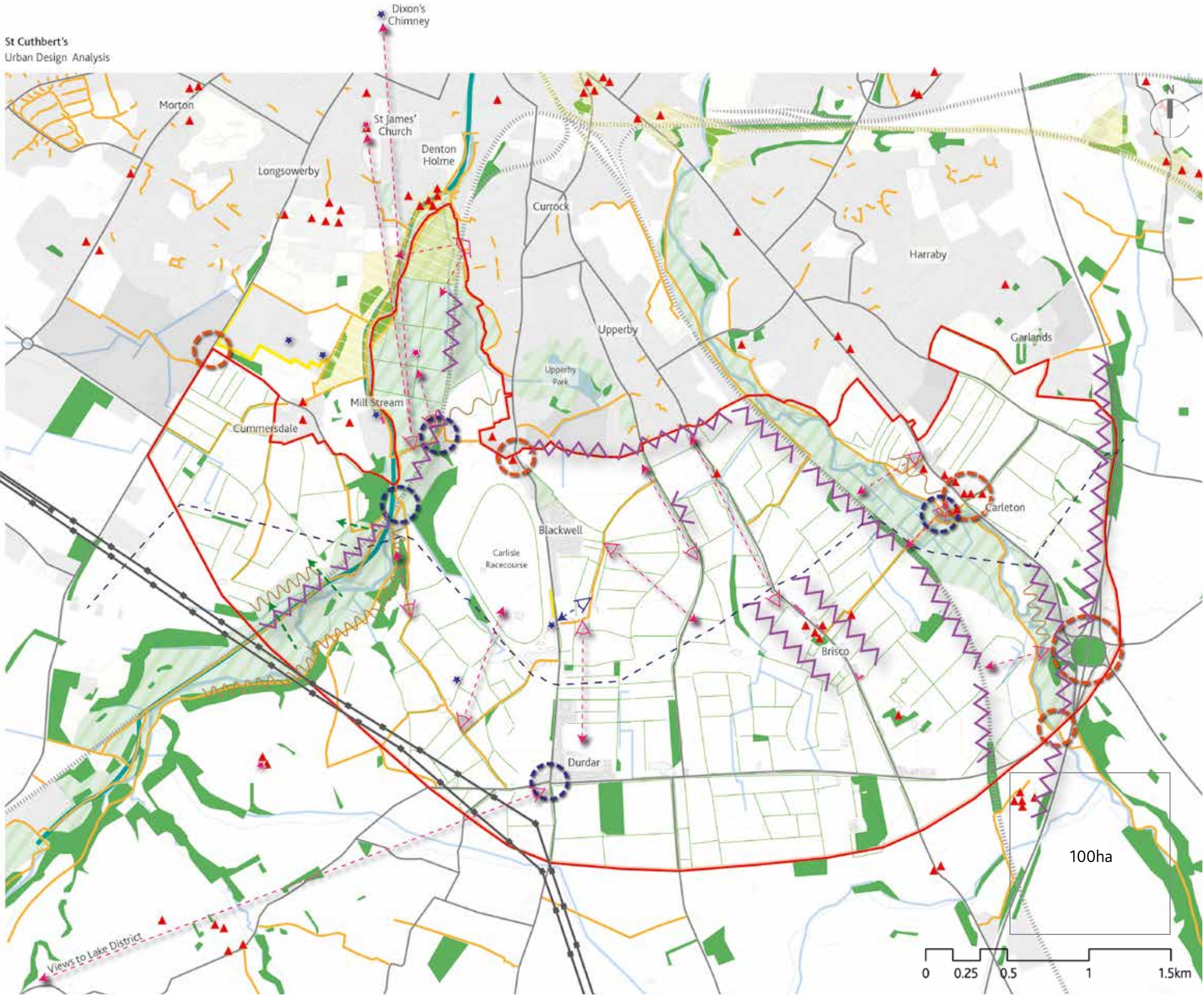


Fig. 5: Urban Design Analysis (Contains OS Data © Crown copyright and database rights 2017)

2.3 TURNING POTENTIAL CONSTRAINTS INTO OPPORTUNITIES

The setting south of Carlisle provides great place making opportunities, ranging from views and access to the nearby Lake District World Heritage Site to attractive local villages and riverside environments. Place making at this scale means that facilities such as schools, health services and open spaces can be designed in. A strong lead from the public sector ensures that quality and local character are at the forefront of design and development.

Constraints are summarised in the adjacent plan. Key implications for the concept proposals include:

- The positive incorporation of the east-west gas pipe easement into the plan as a much needed green connection – or green-way
- Avoiding development in the vicinity of overhead power lines to the south-west of the area
- Designing around key flood risk zones and incorporating mitigation – such as new local and strategic planting and sustainable urban drainage
- Sensitive design on and around prominent higher ground in the context of viewpoints and historic villages and buildings.

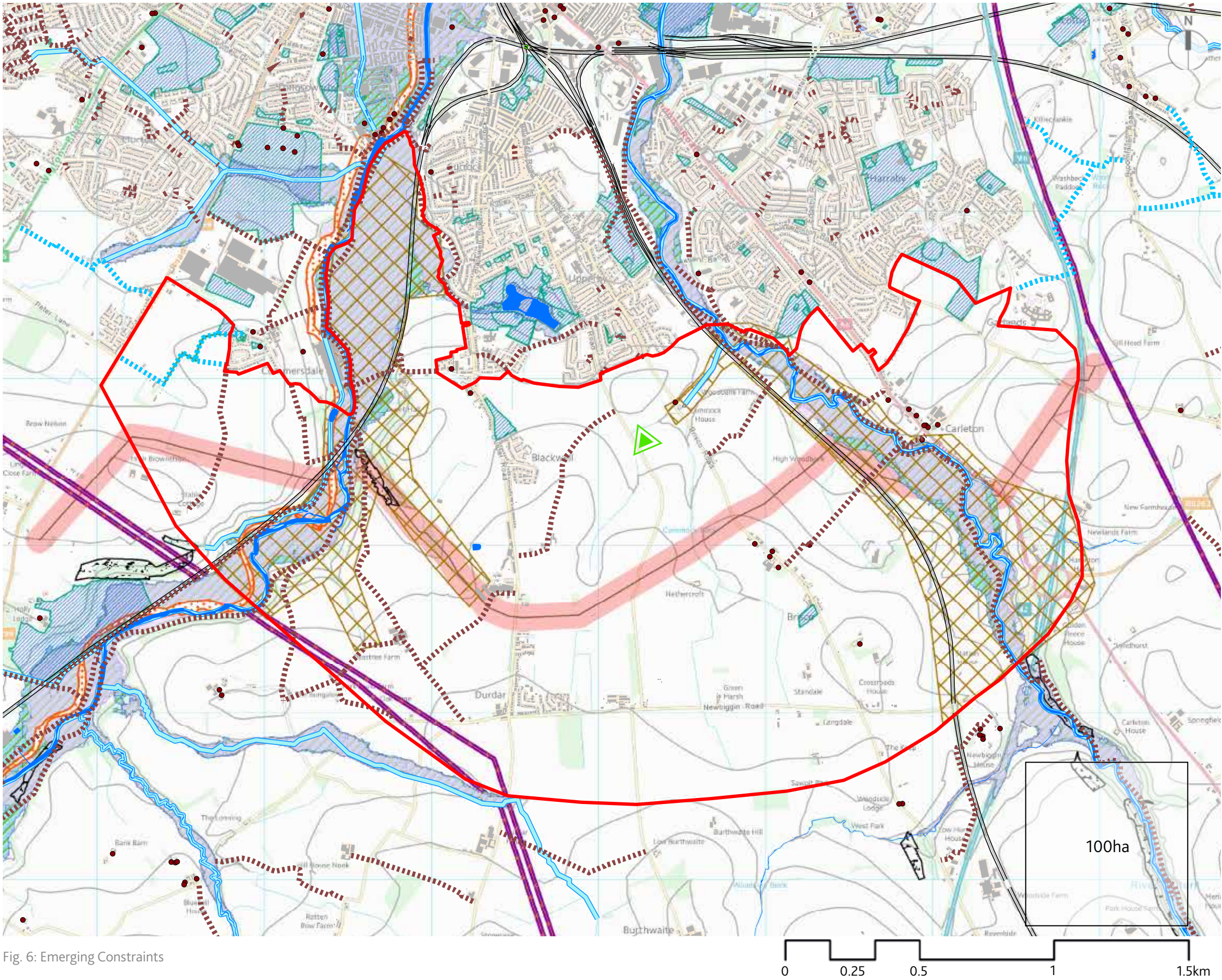


Fig. 6: Emerging Constraints

2.4 LANDSCAPE ANALYSIS

Key opportunities include:

- Develop a landscape led masterplan that integrates existing landscape features to create a unique place;
- New and enhanced connections to existing green corridors and cycle / footpath networks;
- Potential network of natural flood management techniques to also benefit biodiversity / community aims and reduce flood risk;
- Create new east-west links across the site;
- Respect site topography and retain existing desirable views across the area;
- Woodland expansion to enhance biodiversity, strengthen green infrastructure;
- Retain and enhance historic field patterns and hedgerow boundaries;
- Retain local distinctiveness and settlement character;
- Create a series of connected destinations that promote health and well being linked by green infrastructure and connected to key local facilities;
- Integration of existing communities on the edge of Carlisle, affording improved access to the wider countryside and green infrastructure;
- Potential to utilise existing landscape conditions such as topography to create buffers that mitigate against sensitive boundaries.

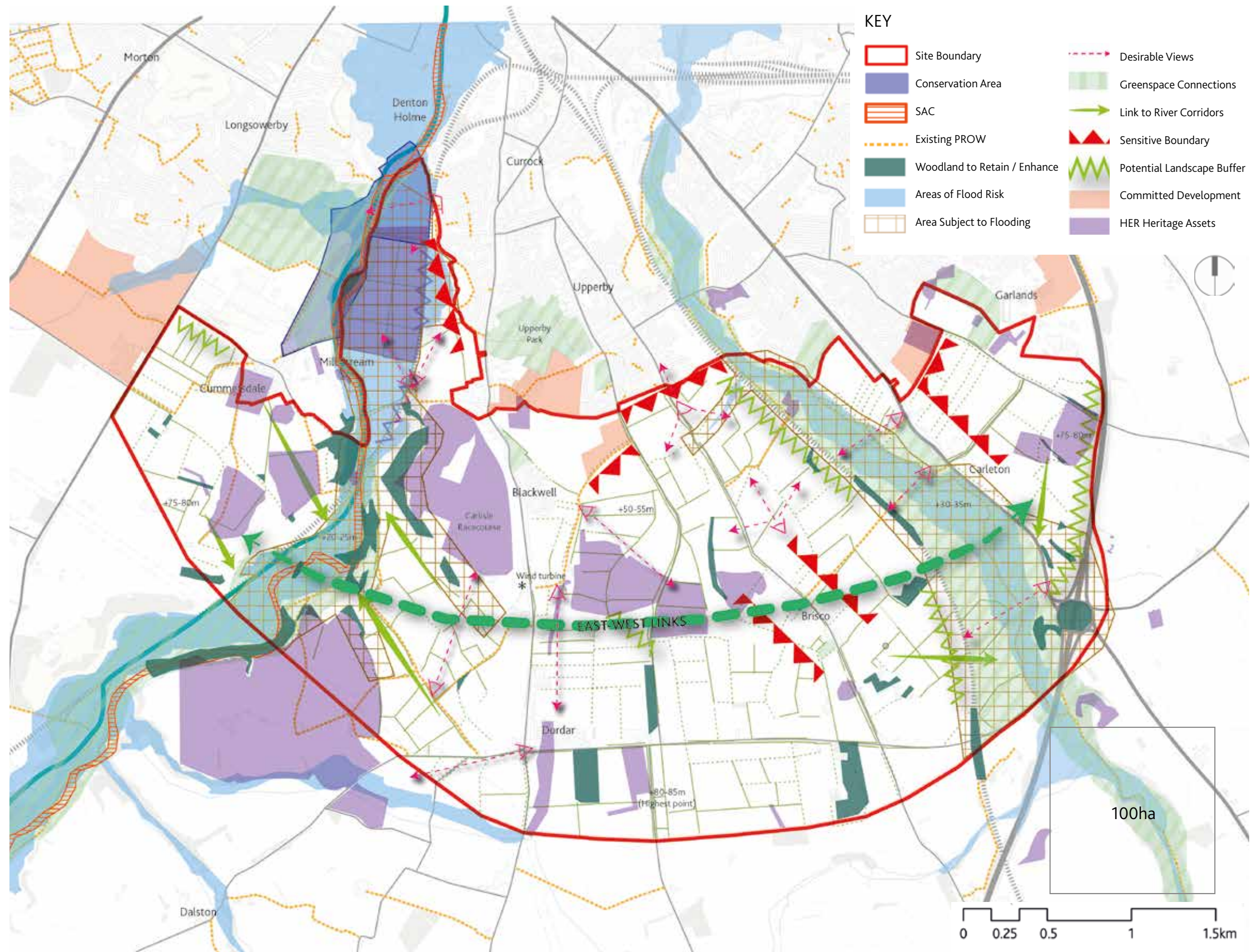


Fig. 7: Landscape Analysis Plan (© Crown Copyright and Database Rights 2017 Ordnance Survey LA100024459)

2.5 LINK ROAD & TRANSPORT

The Carlisle Southern Link Road (CSLR) is a proposed 8 km link connecting the A595 (Newby West) to the M6 Junction 42 (Golden Fleece). Its role in enabling the development of the garden village is critical, in terms of both providing the capacity needed within the network to support growth and in giving rise to the enhanced strategic connectivity that will help attract people to the location. A segregated multi-user (cyclists and pedestrians) path also positively acts to improve sustainability and support the healthy lifestyle ambitions for St. Cuthbert's.

Following extensive consultation on two route options for the CSLR in early 2018, Cumbria County Council have now chosen what was referred to as the 'Green Route' as the preferred route. This decision, was based on a thorough assessment of evidence using a decision-making framework. The framework was applied to the two route options and considered the strategic objectives of the scheme, stakeholder feedback - including the results of the public consultation - and environmental, engineering, economic and deliverability assessments.

In summary the 'Green Route' was preferred because:

- The route better enables the delivery of the vision for St Cuthbert's Garden Village;
- It had significantly higher level of public support in public consultation;
- It is considered easier to build with less impact on existing communities;
- The route has a comparatively lower environmental impact.

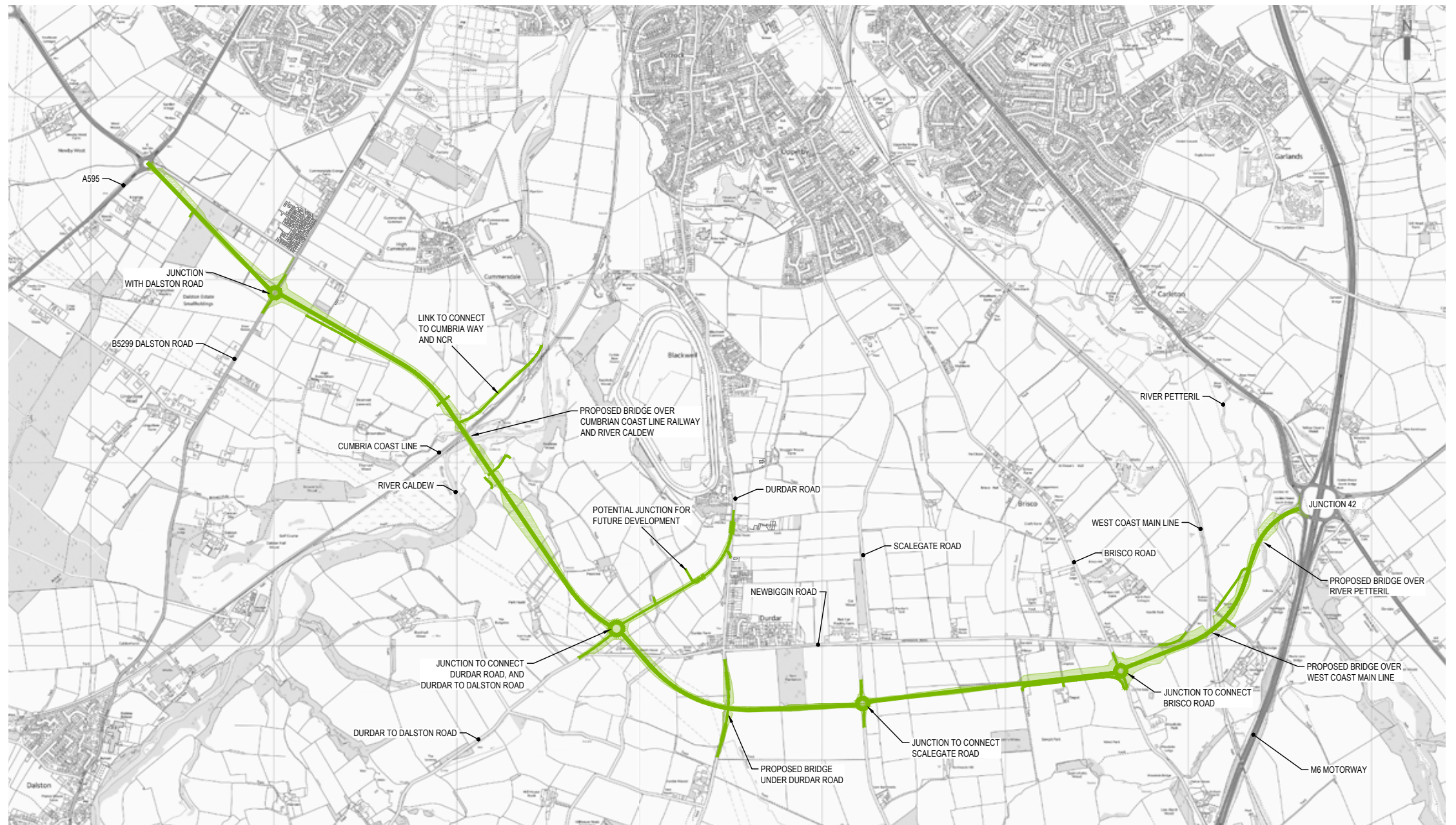


Fig. 8: Carlisle Southern Link Road Proposed Alignment (Source: Capita)

2.6 ENGAGEMENT

Engagement has been integral to the visioning and options process and has succeeded in developing a significant degree of consensus. Stakeholders and local people have been consulted through drop-in exhibitions, meetings, online engagement and workshops led and summarised by Carlisle City Council with support from Gillespies and Hemingway Design.

Our Approach

- To be inclusive and engaging
- To reach a broad audience, including ‘hard to reach’ groups, a cross section of the age demographic and prospective residents from regional and national locations, as well as existing citizens of Carlisle
- To be clear on the purpose and scope of engagement
- To work closely with Carlisle City Council to support an effective communications and planning process, and outputs
- To provide a clear record of engagement activities
- To follow a ‘you said - we did’ approach, highlighting how engagement has informed the evolving vision and concept.

Engagement Tasks and Audiences

Stage 1. Inception, Familiarisation and Engagement Strategy

- Community mapping
- Drafting of a phased engagement strategy

Stage 2. Baseline Analysis and Vision & Objectives

- Up to 10 1-2-1 initial stakeholder contacts
- Stakeholder visioning charrette
- Issues, opportunities and vision community drop-in

Stage 3 & 4. Options Evaluation & Preferred Option

- Landscape and stewardship workshop
- 1-2-1 discussions with landowners

Parallel engagement activities have been facilitated by the City Council and their partners including themed innovation workshops, primary school events and business engagement.

Key Engagement Findings

In general the concept proposals and vision were supported and engagement was open minded and positive towards the development. Key findings that have informed the development of the vision and concept framework include:

- A preference for a number of smaller, well connected communities and centres, rather than one large new settlement.
- Significant support for a green gap/buffer between the edge of Carlisle, Blackwell and proposed new settlements.
- The concept of Durdar Garden Village being the largest of the of the garden villages is supported.
- Objections to the proposed Cummersdale Village straddling the CSLR.
- Brisco identified as an area where development may not meet garden village principles as it is unlikely to be of a scale to support a local centre.
- Notable support for employment development at J42 of M6, and also mixed-use areas within the villages that can provide areas of employment.



Fig. 9: Engagement Workshops and Drop-in Sessions

2.7 BASELINE CONCLUSIONS

The outputs from the initial baseline analysis provided a number of conclusions informed by discussions with the client group and the findings of engagement.

The SWOT table outlines the key strengths, opportunities, weaknesses and threats initially identified surrounding the Garden Village opportunity and formed the grounding for the emerging vision.

<p>STRENGTHS</p> <ul style="list-style-type: none">• Distinctive character within villages and hamlets within and surrounding St Cuthbert's• Junction 42 and Carleton gateway is well placed near to the motorway• Existing employment areas within south of Carlisle to build upon• River Valleys offer existing green corridors and cycle / footpath routes• Public sector commitment to St Cuthbert's• Relative affordability (from a national perspective) is an opportunity	<p>WEAKNESSES</p> <ul style="list-style-type: none">• Lacking road infrastructure connections west / east through the site• Sustainable transport is lacking within the city centre – in order to connect the site to the city centre effectively, this needs to be exemplary too• Does Carlisle have enough to tempt a pioneering young community to come and live there , The 10,000 number means that a lot of young people and young families will need to be attracted• Major gas pipeline running east west through the site prohibiting development within the easement area
<p>OPPORTUNITIES</p> <ul style="list-style-type: none">• New and enhanced connections to greenspace and cycle / footpath routes;• Potential network of natural flood management methods;• CSLR and associated pedestrian/cycle route unlocks new east-west connectivity and provides greater access to employment opportunities• Woodland expansion opportunities to enhance biodiversity and strengthen green infrastructure• Sustainable transport opportunities, e.g. new interchange and smart travel• Distinct exemplar neighbourhoods• Carlisle has an opportunity to brand itself as place that is worth discovering• Incorporation of the east-west gas pipe easement into the plan as a greenway linking the settlements.	<p>THREATS</p> <ul style="list-style-type: none">• Uncertain market interest in development• Multiple land ownership in and around the site• Resourcing challenges for longer term promotion of the project• Management and stewardship of green space needs to have a long-term and sustainable model• Brexit - triggered downturn• Lack of employment opportunities

Table 1: SWOT Analysis



















2.8 OPTIONS ASSESSMENT

A comprehensive options assessment process was undertaken reviewing the key conclusions from various forms of technical reporting and engagement including:

- Existing evidence base
- Consultation feedback
- Brisco Conservation Area Appraisal
- Sustainability Appraisal
- LVIA (Landscape & Visual Impact Assessment)
- Infrastructure & movement assessment
- Land-Use & viability assessment

The assessment process was undertaken by critical analysis of the potential development areas against the 9 guiding design principles.

KEY

	Existing Built Form		St Cuthbert's Greenway
	Carlisle Citadel Railway Station		Enhanced Public Green Infrastructure
	Existing Local Centre		Potential Residential
	Watercourse		Potential Employment
	Existing Parks		Potential Mixed Use
	Existing Green Corridors		Potential Local / District Centre
	Railway		Key View Point
	Road		Replacement Site for Newman School
	Carlisle Southern Link Road		
	Shared Footway / Cycleway		

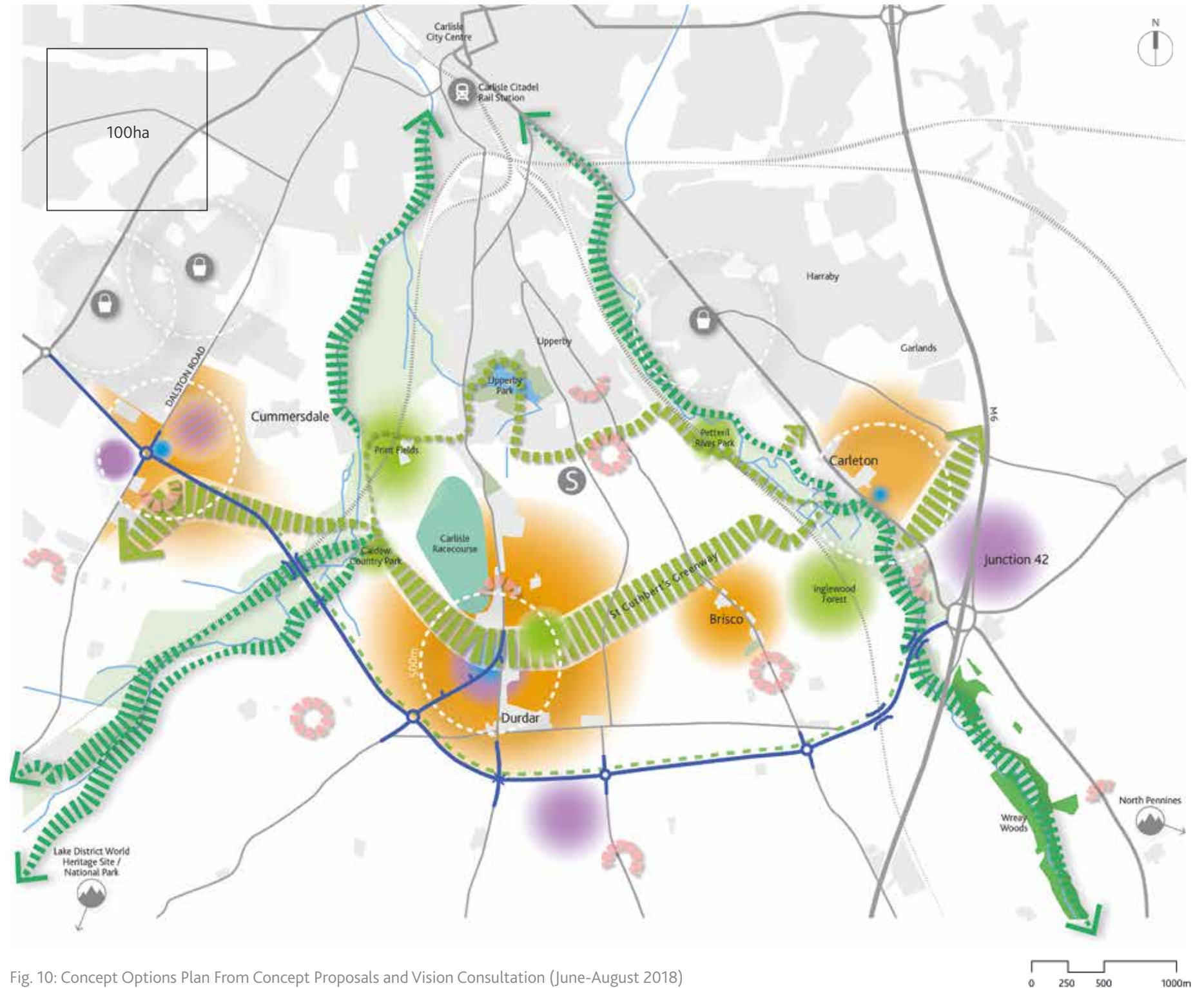


Fig. 10: Concept Options Plan From Concept Proposals and Vision Consultation (June-August 2018)

Through analysis of the options there was support for the emerging concept for St Cuthbert's Garden Village. A number of key conclusions were made to inform refinement of the concept plan:

Cummersdale

- Size and scale supports opportunity for mixed use development and promotes an integrated walkable neighbourhood.
- Development in the form of urban extension may raise integration issues with existing development along Dalston Road. Development will be sensitive to interface.
- Residential development both north and south of CLSR creates severance, therefore it will be focused towards the north.
- Coalescence of existing village with the City of Carlisle should be avoided.

Durdar

- Scale of development supports larger district centre and allows for multiple sustainable neighbourhoods.
- Avoid settlement coalescence and maximise opportunity to increase presence along CSLR.
- Predominantly new settlement gives opportunity for innovative and smart design.
- Opportunity to create a heart or centre to the existing village, which currently lacks any such feature.

Brisco

- Scale of development limited by potential conservation status, infrastructure and landscape and visual sensitivity.
- Limited number of high quality homes could enhance character.

- Single landownership and niche developer interest reflects opportunity to provide different market offer that promotes some sensitive development.

Carleton & J42

- Opportunity for early development with good access to and latent capacity within existing services and facilities.
- Development in the form of urban extension may raise integration issues with existing development, therefore must be sensitive towards the interface.

3. VISION & CONCEPT FRAMEWORK

3.1 VISION

The St Cuthbert's Vision

The St Cuthbert's Vision is informed by extensive consultation with stakeholders, council members and the general public. It is the culmination of ideas and visioning workshops that sought to identify what St Cuthbert's could be and how it would be different to anywhere else.

The 9 Guiding Principles

9 guiding principles have been developed for the Garden Village. These principles will guide the future development of homes and neighbourhoods and outline what will make St Cuthbert's a unique, inspirational and desirable place to live, work, grow up and grow old in. The principles take into consideration current best practice and reference lessons learnt from across the UK and wider world in the creation of successful living environments. Ultimately, St Cuthbert's will enhance Carlisle's overall offer, making it an even more attractive place to choose to live, work or visit.

'In the Garden Village let's start with the garden' - Wayne Hemingway

A key concept for the garden village is that of 'St Cuthbert's beads'. St Cuthbert was the patron saint of the north and decided to become a monk after experiencing a vision. Followers wore St Cuthbert's beads – necklaces made of local fossils. St Cuthbert's beads in the context of the emerging plans for the garden village sums up the potential 10km circular green-way linking the villages, the two rivers, proposed landscape attractions and existing Carlisle green spaces such as Upperby Park. The concept also extends to incorporate the 9 guiding principles and the string of connected garden villages and communities south of Carlisle.



Fig. 11: Creating A Vision from the Stakeholder Visioning Workshop

9 GUIDING PRINCIPLES



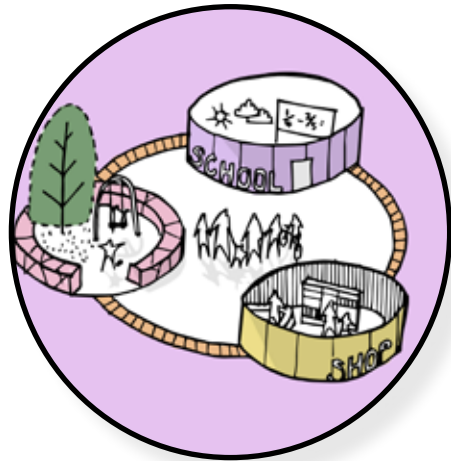
PRINCIPLE 1: START WITH THE PARK
Deliver a landscape-led masterplan that harnesses the rivers, world class views and woodlands to create a network of unique, high quality, active landscapes and new destinations.



PRINCIPLE 2: LOCALLY DISTINCTIVE
Support locally distinctive, design of buildings, streets and spaces to create memorable and unique places to live.



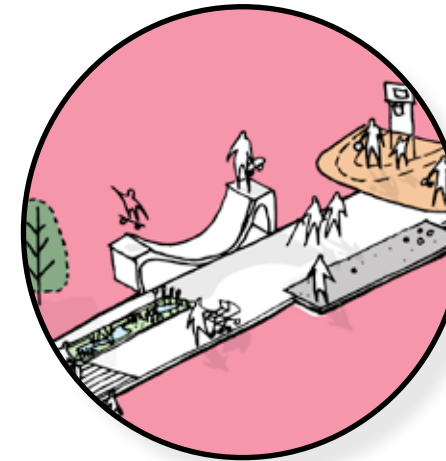
PRINCIPLE 3: QUALITY HOMES & LIFETIME NEIGHBOURHOODS
Promote a mix of high quality homes in distinct and integrated lifetime neighbourhoods.



PRINCIPLE 4: COMMUNITY FOCUSED
Focus inclusive communities around a hierarchy of excellent facilities clustered around village centres.



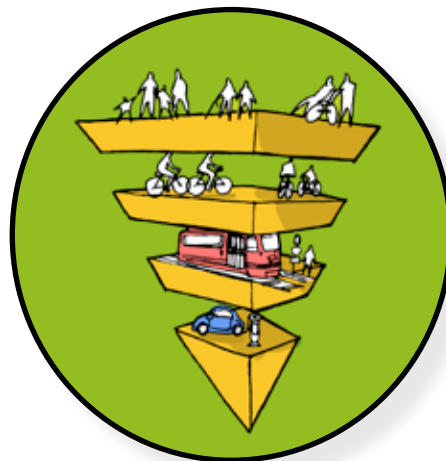
PRINCIPLE 5: INNOVATIVE EMPLOYMENT OPPORTUNITIES
Support a variety of entrepreneurial and creative employment and skills opportunities.



PRINCIPLE 6: HEALTHY ENVIRONMENTS
Promote health and well-being through accessible facilities and healthy lifestyles for all ages.



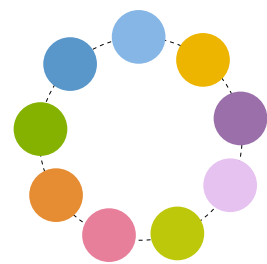
PRINCIPLE 7: SMART & SUSTAINABLE LIVING
Support low carbon living through sustainable planning, transport and energy.



PRINCIPLE 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.



PRINCIPLE 9: EXEMPLARY DELIVERY & STEWARDSHIP
Continue to positively engage a range of people and communities in design, delivery and stewardship.



St Cuthbert's Garden Village



PRINCIPLE 1: START WITH THE PARK

THE ST CUTHBERT'S GARDEN COMMUNITY WILL BE STRUCTURED AROUND EXISTING NATURAL ASSETS, THE RIVERS, WOODLANDS, COUNTRYSIDE AND GREEN CORRIDORS THAT MAKE ST CUTHBERT'S SPECIAL. AN ASPIRATIONAL LANDSCAPE VISION WILL ENHANCE GREEN INFRASTRUCTURE RESOURCES AND CREATE NEW DESTINATIONS AND INSPIRATIONAL NEIGHBOURHOODS UNLIKE ANYWHERE ELSE.



1 MAXIMISE LANDSCAPE ASSETS

Preserve and enhance river corridors, fields, farmlands and countryside. Use the retention of natural assets to guide placement of new settlements and existing water corridors for integration of a site wide Sustainable Drainage masterplan.



Accordia, Cambridge

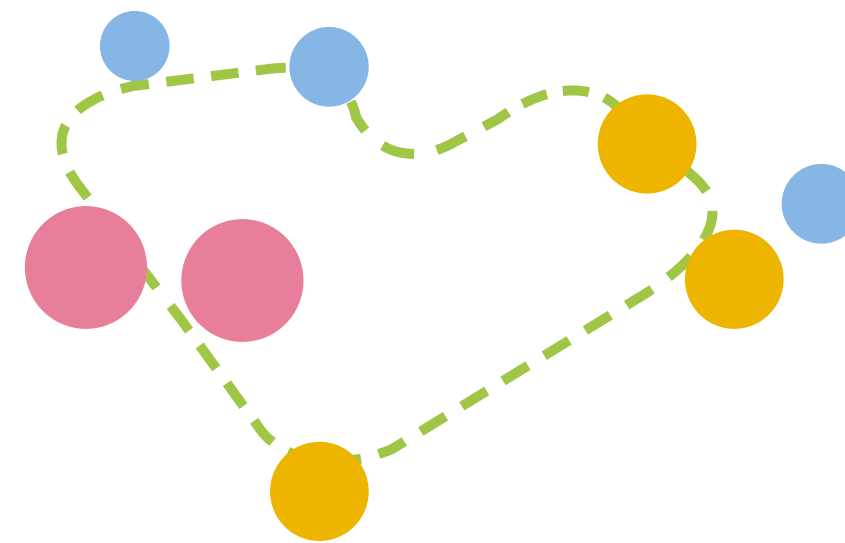
3 MULTI-FUNCTIONAL OPEN SPACE

Provide a range of open space that is inclusive, diverse and connected and that meets the needs of a vibrant and mixed community. Include a range of free-to-use, semi-private and paid facilities of varying scales, qualities and uses to create a matrix of attractive and accessible green infrastructure.



5 INNOVATIVE GREEN INFRASTRUCTURE PROVISION

Explore innovative opportunities to fund green infrastructure through household and developer contributions, charitable partner funding and new business development. Early green infrastructure implementation and on site tree stock nurturing could help to ensure landscapes are established upon occupation.



2 CONNECTED GREENSPACE

Open spaces to be connected via the St Cuthbert's Greenway: a green loop linking local communities and city visitors to a variety of recreational and leisure destinations.



4 DESTINATION CREATION

Create new and exemplary landscape destinations that benefit local residents, the City and wider region. Use new destinations to drive interest in St Cuthbert's as a place to live, work, visit and promote the Garden Village.



Barking Riverside, London

6 ENVIRONMENTALLY SENSITIVE DESIGN

Enhance ecological value and microclimate and mitigate air and noise pollution and local flood risk by putting environmentally sensitive design at the heart of design and masterplanning.

St Cuthbert's Landscape Vision

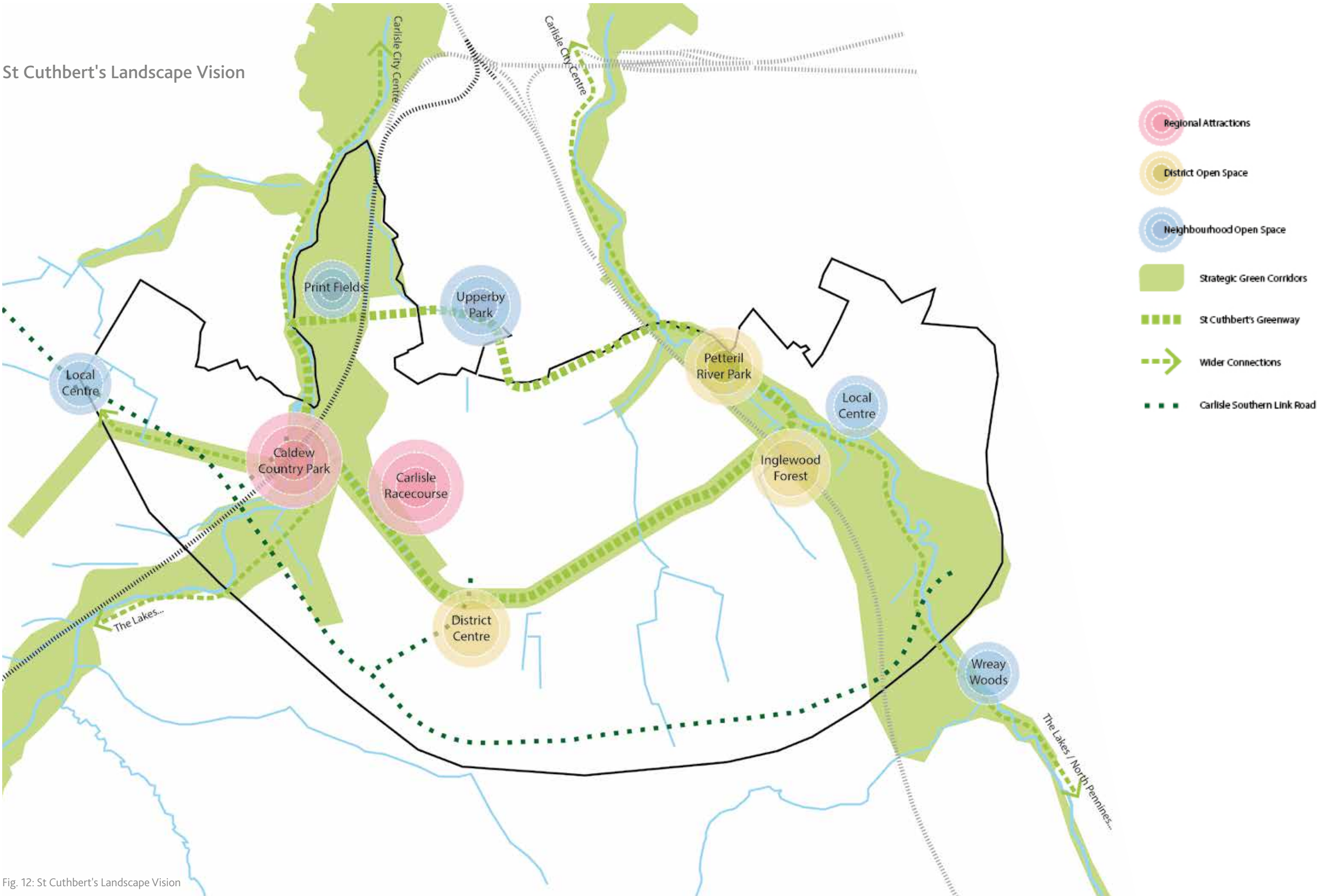
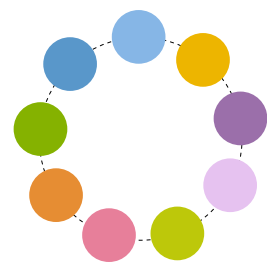


Fig. 12: St Cuthbert's Landscape Vision



St Cuthbert's Garden Village

CALDEW COUNTRY PARK

Create a new country park that provides a focus for leisure and recreation, servicing residents in St Cuthbert's and the south of Carlisle and creating a regional destination for visitors to the North Lakes.

Opportunities

- Country Park status;
- Cafe / visitor centre / toilets / gift shop;
- Party and venue hire;
- Extensive formal and informal play spaces;
- Key visitor hub situated on the network of national and regional walking trails and cycleways;
- Regional tourist attraction on the edge of the Lake District National Park;
- Educational outreach and teaching facilities;
- Local employment centre;
- Improve downstream flooding through integration of SUDs;
- Habitat creation and enhancement of the River Caldw SAC / Wildlife Corridor;
- Wildlife watching features to include bird hides, vantage points, binoculars;
- Strong connections to Cummersdale Printworks and Cummersdale village centre;
- Opportunity to generate revenue to pay for St Cuthbert's' greenspace upkeep;
- Natural and less managed feel will reduce need for strict maintenance and upkeep.

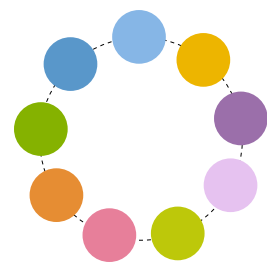


Brockholes, Lancashire



Tralee Bay Wetlands, Co. Kerry





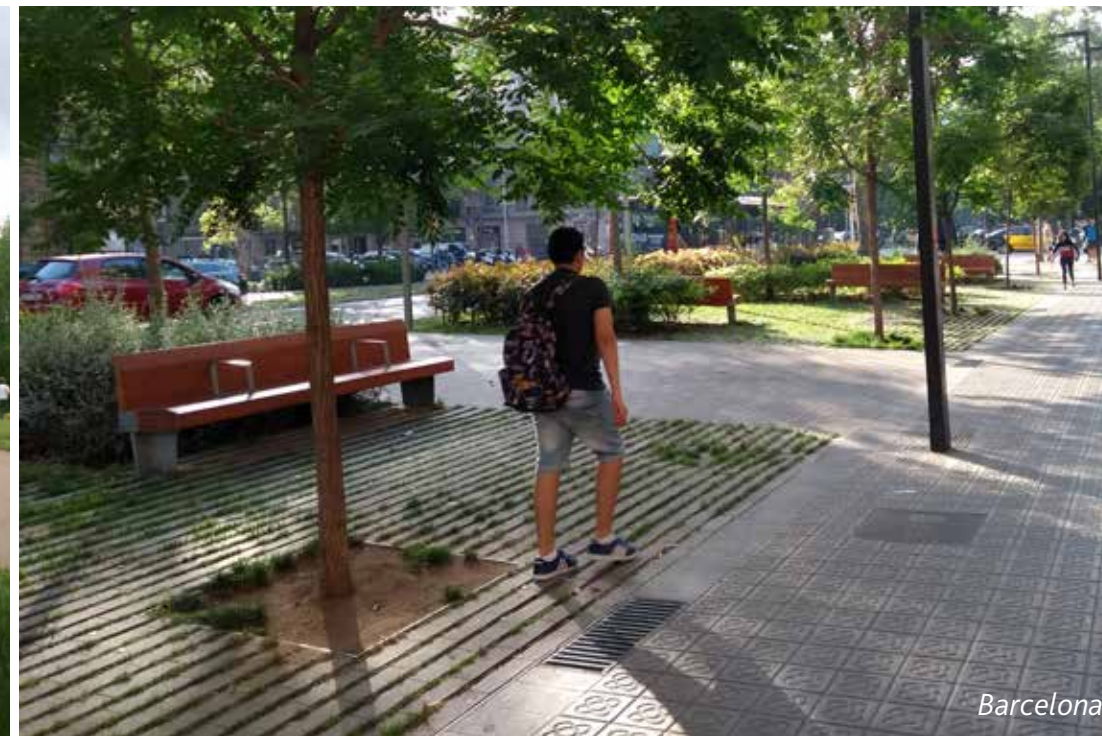
St Cuthbert's Garden Village

ST CUTHBERT'S GREENWAY

Inspired by 'St Cuthbert's Beads', this 10km linear park will form the green spine of the St Cuthbert's community, providing safe and accessible east-west walking and cycling links between the village centres and sports, education and community facilities. The Greenway will facilitate large-scale Sustainable Urban Drainage Solutions (SUDS) creating an attractive green corridor between the River Caldew and River Petteril.

Opportunities

- Cycle superhighway connecting residents east-west across St Cuthbert's and its links into villages;
- Safe and accessible walking links between neighbourhoods;
- Signage and wayfinding to clearly move people between village centres and destinations;
- Large scale SUDS integration to alleviate surface water run-off associated with new development;
- Shared community sports, health and fitness facilities linked directly to new schools and local health centres;
- Integrated activity trail / running route, linking sports and fitness facilities to enhance health and well-being;
- Doorstep community play parks and informal play opportunities;
- Green space overlooked and integrated with residential development;
- An educational resource serving local schools and colleges;
- Art trails to mark key gateways and define a unique identity for St Cuthbert's Garden Village;
- A place to observe views of the wider countryside;
- Habitat and eco-system connectivity;
- Creation of shorter and longer routes and trails to provide variety of use.;
- Integration with new and existing GI networks and public rights of way, including those associated with the Carlisle Southern Link Road.



Barcelona



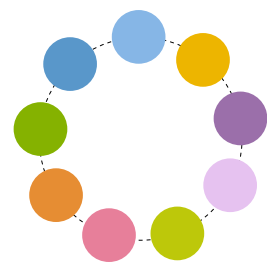
Accordia, Cambridge



Lightmoor, Telford (Gillespies)



Elephant Park, London



St Cuthbert's Garden Village

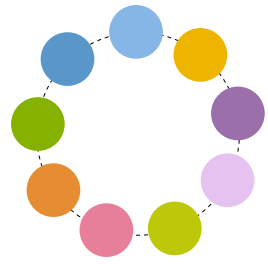
PETTERIL RIVER PARK

Naturalistic river valley green space, enhanced for people and wildlife. New wetland and wet woodland environments to alleviate downstream and site flood risk and create more diverse habitats and play/leisure opportunities.

Opportunities

- Diversification of existing habitats along the River Petteril Wildlife Corridor;
- Creation of wetlands and wet woodlands to attenuate flood risk;
- Substantial tree planting to extend valuable habitat and make links to Wreay Woods ancient woodland;
- Opportunity to fund and maintain woodland areas in conjunction with the Woodland Trust / other charitable bodies;
- Educational and community resource servicing residents of wider Carlisle;
- Informal and educational play;
- Potential wildfowl / bird centre incorporating education and retail / leisure facilities;
- Enhanced walking and cycling routes along the river corridor linking to the city centre and wider networks;
- Picnic areas;
- Opportunity for on-water recreation and water sports activities;
- Creation of a sustainable north-south transport artery for walking and cycling;
- Creation of a Carlisle bike hire scheme and other incentives give people the 'tools to access' the landscape.





St Cuthbert's Garden Village

INGLEWOOD FOREST

Creation of Inglewood Forest on the edge of St Cuthbert's through pockets of replanting of native broadleaf and wet woodland along the River Petteril corridor.

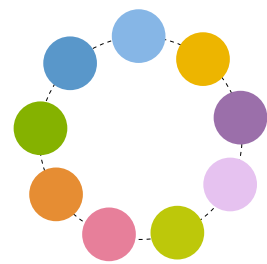
Opportunities

- Improved habitats and extension of Wreay Woods woodland;
- Interpretation and historic storytelling of the Inglewood outlaws and Royal Forest;
- Improved footways / cycleways / bridleways connecting St Cuthbert's to the River Eden;
- Unique woodland camping / holiday accommodation;
- Natural burial / woodland cemetery facility;
- Forest living - residential development built into the river corridor / woodland environment;
- Forest School / Forest Nursery location;
- Large scale tree planting of native species provides huge opportunity for flood mitigation upstream from Carlisle;
- Creation of a destination as the forest becomes a node between St Cuthbert's Greenway and Petteril River Park.



Hamdown Woodland Burial Site





St Cuthbert's Garden Village



PRINCIPLE 2: LOCALLY DISTINCTIVE

ST CUTHBERT'S WILL BE UNLIKE ANYWHERE ELSE. IT WILL BE A DESIRABLE PLACE TO LIVE AND WORK AND OFFER A LIFESTYLE AND ETHOS THAT IS UNIQUE AND ASPIRATIONAL TO A DIVERSE RANGE OF PEOPLE. DRAWING UPON CARLISLE'S UNIQUE LOCAL CHARACTER, MATERIALS, CRAFTS AND TRADITIONS, NEW BUILDINGS, STREETS AND SPACES WILL BE DISTINCTIVE AND MEMORABLE HELPING TO CREATE A SENSE OF COMMUNITY AND BELONGING.



1 LOCALLY SOURCED

Locally sourced materials will create a distinctive character and sensitively integrate new development into its surroundings.

2 UNIQUELY CARLISLE

Earlier work explores the distinctive characteristics of neighbourhoods and villages south of Carlisle. Whilst not stifling quality contemporary design, this provides cues for locally responsive place making including village greens and squares, chequer-board brickwork and a subtle colour palette of warm brick, stone and render.



3 DIVERSITY & FREEDOM TO INNOVATE

A range of building types and build methods will help to create rich and vibrant streets and neighbourhoods.

4 SITE RESPONSIVE DESIGN

Innovative and distinctive homes and neighbourhoods are formed by responding to site character and local constraints. St Cuthbert's presents an opportunity to capitalise upon the waterside environment and develop innovative methods to reduce wider flood risk and deliver low-carbon sustainable communities.

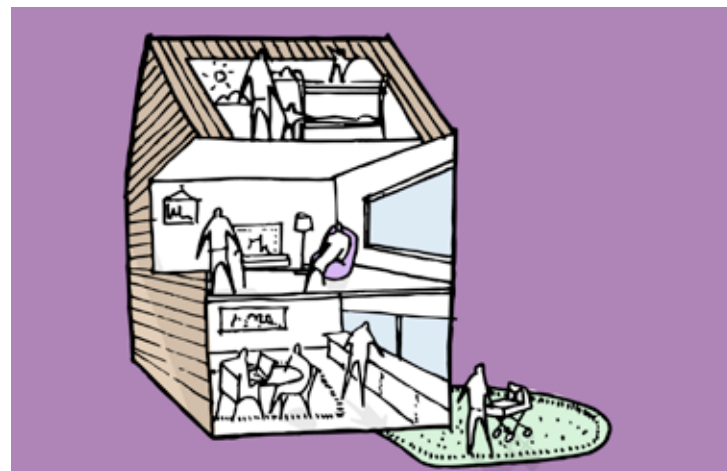


5 INTEGRATION

The integration of new development with historic buildings and the rural landscape provide opportunities to create characterful and memorable neighbourhoods.

6 LOCAL OPPORTUNITIES

Find innovative ways to engage and support local builders, developers, suppliers and tradesmen to drive up quality and innovation whilst improving local employment and regional prosperity.



PRINCIPLE 3: QUALITY HOMES & LIFETIME NEIGHBOURHOODS

HOMES AND COMMUNITIES OF THE HIGHEST QUALITY DESIGN AND MANAGEMENT WILL CREATE INTEGRATED LIFETIME NEIGHBOURHOODS. ST CUTHBERT'S WILL BE CO-CREATED WITH THE PEOPLE WHO LIVE AND WORK THERE WHO WILL GROW UP AND GROW OLD THERE. HOMES AND ENVIRONMENTS WILL ADAPT AND EVOLVE TO RESPOND TO LOCAL AND GLOBAL CHALLENGES.



Poundbury, Dorset

1 QUALITY HOMES

Deliver quality homes, well-built and beautifully designed to the latest environmental best practice.



3 PRIDE & OWNERSHIP

Deliver neighbourhoods that encourage a sense of pride and ownership to ensure long term viability.



Altrincham Markets, Altrincham

5 SUPPORTING SERVICES

Convenience retail, cafes and community spaces located in clusters will provide an accessible and convenient way to meet daily needs.



Trumpington Meadows, Cambridge

2 GREAT NEIGHBOURHOODS

Create accessible streets and neighbourhoods that foster social interaction and encourage sustainable transport use.



Great Kneighton, Cambridge

4 ACCESS TO GREENSPACE

Ensure everyone has access to green space. Provide a mix of private, semi-private and public space and places for play, quiet pursuits and active recreation.



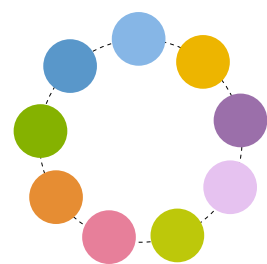
Accordia, Cambridge



Lilac Co-Housing, Leeds

6 DIVERSITY

Create a mixed and balanced community by providing a variety of dwelling size, tenure, cost and housing types including self and custom build, lifetime, affordable and starter homes, inter-generational living, co-housing and private rented sector development.



St Cuthbert's Garden Village

CUMMERSDALE PIONEERING COMMUNITY

Creation of a new pioneering neighbourhood around Cummersdale that embraces innovative and flexible design that promotes modern forms of living whilst producing diverse townscapes. Well designed and resilient housing types will allow individuality and flexibility to appeal to diverse groups.

Opportunities

- Creation of high quality homes with a focus on facilitating streetlife and placemaking.
- Opportunity for self-build & custom homes, allowing custom design homes that enable buyers to choose a home that not only meets their current needs but also future requirements.
- Flexibility for individuals to design to their personal lifestyle preferences, whilst attracting an entrepreneurial population.
- Diverse architectural styles will provide a variety of housing types which will attract a diverse and varied population whilst contributing to a unique and interesting townscape with a distinct sense of place.
- Housing that provides flexible space appealing to young families and entrepreneurial home workers.
- Shared gardens and allotments facilitating community interaction.
- Mixed use area that provides a vibrant fine grained combination of commercial and residential uses, including live/work units.



The Staiths, Gateshead



Marmalade Lane Co-Housing, Cambridge (Photo: Adam Broadway - Instinctively Green)



Passivhaus, PH Architects (Daniel Burton Photography)



Ancoats, Manchester



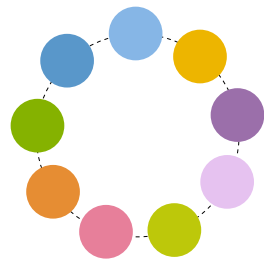
New Islington, Manchester



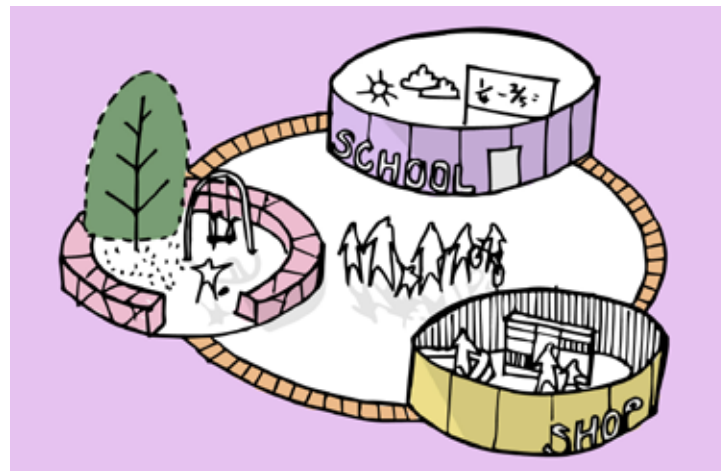
Oxley Woods, Milton Keynes



Accordia, Cambridge

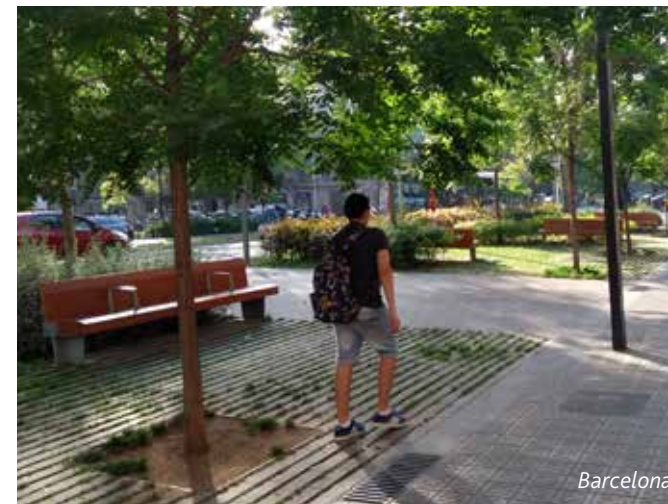


St Cuthbert's Garden Village



PRINCIPLE 4: COMMUNITY FOCUSED

FOCUS INCLUSIVE COMMUNITIES AROUND A HIERARCHY OF EXCELLENT FACILITIES CLUSTERED AROUND VILLAGE CENTRE(S). CREATE WALKABLE, SOCIABLE AND VIBRANT NEIGHBOURHOODS THAT PROVIDE HEALTH, EDUCATION, LEISURE, WORK, CULTURE AND SHOPPING WITHIN EASY WALKING DISTANCE.



Barcelona



Jubilee Square, Woking



University of Cambridge Primary School, Cambridge North West

1 WALKABLE NEIGHBOURHOODS

Walkable neighbourhoods will provide the building blocks for the new St Cuthbert's communities with high quality greenspace linking residents and visitors to a network of excellent facilities.



Cambridge North West



Derwenthorpe, York

3 WELL CONNECTED

Cycle and public transport corridors – including the Carlisle Southern Link Road with its associated walkway / cycleway – will move people between village centres and connect St Cuthbert's to Carlisle city centre and beyond.



Trumpington Meadows, Cambridge

4 ACCESSIBLE

Create accessible homes and neighbourhoods and facilities for respite and acute care that enable people to remain in their communities.

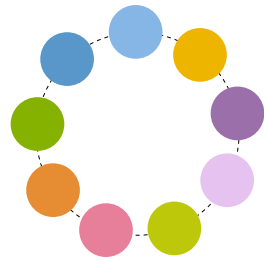


5 MULTI-FUNCTIONAL

Create landscapes that encourage social interaction, support public health, education and childhood development.

6 A PLACE FOR THINGS TO HAPPEN

Create streets and spaces that provide a platform for community events, a place where people can come together and where active building edges can spill out and animate the neighbourhood.



St Cuthbert's Garden Village

DURDAR VILLAGE CENTRE

Creation of a vibrant village centre that provides not only functional services but promotes community hubs and spaces of social interaction. Whilst these overarching principles will drive the design of village centres, each will be unique to its context and provide opportunities to be shaped by the community.

Opportunities

- Varied range of cafes, shops & services within a walkable distance for many.
- Public realm and central green space that facilitate places for the community to meet as well as providing space for outdoor events, recreation and play.
- School and community hub providing educational and recreational facilities for the local area.
- Quality of built form and ground floor use will provide active streetlife and a varied townscape.
- Maximise opportunities for walking, cycling and sustainable travel.
- Integrated fine grained employment opportunities.
- Leisure and residential uses that provide activity throughout an extended day.
- Scale and prominence that supports commercial sustainability;
- Good connections to St Cuthbert's Greenway and the wider green infrastructure network.





PRINCIPLE 5: INNOVATIVE EMPLOYMENT OPPORTUNITIES

PROVIDE JOB OPPORTUNITIES TO CREATE AN ECONOMICALLY SUSTAINABLE LIVING MODEL AND DELIVER INNOVATIVE WAYS TO WORK WITHIN EASY REACH OF HOMES THAT ARE WELL CONNECTED TO THE CITY AND WIDER WORLD. ST CUTHBERT'S CAN ATTRACT AND GROW A WORKFORCE TO SUPPORT THE WIDER CARLISLE, CUMBRIAN AND BORDERLANDS ECONOMIES – THE GARDEN VILLAGE PROVIDES FLEXIBILITY TO RESPOND TO LONG-TERM ECONOMIC GROWTH.



1 ECONOMIC STRATEGY

Support an ambitious economic strategy to guide the delivery of jobs, training and education through construction to occupation and beyond. St Cuthbert's can complement Carlisle's employment sites offer, including strategic and supply chain opportunities associated with significant energy related developments in West Cumbria.



3 HIGH QUALITY WORK ENVIRONMENTS

Provide homes and office environments that support and foster innovative work including incubators units, live-work, home office and a mix of local retail, office and manufacturing space.



5 WELL CONNECTED

Provide access to high quality sustainable transport and cutting edge digital infrastructure to ensure business can thrive and people can work from home or locally. Ensure residents can easily and sustainably commute to Carlisle and other employment areas including through the Carlisle Southern Link Road.



2 DIVERSE EMPLOYMENT OPPORTUNITIES

Create a local employment base in retail, services, construction and manufacturing and provide diverse opportunities to work and do business in St Cuthbert's.



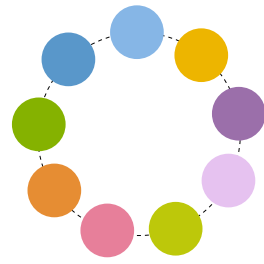
4 SOCIAL RESPONSIBILITY

Encourage a long-term economic strategy that includes opportunities targeted at low income, low skill households to increase the standard of living.



6 COMMUNITIES FOR THE THIRD AGE

Consider the work and skills training needs of an ageing population. Provide a mix of employment and training facilities on the doorstep; positively supporting people to make work possible for longer.



St Cuthbert's Garden Village

J42 INNOVATION PARK

Opportunity to apply innovative thinking and redefine the traditional thinking of the 'business park'. Creation of a diverse and well designed business location, supported by sustainable transport routes that can help create vibrant hubs that appeal to creative industries.

Opportunities

- Capitalising on the strategic connectivity provided by the CSLR and M6.
- Gateway location to the Garden Village promoting visible high quality design and architecture.
- Flexible workspace allows the creation of adaptable workspaces that appeal to large businesses and SME's allowing flexibility for growth.
- Eco-design to ensure buildings are energy efficient and sustainable.
- High quality design will create buildings that have strong aesthetic value and contain desirable workspaces that appeal to innovative businesses.
- Opportunity to support sustainable transport with electric car charging points, bike stores and connections with wider cycle networks and public transport.
- Opportunity to support Modern Methods of Construction (MMC) and facilitate employment space for the manufacture of modular and pre-fabricated build methods.
- 'Modular Homes Factories' provide opportunities to upskill workforce within the areas building trade and provide diverse types of skilled employment.
- Opportunity to create various zones produce varied areas with the potential for SME and flexible workspace nearer to Carleton and larger manufacturing and industrial uses around the periphery.
- Creation of a 'third space' with facilities allowing opportunity for people to meet, socialise and do business.



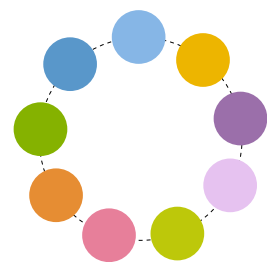
Modern Methods of Construction (MMC)



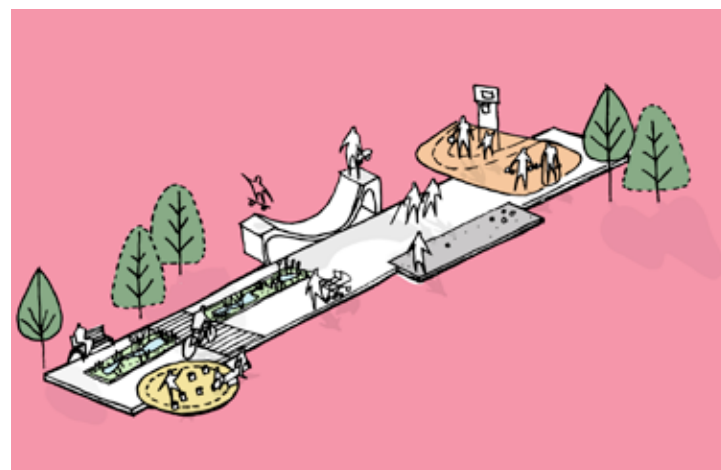
Alderley Science Park, Cheshire



Edinburgh Park Business Centre



St Cuthbert's Garden Village



PRINCIPLE 6: HEALTHY ENVIRONMENTS

PROMOTE HEALTH, WELL-BEING AND ENCOURAGE HEALTHY LIFESTYLE CHOICES BY PROVIDING SAFE, COMFORTABLE AND ACCESSIBLE FACILITIES FOR ALL AGES, INTERESTS AND ABILITIES. ENSURE OPEN SPACE, LEISURE DESTINATIONS AND COMMUNITY FACILITIES ARE WELL CONNECTED TO ENCOURAGE WALKING AND CYCLING WITHIN ST CUTHBERT'S AND BEYOND.



1 ACTIVE LIFESTYLES

Create landscapes that encourage social interaction, support public health, education and childhood development. The Masterplan will ensure walking and cycling is the easiest mode of getting from A to B.



Accordia, Cambridge

3 FOOD ENVIRONMENT

Provide diverse food outlets including local farm shops, markets, allotment shops, cafes/restaurants and opportunities to grow your own, both in public and private spaces at home, school and work.



Rivergate Centre, Barking

5 BUILDINGS AND NEIGHBOURHOODS

Construct high quality, human-scale buildings with healthy internal and external environments in neighbourhoods with accessible community and health infrastructure.



St Cuthbert's

2 AT ONE WITH NATURE

Embracing Carlisle's rivers, woods and farmland, providing access to the waterways, scenic walks and wildlife and maximising attractive rural views will positively contribute to health and well-being and create a unique, desirable living environment.



Kings Cross Pond Club

4 ENVIRONMENTS FOR LIFE

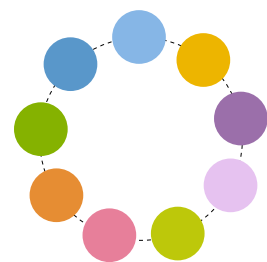
The Garden Village landscape should provide for all stages of life, offering play space for children, sports and active leisure for young adults, quiet recreation and health services for older generations and burial ground facilities.



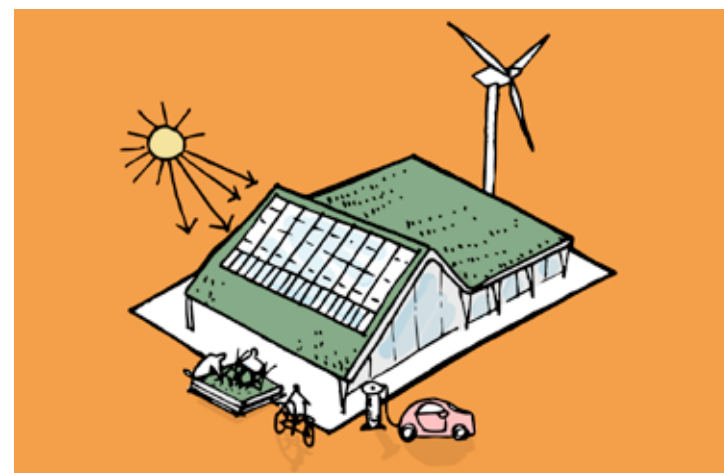
Accordia, Cambridge

6 ECONOMIC SENSE

Research on behalf of the Town and Country Planning Association (TCPA) has shown that if health and well-being are considered at the earliest opportunity, developers can see increased values of between 5% and 50%. St Cuthbert's could be one of the first Garden Villages to put health and well-being at the heart of development, driving a renaissance as people move north for a better quality of life.



St Cuthbert's Garden Village



PRINCIPLE 7: SMART & SUSTAINABLE LIVING

BUILD SMART AND SUSTAINABLE HOMES AND FACILITIES THAT USE THE BEST TECHNOLOGY AVAILABLE TO PROVIDE LOW CARBON AND ENERGY SECURED LIVING. SUSTAINABILITY AND FUTURE-PROOFING SHALL BE INHERENT IN THE DESIGN PROCESS ALLOWING NEW HOUSING TO HAVE THE FLEXIBILITY AND TECHNOLOGY TO ADAPT.



1 ENERGY SECURITY

Create low energy homes and explore opportunities for renewable power generation to give fuel certainty and security and reduce the environmental impact of development.



2 SUSTAINABLE AND RESILIENT DESIGN

Create new neighbourhoods that embrace a full range of sustainable practices focused on climate change adaptation. The use of Sustainable Urban Drainage Systems focused along rivers and streams will help control surface water run-off and reduce downstream flood risk.



BedZED, Sutton, London



Cambridge Northwest



4 FUTURE PROOF

Employ the best available technology to ensure homes can respond to changing lifestyles in the context of smarter service delivery by public and private sectors.

3 REDUCED COST OF LIVING

Create neighbourhoods that reduce the cost of living and increase quality of life, including renewable energy generation, local food production and access to sustainable and low cost transport.



Barking Riverside experimental sustainability programme



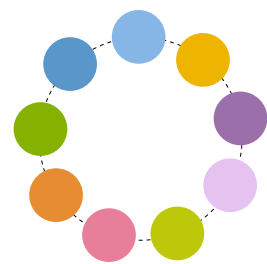
Bo01 'City of Tomorrow' Expo, Malmö, Sweden

5 INNOVATION AND EXPERIMENTATION

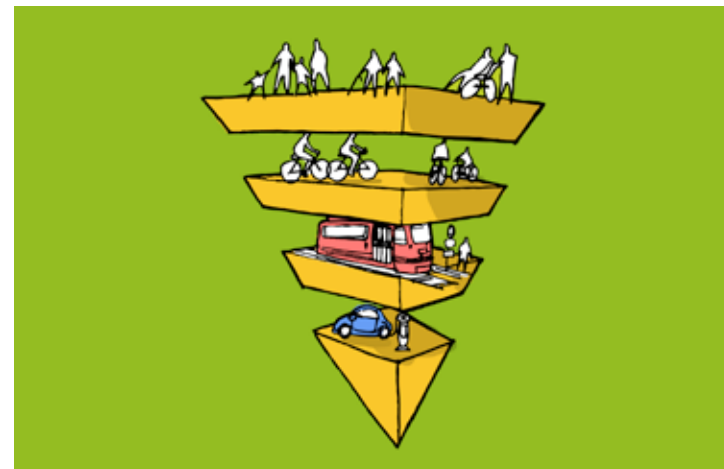
Encourage Knowledge Transfer Partnerships with academia, statutory and development agencies, local authority and local SME's to facilitate novel and experimental approaches to sustainability to ensure that St Cuthberts is at the cutting edge of sustainable development.

6 GARDEN VILLAGE EXPO

New building, technologies and environmental practices could be exhibited and trialled for feedback from local residents. The St Cuthbert's Expo would become a visitor attraction and promotional tool, placing Carlisle at the forefront of construction innovation.



St Cuthbert's Garden Village



PRINCIPLE 8: INTEGRATED SUSTAINABLE TRANSPORT

CREATE A WELL-CONNECTED COMMUNITY WITH ATTRACTIVE LOW CARBON TRAVEL CHOICES. PROMOTE SUSTAINABLE TRANSPORT INCLUDING WALKING, CYCLING AND PUBLIC TRANSPORT – INCLUDING STATE OF THE ART BUS PROVISION – SUPPORTED BY THE CARLISLE SOUTHERN LINK ROAD WHICH CAN HELP EASE AND RE-IMAGINE CONNECTIONS"



Bike share, London

1 DIVERSE TRAVEL CHOICES

Provide a range of low carbon travel choices including rail, bus, cycling, walking and car / bike share provision.



Cockermouth, Cumbria

2 WALKABLE NEIGHBOURHOODS

Locate key local services (primary schools, GP surgeries and convenience stores) within easy walking distance of every home. Create streets and spaces that place people first and environments that facilitate life beyond the motor vehicle.



Cambridge Northwest

3 LEGIBLE LANDSCAPES

Create easily navigatable and comfortable environments that make walking and cycling the preferred choice. Ensure vulnerable residents can easily get from home to community facilities.



4 ST CUTHBERT'S GREENWAY

St Cuthbert's Greenway will provide a cycle superhighway and a network of paths linking the village to local centres, the city centre, Carlisle Railway Station, leisure and recreation destinations and the wider cycle and footpath network.



Carlisle Northern Development Route

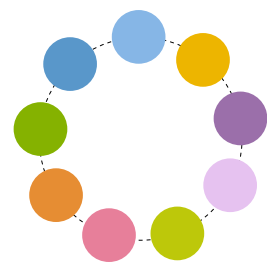
5 SOUTHERN LINK ROAD

Make the most of the opportunities presented by the CSLR to improve both local and strategic connectivity: walking and cycling along the adjacent cycle route and driving economic growth and inward investment. Maximise opportunities to drive local business, create thriving village centre(s) and connect people via a network of cycle and bus routes.



6 FUTURE PROOF

Consider the design and integration of car charging, car share and other sustainable travel modes to ensure St Cuthbert's is future proofed.

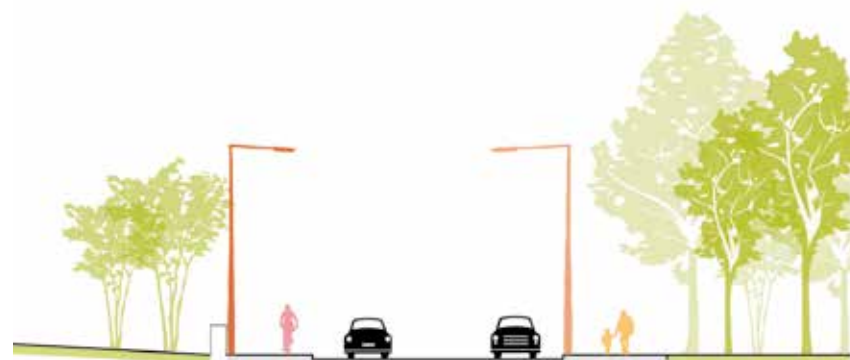


Great Durdar Street

Opportunity to redefine a key arterial route from the garden village development to the centre of Carlisle and create a vibrant boulevard feel whilst supporting modes of sustainable transport.

Opportunities

- Cycle Infrastructure that protects cyclists from other road users and bus stops, improving safety and increasing use.
- Street greening to enhance aesthetics as well as mitigating pollution.
- Main route gives opportunity to create a strong urban frontage.
- Wide walkways and street planting that promote pedestrian safety and contribute to increased walkability to the centre of Carlisle and adjacent neighbourhoods.



Avinguda Diagonal, Barcelona



Oxford Road, Manchester



Free Electric Bus, Manchester



Paton Street Bus Stop, Manchester



PRINCIPLE 9: EXEMPLARY DELIVERY & STEWARDSHIP

USE INNOVATIVE ENGAGEMENT AND PARTNERSHIP METHODS TO DEVELOP EXEMPLARY METHODS OF DESIGNING, FUNDING, IMPLEMENTING AND THEN MANAGING AND MAINTAINING ST CUTHBERT'S GARDEN VILLAGE. LEARN LESSONS FROM BEST PRACTICE AND EXPERIMENT WITH NEW IDEAS TO ACHIEVE THE BEST GARDEN VILLAGE EXPERIENCE.



1 PARTNERSHIP

Bring developers, land owners, the public sector and financial institutions together to deliver development in a coherent and considered manner, promote the Garden Village concept and later manage the long-term legacy.



3 CRITICAL MASS

Use the critical mass of large development to secure the timely and upfront delivery of supporting services such as schools, neighbourhood centres, local services, facilities and commercial business space as well as digital and physical infrastructure.



5 ENGAGEMENT

Promote inclusive engagement from inception to completion and beyond. Citizens should be the Garden Village's co-creators, developing a shared vision and a place that people want to live, stay, grow up and grow old in.



2 INNOVATION

Employ innovative techniques in design, planning, implementation, management and long-term governance to ensure the Garden Village continues to inspire and delight new and future communities.



4 EFFICIENT DELIVERY

Create a masterplan that focuses on efficient use of physical infrastructure and an effective rate of delivery so that a critical mass is achieved and St Cuthbert's becomes successful and viable as quickly as practicable.



6 STEWARDSHIP

Explore a Stewardship Company to manage and maintain the Garden Village, control growth, continue consultation and engage in trading, commercial and fundraising activities to provide a secure base for ongoing stewardship.

3.3 INFRASTRUCTURE & MOVEMENT

The capacity and connectivity of the transport network in St Cuthbert's will help facilitate growth and create a place where people want to live, and businesses want to invest. The Carlisle Southern Link Road provides the opportunity to both enable the development of the Garden Village and improve sustainable transport connectivity into the city centre along existing arterial routes.

Strategic Approach

In order to achieve the overarching vision of the Garden Village, a series of principles have been identified, the application of which will ensure that the capacity and connectivity of the transport network can facilitate the creation of a sustainable, accessible community. These principles comprise the following:

- **Adopting an integrated approach to delivery** – between planning and transport, and different modes of travel for example.
- **Maximising strategic benefits** – by meeting the needs of future St Cuthbert's residents and improving provision for existing residents and the urban area as a whole where possible.
- **Applying a hierarchy of needs** – Maximising the opportunities for sustainable transport modes to provide realistic and attractive alternatives to the car, yet understanding that car-based travel will be the only realistic choice for many, and appropriate highway capacity will be required to facilitate growth.
- **Securing marginal gains** – recognition of the role of multiple, incremental improvements to the network which improve access and travel choice.

Options

Within this strategic approach, the options

recommended to be taken forward for each specific mode are detailed below.

Rail

- The focus of investment will be on improving connectivity to existing stations, predominantly Carlisle Station and to a lesser extent Dalston Station, to meet the needs of future residents living in St Cuthbert's and the wider sub-region.
- Opportunities will be explored to improve sustainable access into Carlisle Station from the south, by aligning improved bus connectivity and walking and cycle links from St Cuthbert's with ideas contained within the emerging Station Masterplan to improve its southern gateway.
- The provision of a new station within the garden village has been discounted due to the potential high cost (>£10m), the topography which would make access difficult, and the capacity of the line to accommodate more trains is limited, impacting upon the scheduling of existing connections.

Bus

- The Garden Village will seek to ensure that the bus (alongside cycling and walking) will be the mode of choice for travel into Carlisle City Centre, both for residents of the Garden Village and for those travelling from further afield. This will be achieved through focusing on service provision, infrastructure, information and interchange opportunities.
- In terms of service provision, a combination of extending and improving existing services, and the provision of new bespoke, branded routes would be introduced.
- Improved service provision will be supported by investment in new infrastructure, where possible

giving buses an advantage over general traffic on routes into Carlisle, and in terms of waiting facilities and real time information provision, to make the journey experience more pleasant for passengers.

- It would form an incremental approach to enable the provision of relatively low-cost, quick wins.
- The provision of complementary park and ride sites accessible from the new Carlisle Southern Link Road, and bus gates on the existing network, are also options which could warrant further exploration. A step-change in the nature of provision is required to make buses a realistic and attractive choice for many which these options could provide in the longer term as the Garden Village develops, background growth in traffic becomes more acute, and an enhanced city centre offer sees an increase in visitor numbers.
- Catering for a move towards de-carbonising public transport by providing infrastructure which would support the operation of electric buses across the city.
- The provision of Real Time Information displays at all bus stops within the Garden Village and on the priority corridors into the city centre, whilst ensuring all buses operating on the services are RTI compatible, would make bus travel more attractive and accessible.
- This should be supplemented by RTI displays in public buildings such as doctors' surgeries, schools and Carlisle Station for example to enable bus users to wait in comfortable surroundings and time their journeys efficiently.

Cycle Links

- At the heart of the cycle network will be a 10km long east-west 'greenway' linking the individual settlements with a continuous traffic free pedestrian and cycle corridor.
- North-south links along the River Caldew and River

Petteril will form the complementary traffic free corridors into the City Centre and countryside to the south.

- Beyond St Cuthbert's itself, the links will provide access onto the wider cycle network – south along the CSLR and into the Lake District, and beyond the city centre to the north, to connect to the business parks and industrial estates close to junctions 43 and 44 of the M6.
- These links will be supplemented by further cycle lanes, convenient and extensive cycle parking, showers and dockless cycle parking schemes to reduce barriers to everyday cycle use even for the most novice of riders within St Cuthbert's.

Pedestrians

- Pedestrians will be treated as the priority road users in the new communities. Existing roads will be 'civilised' through speed reduction measures, gateway treatments on entries to communities, the reallocation of road space to create wider footways, and surface treatment of the carriageway.
- Within the new communities themselves, the speed of traffic will be designed down and shared space principles applied where appropriate to create an attractive, vibrant public realm.
- The mix of uses and levels of activity within the new communities will maximise their self-containment to make walking a realistic option, and provide natural surveillance to again contribute towards walking being the natural choice for short trips within the Garden Village.
- A network of footpaths will connect the distinct communities within the Garden Village, catering for safe, traffic free trips, utilising the Greenway, river corridors and other natural assets of St Cuthbert's.

General Traffic

- The strategic role of the link road will adopt a design strategy which makes it the attractive and convenient route for all through trips. This will help to reduce traffic in the Garden Village to enable more sustainable forms of transport to be prioritised and ensure the creation of a pedestrian, not traffic dominated public realm.
- Potential park and ride provision at the junctions with M6 J42 and the A595 could also help to intercept traffic and contribute towards a safer and more attractive City Centre.
- The CSLR could help to contribute towards a reduction in traffic on the main arterial routes into the city centre. This could improve journey times and enable the reallocation of road space to more sustainable forms of transport, subject to traffic modelling of future traffic flows.
- The design of routes within the Garden Village will be mindful of pedestrian safety as part of an integrated approach to masterplanning and transport. This could be achieved through the provision of wider than average footways, changes in materials on the carriageway and horizontal and vertical deflections.
- Car parking standards within the Garden Village will have to be mindful of the desire for both car ownership and the need to minimise the impact of parking on the density of development and the quality of the public realm.
- The success of interventions will ultimately be dependent upon the delivery of schemes outside the Garden Village itself, including the approach taken to city centre parking and measures contained within the Local Transport Plan for example.

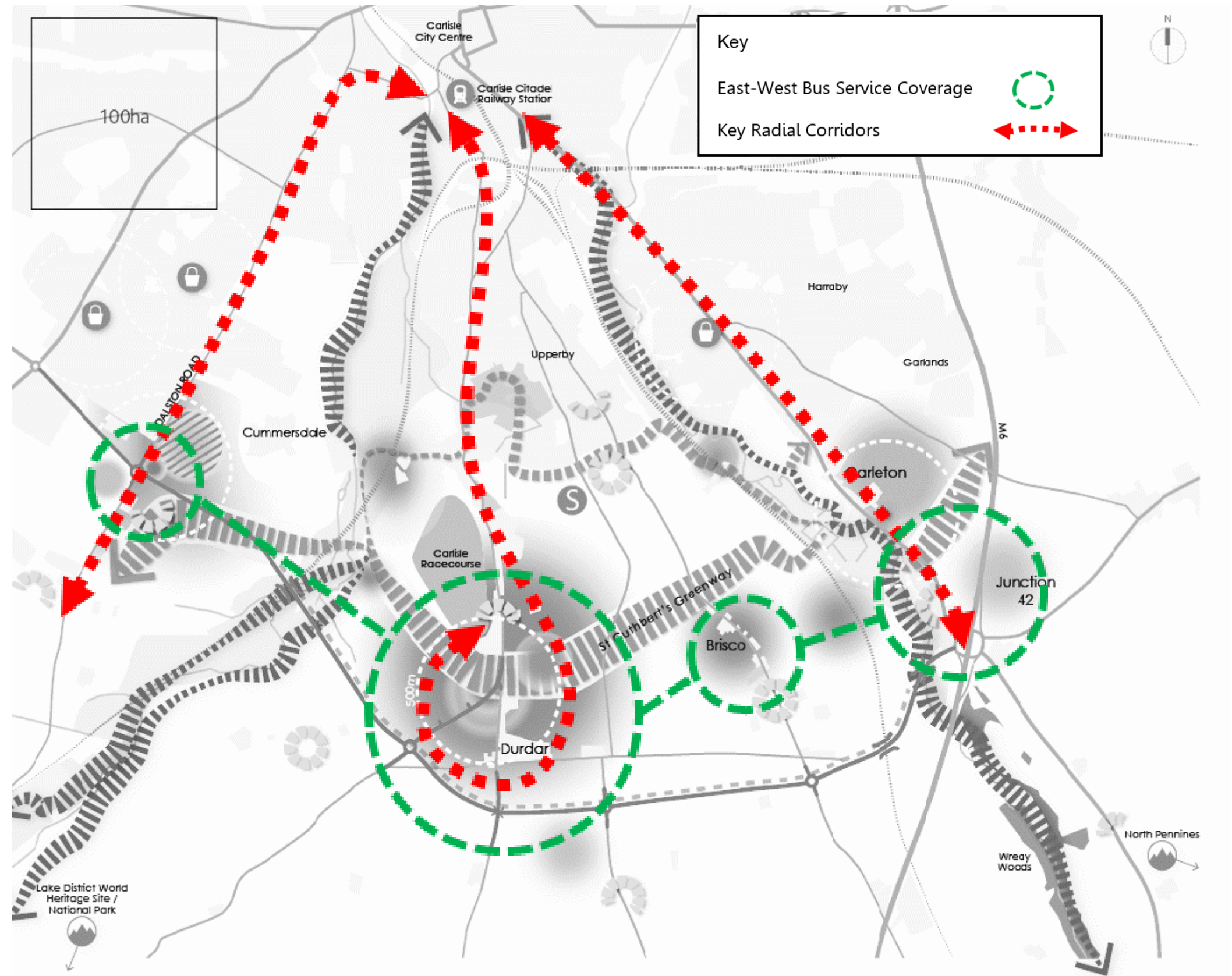


Fig. 13 - Transport Plan - WYG

3.4 LAND USE & VIABILITY

Market Demand

LSH has prepared a market demand and capacity assessment for St Cuthbert's Garden Village. This has sought to assess the future housing demand and local house building capacity to deliver St Cuthbert's over the period 2020-2050. Preparation of the study has included soft market testing with a variety of locally active developers.

Feedback from the soft market testing has confirmed broad support for the concept options of 3-4 new settlements, focused around existing settlements in south Carlisle. This approach will help to sustain optimal housing delivery and to create attractive and marketable housing.

The four settlements of Brisco, Carleton, Cummersdale and Durdar have each been explored as attractive locations, albeit that each could potentially sustain different scales of development. Carleton has widely been recognised as a ready opportunity for early development with good access to and some latent capacity within existing services and facilities. Anecdotal evidence also points towards developer interest in potential early development opportunities around Durdar. This broad support and developer activity in the St Cuthbert's area is very encouraging towards the future delivery of the Garden Village.

Work prepared to inform the Concept Framework has identified a more sensitive conservation and heritage context around Brisco. It is considered that this location option could also provide an attractive and desirable location for new housing, albeit potentially at a more modest scale and sensitive design. Development opportunities in Brisco would enhance the supply and

mix of available development opportunities (potentially delivering a slightly different type and character of housing, possibly including opportunities for custom/self-build and smaller plots for SME housebuilders) and would contribute to sustaining strong delivery rates.

Durdar provides a good opportunity for the largest scale of development at St Cuthbert's and offers a central location for a larger scale of services and facilities, including a new district centre and a new secondary school. This approach was welcomed by active local developers.

Cummersdale has been identified for a mix of housing and employment development, potentially including mixed use development. A number of locally active developers have identified the need to provide a diverse development mix and potentially include new and different development and tenure types. This approach will potentially support mixed use development, perhaps including mixed residential and local centre facilities. Engagement with local landowners has queried whether development at Cummersdale ought to be more closely linked and focused around the existing village as opposed to providing a distinct new settlement focused around the Dalston Road/CSLR junction.

St Cuthbert's Garden Village should provide a mix of employment opportunities, including services and facilities in each settlement, but also through dedicated employment sites. A site in the vicinity of Junction 42 would provide an excellent location for a new strategic site to meet future economic growth to the south of the city. Small-scale employment opportunities in the vicinity of new district and local centres at Durdar and Cummersdale are also appropriate. Combined with existing employment

sites across the city, these employment opportunities are sufficient to meet short and medium term need. Over the longer term and potentially towards the back end of the delivery of the Garden Village, there is potential demand for an additional employment site at the Garden Village. The employment allocation south of CSLR at Durdar would be a good location to meet this potential need. This site will also provide additional flexibility to meet potential accelerated employment growth driven through the wider economic strategies, including those of Carlisle, Cumbria LEP and Borderlands.

Viability

In broad terms housing led development at St Cuthbert's appears to be viable. New build house prices are healthy and there has been historically high levels of development sustained at a number of residential outlets by a variety of housebuilders over the past few years.

Critical viability considerations will include:

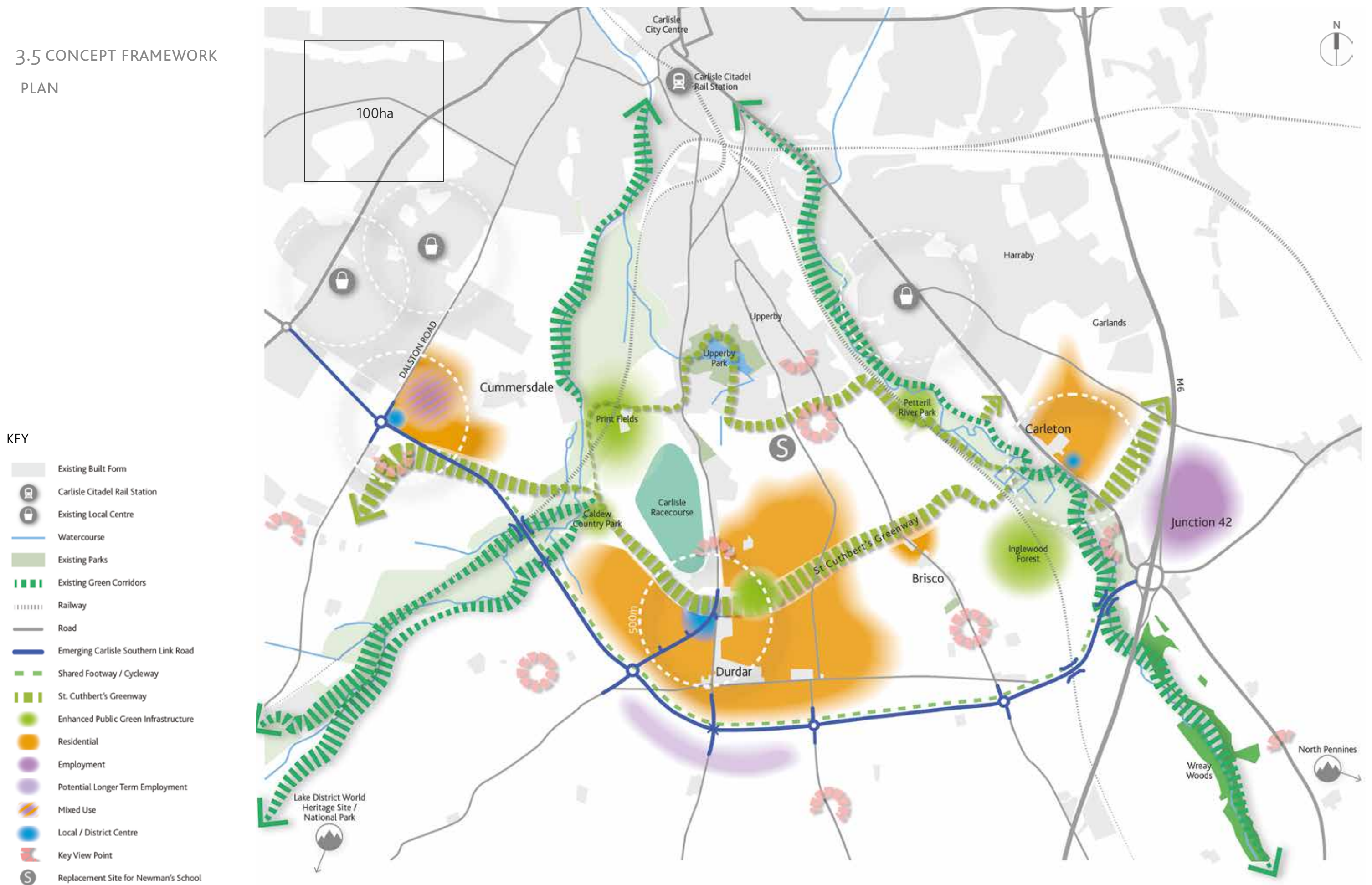
- The scale and phasing of infrastructure and policy requirements.
- Benchmark land value and managing land owner aspirations to ensure significant land value capture.

Phasing of the different settlements within St Cuthbert's will require careful planning to ensure that an appropriate balance is struck between focusing on delivery of individual settlements at a rate that sustains viable delivery of community infrastructure and accelerated housing delivery through construction of multiple outlets across the new settlements.

Carefully considered development phasing and potential public sector support towards major infrastructure

items (i.e. the Carlisle Southern Link Road) or front loaded infrastructure delivery will be key tools towards maintaining development viability and cash flow. Equally, working closely with land owners to ensure ongoing support and collaboration to ensure that landowners share a reasonable return on their land interests, whilst sharing the land value uplift to provide a significant contribution towards new physical, community and green infrastructure.

3.5 CONCEPT FRAMEWORK PLAN



3.6 ST CUTHBERT'S GARDEN VILLAGE CONCEPT

The creation of a vision for St Cuthbert's, the exploration of issues, and assessment of options has informed the concept framework. In addition to the the concept framework plan (fig.14), the following paragraphs outline the concept framework:

Landscape Framework

The landscape in and around St Cuthbert's is exceptional – meandering accessible river valleys, historic woodlands, scenic undulating field systems around Brisco and world class views to the Lake District, North Pennines and Scottish hills. Existing communities and new garden villages will be set within an enhanced landscape framework including farmland, woodland, rivers and the 10 kilometre St Cuthbert's greenway. The framework includes:

- Retained and enhanced farmland
- Ingrained allotments, commercial greenspace and 'edible environments'
- Enhanced riverside and wetland environments, and connections along the Rivers Petteril and Caldew
- Retained, enhanced and new woodland, including the reintroduction of pockets of woodland planting as part of the historic Inglewood Forest, starting as a green approach from Junction 42 and along the River Petteril – approached strategically, this could present opportunities for added flood mitigation benefits
- Petteril 'river park' and Caldew 'country park'
- 'St Cuthbert's Beads' – a 10 kilometre greenway connecting the above landscape and recreational elements to both new and existing residents in a loop around the garden village and the southern Carlisle neighbourhoods. This would also include connections to Upperby Park, providing opportunities for further enhancement for the good

of the whole of Carlisle.

Durdar

Durdar garden village will be the larger of the St. Cuthbert's settlements acting as a 'district centre' and a hub for local communities:

- A new village / district centre including primary schools and a secondary school with enhanced multi-use community sports facilities. There will be shops, health / community facilities and related employment clustered around a village square with easy access through public transport, walking and cycling within and around the area and access to the proposed new link road
- The new school is related to the adjacent 'sports park' including pitches
- A scale of new homes and development sufficient to support the envisaged district level community infrastructure including a dedicated community hub and improved transport network. Homes could include a variety of type, tenure and density. The existing community of Durdar is incorporated through sensitively designed adjacent streets, gardens and spaces.
- Scale of development will support a large district centre and allows for multiple sustainable neighbourhoods, with the predominantly new settlement giving opportunity for innovative and smart design.
- Key arterial route at the centre; known as Great Durdar St, will create a vibrant boulevard feel whilst supporting modes of sustainable transport.
- The proposed link road provides a clear southern edge to the settlement and development will stretch south east to increase presence along CSLR.
- New employment opportunities will be located south of the CSLR stretching east-west between junctions.

Carleton / Junction 42

Carleton garden village – with views and access to the river - will sensitively expand the existing settlement including a new village centre on the A6 Carleton Road. The area presents an opportunity for early development with good access to and latent capacity within existing services and facilities. Junction 42 of the M6 is a key gateway into Carlisle and St. Cuthbert's and will provide a high quality strategic employment location:

- A village centre including shops, facilities and a primary school clustered around a village green - making the most of passing trade and new development around Junction 42
- The existing community of Carleton is integrated with the new garden village through sensitively designed adjacent streets, gardens and spaces
- Greenspace will be designed to reflect the parkland setting of the area and located to form a green gap between the existing urban edge of Carlisle and the proposed new village.
- Proximity to Petteril River Park will provide a sustainable transport route for walking and cycling into Carlisle.
- Junction 42 – a new strategic employment location, focus for innovation and key gateway to the city.

Cummersdale

Cummersdale garden village will be a pioneering community developed around the north east of the junction of Dalston Road and the proposed link road:

- A village centre including shops, facilities and potentially a primary school making the most of passing trade and adjacent employment – facilities could also be expanded within the existing Cummersdale village and in the context of the planned nearby Morton district centre

- The garden village would be focused north east of the junction created by the proposed link road and Dalston Road - it would be linked to the existing settlement of Cummersdale but both will benefit from a green buffer.
- Size and scale will support mixed use development with integrated employment uses, promoting an integrated walkable neighbourhood.

Brisco

Brisco is a historic village, which is proposed to be designated as a conservation area – including Brisco Hill House and a number of other listed buildings - in a prominent location on a ridge. The surrounding organic and historic field pattern is lined with hedgerows and mature trees. The village will offer some potential for restricted expansion between the proposed 'greenway' to the north and high ground to the south. This is unlikely to be of a scale that would support a local centre or shops and is subject to ongoing and more detailed masterplanning which will draw on the findings of the conservation work.

- Potential for expansion at an appropriate scale – sensitively designed to best integrate with historic Brisco
- Opportunity to enhance Brisco Common and link to the potential St Cuthbert's greenway
- Potential development will be supported by enhanced walking and cycle routes into Carlisle.
- Single landownership will support some development but the scale will be limited due to conservation status, infrastructure and landscape & visual sensitivity.
- Potential development in this area will deliver a limited number of high quality homes with the aim of enhancing existing character.

3.7 COMMUNITY PROFILES

Who do we envisage choosing to live here?

In addition to the look, feel and form of St Cuthbert's Garden Village, it is important to address the inherent social aspect that will bring the development to life and allow it to embody a unique identity and sense of place.

Those with Creative Capital

Independent creatives, designers, makers and self-employed home workers that want to be part of a sustainable, green fingered community of like minded people.

Young Families

Couples with young children who want access to schools, facilities and green space whilst being part of a community that fosters community, culture and sustainable living.

First-time Buyers

Young people struggling to get on the housing ladder within Carlisle. St Cuthbert's can provide homes for young people to put down roots, start a family and become part of a lifetime neighbourhood.

Lifestyle Entrepreneurs

Skilled and mobile workers wanting living solutions that give all the benefits of rural living with flexibility for live/work and access to community, facilities and wider transport connections.

Downsizers

Older generations who are looking to move away from large family homes and adopted a less-complicated lifestyle with easy access to good quality houses, strong community links and services.



4. ROUTE MAP

4.1 EMERGING DELIVERY ADVICE

A delivery strategy is emerging and Lambert Smith Hampton have ensured that this strategy is influenced by the emerging concept:

The City Council is working closely with public sector partners and landowners to identify and consider delivery options for St Cuthbert's Garden Village. A range of options are available. Ultimately, landowners will be critical to selecting the preferred delivery strategy.

The City Council has hosted a series of 1-2-1 meetings with landowners to understand their support for the Garden Village and to start to explore potential landowner collaboration and delivery options.

A memorandum of understanding has been prepared by the City and County Councils to support the process of delivery planning with landowners. This is to be shared and discussed with landowners.

Over coming months a series of landowner working groups are to be established to facilitate the process of more detailed delivery analysis. Detailed delivery planning can then proceed in tandem with the next stage of masterplanning.



4.2 CONCLUSIONS & NEXT STEPS

Conclusions

The St Cuthbert's Garden Village is an exciting opportunity for the growth of Carlisle in the context of the broader sub-region.

The vision and concept framework clearly differentiates this new community from other emerging developments in the north west and defines what we mean by 'garden village'.

A strong degree of consensus has been developed as part of an integral engagement process and a firm platform provided for more detailed masterplanning work and further exploration of delivery options.

Next Steps

Stage 2 of the detailed masterplan framework will begin to come forward in early 2019 and will help define how the delivery of up to 10,000 new homes will be made.

It will work to set out the land use, spatial and infrastructure requirements as well as informing the design and delivery policies of the emerging Development Plan Document.

This will include:

- Further technical assessments
- Further option development and testing
- Final masterplan spatial framework plan
- Design guidance
- Infrastructure schedule
- Delivery strategy
- Policy requirements.



Fig 15. Lightmoor, Telford



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