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St Cuthbert's Garden Village Local Plan

Overview & Scope September 2019



Introduction

What is this document about?

We are consulting on the scope of the St Cuthbert's Garden Village Local Plan. The Local Plan will set out the policy framework for the delivery of the St Cuthbert's Garden Village Vision and Masterplan. Key to the Local Plan will be a set of strategic objectives underpinned by a suite of planning policies that will guide development within the garden village area. We are therefore seeking your views on what should be included in the St Cuthbert's Garden Village Local Plan. This document sets out the policy areas that are likely to be covered and explains how those policies will be used. It also explains the relationship between the Masterplan options that are also being consulted upon, and the proposed Local Plan.

Background

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

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

St Cuthbert's Garden Village Masterplan

Masterplanning for St Cuthbert's Garden Village is being progressed in two stages. Stage One concluded in late 2018 and provides a vision; key guiding principles and a concept framework for how the area should be developed.

Stage Two Masterplanning started in February 2019 and will seek to test the outputs from Stage One against more detailed evidence and ultimately provide a more detailed strategic masterplan framework for the site.

Stage Two reviews and adds to the baseline evidence base and draws on the vision, key principles and findings from engagement to date to prepare a number of options for a strategic masterplan framework.

The options presented for the strategic masterplan framework are being consulted upon alongside this St Cuthbert's Garden Village Local Plan Overview and Scope, providing a genuine opportunity to shape and influence the evolution of a spatial option towards a preferred option as well as the planning policy framework. The Stage Two Masterplanning will result in a planning, design and delivery framework focused on setting a high standard of quality of place to inform and support the preparation of the St Cuthbert's Garden Village Local Plan.

The St Cuthbert's Garden Village Local Plan

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

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

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

As this Local Plan will be specifically for the Garden Village, it is important that it delivers against the established Garden Village principles drawn up by the Town and Country Planning Association (TCPA), <https://www.tcpa.org.uk/garden-city-principles> and the nine guiding principles developed as part of the Stage One Masterplanning process (Appendix 1).

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

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

Key Milestone	
Preferred Options Consultation	Early 2020
Regulation 19 Consultation	Summer 2020
Submission	Autumn 2020
Examination	Winter 2020
Adoption	Autumn 2021

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

As the options emerge and develop, the policies and plans will also be subject to a Habitats Regulations Assessment (HRA) to identify and likely significant effects on the River Caldw, which is part of the River Eden and Tributaries Special Area of Conservation (SAC), a designation which denotes that the site is of European importance.

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

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

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

Next Steps

When all the feedback on the planning policies (and the masterplan options) has been received and analysed, together with looking at any new evidence and issues that have arisen, the Local Plan will be refined into a version which has selected the proposed approach forward - the 'preferred option'. This Local Plan will contain fully drafted policies and site allocations. There will be a further round of consultation at this stage, and the feedback will inform the final draft that we have to publish for a further round of consultation before submitting the document to the Secretary of State (Planning Inspectorate) for independent examination.

Scope of Policies and Objectives for consultation

It is important that the policies which are set out below help to deliver the vision and the nine guiding principles that were established at Stage One of the Masterplanning (Appendix 1). In order to do this we have developed three strategic objectives and the policies aim to make provision for the delivery of both the objectives and the principles.

The vision and objectives are as follows:

Vision

St Cuthbert's will provide connected villages set in stunning healthy landscapes within the world class setting of the Lake District National Park, the North Pennines Area of Outstanding Natural Beauty and Hadrian's Wall World Heritage Site. A cluster of distinct garden villages set in an attractive recreational, riverside and landscape setting will be well connected to Carlisle and wider countryside. St Cuthbert's will actively promote healthy lifestyles providing integrated communities focused around high-quality homes, locally distinctive spaces and inclusive facilities. Innovation and technology will support attractive employment opportunities and exemplary low carbon living.

Social Objective

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

To address identified local health and wellbeing needs through both the provision of health care and a physical and social environment which allows people to make healthy choices such as means of travel, recreation, or opportunities to grow their own food.

To promote an environment where accessibility to services, amenities and facilities is safe and attractive by virtue of high-quality design and layout, in particular with first class cycling and walking routes.

Economic Objective

To realise Carlisle's ambitious plans for growth.

To expand the workforce through addressing the challenge of Carlisle's declining working age population. To promote Carlisle as an attractive place to live, recreate and work and to attract people to settle within the area as well as encourage our young people to stay within the District.

To create a strong local economy set within a high-quality environment, supporting a range of innovative and sustainable employment opportunities that capitalize on the strengths of the location as a key interchange for north-south and east-west destinations.

To ensure the provision of high quality, sustainable employment and support existing and expanding firms locally.

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

Natural Environment Objective

To ensure that St Cuthbert's Garden Village is always a garden first.

To enable all people to have easy access to vibrant and vital natural spaces, which teem with life and diversity, providing excellent and inclusive opportunities for recreation, education, and reflection. To create peaceful spaces that are valued first and foremost for their own intrinsic beauty.

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

To meaningfully enrich the plan area's natural environment, creating new habitat and other natural assets wherever the opportunity is presented, ensuring that all new development delivers a measurable net gain in biodiversity across the Garden Village, and to establish reliable mechanisms for the on-going maintenance and stewardship of environmental assets in perpetuity.

Strategic Policies

Policy Area	Scope of Policy	Which of the nine guiding principles does this policy help to deliver?
Approach to strategic land uses	This will be an allocations policy that will set out the size and location of land for: residential, SuDS and other drainage, community facilities (education, retail, health, community space, libraries, leisure) and strategic green and blue infrastructure. This policy will also guard against a piecemeal approach to development.	1, 3, 4, 6, 8
Planning obligations	This policy will be informed by the Infrastructure Delivery Plan (IDP). This policy will cover how funding will be secured, for example through developer contributions. Sets out the need, timing and, where appropriate, location of services, facilities and infrastructure that need to be provided by the development, including trigger mechanisms.	1, 4, 6, 7, 8
Phasing, implementation and stewardship	The policy will set out the phasing of development such as infrastructure, neighbourhoods, open space etc including: <ul style="list-style-type: none"> • the requirement for early phases to provide self-sustaining communities capable of functioning in their own right as the villages develop. • identification of trigger points for provision of infrastructure, services and facilities. • the need to achieve and maintain a rate of development in line with the defined annual targets. • the requirement for developers to sign up to chosen stewardship model. 	1, 4, 6, 7, 8, 9
Affordable and specialist housing policy	This policy could cover the full range of local housing needs including affordable, extra care, provision for Gypsies and Travellers, and allocation of land for self and custom build. Depending on evidence of need the policy requirements could differentiate across the proposed communities.	2, 3, 4, 6, 7, 9

Policy Area	Scope of Policy	Which of the nine guiding principles does this policy help to deliver?
Health	This policy will aim to set the spatial distribution of health and wellbeing infrastructure so that every resident can access equally the benefits of both the environment and the facilities in the new community. The Local Plan will be subject to a Health Impact Assessment (HIA).	1, 2, 3, 6, 8
Climate change resilience and carbon reduction	The policy could aim to ensure that issues raised by predicted climate change are tackled together with setting out measures to address carbon reduction. It could cover alternative energy sources, promote sustainable construction methods and green and low carbon technologies.	1, 2, 7, 8
Integrated sustainable travel	This policy will aim to ensure the provision of a range of greener and healthier transport measures including cycling, walking, and smart public transport. It could include safeguarding of routes on the options plans.	1, 2, 6, 7, 8
Design principles	This policy will be strategic in nature and will aim to secure high quality design throughout the Garden Village by requiring development proposals to conform with the design framework and design guidance set out in the masterplan. This policy will evolve in scope as the masterplan develops.	1, 2, 3, 6, 7, 8, 9
Smart environments	This policy will establish opportunities to facilitate smart and innovative ways of living and working in the Garden Village and require development proposals to make provision for the most up to date communications technology to ensure the area remains digitally well connected into the future.	3, 6, 7, 8, 9

Policy Area	Scope of Policy	Which of the nine guiding principles does this policy help to deliver?
Valuing our heritage and cultural identity	This policy will aim to proactively manage and work with partners to protect and enhance the character, appearance, archaeological and historic value and significance of the areas designated and undesignated heritage assets and their settings.	1, 2
Environmental Net Gain	This policy will aim to enhance ecological value of the Garden Village through positive management of existing areas of ecological value and provision of new ecological areas, with connecting corridors. The policy will ensure a net gain regarding the biodiversity of the site.	1, 6, 7, 8
Monitoring framework	The monitoring framework will have a clear objective for each individual policy within the local plan and will make clear what indicators will be used for monitoring purposes.	

In order to have your say on the proposed scope of the St Cuthbert's Local Plan (as well as the draft Masterplan options) please complete our online survey. The survey, and further information on St Cuthbert's Garden Village consultation documents, is available at **www.stcuthbertsgv.co.uk**

Appendix 1 - Nine Guiding Principles



Principle 1:

Start with the park

Principle 2:

Locally distinctive



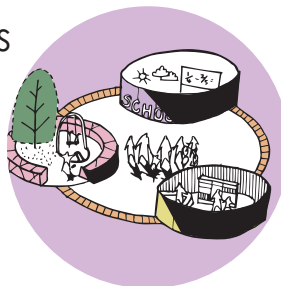
Principle 3:

Quality homes
and lifetime
neighbourhoods



Principle 4:

Community focussed



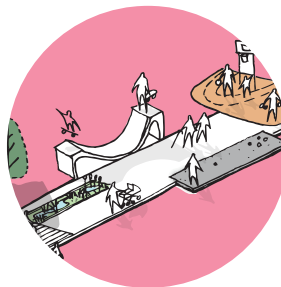
Principle 5:

Innovative employment
opportunities



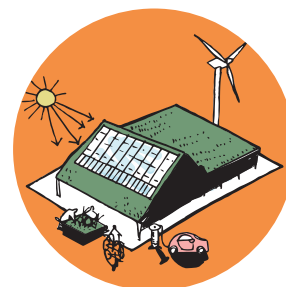
Principle 6:

Healthy environments



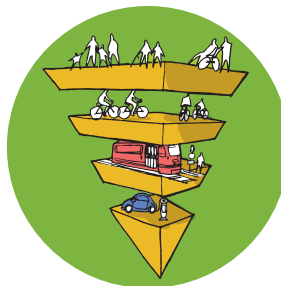
Principle 7:

Smart and
sustainable living



Principle 8:

Integrated sustainable
transport



Principle 9:

Exemplary delivery
and stewardship



