



St Cuthbert's
Garden Village
Carlisle



Scoping and Visioning Consultation Feedback
June 2018



Foreword by Wayne Hemmingway MBE

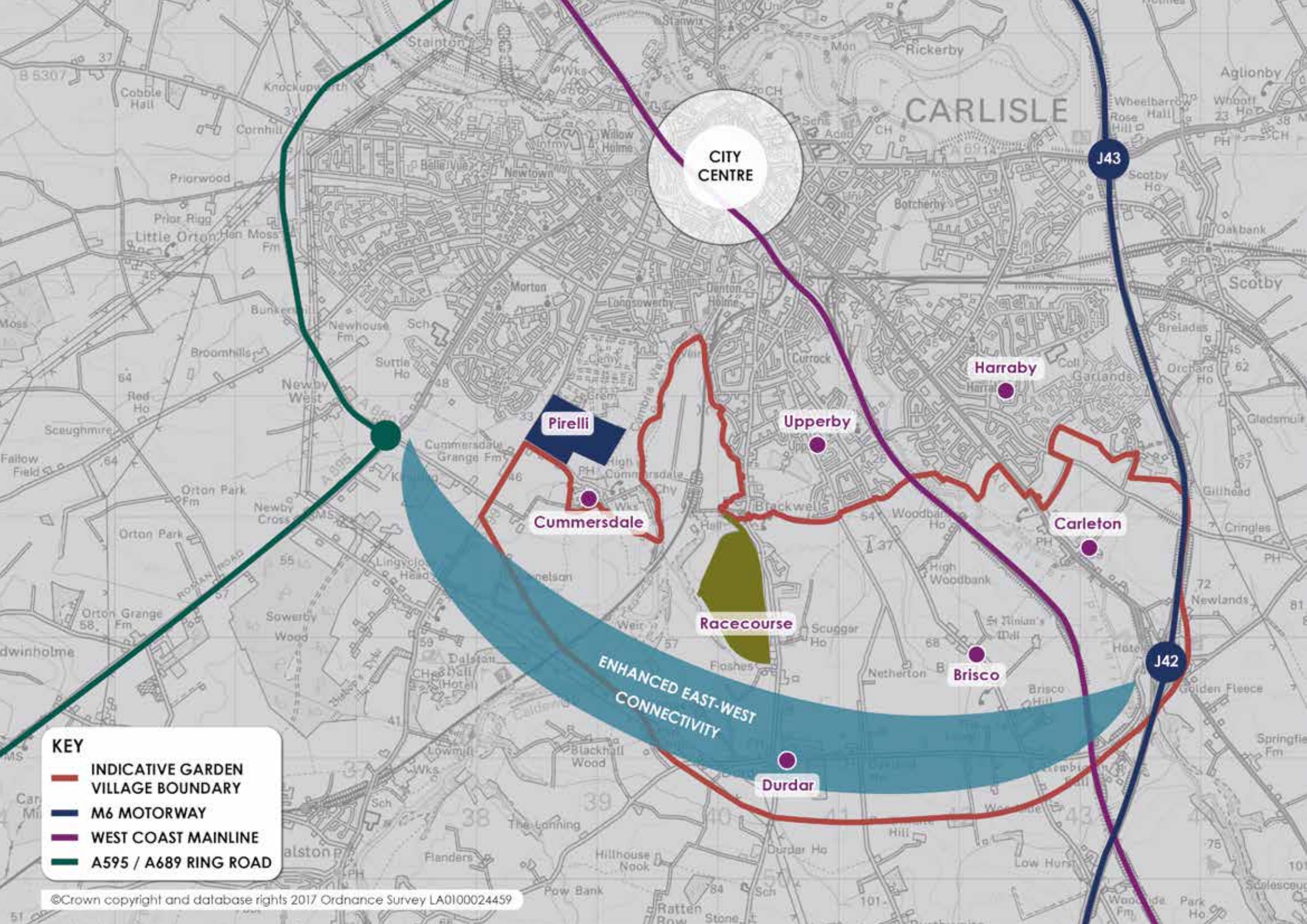
The importance of local involvement in helping to shape ideas for St Cuthbert's Garden Village cannot be under estimated. Communities have the best understanding of what's great (and what is not so great) about where they live and work. Young people have also helped us pay particular attention to the kind of place that is being created for the next generation.

Your ideas have been heard and will take centre stage in the placemaking of the Garden Village. Our challenge now is to mix together the sometimes conflicting views to create a place that is so exciting and innovative as to put St Cuthbert's on the map nationally, but welcoming enough for you to call it home.

Wayne Hemmingway MBE







KEY

- INDICATIVE GARDEN VILLAGE BOUNDARY
- M6 MOTORWAY
- WEST COAST MAINLINE
- A595 / A689 RING ROAD



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Introduction

In January 2017 Carlisle City Council was successful in its bid for St Cuthbert's to be included as one of 14 new Garden Villages in the Government's locally-led garden villages, towns and cities programme. Prior to this, the area, known as Carlisle South, was embedded in policy SP3 of the Carlisle District Local Plan 2015-2030 as a broad location for growth for a major mixed-use development focussing on housing.

St Cuthbert's Garden Village is an exciting, unique and transformational opportunity to deliver a planned new settlement which embraces a series of important place making principles. Garden Villages are special places which build upon the strong foundation evident in the 19th century garden settlements with a focus on the future.

Good progress has been made so far with the recent public consultation, held between **26 January and 9 March 2018**, focussing on:

-  The scope of a St Cuthbert's Local Plan and the issues that it should seek to address, in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012;
-  What the vision for St Cuthbert's should be - seeking creative ideas and views to help inform how the Garden Village should develop, what it should look like and how it should function; and
-  The Sustainability Appraisal Scoping report which was published separately alongside the scoping and visioning document.

Consultation feedback is essential to identify the key elements that are important to the people of Carlisle and beyond. It will inform the creation of the vision for St Cuthbert's. Views and ideas have been captured using a variety of different methods, in an attempt to be as inclusive as possible. We would like to thank everyone who took the opportunity to have their say either by attending one of the consultation drop-in sessions, workshops, via the web portal or submitting comments. Your input has been invaluable and please continue to be involved as your contribution is key to shaping the Garden Village.

This document details the range of methods of engagement that have been used and the responses that have been received.







How Did We Consult?

The number of St Cuthbert's Garden Village website hits:



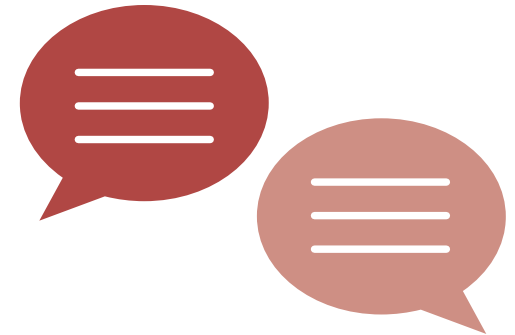
2,349

The number of people who attended the Technical Stakeholder workshop:



46

The number of comments on the consultation graffiti wall:



185

The number of responses to the St Cuthbert's email address:



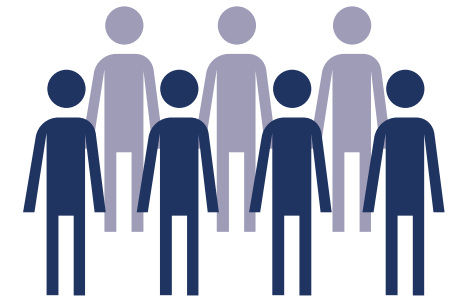
50

The number of responses to the online portal:



569

The number of people who attended the Carlisle Racecourse and The Lanes public exhibitions:



963

Awareness raising and advertising of the range and scope of the consultation included the following measures:

- St Cuthbert's website - www.stcuthbertsgv.co.uk
- Social media.
- Local media coverage.
- Letters to landowners, stakeholders and partners.
- Site notice posters and flyers advertising consultation events and the website.
- Digital banner advertising on the front of the Civic Centre.
- Mail drop to houses within the area.

We used a variety of methods of consultation. This gave as many people as possible the opportunity to get involved, learn more about the St Cuthbert's Garden Village and share their ideas for how the project could progress. The consultation was undertaken in parallel with the consultation on the Carlisle Southern Link Road route options. People could engage with the project using the following:

- Online consultation portal.
- Graffiti walls at public consultation events.
- Dedicated St Cuthbert's email address.

Opportunities to actively take part in the consultation and talk directly to members of the Garden Village team were made possible by the following methods:



- Four full days of public exhibitions at Carlisle Racecourse and The Lanes Shopping Centre (**Friday 2, Saturday 3, Friday 9 and Saturday 10 February**).
- Individual meetings with local landowners.
- Presentations and Q & A sessions with St Cuthbert Without Parish Council, Dalston Parish Council, Wetheral Parish Council and Cummersdale Parish Council.
- Exhibition at Carlisle Ambassadors Healthy Environment event (**15 March**).
- Developer and Agent briefing session (**May**).
- Focussed workshops on low carbon, healthy environment and economic visioning.
- Postcard from the future session with Stoneraise Primary School.
- Cross party members' advisory group.

Graffiti Wall

People were invited to add to a colourful array of comments on our large ‘graffiti wall’ which was present at the public consultation drop in events at Carlisle Racecourse and The Lanes shopping centre. This was an informal way of gathering views. It allowed people the chance to read and react to the views of others.

Some of the key messages that emerged were:

- In general, more support was given to the Garden Village being on more than one site, either two or more larger settlements, or a series of smaller well-connected settlements. There was a lower level of support for a single settlement, but a recognition that the bigger the settlement the more viable the provision of infrastructure.
- A significant number of comments related to the importance of building housing types and styles to meet all needs, including sheltered housing and housing which can adapt to the changing needs of families throughout their lives.
- The need for a range of public transport and other sustainable ways to travel including safe and attractive cycle ways and footpaths was an often-repeated comment. Good access into Carlisle was considered important, but people also highlighted the need to be able to access the countryside beyond the limits of the Garden Village.

- New and integrated infrastructure provision is seen as vital to the success of the Garden Village. Many comments raised concerns about the ability of existing health and education infrastructure to be able to cope with the increase in population.

*“Make sure the village has a heart from the beginning, schools, shops, pubs, community centre.” **

- Low density; both modern and traditional; architecture that will amaze people; opportunities to self-build.
- The need for a green gap to separate the new villages from Carlisle.



Innovation Workshops

Three innovation workshops were held in March which focussed on emerging priority themes for the Garden Village covering the following topics:

- Low Carbon.
- Healthy Living.
- Employment.

The workshops brought together a range of people with expertise from the public, private, academic and voluntary sectors for an in-depth discussion on the identified topics. The outputs of the workshops will assist in the vision, development objectives and spatial concepts for St Cuthbert’s.

The following five key cross cutting themes emerged across all three of the workshops:

- Connectivity and the provision of sustainable movement networks is a key priority for the new community;
- Local, flexible, high quality hubs should form a main feature of St Cuthbert’s;
- Early provision of strategic infrastructure;
- Bringing the natural environment into the new settlement; and
- A focus on creating community.

Email Responses

Fifty emails were received to the St Cuthbert's email inbox. These were from a variety of organisations, parish councils and individuals. Together with support for the opportunity to create a new community, many responses highlighted the importance of the need to integrate and celebrate the following:

- The historic legacy of the area.
- The opportunity to create something unique.
- Collaborative working.
- Community hubs for education, creative learning, entrepreneurial excellence.
- Biodiversity net gain approach - woodland creation, Sustainable Urban Drainage Systems (SUDS) etc.
- Natural flood management.



- Varied modern innovative design in all areas.
- Healthy lifestyles.
- Low carbon potential, sustainable transport.
- New employment opportunities.
- Opportunities to include places of worship as part of community hubs.
- Creation of cohesive and safe community spaces.
- Need for early delivery of infrastructure - with specific reference made to schools.
- Multi-facility community hubs.
- Consideration to be given to early release of land for development.
- The ability of existing infrastructure to cope with the extra development.
- The impact of development on the existing nearby communities.
- The scale of development proposed.

Online Portal Questionnaire

Top three things about Carlisle?

- Location, size and history.

*"Need to seek out Carlisle's own economic and social niche realised through innovation and doing the right thing for future generations." **

Essential elements for a thriving new community?

- Access to good public transport and opportunities for walking and cycling;
- A wide range of local jobs within easy reach of homes; and
- Strong cultural, recreational and shopping facilities.

*"There must be enough spaces to socialise - rehearsal spaces, activity spaces, places where people can make lasting friends." **

Top three qualities of the Garden Village area now?

- Ease of access to the M6 and to Carlisle City Centre;
- Views towards the Lake District, North Pennines and Scottish Hills; and
- Landscape character.

What would make you leave your car at home more often?

- Excellent public transport options;
- Safe cycling and walking routes; and
- Community facilities within reach of home.

*"A line up of local good quality shops - butchers, grocers, newsagents, cafés." **

Encouragement to live a healthy lifestyle?

- Safe cycling and walking routes;
- Good quality and accessible greenspace; and
- Access to a local shop with healthy affordable food.

*"Green space that the local community can take ownership of. Sports facilities that are close by and well connected." **

*"Easy access for the disabled, wheelchairs and mobility scooters etc." **

One or more settlements?

- There was a strong feeling that up to 10,000 houses would be a small town rather than a village; and
- One settlement risks being characterless with fewer opportunities to create strong communities.

*"A large single development doesn't become what you aspire to achieve." **

- Carlisle currently has distinct areas and communities within it which work well;
- Many comments focussed on the ability to become part of a close-knit community when you are in a smaller place; and
- Having two or more smaller Garden Villages would lead to greater opportunities to embrace a diverse range of building types, sizes and vernaculars, and allow a more contemporary approach to house building within some neighbourhoods.

*"Smaller settlements can create a better identity, make walking or cycling to local amenities more likely, and create opportunities for strategic green infrastructure both within and between the settlements, therefore creating a link between places." **

How should employment opportunities be enabled?

- Reliable high speed internet access;
- High quality car free commuting opportunities; and
- Community work hubs.

*"Provide a bold and modern new settlement that acts as a flagship for the city." **

Traditional or contemporary design for houses?

- Traditional sandstone or brick, slate roof and front garden;
- Terrace of traditional design but with mixed materials, stone, slate, render with different door and window styles; and
- Smaller developments can offer a more contemporary approach to house building.

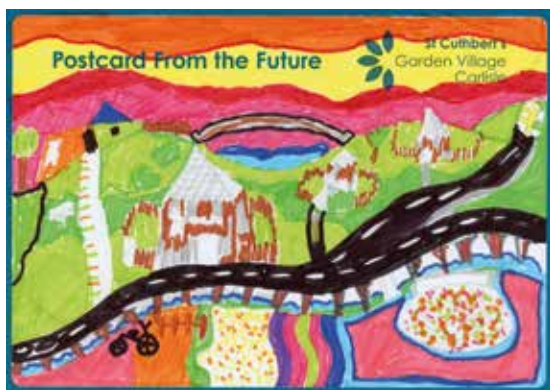
*"I would be looking for a good quality retirement development with quality designed and built bungalows and access to good health facilities and open greenspace." **

*"Different ideas from different designers would hopefully get away from the stale housing developments we currently have." **



Portal Responses By Postcode





Twenty-six local school children and their class teachers were involved in an afternoon session about Garden Villages - what makes them special and how they can be innovative. Stoneraise is an Eco-Schools Green Flag award holder and keen to influence the ideas behind the planning of the Garden Village. It is the closest primary school to the St Cuthbert's Garden Village area.

Children were given a background to the project through a short presentation. They were then engaged in a highly interactive session which involved a series of questions around energy, design, transport, play, wildlife and green spaces, together with teasing out what they love about where they live now, and what is not so good. The children were also asked to think ahead and get really imaginative about how people might travel in 30 years' time and how other elements that make a new village might be different, including things that are of particular importance to children such as meeting up with your friends.

The class engaged in this session by a combination of speaking and sharing ideas, writing and drawing their answers. The themes were:

- The importance of community and good neighbours in creating a great place to live;
- The need to be able to travel safely to meet their friends and to school, either on bikes or by walking off road;
- Energy efficient housing with big windows and large gardens;
- Some designs should use traditional local materials as well as more modern designs;
- An eco-friendly environment with lots of trees and places for all kinds of wildlife;
- Access to larger parks and sports facilities for everyone; and
- Mix of different facilities in one place.

The session culminated with the children designing and writing a 'postcard from the future' capturing their thoughts and dreams for the new Garden Village.





Challenges and Concerns

Throughout the consultation there were a number of questions about how development of the scale proposed would be serviced and occupied. In this section we have sought to answer some of the concerns raised and the challenges that are faced in the planning and delivery of St Cuthbert's Garden Village.

Where will all the people come from?

The Carlisle District Local Plan 2015-2030 has an ambition to grow and secure a step change in the level and demographic of the District's population. The new homes at St Cuthbert's are needed to meet the immediate and longer term housing and economic development needs of the District and wider sub region making it more sustainable for the future. The development of the Garden Village will raise the profile and prominence of Carlisle and Cumbria as a place to invest, live and work. New housing is essential to support economic growth and is fundamental to maintaining and increasing the workforce necessary to support the economy.



Where will the residents of St Cuthbert's work?

The overriding strategic driver for St Cuthbert's is to support the existing and future economy of the wider City by providing an expanded workforce to fill existing and future employment opportunities. The current ageing population means that attracting in new residents of working age is critical to the sustainability of Carlisle as a whole and to further enable the growth of existing employers and the service industry.

Carlisle already has a prosperous economy and is home to many successful brands. Existing thriving engineering, manufacturing and logistics companies include Pirelli, McVitie's, Nestlé and Eddie Stobart. The recent award of Kingmoor Park Enterprise Zone and a healthy supply of forward employment land bodes well for future employment opportunities. A study undertaken to look at future economic growth sectors for Carlisle has looked at the jobs growth that will come about as a result of the increase in housing and population, and has identified the employment sectors which are currently strong and have the ability for further growth alongside aspirational sectors where there are clear opportunities for Carlisle to nurture growth.

The Garden Village itself will create local employment opportunities through the provision of schools, shops and other supporting infrastructure. St Cuthbert's will be a pleasant place for the workforces to live and will actively promote itself as being open to new business and investment whilst providing the potential to play a bigger role in attracting larger scale employers to the City through the provision of good quality accessible employment land to the South of the City.



Will there be enough school places?

The development of the Garden Village will require significant new infrastructure. Carlisle City Council is already working closely with a large range of infrastructure providers such as the Education Authority, United Utilities, the Environment Agency and the Highways Authority to name but a few, to look at existing capacity, and likely future requirements. The scale and nature of the Garden Village area provides scope for the successful integration a range of infrastructure which will be both essential and desirable in delivering communities within which people will want to live.



Will there be public transport?

The outcomes of the recent consultation identified a genuine desire to develop an environment which actively encourages walking and cycling alongside other non-car based travel/low carbon means of travel. The potential for a range of sustainable transport options including efficient and direct bus services focussed around accessible transport hubs are all being given consideration as part of the concept options.



Will the houses all look the same?

It is important that St Cuthbert's is not just another housing estate. A range of different types of homes will be planned for, including custom build, affordable housing, open market housing, homes for private and social rent, as well as homes for the elderly and extra care housing. It is envisaged that different areas will have their own unique identity, over time creating a strong sense of local identity and community.

Whilst there are a number of local and national developers active in Carlisle it is acknowledged that there is a need to attract new developers to the area. Carlisle City Council has been engaging with the Home Builders Federation and others to promote Carlisle as a place in which to develop. Initial success is already evident with a very positive and growing momentum of housebuilding activity within the District. 2016/2017 saw the completion of 541 net new homes, which is the highest level recorded based on recent records.





Next Steps

Next Steps

The next stage of public consultation on St Cuthbert's Garden Village is planned to take place this Summer. This next consultation will focus on the draft vision and will include:

- ✿ The draft vision and how this has been informed by baseline work and initial engagement;
- ✿ Options around where the villages could be located, how they will feel and function, and how they might link together;
- ✿ Who the development is for and how it will support Carlisle and the wider area; and
- ✿ Which options have been considered but dismissed.

Progress can be followed on **www.stcuthbertsgv.co.uk** and by signing up to our mailing list.

Work continues with essential infrastructure providers in the fields of education, utilities, transport, low carbon technologies and health. Discussions are also ongoing with key landowners in the area.





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