



St Cuthbert's
Garden Village
Carlisle



**Draft Concept
Proposals & Vision
Consultation
Feedback**

September 2018





Contents

Introduction	1
How Did We Consult?	2
What You Said	4
Email Responses	6
Online Questionnaire	8
Members' Advisory Group	9
Parish Council Workshops	10
Green and Blue Infrastructure Workshop	12
Challenges and Concerns	14
Next Steps	16
Stay in Touch	18







Introduction

St Cuthbert's Garden Village was designated in **January 2017** as one of 14 garden villages in the Government's locally-led garden villages, towns and cities programme. The concept of expansion in this area to the south of Carlisle is embedded in the Carlisle District Local Plan 2015-2030 as a broad location for growth comprising a major mixed-use development focussing on housing and green infrastructure.

The Garden Village is an exciting and transformational opportunity to direct the future housing and other development needs of Carlisle to a series of planned new settlements which are shaped by garden village principles, the voice of the community and other stakeholders including land owners.

Consultation is essential not only to inform a wide range of people of the nature and extent of the proposals for the garden village, but also to gather feedback, challenges and ideas around those proposals.

The first consultation on the scope and the vision for the Garden Village was carried out between **January and March 2018**. The consultation sought views on what the St Cuthbert's Local Plan should contain, the issues it should seek to address, what the vision for St Cuthbert's should be and the sustainability appraisal scoping report. The feedback from this consultation can be found in a report on **www.stcuthbertsgv.co.uk** and has been used to shape the Concept Proposals and Vision which have been subject to the most recent public consultation, between **Friday 29 June and Friday 10 August 2018**.

Again, feedback has generally been positive, although stakeholders and local communities have also voiced some challenges. Several themes are raised repeatedly including:

- The opportunity for affordable housing for first time buyers and young families, support for the green gap between the edge of Carlisle and the proposed new settlements.
- Opportunities for small local enterprises and small to medium builders.
- The importance of the creation of new spaces for new communities and the need for community infrastructure to keep pace with new development.

If you require this document in an alternative format or language please contact us on **01228 817105** or email **stcuthbertsgv@carlisle.gov.uk** to discuss your needs.



How Did We Consult?

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



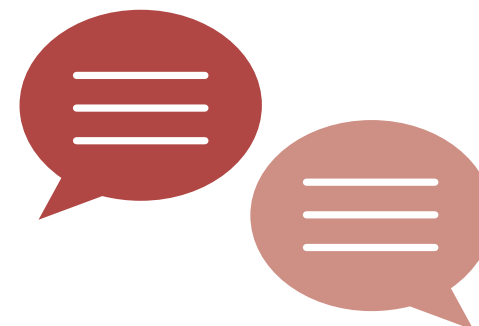
4,512

The number of people who attended the Technical Stakeholder Workshop:



50

The number of comments on the consultation graffiti wall:



52

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



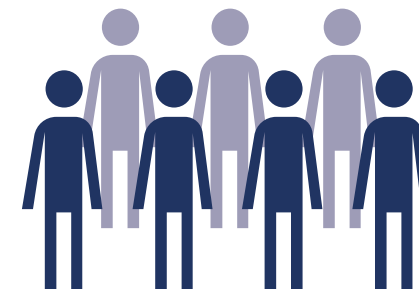
34

The number of responses to the online questionnaire:



50

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



180

Building on tried and tested methods from the earlier consultation, we continued to use a variety of ways to get people involved, help them learn more about the St Cuthbert's Garden Village and share their ideas for how the project could progress. Consultation on the draft Concept Proposals and Vision was promoted using the following means:

- Dedicated St Cuthbert's Garden Village website **www.stcuthbertsgv.co.uk**
- Dedicated St Cuthbert's email **stcuthbertsgv@carlisle.gov.uk**
- Letters to landowners, stakeholders and partners.
- Digital banner advertising on the front of the Civic Centre.
- Posters and flyers.
- Advert and news coverage in the local media.
- Social media.

This stage of the consultation focussed on how St Cuthbert's could look and feel. A concept plan showed several proposed settlements, together with the route of the proposed southern link road. Key viewpoints within the area were indicated, the surrounding setting of the Lake District World Heritage site, the North Pennines Area of Nature Beauty (AONB), and the Scottish Hills were shown, strategic green infrastructure including St Cuthbert's Greenway were also highlighted, alongside existing local centres.



Opportunities to actively engage in the consultation and talk directly to people in the Garden Village team were made possible by four all day drop-in events, two within the area where the Garden Village is proposed and two within the city centre. Two of the events extended well into the evening to give as much flexibility as possible for local people, in particular farmers, to attend. One of the city centre events was held on a Saturday in order to capture as wide an audience as possible. These events were well staffed by the Garden Village team and gave people the chance to discuss the latest proposals and ask questions. Responses, comments and ideas were gathered on the day, by completing a questionnaire (either online or paper copies), leaving some text on our 'graffiti wall' or filling in a 'postcard from the future'.

In addition, we held:

- Individual meetings with local landowners.
- Workshops with Cummersdale and St Cuthbert Without Parish Councils.
- Cross party Members' Advisory Group on **Thursday 2 August**.
- Exhibition at Carlisle Ambassadors Retail, Leisure and Sport event on **Thursday 6 September**.
- Stakeholder workshop focussed on green and blue infrastructure stewardship on **Thursday 20 September**.



What You Said

People were invited to contribute their ideas, comments and reactions to the draft concept plan and vision by adding to the increasingly colourful graffiti wall which was set out on tables at all the four drop-in events. As an informal way of gathering feedback the graffiti wall also let people read the views of other people, and either agree, disagree or add to earlier comments.

Some of the key messages that emerged were:

Positives:

- Good opportunity to build affordable housing for first time buyers and young families.
- Good strategic approach to future development.
- Opportunity for small and medium sized builders to get involved.
- Could easily attract high tech small employment units.
- Support for the green gap between the edge of Carlisle and proposed new settlements.

- Good to see proposed creation of new district centres.
- Opportunity to promote small local enterprises.
- Support for proposed strategic green infrastructure 'St Cuthbert's Greenway'.
- Ideal opportunity to interpret local history for future residents.

Concerns:

- Scale of the proposal.
- Need for employment for new residents.
- Noise mitigation from the Carlisle Southern Link Road (CSLR).
- Development of new infrastructure to keep pace with demand.
- Impact on existing infrastructure in the city.







Email Responses

Direct emails were received from a range of sources including the public, stakeholders such as Defra, Sport England, Home Builders Federation (HBF), Highways England, agents, developers, landowners and businesses. In general, the draft concept proposals and vision were supported, and those who engaged with the consultation were well informed of the progress of the project and had followed the development of the proposals from the first consultation. However, concerns were also raised, together with some objections to the project.

Positives:

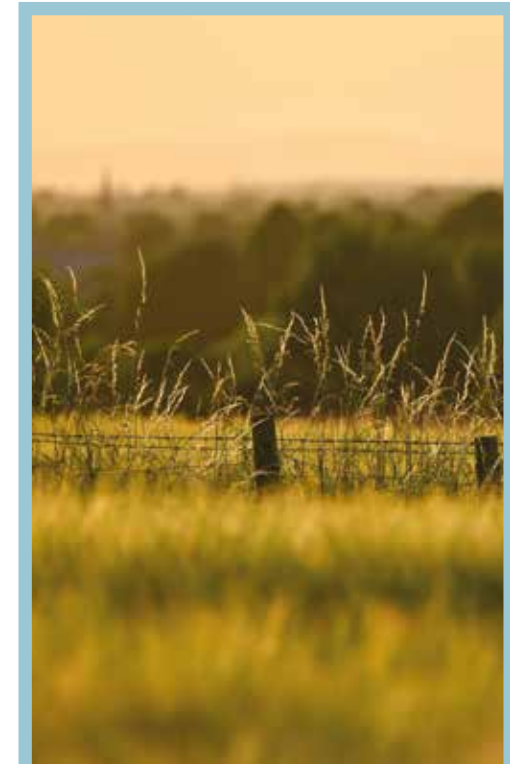
- The proposed CSLR is an integral part of the St Cuthbert's Garden Village project.
- Principle 8 - integrated and sustainable transport is welcomed to help manage the travel requirements of the residents of the Garden Village.
- Concept of Durdar Garden Village being the largest of the garden villages is supported.
- Support for cycle super-highway, network of footpaths and St Cuthbert's Greenway.
- Support for the aspiration to make St Cuthbert's a desirable place to live and work.
- Support for the new development to be laid out in four villages as opposed to one.
- Opportunity to develop multi-use community buildings.

- Support for strategic green infrastructure, must include tree planting including orchards.
- Potential to deliver biodiversity net gains.
- Potential for the Garden Village to support those living in the wider area.
- Support for green buffer between the edge of Carlisle and proposed new settlements.
- Potential to open up the area south of the CSLR for development.



Concerns:

- How will local roads cope with the increase in traffic?
- Objections to loss of open fields around Mayfield.
- Need to make smarter use of current road space.
- There should be a greater gap between the proposed new villages and existing settlements including Carlisle.
- The proposed garden village at Cummersdale straddles the CSLR and this will have implications for placemaking.
- How will infrastructure be provided and what about the pressures on existing infrastructure in the city?
- There needs to be sufficient employment for all the new people.
- Land values and landowner aspirations must not compromise the delivery of the positive intentions set out.
- Development at Brisco would not meet garden village principles as it is unlikely to be of a scale to support a local centre or shops.
- Pressure for sites to be brought forward in the short term.
- Need to protect the river corridors and the wider environment whilst also maintaining accessibility for the public.
- The potential for ecological connectivity has not been fully realised or given the full recognition it deserves.





Online Questionnaire

The questionnaire was structured around the nine guiding principles, the draft concept proposals, and the draft vision. Respondents were asked to rank their top three principles, respond to the location of the concept options, identify any missed opportunities for development in the area, and make suggestions around place-making, job creation, the emerging draft vision and what the garden village could do for adjoining communities.

The following main points were raised:

- 'Start with the Park', 'Locally Distinctive' and 'Quality Homes and Lifetime Neighbourhoods' came out strongly as the top three principles.
- The benefits of green space, the need to make provision for biodiversity, the need to respect the setting of the area, and the need to create a village feel from a landscape led perspective.
- House types should be diverse and unique - not the same four or five different types produced by volume house builders.
- Create sustainable communities to allow the ageing population to live independently, younger people to thrive on community spirit and families to have a fit and active environment.
- Opportunity for homes to be exemplar in sustainable building and design, very low energy and to reduce congestion by using public transport, car sharing clubs and cycle paths.
- Encourage people to use alternatives to the car.

- Village centres need to be designed and managed effectively to help create communities.
- Support for St Cuthbert's Greenway.
- Need for space for people to grow their own food.
- Great opportunity for tree planting.
- Each proposed settlement should be different and distinctive using a varied palette of materials.
- Support for employment development at J42 of M6 and mixed-use areas within the villages where employment could be provided.



Concerns:

- Determining the order of developments and putting in amenities so that schools are in place when people move in.
- Engaging developers in the overall vision rather than just selling houses.
- Public opposition.
- The scale of the project is too large.
- Retaining a rural setting for each new village and ensuring that they are not merely an extension of the city.
- Job creation.
- Having adequate funding and the right delivery partners on board.
- Blending the open space in the built-up areas into the surrounding countryside.
- Garden villages should not be an extension of existing villages but should be completely new stand-alone settlements.
- Having separate villages means a dilution of infrastructure.
- Proposed new housing should enhance existing villages around which it is proposed rather than swamping them.



Members' Advisory Group

The well-established cross-party Members' Advisory Group provides a steer on major planning projects including the adopted Local Plan. It is now influential in the development of the masterplan for St Cuthbert's Garden Village. The group also has a wider role of championing the Garden Village work to the wider Carlisle City Council membership. A workshop was held on **2 August** where members considered the Draft Concept Proposals and Vision Document. The outcomes of the discussion were as follows:

- Support for the concept of more than one settlement.
- Development of infrastructure in tandem with development of houses is key.
- Position of schools is critical.
- Need to ensure provision for water supply, drainage and waste water treatment is planned early in the project.
- Some work needs to be done on how existing infrastructure will cope with the increase in housing.
- Important that Cummersdale doesn't expand and become an urban extension.
- If CSLR is delayed, much consideration needs to be given to capacity of existing roads.
- Open space and greenways need to be in place early in the project.
- Cummersdale is currently accessed by one road and is a no-through village. The proposal for a garden village at Cummersdale has implications for road network at Cummersdale and also for placemaking. Will Cummersdale just become an urban extension?
- Key views must be protected.





Parish Council Workshops

Local parish councils have been keenly involved in the project since its inception and have provided valuable feedback via several workshop sessions. Topics covered have included design, green infrastructure/open spaces, employment and infrastructure:

Design:

- Reduce densities along the margins of the proposed new villages.
- Careful thought needs to be given to interface between remaining farmland and edge of new settlements as farming on the urban fringe can lead to tensions.
- The gaps shown between the new villages and the edge of the city needs to be bigger otherwise it is at risk of development over the long term.

Green infrastructure/open spaces:

- What will happen to those spaces that are not designated for anything (i.e. residual farmland that will form the gaps between villages and on the edge of Carlisle)?
- Future stewardship of open spaces is critical.
- Woodland planting must address people's perception of safety. Avoid dense planting of trees.
- Existing cycle routes should be clearly identified on the concept plan together with proposals to link into the proposed new network.

- Existing public footpath network both within the garden village area and within those neighbourhoods on the edge of the city should be shown, together with measures for linking proposed new footpaths into the existing.
- What potential is there for enhancing existing green spaces within or near the edge of the city, e.g. Hammond's Pond?
- Could there be a project in one of the city centre parks which demonstrates what could be delivered at one of the garden villages enhanced green infrastructure spaces?

Employment:

- Is there a strategy for vacant space left behind when employers move out of the city to employment locations in the garden villages?
- Junction 42 supported as a potential location for employment, likewise south of the CSLR.
- Need to fully take account of the opportunities presented by the opening of Carlisle Airport in spring 2019.
- Careful thought needs to be given to the type and location of new employment premises where they are proposed in mixed use areas
- Which employers are going to locate here, where are they going to come from?



Infrastructure:

- Infrastructure like health care services within Carlisle are good at the moment, so how will the existing infrastructure within Carlisle cope when increased development comes along?
- Fast and efficient broadband provision is a necessity.
- A strategy is needed for the existing road network of Durdar Road, Scalegate Road, Brisco Road and London Road as they will not be able to cope with the proposed increase in traffic.

Other comments:

- Need to demonstrate what the Garden Village will do for existing edge of city wards and neighbourhoods, and how the wider perceived problem of urban decay in the centre of Carlisle will be tackled.
- Why is the Garden Village not being developed further away from Carlisle, with a significantly greater gap?
- Ultimately when development starts there will be a need for an enforcement role to ensure that development is built in accordance with the vision for St Cuthbert's, and that developers are not allowed to submit repeated applications for minor amendments to the scheme for viability reasons, which would compromise the overall vision.





Green and Blue Infrastructure Workshop

Green and Blue Infrastructure Workshop

This workshop was held on **20 September** and considered concept proposals like the Caldew Country park, Petteril River Park, Inglewood Forest and St Cuthbert's Greenway proposals. Opportunities for delivery and stewardship were discussed. Discussion groups were made up of a range of partners from public, private and the government agency sector, and included parish councils and the charity sector. Each group held in-depth discussions around the identified topics, and shared feedback at the close of the session. The views and common themes put forward will help to shape the last stages of Stage 1 of the masterplanning process, leading to finalised concept proposals, vision and a statement of intent document.

The following common themes emerged across the two workshops:

Landscape Vision and Framework:

- Connectivity between the different areas of strategic green and blue infrastructure needs to be strong, both for people and for biodiversity.
- Connectivity into the city will also be vital.
- The proposals provide opportunities for education, for example forest schools.
- The flood zones should be seen as a positive opportunity for habitat creation such as wetlands.
- Design a mosaic of habitats and environments that change so that you know you are moving from village to countryside.
- The parks need a mix of management styles, from wild to manicured.
- Engage farmers to manage the interface between parks and private farmland.

Delivery and Stewardship:

- The Garden Village will provide wider benefits to urban Carlisle and other communities outside the area. Should these communities contribute to stewardship?
- Strategic green infrastructure could be managed by one organisation, then there could be local solutions for small local areas.
- Local stewardship models could include engaging children, charities, schools, the University, local food groups and the Healthy City Partnership.
- Funding for long term stewardship is key, more than Section 106 or CIL monies can provide. Need to think about harnessing existing businesses for sponsorship.
- Explore the willingness of the parish councils to take on a larger role in terms of management and stewardship funded through the parish precept.
- Set a tariff for each house early on and explain to new residents what this is for - bring it alive.
- Consider the biodiversity net gain approach.







Challenges and Concerns

Many of the challenges and concerns raised echoed those voiced previously, with a summary of key points set out below. Additional evidence is now available to help address some of these challenges, alongside a clearer understanding of the focus and coverage of Stage 2 Masterplanning.

Where will all the people come from and where will they work?

St Cuthbert's Garden Village is needed to support the existing and future economy of the wider City by providing an expanded workforce to fill existing and future jobs. This is supported by updated evidence in the form of a Housing Market Demand and Capacity Assessment (HMDCA). The HMDCA sets out the timescales for the business sectors where there is anticipated growth and how this aligns with population growth and housing need. Much of Cumbria is subject to the same challenge. In response Cumbria Local Enterprise Partnership's emerging Local Industrial Strategy is seeking to coordinate efforts to help retain and attract more people to live and work in Cumbria.



How will the existing road network cope with the additional traffic generated?

Work completed so far has led to a good understanding of the existing volume of traffic on local roads; the cycle and footpath networks; public transport services within the area and connectivity to Carlisle City Centre; and opportunities that the development of St Cuthbert's presents in terms of sustainable transport options. Updates to the Carlisle Transport model have been made to assess the impacts of development on the existing junctions and the impact of the proposed Carlisle Southern Link Road. This work will continue to be developed/updated in line with progress on the Stage 2 Masterplan giving consideration to not only transport movements within the Garden Village but also to the impacts of development on the existing road network to and from the city centre.

How, when and where will the required Infrastructure be delivered?

The timely delivery of infrastructure will be key to the successful delivery of St Cuthbert's as a whole. The establishment of a viability and infrastructure task and finish group at the outset of the project continues to present an effective forum to engage infrastructure providers. A baseline position has been established including existing capacity and future requirements. This covers utilities provision as well as transport needs, schools, healthcare provision, green spaces and wider known community infrastructure needs. Stage 2 Masterplanning will be the process through which needs are refined including clear costings and phasing. Needs will continue to be considered within the wider context of monitoring changes to service delivery and the impact of sustainability policies.

Promotion of alternative sites

A number of development sites have been put forward which do not align with the emerging concept proposals, including for example along the existing edge of the City. Stage 2 masterplanning for the Garden Village, in acting to define more precisely development parcels and strategic gaps between existing and new development, will need to consider whether there are any merits in releasing additional land within the area beyond the core focus of the proposed new and expanded settlements.



Next Steps

The finalised St Cuthbert's Garden Village Concept and Vision document will be published shortly and will include the following:

- The refined vision and concept framework for St Cuthbert's Garden Village.
- St Cuthbert's nine guiding principles.
- Urban design analysis.
- Concept options assessment.
- Landscape analysis and vision.
- St Cuthbert's Garden Village concept and community profiles, detailing what the various village settlements of St Cuthbert's could look like.

The publication of the finalised report will mark the end of the Stage One Masterplanning Process and the beginning of the more detailed, Stage 2 Masterplanning. Work on commissioning consultancy support to help with Stage 2 is currently underway.

Work on the St Cuthbert's Masterplan will run parallel with work on a development plan document for the area. Eventually these will combine to form the St Cuthbert's Local Plan. This will allocate land for different uses and will set out a framework of planning policies that will guide new development, ensuring it remains in line with the principles of a garden village.

Progress can be followed at www.stcuthbertsgv.co.uk and by signing up to our mailing list, available online.

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. Carlisle City Council is exploring options for the long-term stewardship of community services, facilities and infrastructure within the Garden Village, and engagement with key partners on this will play an important part of the work going forward.



100 000	10 000	1 000	100	10	1	0.1	0.01	0.001
---------	--------	-------	-----	----	---	-----	------	-------



Carlisle St Cuthbert's Garden Village

Clean air, no pollution



www.stcuthbert.co.uk





Stay in Touch

We would like to thank everyone who has taken time to give their views as part of our St Cuthbert's Garden Village consultation events. All events have been well attended and as the Garden Village develops, we will continue to ask for your comments and suggestions.

Community involvement is key and in addition to residents, we will continue to consult with parish councils, service providers and other stakeholders.

To keep up to date on our plans, and to check for future consultation events, visit **www.stcuthbertsgv.co.uk**





CARLISLE
CITY COUNCIL



www.carlisle.gov.uk