

STATEMENT OF COMMON GROUND

Policy SP 3 – Broad Location for Growth: Carlisle South

1.0 Introduction

- 1.1 This statement of common ground relates to the proposed broad location of Carlisle South and has been prepared jointly by Carlisle City Council and Cumbria County Council.

2.0 Background

- 2.1 The Plan as submitted includes provisions for Carlisle South to start to be brought forward towards the latter years of the plan period following the preparation of a masterplan to guide development. This will be approved as a Development Plan Document. Policy SP3 currently states that one of the purposes of preparing a masterplan will be to *"enable and support the co-ordination and timely delivery of infrastructure provision"*.

3.0 ATLAS support

- 3.1 To facilitate this process, a successful bid was made through the national Large Sites Infrastructure Programme to secure support from ATLAS (the Homes and Communities Agency's Advisory Team for Large Applications) who will assist the Council in the initial stages of acting to bring Carlisle South forward. So far this support has helped to define some initial and high level components of a vision for the area. An evidence base audit has also been undertaken, helping to identify gaps which can be addressed using the aforementioned funding. Support is also ongoing and with respect to project planning.

4.0 Infrastructure provision

- 4.1 The City and County Councils are committed to working together to ensure the timely delivery of the infrastructure required to enable growth, and conversely to ensure that infrastructure does not constitute a barrier to growth. Testament to this commitment is a signed statement of intent between the two councils, the work undertaken to date on the preparation of the Infrastructure Delivery Plan and efforts with respect to ensuring a robust evidence base is in place with regard to infrastructure.
- 4.2 With specific regard to Carlisle South the City Council, following a bid developed in tandem with the County Council, secured £250k of infrastructure capacity funding from the Homes and Communities Agency to develop our understanding of infrastructure needs in the locality of the location. So far this funding is helping to support the identification of feasible route corridors for a new southern link

road. Transport modelling suggests infrastructure such as this would be a prerequisite of enabling the potential of Carlisle South to be realised.

4.3 Although ongoing, this work highlights how there will be a need to establish an integrated masterplanning process from the outset which must include a clear understanding of the infrastructure implications of growth. There will also be a requirement to establish robust delivery mechanisms including a clear approach to developer contributions. Failure to achieve this would be entirely prejudicial to the delivery of sustainable growth in the widest sense.

4.4 Additional work on the IDP, evidence base and visioning with respect to Carlisle South increasingly supports the need for the site to be self-reliant which in turn amplifies the importance of a coordinated approach to, and clear delivery strategy with respect to infrastructure. Understanding the implications on the strategic road network and acting to mitigate these to the satisfaction of Highways England is also increasingly evident and reaffirms this position.

5.0 Conclusions

5.1 To ensure the importance of a coordinated approach to infrastructure is appropriately reflected there is agreement that Policy SP3 should be modified. It should include an explicit reference to the objective of achieving comprehensive and co-ordinated development and provide clarification that the study area for the masterplan will include the whole of the undeveloped extent beyond the city's existing southern edge and any existing allocations.

5.2 It is also considered that within the text supporting this policy it should be stated that a subsequent DPD should include a requirement for individual applications to demonstrate how they align with the future area wide masterplan and therefore how they will contribute to the delivery of strategic infrastructure.

5.3 Detailed and necessary modifications to achieve the above common objectives will be put forward by the City Council in due course.