



St Cuthbert's Garden Village

Statement of Consultation for Strategic Design Supplementary Planning Document

April 2021

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1. Introduction

- 1.1. The Town and Country Planning (Local Planning) (England) Regulations 2012 require a local planning authority to consult the public and stakeholders before adopting a Supplementary Planning Document (SPD). Regulation 12(a) requires a statement to be prepared setting out who has been consulted while preparing the SPD; a summary of the main issues raised; and how these issues have been addressed in the SPD.
- 1.2. This statement is a record of consultation undertaken during the production stage of the SPD together with the formal public consultation stage, and the outcomes of that consultation.
- 1.3. The St. Cuthbert's Garden Village Strategic Design SPD has been prepared to provide guidance for landowners, applicants and the Local Planning Authority in preparing and determining planning applications within St Cuthbert's that are of a quality appropriate for Garden Settlement.
- 1.4. The SPD promotes a positive planning process and establishes the Council's expectations about masterplanning and design quality, that will be forthcoming in future planning applications and subsequently approved development. It sets the next level of strategic design guidance for the whole of the new settlement, by defining the key structuring and place making elements necessary to underpin good design and delivery – providing a clear basis on which to develop detailed proposals in a co-ordinated way.

2. Preparation of the draft SPD

- 2.1. Carlisle City Council appointed Hyas Associates to develop the draft SPD in consultation with the local community, members of the City and County councils, landowners, and other stakeholders.
- 2.2. Partnership working was undertaken to engage Cumbria County Council, the landowners, infrastructure providers and local interest groups to consider ways to deliver good quality design on site in a successful manner.
- 2.3. In preparing the draft SPD the following main consultation and engagement meetings were carried out:

Meeting type/group	Date	Invitees <i>(in addition to Hyas and Carlisle City Council representatives)</i>	Topic(s)
Landowner Meeting	22 nd July 2020	Representatives from one interested developer	Early thinking around design standards and requirements
Cumbria County Council	24 th July 2020	Officers from the planning, highways, travel, flooding and water team	Highways and water
Carlisle City Council	27 th July 2020	Development management and design/conservation officers	Urban design and character
United Utilities	27 th July 2020	Area and planning managers	Sustainable Drainage Systems (SuDS)
Project Steering Group	21 st August 2020	City and County Officers	Presentation of baseline analysis of design opportunities and constraints

Cummersdale Parish Council	5 th October 2020	Cummersdale Parish Council members	Overview of SPD, Local Plan and Masterplan.
St. Cuthbert's Without Parish Council	13 th October 2020	St. Cuthbert's Without Parish Council members	Overview of SPD, Local Plan and Masterplan.
Design Charettes 1	20 th October	Project Steering Group members and relevant stakeholder group representatives in these topics	Discussions on streets and movements; local centres, design and character; low carbon and innovation.
SCGV Members' Advisory Group (MAG)	22 nd October	Members of Carlisle City Council	Overview of SPD and opportunities to engage and influence its contents.
Design Charettes 2	3 rd November	Project Steering Group members and relevant stakeholder group representatives	Discussions on green and blue infrastructure.
Development management	4 th November	Staff from development management team	Discussions on practicality of SPD when assessing planning applications
Statutory Public Consultation 10th November 2020 – 22nd December 2020			
Infrastructure meeting	10 th December	Cumbria County Council, United Utilities, Environment Agency	Feedback on infrastructure requirements and any gaps/issues to address
Landowner meeting	3 rd December	Representatives from x1 landowner group, City and County Council	Overview of SPD, design expectations and opportunities to feedback

Landowner meeting	12 th January 2021	Representatives from x1 landowner group, City and County Council	Review of early design layout and infrastructure
Project Steering Group	14 th January	City and County Officers	Summary of consultation feedback and discussion to agree SPD amendments
SCGV Members' Advisory Group	18 th January	Members representing Carlisle City Council	Summary of consultation feedback and discussion to agree SPD amendments
Strategic Board	11 th February	St. Cuthbert's Garden Village Strategic Board members	Update on consultation feedback and how issues will be addressed
Transport	19 th February	City and County Officers, WSP (commissioned to undertake LCWIP and Transport Study)	Update on emerging Transport Study being undertaken as part of the Local Plan evidence base

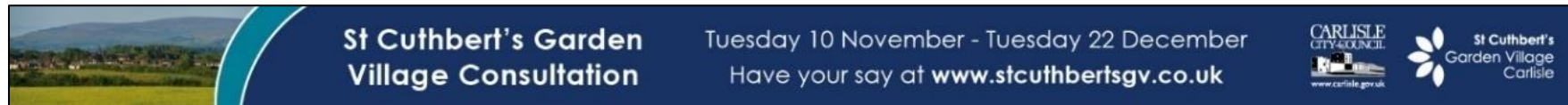
Table 1 overview of meetings and workshops throughout the development of the SPD

- 2.4. Any feedback received during meetings prior to Statutory Consultation were incorporated into the draft SPD in October and November.
- 2.5. During the consultation period (10th November – 22nd December 2020), people were invited to comment on the SPD proposals. A summary of these comments and how they have been addressed in the development of the SPD are set out in Sections 4 and 5 of this report. The St. Cuthbert's Strategic Design SPD has sought to address these comments constructively and creatively, balancing the practical needs of site delivery with the context of the local area and the SCGV Vision.

3. Consultation undertaken

- 3.1. Formal public consultation was undertaken on the draft SPD for a period of six weeks, from Tuesday 10th November to Tuesday 22nd December 2020.
- 3.2. A number of local groups requested an extension to this deadline, which was granted, allowing comments to be submitted up until 13th January 2021, thereby resulting in a 9-week consultation period overall.
- 3.3. Consultation on the SPD was undertaken in accordance with the Carlisle City Council Statement of Community Involvement adopted in 2010 (as best as possible given COVID-19 restrictions). A list of consultees is provided in Appendix 2.
- 3.4. The government encouraged LPAs to continue their plan making activities during the Covid-19 crisis. On 16th July 2020 The Town and Country Planning (Local Planning) (England) (Coronavirus) (Amendment) Regulations 2020 changed the requirement for councils to make copies of documents available for inspection at their principal office as set out in Reg 35 of The Town and Country Planning (Local Planning) (England) Regulations 2012. During the period of consultation for the SPD, Carlisle City Council complied with Reg 35 by making the document available online.
- 3.5. The draft SCGV Strategic Design SPD was consulted upon with the following accompanying documents:
 - St. Cuthbert's Garden Village Local Plan, Preferred Option Policies; and
 - Stage 2 Masterplan (*for information*).
- 3.6. The documents were made available on the SCGV website: <https://www.stcuthbertsgv.co.uk/> and paper copies were made available if requested.
- 3.7. A variety of methods were used to ensure as many people as possible were made aware of the consultation:

- The City Council sent out approximately 4,000 leaflets, and posters were put up on the parish council noticeboards.
- Emails were sent direct to all those on their St. Cuthbert's consultation database, (these include 'statutory' consultees).
- The 2 local MPs, all affected landowners and the Parish Councils also had direct emails.
- A digital banner was created (see below) and displayed on the Civic Centre on 10th November and again on 7th December.



- The dedicated St. Cuthbert's website refresh included an interactive portal, which received approximately 1,500 views.
- The City Council's Facebook, Twitter and LinkedIn was also used to promote the consultation with Carlisle Ambassadors, Carlisle Partnership, Discover Carlisle, Cumbria LEP, Cumbria County Council and Homes England tagged.
- A press release was issued on 6th November: <https://www.newsandstar.co.uk/news/18849536.public-urged-give-views-st-cuthberts-garden-village-plans/>
- In addition, an advert was placed in the Cumberland News at the start of the consultation. Feedback from Cumberland News indicated 10,417 impressions (how many times the advert has been delivered); 161 clicks; 1.55% click through rate (CTR) occurred from this.

- 3.8. The City Council also undertook site meetings, phone calls and postal responses; presentations to three parish councils, MAG, and wider council members, some of which were specific to the Local Plan, feeding back any considerations relevant to the SPD. Representatives from Hyas joined some of these meetings, as highlighted in Table 1.
- 3.9. Due to COVID-19, interested parties were encouraged to make responses in a digital format, however if this was not possible, postal responses were received.
- 3.10. Comments could be made online using the online consultation system, which contained a set of targeted questions created in Survey Monkey: <https://www.stcuthbertsgv.co.uk/GET-INVOLVED> or by completing the consultation response form and it emailing it to stcuthbertsgv@carlisle.gov.uk



Figure 1 Digital consultation boards were prepared to ensure remote consultation was engaging for participants.

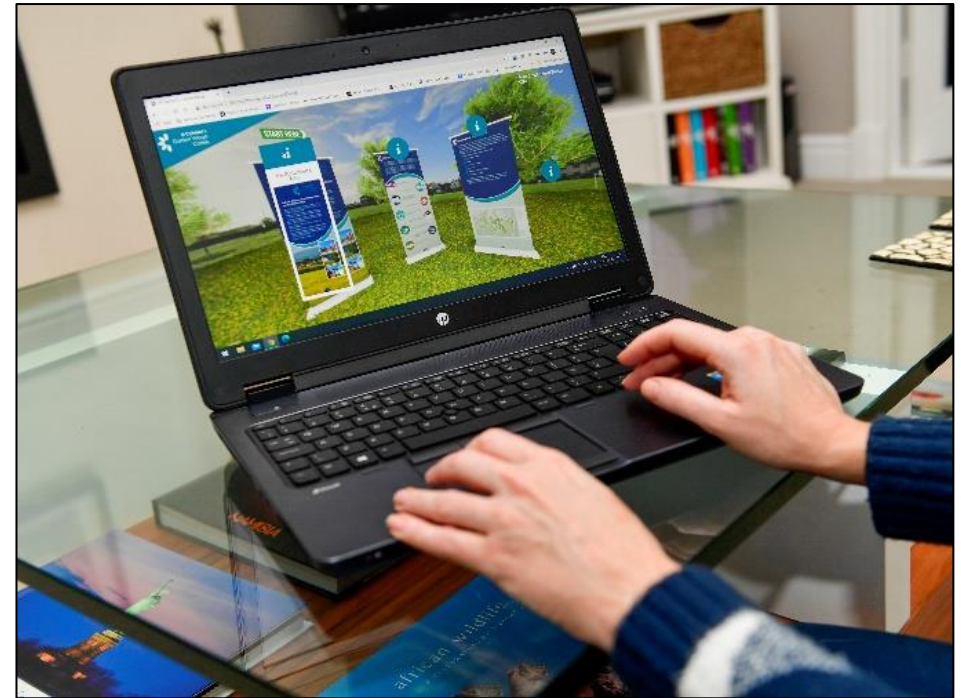
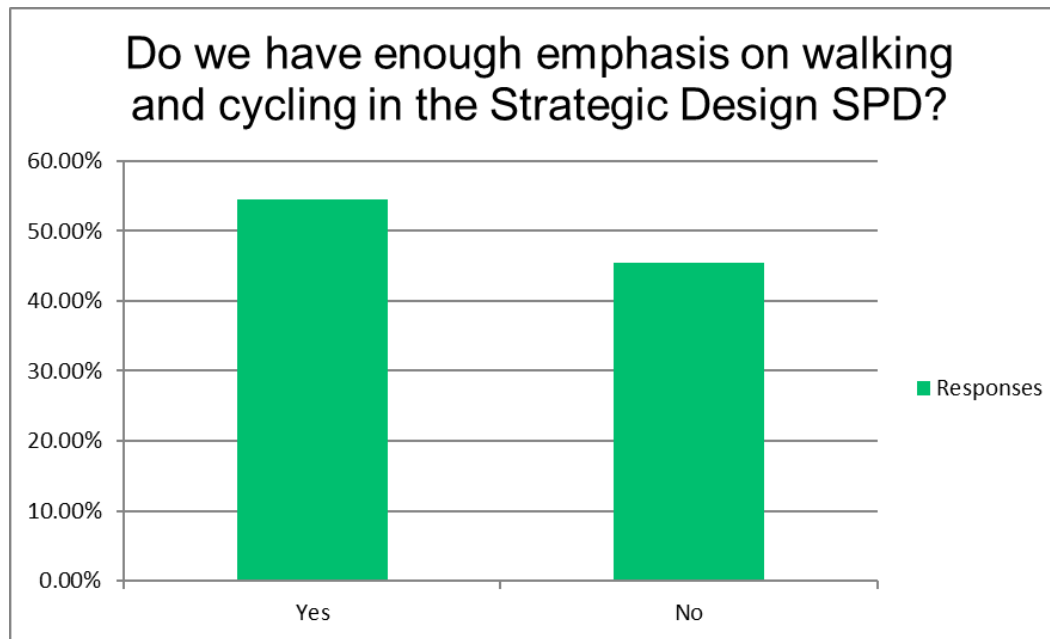


Figure 2 Interested parties could access the consultation materials on a variety of personal devices (Credit: Stuart Walker Photography)

4. Issues raised during the public consultation

4.1. The Survey Monkey questionnaire received 64 responses in total. The questionnaire contained 17 questions specific to the SPD. A summary of responses is provided below.

4.1.1. Question 1: Do we have enough emphasis on walking and cycling in the Strategic Design SPD?



An 'any other comments' box was provided for respondents to expand on their answer, of which, 14 people did.

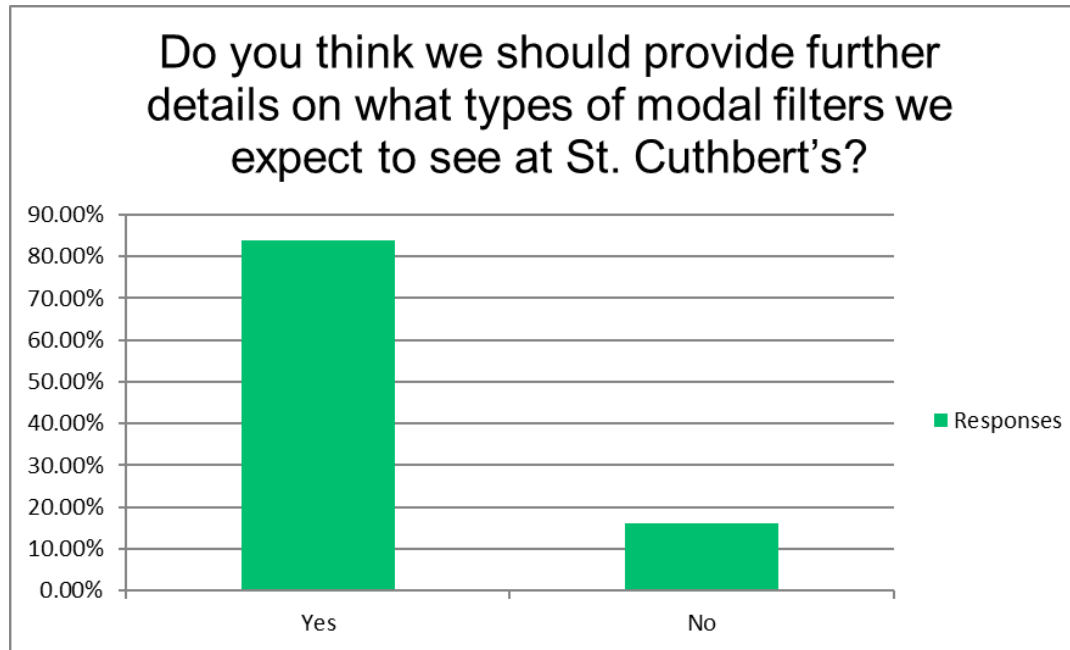
Comments supporting the level of detail in the SPD outlined additional routes and facilities would be welcomed to facilitate a more sustainable and healthier lifestyle. Reference to supporting the Greenway was mentioned and some outlined scope for additional emphasis on walking and cycling.

Some feedback outlined the need to think about areas and links outside of the Garden Village (GV) area to ensure links inside the Carlisle City centre were adequate also.

Comments opposing this, outlined too much emphasis was placed on this topic, outlining the area was dominated by personal car use and people were unlikely to change their habits.

Some feedback expressed was outside of the scope of the question, outlining the general location of the GV was unsustainable and should be on brownfield land. Concern over taking away existing routes during the development period of the GV was stated also.

4.1.2. Question 2: Do you think we should provide further details on what types of modal filters we expect to see at St. Cuthbert's?



An 'any other comments' box was provided for respondents to expand on their answer, of which, 10 people did.

Comments supporting the use of modal filters stated this would help reduce car use. Pedestrian and cyclist safety as a priority was supported.

Clarification was sought to explain how modal filters reduce car use. Ensuring such can be understood by all, for example, in line with the Dementia Engagement and Empowerment Project (DEEP) 'dementia friendly communities' guidance was highlighted for consideration.

Opportunities to integrate wildlife benefits into modal filters was suggested.

Concern over the appearance of modal filters was outlined.

Some feedback expressed was outside of the scope of the question, stating money and time was being wasted.

4.1.3. Question 3: Do you have any further thoughts on how we can discourage poor parking through good design?

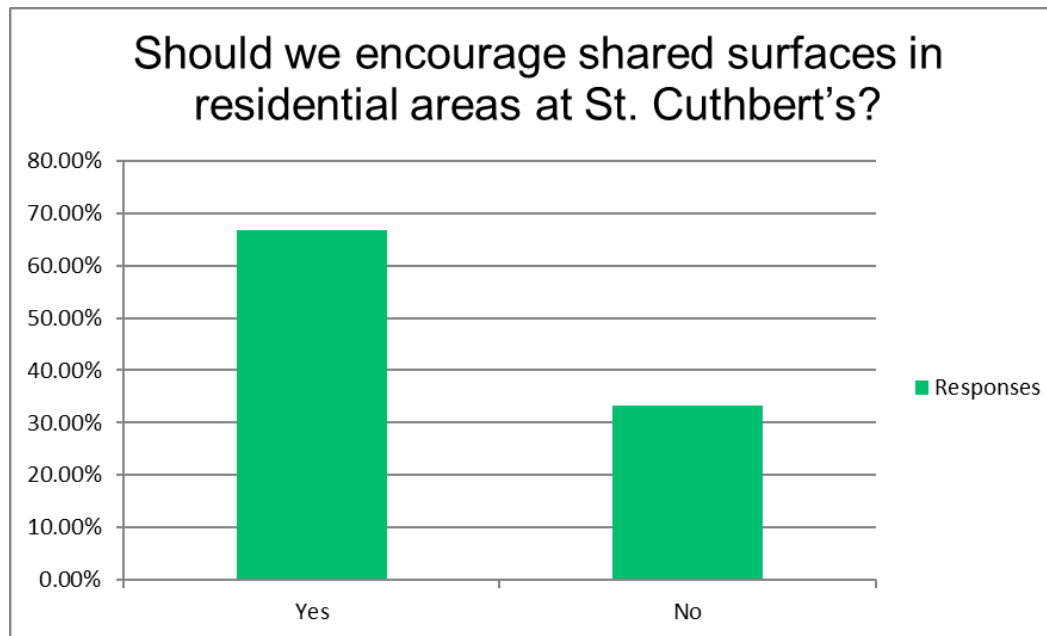
Regarding vehicle parking, many respondents outlined the need to provide sufficient parking for residents (ranging from 1-4 spaces per dwelling, garages that can fit a car inside and/or space to park on personal driveways) and sufficient visitor parking and would contribute to less ad-hoc/on pavement parking.

The use of one-way streets, providing 'outstanding' public transport, reverse parking requirements, strategic planting, resident permits, double yellow lines, bollards, wider streets and enforcement were also suggested to manage/reduce parking requirements.

Regarding the future of parking requirements, the need to ensure electric charging was outlined and it was suggested consideration to be given to new models of ownership, which may result in less cars per dwelling.

In addition, one safe cycling parking space per dwelling was outlined as insufficient.

4.1.4. Question 4: Should we encourage shared surfaces in residential areas at St. Cuthbert's?



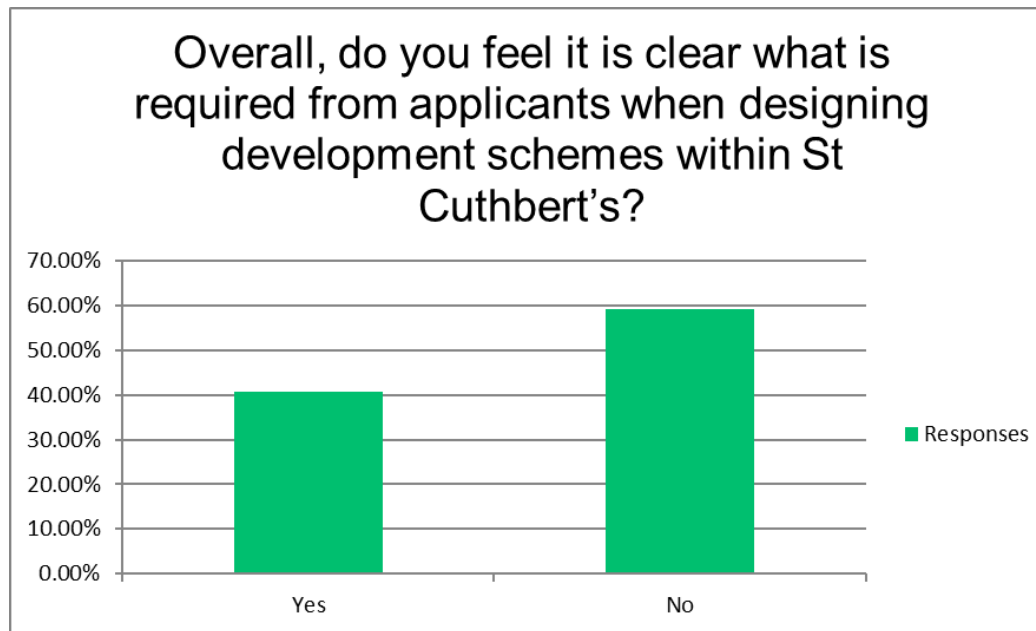
An 'any other comments' box was provided for respondents to expand on their answer, of which, 13 people did.

Those supporting the use of shared surfaces stated it would help to reduce driving speeds and outlined such should be provided in all residential areas.

Safety was a concern for others, the need to segregate all users was stated, through planting and street furniture.

How inconsiderate parking would be managed was queried and the need to ensure accessibility was fair for all users (examples provided: anyone with disabilities, sight issues or dementia) was outlined.

4.1.5. Question 5: Overall, do you feel it is clear what is required from applicants when designing development schemes within St Cuthbert's?



An 'any other comments' box was provided for respondents to expand on their answer, of which, 11 people did.

Those agreeing, outlined additional environmental protections and sustainability enhancements would be supported, including the provision of electric car charging at each house. Landscaping to boost biodiversity and the provision of wildlife corridors was supported.

Concerns over the enforcement of developers' requirements was expressed.

Some feedback expressed was outside of the scope of the question, outlining town centre redevelopment should be explored before any new development.

4.1.6. Question 6: Building on the Stage 2 Masterplanning Land Use proposals, what do you think is important from a design perspective to support the success of the mixed-use spaces and local centres?

Some responses supported the need for the GV to provide more than houses, integrating a mix of uses within the development. The need to provide, health, educational, local shops and cafes, sports, social, entertainment and commercial uses was outlined. Following the design of existing local villages nearby was expressed and giving buildings character was supported, as set out in the SPD.

The location of such land uses was highlighted, some respondents outlined the need to segregate uses, ensure safety through good design and lighting, and ensure local centres are within a 10 minute walk from houses to help support more vulnerable people.

Others expressed concern over the number of vacant properties within the city centre and impacts of pedestrianisation.

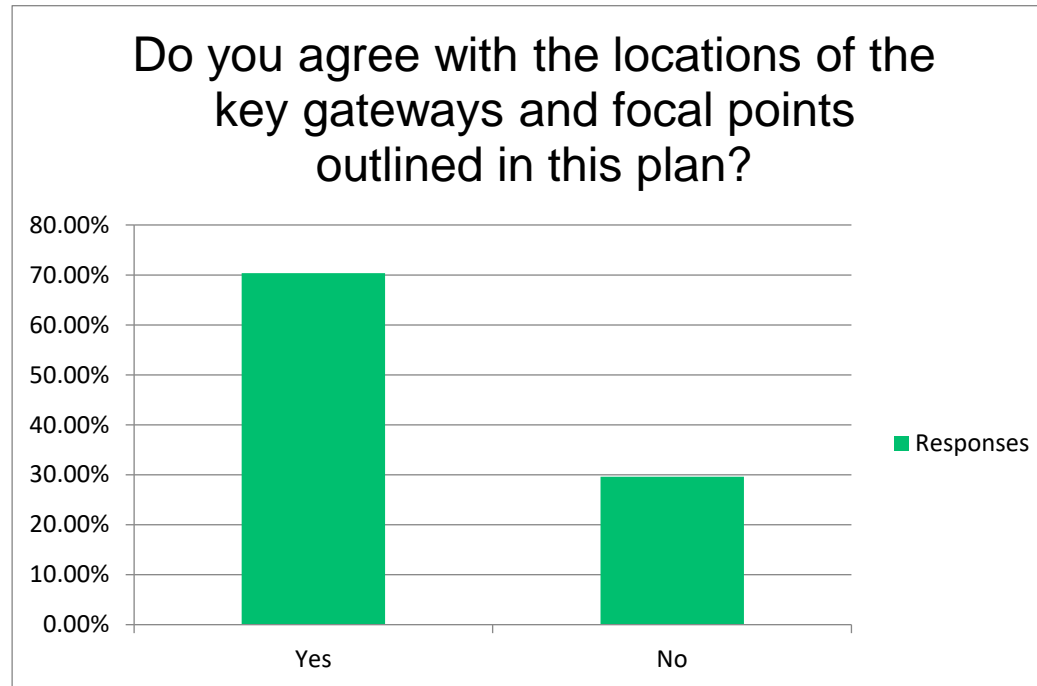
Some feedback expressed was outside of the scope of the question, such as the impact of building the GV will could have on existing nearby residents.

4.1.7. Question 7: What do you think these facilities and spaces need to include to further encourage social interaction and cohesion?

Respondents outlined the following would be beneficial: schools, doctors, green spaces, good connectivity, well maintained cycleways, small businesses (e.g., bakers, toy shop, bookstore, etc.), community committees, pubs, bars, restaurants, and sports clubs. The need to ensure facilities are provided for all generations and disabilities was highlighted.

The need to avoid cul-de-sacs was stated and the provision of gaps between existing and new communities was stated.

Some felt this question was difficult to consider due to the current COVID-19 restrictions.

4.1.8. Question 8: Do you agree with the locations of the key gateways and focal points outlined in this plan?

An 'any other comments' box was provided for respondents to expand on their answer, of which, 9 people did.

No comments were received that disagreed with the plan provided. In addition to those outlined, it was queried if an additional focal point could be provided in the area that borders the old city, and the city centre.

It was stated that the development should be kept within the CSLR boundary and concerns over the lack of rail transport were expressed.

Some feedback was outside of the scope of the question, such as the potential impact on walkways during the building stage.

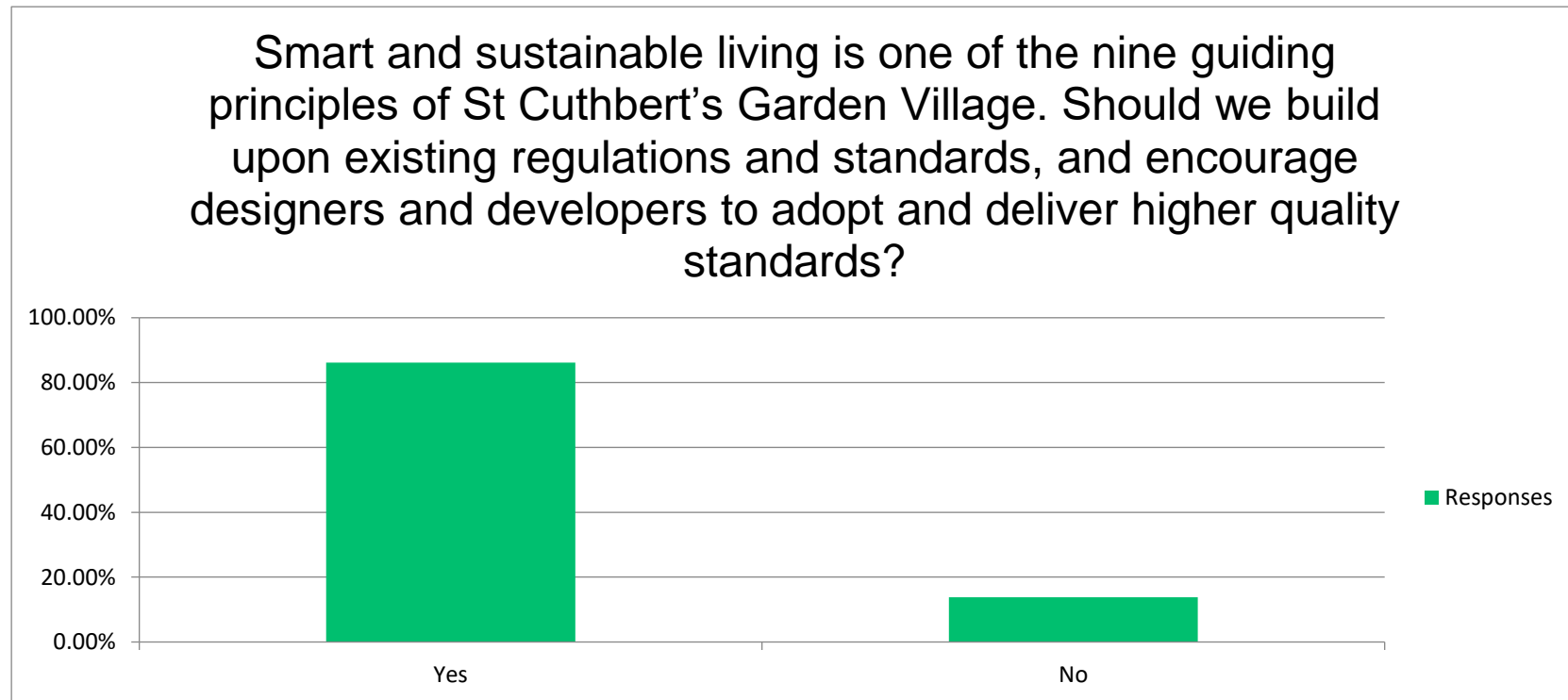
4.1.9. Question 9: What are the key 'local distinctiveness' characteristics you would like to see us promote at St. Cuthbert's?

Feedback included: low density, green space for new and existing residents, low level buildings, modernisation (to a degree), a mix of housing, new employment opportunities, mirroring existing grad architecture in Carlisle city, use of stone rather than brick, small independent businesses, good signage, and noticeboards.

One feedback stated this cannot be achieved.

Some feedback expressed was outside of the scope of the question, such as not building the development and concerns that nearby settlements will become a building site.

- 4.1.10. **Question 10: Smart and sustainable living is one of the nine guiding principles of St Cuthbert's Garden Village. Should we build upon existing regulations and standards, and encourage designers and developers to adopt and deliver higher quality standards in order to meet the aspirations of St Cuthbert's both now and in the future?**



An 'any other comments' box was provided for respondents to expand on their answer, of which, 15 people did.

All comments supported this statement, outlining the importance of this to ensure a true flagship development, outlining it should be mandatory. The need to ensure sustainability requirements evolves as technology progresses was also stated.

One comment queried how developers can be held accountable and if it could be set out in any future contracts.

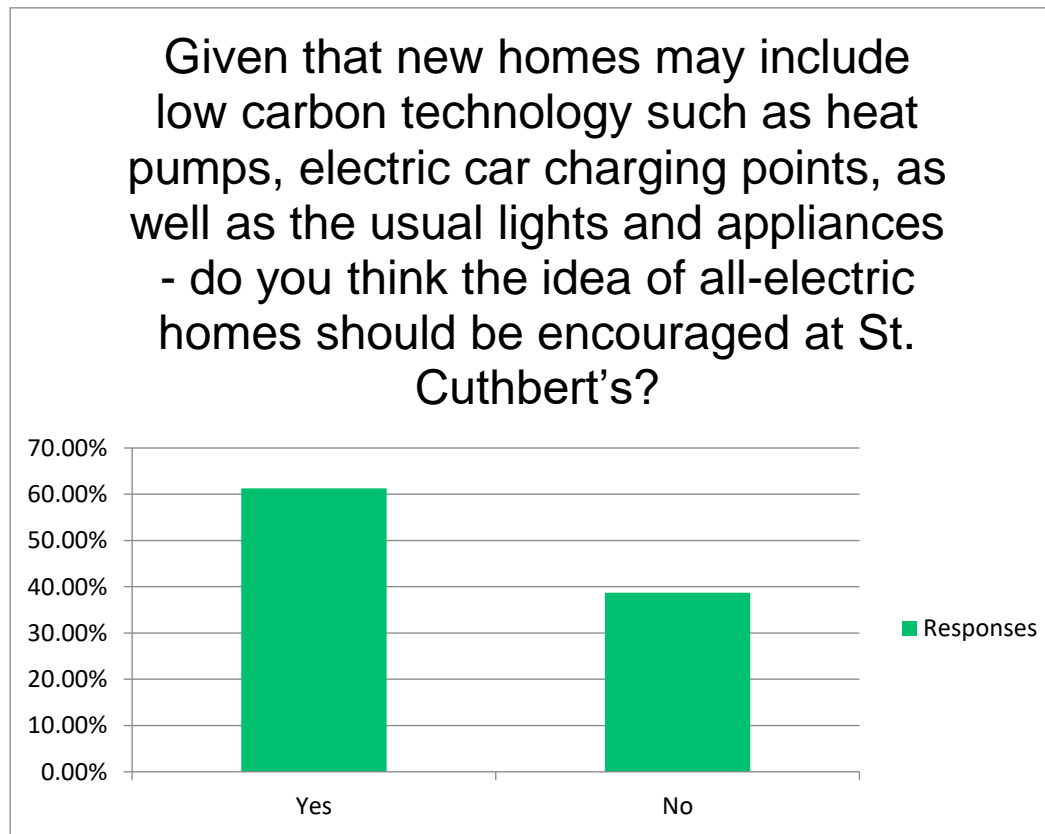
The need to ensure affordability and accessibility for all was highlighted.

4.1.11. Question 11: What do you think new development should do to make living and working through the COVID-19 pandemic easier?

Feedback included: creating new jobs, access to outdoor spaces, local facilities to meet local needs, green spaces provided for every house, flexible housing (i.e., movable walls, plenty of space), natural lighting in buildings, easy access to facilities, good connections for walking and cycling, encouraging people to live close to their workplace, good Wi-Fi/communications, and emergency services.

Some respondents misinterpreted the question and felt it was irrelevant as it will no longer be an issue once the development is completed.

- 4.1.12. **Question 12: Given that new homes may include low carbon technology such as heat pumps, electric car charging points, as well as the usual lights and appliances - do you think the idea of all-electric homes should be encouraged at St. Cuthbert's?**



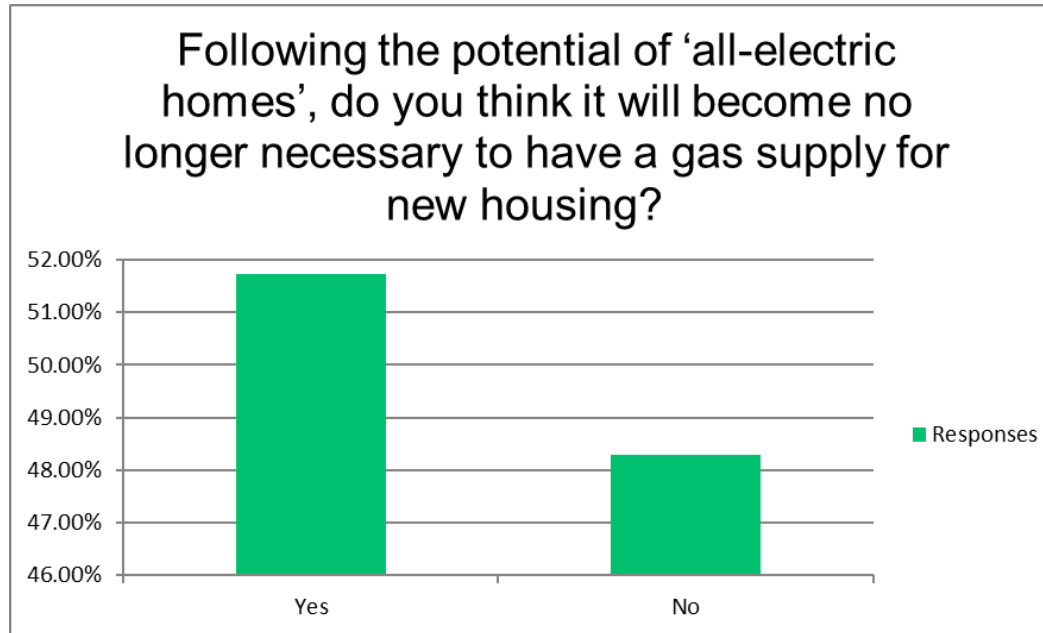
An 'any other comments' box was provided for respondents to expand on their answer, of which, 13 people did.

Those supporting this statement outlined anything else would exacerbate the climate emergency and therefore, it should be a standard for all new homes.

Others questioned the viability of this and expressed concerns over any potential impact on affordable housing.

Some felt the people should have a choice, whilst a combination of choices was stated by others to ensure resilience if a power cut occurred for example.

4.1.13. Question 13: Following the potential of 'all-electric homes', do you think it will become no longer necessary to have a gas supply for new housing?



An 'any other comments' box was provided for respondents to expand on their answer, of which, 13 people did.

Those supporting this outlined electricity can meet all of users' needs and highlighted this will depend on government guidance.

Feedback also included the need to include more than one energy source and concerns over the impact on existing capacity.

4.1.14. Question 14: Will the National Grid, with its ambition for decarbonisation, be the best option for supplying low carbon electricity in the future St Cuthbert's Garden Village, or do we need to see more local energy solutions such as microgeneration options such as photovoltaics/solar panels?

Two respondents did not support the idea of more local energy solutions.

The remainder outlined a mixture of approaches should be taken to ensure resilience. Several respondents stated local energy solutions for each house should be considered. The need to ensure all buildings are as energy efficient as possible was also stated, e.g., solar panels on all homes and small wind turbines considered for community centres.

A few questioned if community owned power generation could be explored to provide revenue for community facilities.

Mixed views were provided regarding larger scale generation, e.g., the provision of a solar farm was queried, whilst another respondent outlined tree planting would be more pleasant for communities.

4.1.15. Question 15: How best do you think we can incorporate MMC into St. Cuthbert's whilst ensuring we keep a sense of local distinctiveness?

Many supported a mix of housing styles (old and modern) to add variety, for both MMC housing and standard house building. The need to promote a non-uniform approach was outlined. The use of local stone cladding was suggested,

and it was also outlined that external landscaping and gardens can support local distinctiveness too. MMC could also incorporate feature to boost biodiversity e.g., spaces for invertebrates and bird boxes.

Some feedback also highlighted an over-emphasis on 'local distinctiveness' and that it should not come before sustainability and wellbeing.

Others were concerned that the quality of MMC housing could be inadequate in terms of quality and style. The need to ensure houses are constructed for the long term was expressed and ability to withstand the Cumbrian climate, as well as ensuring all designs are quality assured. It was also suggested that the phasing of the development should be steady to ensure built outs are meeting high standards.

The potential to develop a design competition was also queried.

One response was outside of the scope of the question, opposing the development in general.

4.1.16. Question 16: How can we increase the amount of wildlife habitat across St. Cuthbert's? If you have any suggestions regarding where this could be done, such as ideas around suitable locations for where new habitats could be planted, please include this in your response.

Most ideas provided stated additional planting such as trees, hedgerows, and wildflowers, would support this through the creation of wildlife corridors. In terms of types, providing hedgerows instead of fences for home boundaries, habitats that attract wildlife and bees were supported, as well as providing suitable infrastructure such as bug hotels and ponds. The

retention of existing planting such as mature trees and hedgerows was stated, e.g., woodland habitats at Durdar and protection of mature trees around the area of Rye Close and Broome Garth.

Some also expressed concern over using river corridors to enhance connectivity and the impact this could have on existing species and habitats.

Seven responses outlined the development should not proceed, and one suggested the size of the development should be reduced.

4.1.17. Question 17: Whilst there are many ways SuDS can be incorporated into developments, do you have any comments on what elements from the examples above could work well at St. Cuthbert's?

Feedback supporting SuDS outlined efficient drainage is essential, some indicated a mix of SuDS would be visually interesting and also support wildlife, e.g., ponds, wetlands, raingardens. It was outlined that residents could be encouraged to have garden ponds and bog gardens and if possible, excessive paving should be discouraged both during development and after completion. In addition, potential for other uses such as leisure (swimming, fishing, dog swimming) was queried.

The reintroduction of beavers was highlighted as a potential consideration.

Concern over the ability of SuDS to cope was raised and it was stated the existing site is boggy, which will be made worse by development. In contrast, it was also outlined due to topography the site is unlikely to be impacted to the same degree of flooding as seen in Carlisle City.

Two responses were outside of the scope of the question, one opposing the development in general. Another provided feedback on the importance of inclusive and adaptable design, as well as providing a mix of housing types to ensure that a full community is built for people's whole lives and they do not have to move to a completely different area when their circumstances change was provided.

4.2. The St. Cuthbert's email account received, 26 provided feedback specific for the SPD to consider. As each differed in structure, a summary of key points is set out by the following themes:

- Planning and policy
- Strategic requirements
- Character areas
- Process and delivery
- Other

4.2.1. Planning and policy

Feedback concerning planning and policy primarily focussed on the content provided in chapter 1 (introduction) and 4 (policy and guidance) of the draft SPD. A summary of main points made by stakeholders is as follows:

- The purpose of the SPD was supported, as detailed in the 'core purpose' provided in the introduction.

- The relationship between the SPD, Carlisle District Local Plan and emerging St. Cuthbert's Local Plan was considered unclear. Concern regarding the SPDs potential to prejudice the preparation of the Local Plan 'Policies Plan' by fixing aspects of the design/allocations/framework without the application of the various regulatory requirements associated with the Local Plan was expressed.
- The relationship between the SPD and development management requires further explanation.
- Suggestion to add reference to the role of the SPD in maintaining the Council's 5-year land supply.
- Concern that the SPD is seeking to circumvent the need for robust consultation and examination of policies ahead of the SCGV Local Plan being adopted.
- Suggestion to clearly set out what the current CDLP policies are relevant and link directly to the topics in the SPD.
- The status of the Stage 2 Masterplan requires further clarity, as the Carlisle District Local Plan refers to a 'masterplan' guiding development.

4.2.2. Strategic Requirements and themes

Feedback concerning the Strategic Requirements and themes focussed on the content provided in chapter 6 (Strategic Design Framework Plans & Strategic Requirements for Applications) and 7 (Key Themes) of the draft SPD. A summary of main points made by stakeholders is as follows:

- Objection to the use of word "must" in Strategic Requirements and "essential" planning application requirements. Some feedback expressed concerns over the achievability of requirements on all land parcels, requesting some flexibility to be included.
- Concerns that the SPD addresses land use mixes and quantum of greenspaces, ahead of the SCGV Local Plan.

Transport

- Concerns over the adoption of highways, particularly where the SPD conflicts the Cumbria Design Guide.
- The need to include electric bus charging points (in addition to car charging) and provide good quality shelters should be provided at all stops was stated.
- Recommendation to set 350m as a maximum distance apart rather than the 400m mentioned in the consultation document.
- Suggestion to ensure any bus routes are able to link all the mobility hubs and the infrastructure is provided to allow this.
- More clarity on how mobility hubs will facilitate sustainable travel was requested.
- Advise that the outcomes of ongoing studies will impact locations of bus routes and streets hierarchy.
- Concerns over the use of car parking on the street to slow down traffic flow, as it many cause problems for bin wagons, emergency services and visibility for both children and adults crossing the road. Suggestion that car parking provision should be included within the curtilage of each household and car parks should be provided.

Environmental

- Additional wording was provided for consideration, covering flood risk, water efficiency, rainwater, SuDS, maintenance, and drainage.
- Suggestion to re-direct the Greenway marginally to reduce the amenity impacts on existing dwellings.
- Information shared regarding work being carried out nationally, to deliver the Emergency Services Network, which may mean the provision of new energy masts cannot be discounted on site.

- Concerns that SPD does not give sufficient protection to existing trees, shrubs, hedges and other wildlife. Recommendation to include existing trees in Cummersdale in the SPD.
- Importance of balancing biodiversity offsetting and commercial farmers needs through proper engagement with landowners was highlighted. Any impact on food production should be minimised.
- Concerns over the potential impact on safety, security, health and wellbeing, and the environment due to the location of road and housing proximity to Blackwell.
- Key views in figure 14 do not align with Appendix 10 of the local plan.
- Support for the provision of wildlife friendly habitats in the development and suggestion that such could incorporate walkways for people.

Development

- The SPD does not acknowledge other sites potential for residential development (i.e., those not considered in the Masterplan).
- Ensure all new households have high speed internet connection.
- Importance of implementing sustainable energy infrastructure methods, for instance solar panels and the provision for carbon net zero heat sources was stated.

4.2.3. Character areas

Feedback concerning the character areas focussed on the content provided in chapter 8 of the draft SPD. A summary of main points made by stakeholders is as follows:

- Aspects of the drawings/plans provided do not accord with the illustrated masterplan and framework.

Cummersdale

- Concerns that a lack of adequate consideration has been given to the area as it is not identified as a 'key location'.
- Suggestion to expand the design principles to include preservation of historic trees and key landscape features and to require developments to carefully plan for and address critical surface water drainage issues in the vicinity of Grace Lane.
- Suggestion to provide additional detail to the 5th draft design principle for Cummersdale to provide for a linked network of greenspaces and infrastructure at the local level that feeds into the greenway.
- Suggestion to reorientate the local centre so it does not turn its back to the village or become immediately adjacent to Dalston Road.

Blackwell

- Concerns over proximity of development to rear of Blackwell as it may affect wildlife in the area and have a negative social impact on the mental health and wellbeing of existing residents.

Durdar

- Suggestion that the land to the north west of the crossroads in Durdar village should consist of a mix of housing and landscaping to retain the valuable village feel and commercial should be sited out towards the new link road with better access and safety in mind.
- Suggestion to consider constructing park and ride facilities at the Durdar district centre to potentially add a small amount of trade to the bus service to Carlisle and help to improve its viability.

Carleton

- Suggestion that Carleton Green should be designated for higher density residential development, of 30-35dph to achieve higher residential densities close to Local Centres to promote sustainable transport.

4.2.4. Process and delivery

Feedback concerning the process and delivery focussed on the content provided in chapter 9 of the draft SPD. A summary of main points made by stakeholders is as follows:

- Request for additional clarity on the point at which the Council would expect a Design Code to be submitted for consideration, and comment from the Council on why the current requirement for justification through a Design And Access Statement does not meet the requirements of the policy framework for high quality development.
- The early production of an Infrastructure Delivery Plan and Viability Assessment evidence was welcomed as it was stated it is unclear how the Council can be prescriptive around delivery when these essential documents are not available.
- Suggestion to alter the phasing of the development.
- Some aspirations expressed to meet with other landowners to create a Memorandum of Understanding to jointly promote and deliver the site.
- Suggestion that if a developer cannot satisfactorily demonstrate that their development would not be prejudicial, the development should be refused on the grounds that the application is prejudicial to the delivery of St Cuthbert's Garden Village.

- Concerns in relation to the level of detail submitted at outline stage. It was stated that a well-defined Outline Drainage Strategy should be aligned with the policy to condition the requirement for it needing to be provided at reserved matters stage.
- It was considered unclear how individual developers and development within the phased approach will be involved with point of discharge to the main river system.
- It was considered unclear how the basic structural green infrastructure framework will be delivered in a coherent way, ideally before development has started.
- Views that the GV Vision and the infrastructure needed to make it happen could only be successfully delivered if there is a Strategic Developer.

4.2.5. Other

Suggestion for the Council to adopt the Secured by Design initiative for the GV. In essence this means:

- Optimising natural surveillance of public realm (no public spaces or designated routes concealed from easy view and from a variety of directions).
- Obvious demarcation of public and semi-private spaces with physical treatments.
- Protection of dwellings and buildings against forced entry utilising certified door, window, and glazing products.

5. How issues have been addressed

- 5.1. Following an internal review of all feedback received, a series of review meetings were held to outline and agree how the SPD should respond to any issues highlighted. These meetings are detailed in section 2.3.
- 5.2. Table 2 outlined how the feedback received via Survey Monkey will be addressed.
- 5.3. Table 3 outlines how other feedback will be addressed. It also includes updates required to the SPD following feedback from legal advice.
- 5.4. Paragraph 5.5. provides information on next steps (outside of the SPD) that may help to alleviate other concerns raised.

Question		Comment
1	Do we have enough emphasis on walking and cycling in the Strategic Design SPD?	<p>Carlisle City Council and Cumbria County Council are currently undertaking a Local Cycling and Walking Investment Plan, and a Transport Improvement Study.</p> <p>We are engaging with the appointed consultants to input early thinking into the SPD to guide illustrative plans and supporting text.</p> <p>As the works are due for completion after the SPD will be adopted, an appendix is likely to be added to the SPD to outline any detailed plans as appropriate.</p>
2	Do you think we should provide further details on what types of modal filters we expect to see at St. Cuthbert's?	<p>Additional information will be provided to explain types of modal filters and clarity regarding they seek to reduce car usage.</p> <p>Reference to the importance of pedestrian and cyclist safety, inclusive and good design will be added.</p>

		Additional images/diagrams examples will be added.
3	Do you have any further thoughts on how we can discourage poor parking through good design?	We have discussed this with Cumbria County Council and have added text to reflect their approach and requirements are reflected in the SPD, including the importance of early engagement for applicants to ensure sufficient parking is provided.
4	Should we encourage shared surfaces in residential areas at St. Cuthbert's?	Additional text outlining the need to ensure safety for all users is considered will be added to the SPD.
5	Overall, do you feel it is clear what is required from applicants when designing development schemes within St Cuthbert's?	<p>The SPD will be restructured to provide additional clarity on developer requirements.</p> <p>Further conversations with the Carlisle City Development Management team were undertaken to ensure the SPD requirements are clear and reasonable.</p>
6	Building on the Stage 2 Masterplanning Land Use proposals, what do you think is important from a design perspective to support the success of the mixed-use spaces and local centres?	<p>Feedback noted.</p> <p>Additional work required as part of the St Cuthbert's Local Plan will set out an appropriate land use mix, to ensure an appropriate mix of uses is provided.</p>
7	What do you think these facilities and spaces need to include to further encourage social interaction and cohesion?	<p>Additional work required as part of the St Cuthbert's Local Plan will set out an appropriate land uses to support the range of uses outlined from respondents.</p> <p>The SPD will provide further detail on the gaps/buffers between St Cuthbert's and surrounding land uses through sections/illustrations and supporting text.</p>
8	Do you agree with the locations of the key gateways and focal points outlined in this plan?	<p>In line with wider feedback and direction received, the gateways and focal points shown on plans will be of illustrative nature, rather than fixed frameworks.</p> <p>Other feedback is outside of the scope of the SPD.</p>

9	What are the key 'local distinctiveness' characteristics you would like to see us promote at St. Cuthbert's?	<p>Feedback noted.</p> <p>No changes are required to the SPD as feedback in is line with existing content (primarily in Sections 7.4 and Section 8).</p>
10	Should we build upon existing regulations and standards, and encourage designers and developers to adopt and deliver higher quality standards in order to meet the aspirations of St Cuthbert's both now and in the future?	<p>Additional text to outline affordable and accessible homes should also be of higher quality standards will be added.</p> <p>Further emphasis on future proofing homes and contributing positively to addressing the climate emergency to be added.</p>
11	What do you think new development should do to make living and working through the COVID-19 pandemic easier?	<p>Feedback noted.</p> <p>No changes are required to the SPD as feedback in is line with existing content (primarily in Section 7.7).</p>
12	Given that new homes may include low carbon technology such as heat pumps, electric car charging points, as well as the usual lights and appliances - do you think the idea of all-electric homes should be encouraged at St. Cuthbert's?	<p>In line with feedback, the range of options will be highlighted for consideration, rather than solely focusing on all electric homes.</p> <p>The need to ensure affordable homes are considered will be highlighted also.</p>
13	Following the potential of 'all-electric homes', do you think it will become no longer necessary to have a gas supply for new housing?	<p>Reference to be added to outline the need to ensure resilience of supply is considered when bringing forward proposals.</p>
14	Will the National Grid, with its ambition for decarbonisation, be the best option for supplying low carbon electricity in the future St Cuthbert's Garden Village, or do we need to see more local energy solutions such as microgeneration options such as photovoltaics /solar panels?	<p>Additional emphasis on the need to consider a range of energy supply methods to be added and the importance of ensuring all buildings are energy efficient is outlined.</p> <p>Interest in community energy generation to be passed onto the Council for consideration, as it is outside the scope of the SPD.</p>

15	How best do you think we can incorporate MMC into St. Cuthbert's whilst ensuring we keep a sense of local distinctiveness?	<p>Additional text to be added to outline opportunities to use local stone to clad buildings, as well as incorporating features to boost biodiversity.</p> <p>Emphasis on quality and style to be added.</p> <p>Reference that 'local distinctiveness' should not come at the cost of less sustainable/future proofed housing to be included.</p>
16	How can we increase the amount of wildlife habitat across St. Cuthbert's?	<p>The importance of undertaking environmental assessment and retaining/enhancing existing habitats and species will be emphasized further, with reference to locations mentioned outlined.</p> <p>Other feedback noted, largely in line with existing SPD proposals.</p>
17	Whilst there are many ways SuDS can be incorporated into developments, do you have any comments on what elements from the examples above could work well at St. Cuthbert's?	<p>Additional emphasis on providing a range of SuDS will be outlined.</p> <p>Ideas regarding opportunities for developers and residents as provided will be included.</p>

Table 2 Overview of how Survey Monkey responses will be addressed in the SPD.

Topic	Comment
Planning and policy	<p>Further clarity will be provided to explain the relationship between the SPD and the CDLP.</p> <p>An explanation will be provided regarding the emerging St. Cuthbert's Local Plan and the status of it within the context of earlier development presented ahead of adoption.</p> <p>Additional text/table will be provided to set out which of the existing CDLP policies are of direct relevance to the SPD.</p>

	<p>Confirmation that the SP Dis in line within the National Design Guide will be stated.</p> <p>References to the Stage 2 Masterplan will be consistent, setting out the role of it as evidence base to inform further work.</p> <p>The SPD will not refer to the 5-year housing supply, as the focus is to provide strategic design guidance. The applicant will be required to demonstrate this as part of any housing application.</p>
Strategic requirements	<p>The use of the word 'must' will be replaced by references to the Carlisle District Local Plan policies to ensure requirements are stronger.</p> <p>Additional text regarding water (SuDS, flooding, efficiency, and maintenance) will be incorporated into the SPD.</p> <p>Reference to the requirements of the SCGV Habitats Regulations Assessment Report will be outlined.</p> <p>Existing plans will be updated to reflect feedback and will be 'illustrative' rather than setting spatial fixes. This is to guide high quality proposals, whilst allowing further detailed assessment to fix site specific details as well as the emerging Local Plan.</p>
Character areas	<p>Plans and text will be updated to reflect feedback, or where this cannot be achieved, the reason will be provided.</p>
Process and delivery	<p>Additional clarity will be provided on the expectations of applicants, and the chapter will be restructured for clarity.</p>

	It will be outlined that the SPD will need to be considered and use as a tool to prepare planning applications.
Other	Other concerns regarding any disruption during construction phase of SCGV will be managed/mitigated through the planning process (e.g., through environmental impact assessments and planning conditions to ensure environmental conditions are managed appropriately) and Carlisle City Council are aware of this feedback.

Table 3 Overview of how email/written responses will be addressed in the SPD.

- 5.5. Issues outside the scope of the SPD primarily consisted of objection/dissatisfaction around the development of the GV and concerns regarding the impact of construction on residents. Carlisle City Council has established a good record of communication and consultation with interested parties and will continue this throughout the development of SCGV to ensure concerns are listened to, alleviated or minimized.

6. Conclusion

- 6.1. All statutory procedures set out in Part 5 of the Town and Country Planning (Local Development) Regulations 2004, regarding the preparation and consultation arrangements for an SPD have been complied with.
- 6.2. The comments received on the draft SPD (November 2020) have been considered in making the SPD on Strategic Design Guidance for St. Cuthbert's Garden Village (March 2021) a more informed and user friendly document.
- 6.3. In accordance with Section 18(4) in Part 5 of the Town and Country Planning (Local Development) Regulations 2004, Hvas Associates and Carlisle City Council have considered representations and prepared this Statement of Consultation to provide a summary of the main issues raised and how these have been addressed in the SPD intended for adoption.
- 6.4. Therefore, the Strategic Design Guide SPD for St. Cuthbert's Garden Village has legally followed the process to allow for its adoption.

Appendix 1 Consultees

The following organisations were directly notified of the draft St. Cuthbert's Strategic Design Guide SPD in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) via email, or post where no email address is available. Individuals are not listed. The consultees included:

- Councillors
- Parish Councils – various
- Various health providers
- Blue light services
- Various utility providers
- Education providers

The detailed list is as follows:

Authorities:

Allerdale Borough Council
 Barrow Borough Council
 Carlisle City Council (internal departments)
 Copeland Borough Council
 Cumbria County Council
 Dumfries and Galloway Council
 Eden District Council
 Hart District Council
 Lancashire County Council
 Northumberland County Council
 Scottish Borders Council
 South Lakeland District Council
 Tameside Council

Voluntary Organisations and Community Groups:

Action with Communities in Cumbria (ACT)
 Age UK
 AWAZ Cumbria
 Carlisle and District Civic Trust
 Carlisle Youth Zone
 Cumbria Action for Sustainability (CAfS)
 Cumbria Association of Local Councils (CALC)
 Campaign for Borders Rail
 CAMRA
 Carlisle Cycling Campaign
 Carlisle Federation of Community Organisations

Citizens' Advice Bureau
 Cumbrian coast Rail Users' Group
 Cummersdale Conservation Trust
 CVS
 Denton Holme Community Centre
 Disability Association for Carlisle & Eden
 Ramblers Association (Lake District Area Coastal Access)
 Save Our Streets
 Sustainable Carlisle
 Wetheral Community Association

Organisations:

Canal & River Trust
 Castles and Coasts Housing Association
 Civil Aviation Authority
 Cumbria Chamber of Commerce
 Cumbria Community Foundation
 Cumbria Local Nature Partnership
 Cumbria Rural Forum
 Cumbria Tourism
 Cumbria Tourist Board
 Cumbria Wildlife Trust
 Cumberland & Westmorland Antiquarian & Archeological Society
 Cumberland Building Society
 Defence Estates Services
 Defence Infrastructure Organisation
 Defence Munitions Longtown
 Eden Valley Hospice
 Friends of the Lake District
 Friends, Families and Travellers

Highways Agency
 Historic England
 Lake District National Park Authority
 Marine Management Organisation
 National Trust North Region
 Natural England
 Network Rail
 NFU North West
 North Cumbria Strategic Employers Forum
 North Pennines AONB Partnership
 Northern Upland Chain Local Nature Partnership
 Northumberland National Park Authority
 Ramblers Association
 RAF Spadeadam
 RNIB
 RSPB
 Scottish National Heritage
 Solway Coast AONB
 Sport England – North West
 The Woodland Trust
 The Coal Authority
 The National federation of Gypsy Liaison Groups
 The Showmans Guild of Great Britain
 The Theatres Trust

Churches:

Carlisle Cathedral
 Churches Together
 Churches Trust for Cumbria

North Cumbria Methodist Circuit
St John the Baptist, Upperby

Businesses:

Abacus Building Design
Abbot Associates
ADK Architects
AP Properties Ltd
Arc4
Architects Plus
Architectural Design Ltd
Arcus Consultancy Services Ltd
Armstrong Watson & Co
Ashwood Design Associates
Aspbury Planning
Baines Wilson Solicitors
Bam Nuttall Engineers
BAM PPP UK Ltd
Bap Planning
Barton Willmore
Bell Ingram Design
Bell Park Kerridge
Big Tree Planning
Birley Steele Chartered Surveyors
Black Box Architects
BNP Paribas Real Estate
Border Plumbing Services Ltd
Bowcliffe Chartered Surveyors
British Cycling
Broadgrove Planning & Development Ltd
Burnetts Solicitors
Butler Land Management

Carigiet Cowen
Carlisle Brass
Carlisle Conference Group
Carter Jonas Estate Agents
CLA North
CBRE
C&D Rural
Cluttons
Chris Thomas Ltd
Clifton Emery Design
Colliers International
Co-op Estate Services
Countryside Properties
Crossroads House Bed and Breakfast
Cubby Construction Ltd
Cushman & Wakefield
David Coles Architects
David Lock Associates
Deloitte LLP
De Pol Associates Ltd
DPDS Consulting
DPP One Ltd
DPS Ltd
DTZ
DWF
Eden Environment Ltd
Eden Rock
Edwin Thompson Chartered Surveyors
EE
Emery Planning
Ener-Vate Consultancy
Engie Regeneration Ltd

Equity Solutions Asset Management Ltd
Fairhurst
Fairtrade Twickenham
Fields in Trust
Firstplan Ltd
FM Lister & Co
Focal Research
Forestry Purposes LLP
Galpin Landscape Architecture
Garner Planning
Gately Hamer
GL Hearn Property Consultants
Green Swallow North Ltd
GSC Grays
GVA
Harrison Pitt Architects
Haycock and Jay Associates Ltd
H&H Land & Estates
Howdens
Hugr Homes Ltd
Hyde Harrington Chartered Surveyors
HSE
Health Watch
Heaton Planning
HIMOR Group
Homebuilders Federation
Home Housing association
Homes England
Hourigan Connolly
How Planning LLP
ID Planning
Impact Housing Association

Isos Housing
 Ian Ritchie Land Agents Ltd
 I & H Brown Ltd
 Intro
 Jacobs
 J A Jones & Sons Ltd
 Jehovah's Witnesses in Cumbria
 John Lyon Associates
 John Taylor Estate Agents
 Jones Lang La Salle
 JWPC Limited
 Kingmoor Park Properties Ltd
 Kirkwells
 Knights Frank LLP
 KR Developments
 Lambert Smith Hampton
 Land Use Consultants Ltd
 Lea Hough Ltd
 Leith Planning Ltd
 Lichfields
 Linearity Solutions Ltd
 Loader Monteith Architects
 Lodore Limited
 Lydia Leith Design
 M & L Richardson & Sons Ltd
 Mabbett & Associates
 Manning & Elliott
 Michael Carigiet Associates
 Nathaniel Lichfield and Partners
 Nexus Planning
 Neverever Ltd (Gina McCabe)
 Nevis Environmental

NickinCumbria
 Nigel Thompson Developments
 NJL Consulting
 Northgate Vehicle Hire
 Nosey Cow Inn
 Paragon Veterinary Group
 Peacock & Smith
 Pegasus Group
 Peill & Co
 Peter Tyson
 PFK Planning
 Philosophy Design
 Phoenix Architects
 Planinfo Research Team
 Planning Branch
 Planning Potential
 Planware Ltd
 PN Daly Ltd
 Property Search Group
 Prospect Estates
 Rapleys LLP
 Rickerby
 Rickerby Estates Ltd
 Robson & Liddle Surveyors
 ROL Design
 Sam Greig Planning
 Savills
 Smiths Gore
 Social Communications
 Solway Communications/Grain Connect
 Stagecoach Cumbria & North Lancashire
 Stringtheory Ltd

Simtor Ltd
 Sirius Planning
 SLR Consulting Ltd
 Space Designed Solutions Ltd
 SSA Planning Ltd
 Tanner & Tilley Development Consultants
 Taylor Stopforth Consulting
 Tetlow King Planning
 The Border Kirk
 The Lanes Shopping Centre
 The Sands Centre
 THROUGHSTONE Consulting
 Three
 Tiffen & Co Estate Agents
 Tullie House Museum and Art Gallery
 Turley
 UCL Department of Geography
 Urban Green
 Vincent & Gorbing
 Virgin Trains
 Walton & Co Planning Lawyers
 Washington Estates Ltd
 Walton Goodland Ltd
 Wardell Armstrong LLP
 Ward Hadaway Solicitors
 Welbeing
 WSP
 WYG

All affected landowners

Developers:

Adlington Planning
Balfour Beatty
BAM PPP
Barrett Group UK Ltd
Bellway
Billingford
Blackmores Ltd
Bluefin Insurance Services Ltd
Brookhouse Group
Citadel Homes
Custom Build Homes
DevPlan
Eden Planning
ESH
Fisher Homes Penrith
Genesis Homes (North) Ltd
Gladman
Gleeson Homes
Glenigan
Harrison Northern Ltd
Jayne McMillan
Karlis Rullis
Lovell New Homes
Magnus Homes
Maris Properties
McKnight & Son Builders
Morgan Sindall
Oakmere Homes
Persimmon
RH Irving Construction
Reiver Homes

Riverside
Story Homes
Taylor Wimpey
Tesni Homes

Appendix 2: Virtual Consultation Panels



Strategic Design Supplementary Planning Document

The Strategic Design Supplementary Planning Document (SPD) is required to effectively promote high quality design within the new communities in St Cuthbert's Garden Village, by informing planning negotiations and decisions.

It will sit alongside the Local Plan which will establish the locations of the different land uses and the high-level design policy.

The overarching aim of the Design SPD is to promote a specific and distinctive St Cuthbert's design, and avoid poor quality and bland volume housebuilding. However, it will apply to wider development than just housing, including:

- Local centres - form and interface.
- Green infrastructure - edges and connections.
- Character - areas, form, heights, densities.
- Streets - hierarchy, trees, interface.
- Parking - location specific ideas.
- Low carbon and innovation.




Strategic Design Supplementary Planning Document

The Strategic Design Supplementary Planning Document (SPD) will have a focus on three key locations within the garden village:

- Carleton early phases.
- Edge of the City at Blackwell focussing on the interface with existing development.
- Durdar District Centre - the key hub and interface with streets, green spaces and other uses.

The SPD has been developed through a collaborative approach and provides an excellent opportunity to engage external consultees and the local communities on the expectations around design quality and developing locally appropriate design approaches.