

St Cuthbert's Garden Village  
Civic Centre  
Rickergate  
Carlisle  
CA3 8QG

SENT BY EMAIL  
stcuthbertsgv@carlisle.gov.uk  
09/03/2018

Dear Sir / Madam,

## **ST CUTHBERT'S GARDEN VILLAGE CARLISLE: SCOPING AND VISIONING CONSULTATION**

Thank you for consulting with the Home Builders Federation on the St Cuthbert's Garden Village Scoping and Visioning consultation.

The HBF is the principal representative body of the house-building industry in England and Wales. Our representations reflect the views of our membership, which includes multi-national PLC's, regional developers and small, local builders. In any one year, our members account for over 80% of all new "for sale" market housing built in England and Wales as well as a large proportion of newly built affordable housing.

The HBF wish to make the following brief comments upon the scope and vision for the St Cuthbert's Garden Village. The HBF will provide a more detailed response at later stages of the plan preparation process.

### **Proposed Scope**

The proposed scope of the document appears appropriate and includes reference to the number and nature of new homes along with infrastructure to support development of the area and a strategy for funding it. However, there is limited information available within the document, and therefore the HBF will provide greater consideration once further detail is provided.

### **Evidence Gathering**

The Council is encouraged to engage with the industry to ensure any evidence is realistic, robust and up to date. The HBF and our members can often provide valuable information and experience with regards to the collection of evidence.

### **Garden Settlement Principles and Policies**

The HBF supports the identification of a need for a choice of house types and styles as part of the principles for the Garden Village.

The HBF recognise the value of well designed, quality buildings; it is, however, important that any design policy is not overly prescriptive and does not place undue burdens upon development. This is required to ensure that development remains viable and the industry can react to local site and market conditions at the time of the development.

### **Delivery**

The HBF would encourage the Council to continue working closely with landowners, developers and other key stakeholders to deliver the development and infrastructure needed for St Cuthbert's.

### **Future Engagement**

I trust that the Council will find these comments useful as it continues to progress its Local Plan. I would be happy to discuss these issues in greater detail or assist in facilitating discussions with the wider house building industry.

The HBF would like to be kept informed of the publication of the Inspector's report and the adoption of the Local Plan and associated documents. Please use the contact details provided below for future correspondence.

Yours sincerely,



**Joanne Harding**

**Local Plans Manager – North**

Email: [joanne.harding@hbf.co.uk](mailto:joanne.harding@hbf.co.uk)

Phone: 07972 774 229