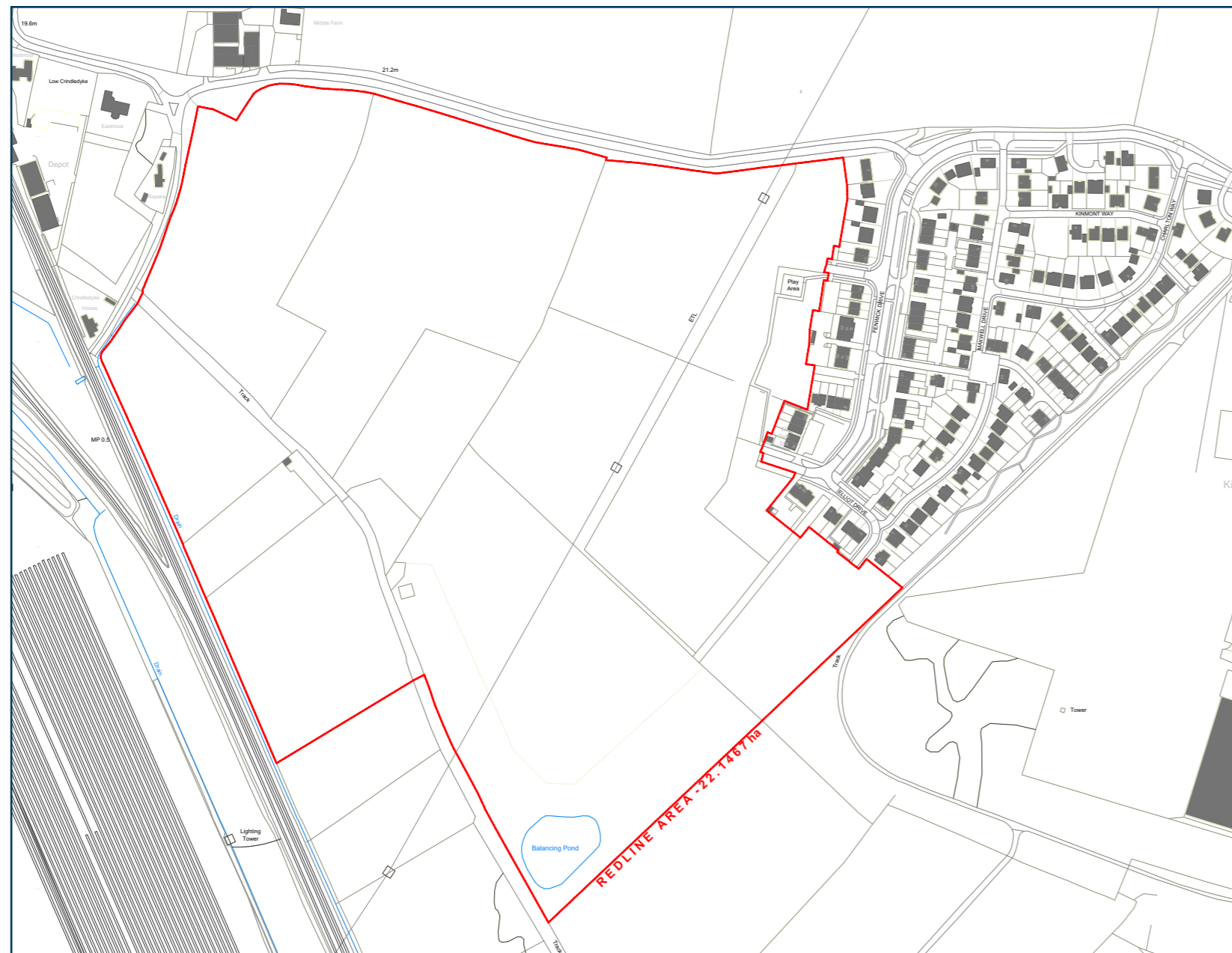


INTRODUCTION AND PLANNING CONTEXT

Welcome to the Community Consultation Event for the proposed residential development of up to 666 homes on land at Crindledyke.



Plan highlighting site location alongside the existing completed Crindledyke Farm development (Phase I)

The proposal is for a mix of open market and affordable homes and includes a local centre, central green and public open space. Footpath and cycle ways will also link to existing networks and connect to nearby retail facilities.

Planning and technical services consultancy WYG has been appointed by Story Homes to progress a new outline planning application for the site. A draft version of these proposals has been prepared by Design by Pod Ltd and we are seeking your views on the Masterplan proposals now presented - particularly in relation to the type of open space provision, the proposed local centre and the wider education strategy.

In April 2012, Story Homes was granted outline planning permission for up to 850 homes at Crindledyke. Included as part of



Existing development off Fenwick Drive - the main boulevard will connect with proposed later phases of development to the west

that permission was a legal obligation to provide a new school, affordable housing, open space, highway improvements and contributions towards local public transport. In September 2012, planning permission was granted for the first phase of the wider development known as Crindledyke Farm. This first phase for 184 homes (including 42 affordable homes) is now complete and delivered the following Section 106 obligations:

- £281,000 towards extending the Connect2 Kingmoor – Caldwel cycle path;
- £35,000 towards highway improvements (including public footpath improvements);
- £68,000 towards the local bus service extension (Service 62/62A)
- Delivery of a Travel Plan; and
- Delivery of an open space management scheme and temporary play area

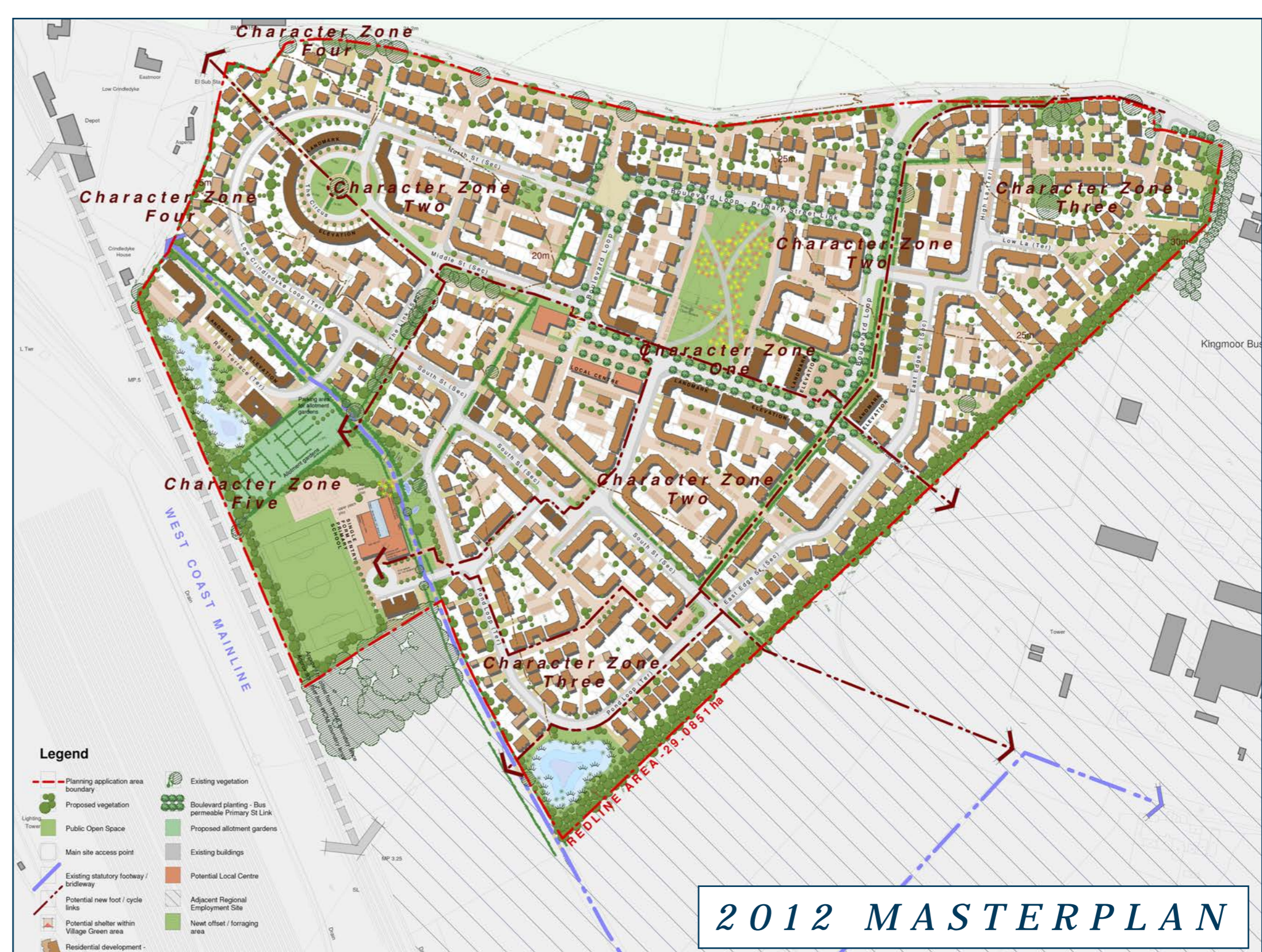


Visualisation from original application - local centre

Please take a look at this exhibition, feel free to talk to members of the team and let us know your views. Consultation Forms are available to complete and leave with us today, or you can post them to us no later than 9 March 2020.



Visualisation from original application - bus loop



Reduced extract from the approved Crindledyke Masterplan. This accompanied the approved planning application 09/0617

SITE OVERVIEW AND CONTEXT

The site extends to approximately 22.2ha (54.6ac) and comprises several irregular shaped fields, primarily used for grazing and arable farmland. Many of the fields feature mature hedgerow boundaries with interspersed mature trees. Industrial estates are located to the north and east whilst the West Coast Mainline (WCML), marshalling yard and several industrial uses are then located to the west of the WCML. A 132kV high voltage power line and associated pylons bisect the site in a broadly north south direction.

Existing homes on the site are served by the No. 62 and 62A bus services, which each give access to Carlisle City Centre and the nearby Asda foodstore. There are existing footpath



West Coast Mainline alongside the site's western boundary



The existing pylon line shall be retained on site



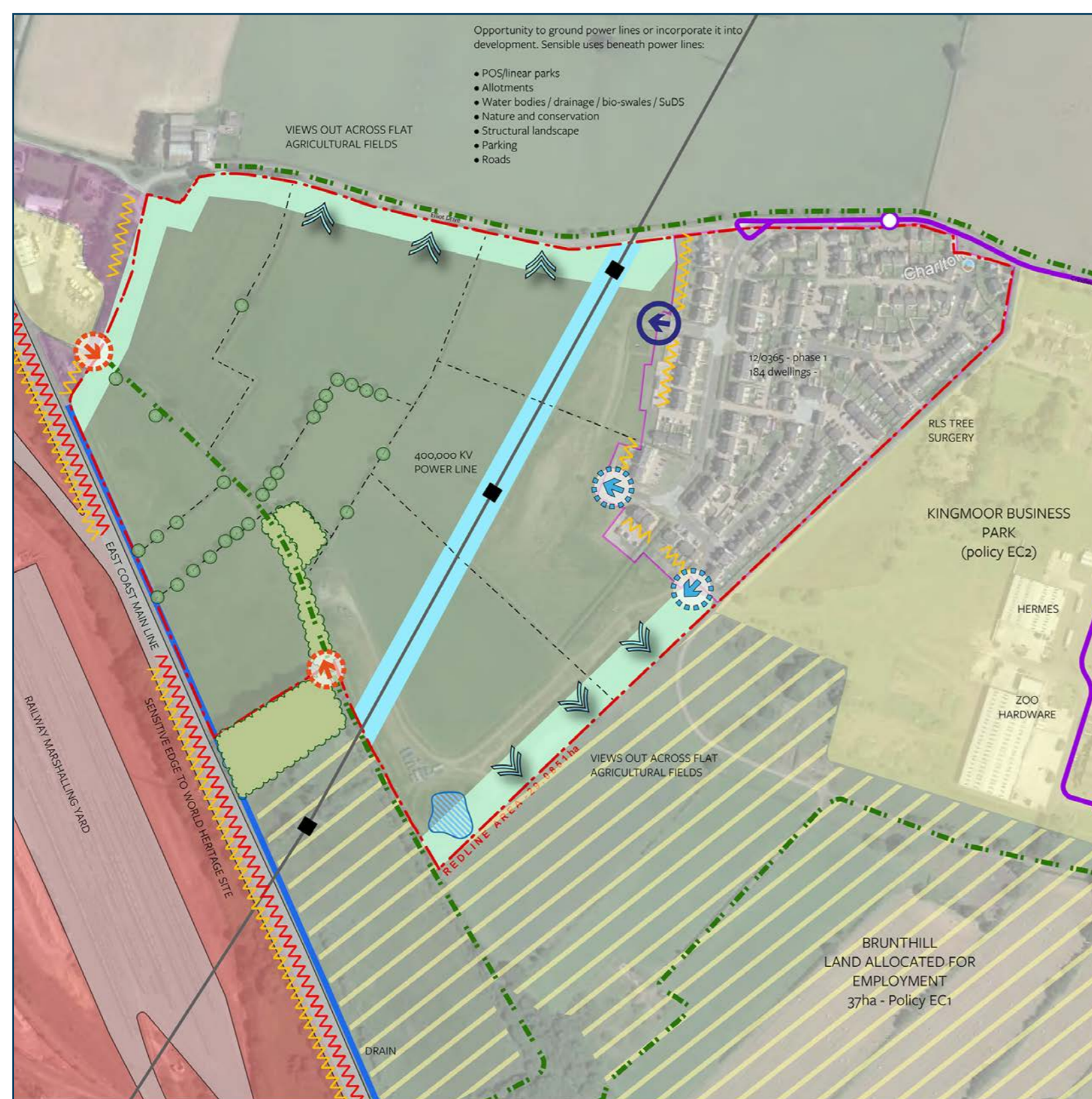
The western edge of the site area with West Coast Mainline, marshalling yard and existing fencing / vegetation



Local bus serving the existing Phase I development



The proposed Masterplan and form of development will encourage connectivity to existing footpath networks

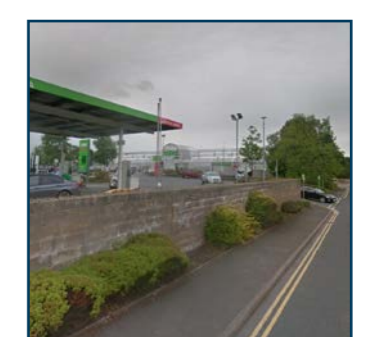


Reduced extract from landscape opportunities and constraints analysis - Urban Green

links between the Crindledyke development and Asda foodstore on Chandler Way via public rights of way that traverse Kingmoor Nature Reserve. There is also a public right of way that cuts across the site and continues in a south easterly direction beyond the site boundary. There are also several ditches and existing drainage infrastructure on the site.



Kingmoor Park industrial area with Phase 1 beyond



Asda foodstore on Chandler Way



The existing public right of way through the site



Existing on-site drainage ditch alongside the westerly public right of way



Panoramic view looking west across the wider site taken from an existing on-site spoil heap and arisings west of Fenwick Way (existing development visible to the right of the wider view)

KEY OPPORTUNITIES AND CONSTRAINTS I

An Environmental Impact Assessment Scoping Report was submitted to Carlisle City Council in December 2019. Carlisle City Council responded to that request in January 2020 and has subsequently agreed that the following topic areas should be addressed within any Environmental Statement accompanying the planning application:

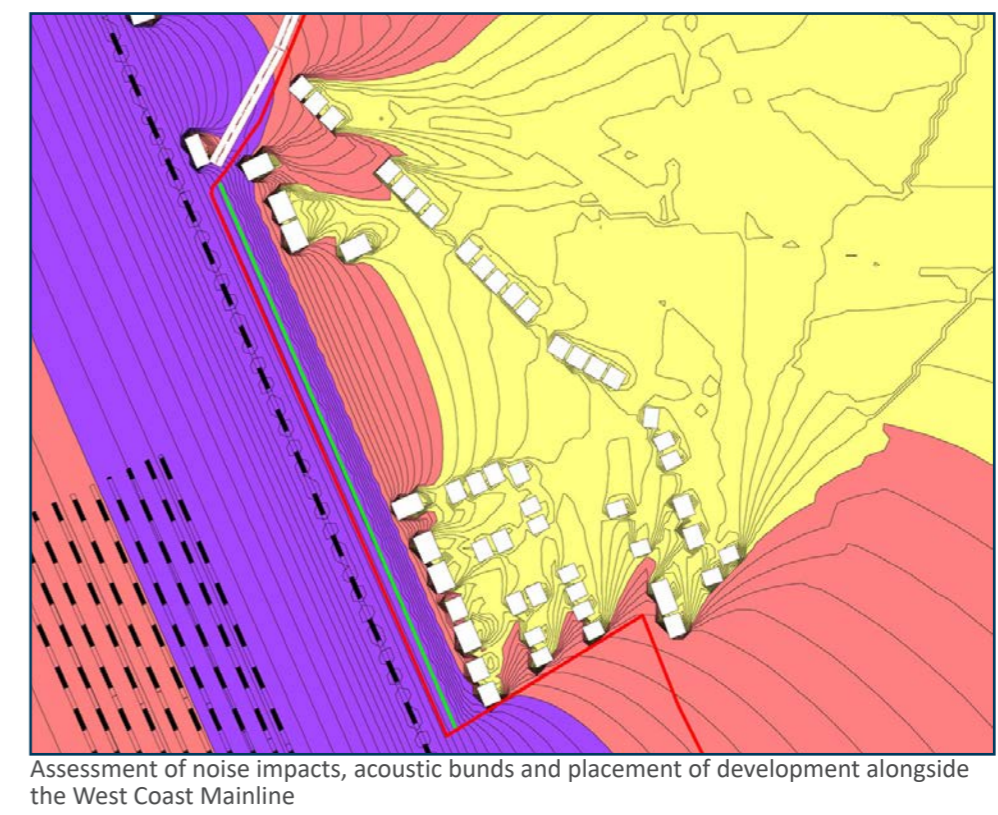
- Traffic and Transport;
- Air Quality;
- Noise and Vibration;
- Ecology; and,
- Landscape and Visual Impact

Other technical studies are also being carried out to support the planning



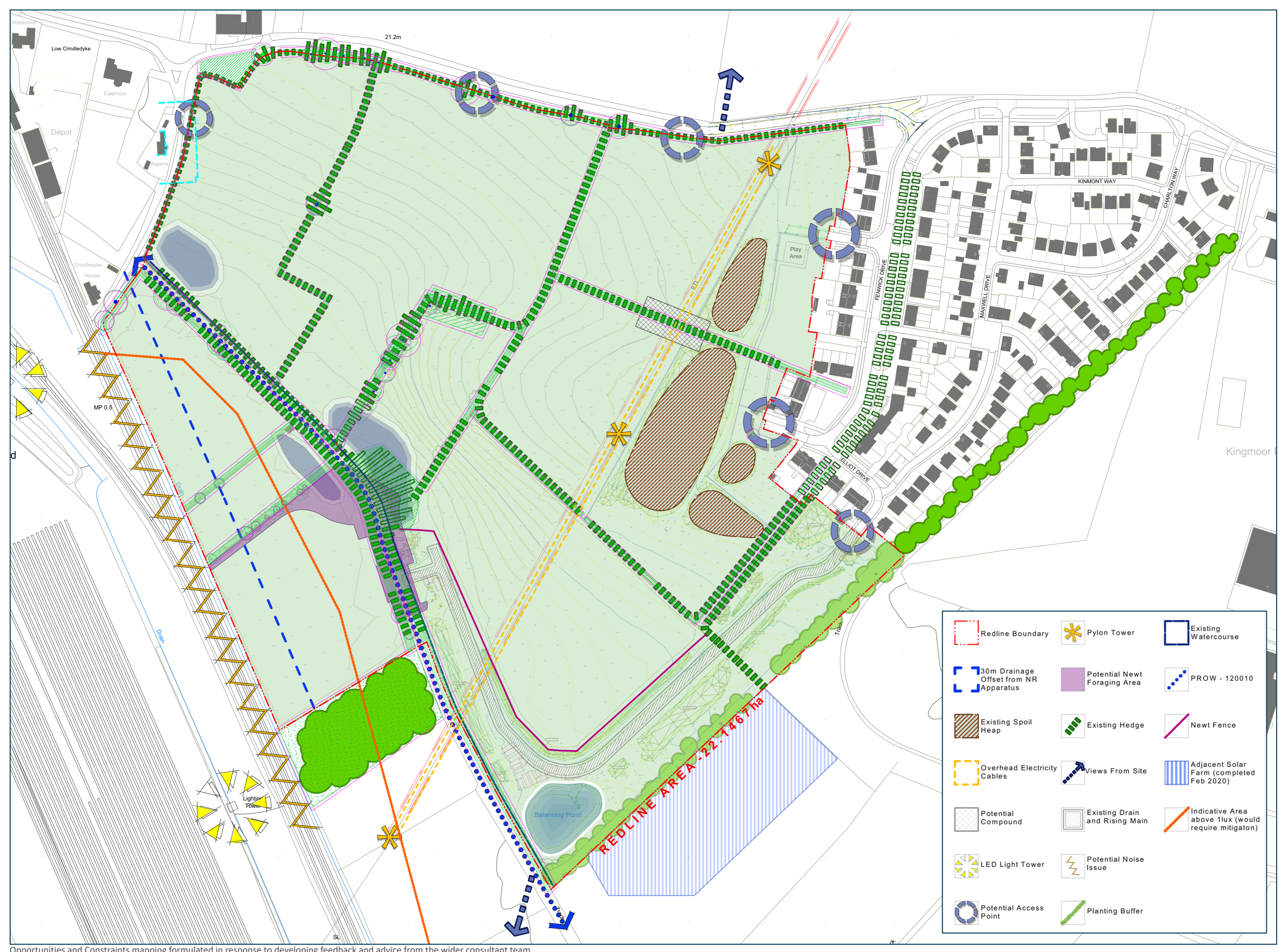
Northern edge to the existing Crindledyke development (Phase I). View taken from Crindledyke Lane

application covering matters relating to light, archaeology, flood risk and drainage, ground investigations, education, travel and trees and hedgerows.



Assessment of noise impacts, acoustic bunds and placement of development alongside the West Coast Mainline

In undertaking these studies, several key opportunities have been identified which are capable of being accommodated by the revised Masterplan. These include the retention of high-quality trees and hedgerows, views of the surrounding area, provision of footpath connectivity and sustainable drainage systems alongside other ecological features. Key constraints include noise from the WCML, light dispersal from existing marshalling yard, and overhead pylon lines.



KEY OPPORTUNITIES AND CONSTRAINTS II



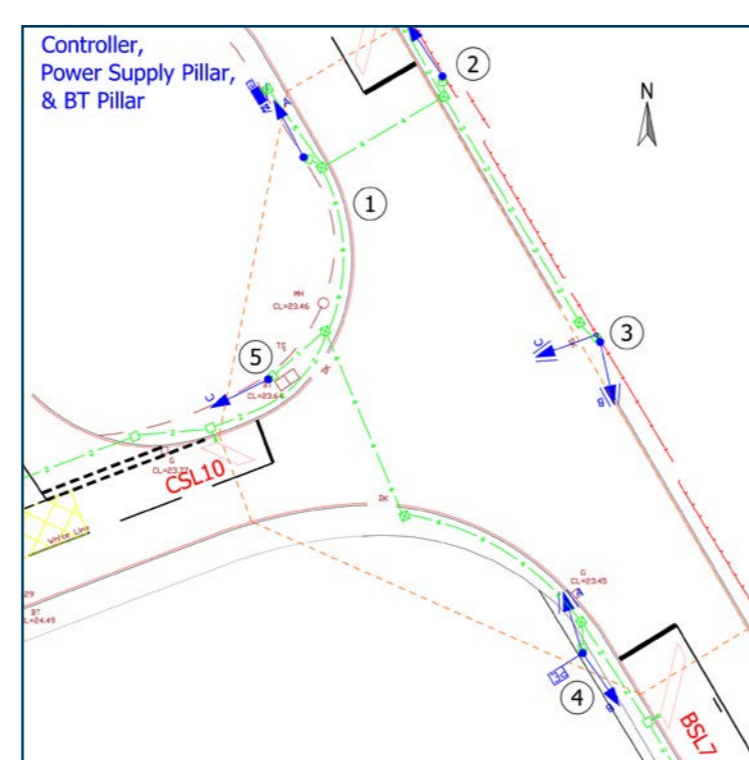
Story Homes Ltd propose a financial contribution towards education provision and the new primary school at Windsor Way

Under the existing planning permission, when more than 200 homes are built at Crindledyke, there is an obligation to provide a new school for children living on the development. Since planning permission was granted in 2012, Story Homes

has explored opportunities to bring forward a school at Crindledyke, including an application to the Department for Education (DfE) in 2015 to create a Free School using land and buildings provided by Story Homes. However, the DfE deemed this school to be unsustainable. As such, Story Homes is working with Cumbria County Council and Carlisle City Council to explore how it can best support education provision in north Carlisle.

An off-site financial contribution is now proposed to make up the shortfall in funding to deliver a new primary school off Windsor Way to serve north Carlisle. An Education Impact Assessment has been carried out to support this proposal.

A Transport Assessment is being prepared to assess the predicted traffic flows from the proposed 666 homes. The assessment has been informed by the existing traffic patterns revealed from residents of the first phase of 184 homes. A detailed assessment of the Crindledyke Lane / Parkhouse Road priority junction has been undertaken and preliminary results confirm that the junction requires an upgrade to traffic signals. We are in the process of determining at which phase



Reduced extract from WYG's plan highlighting the proposed traffic lights at the Crindledyke Lane / Parkhouse Road junction



The existing Parkhouse Road / Crindledyke Lane junction

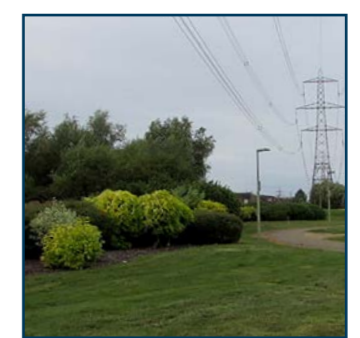
of development this upgrade will be needed. At this stage of assessment, it is thought unlikely that any other off-site junctions will require improvement.

The draft Masterplan retains the existing overhead electricity power lines

through the eastern portion of the site. Story Homes has worked with Electricity North West to explore whether the lines could be diverted or undergrounded. However, undergrounding the lines within the site would result in unsightly and obtrusive 'termination towers' at either end of the site. These would offer minimal benefit to existing and future residents and would be more visually intrusive.



Adjacent solar farm alongside the site's eastern boundary



Design cue - linear park alongside the retained pylons



Existing development alongside a more significant 400kV powerline in the North East. The line at Crindledyke is 132kV



Panoramic view taken from a point alongside the on-site public right of way close to the north western boundary of the wider development area

ILLUSTRATIVE MASTERPLAN

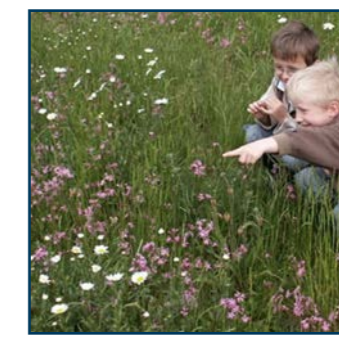
The new outline planning application will establish the key principles associated with the residential development of remaining land at Crindledyke for up to 666 homes.

The Masterplan will form a key part of the application, by defining areas for residential use, public open space, the proposed local centre, drainage areas and associated infrastructure. A high level Masterplan is presented below for your comment, the overall design concept for which provides a direct and creative response to the site's key characteristics. The proposals look to create an attractive new place based on a strong sense of character that integrates well with the existing Story Homes development of 184 dwellings immediately to the east at Crindledyke Farm.

In further developing the Masterplan, careful attention will be paid to the built form and character of the area. Housetypes, materials, landscaping and boundary treatments will each

be carefully designed to help integrate the development to the area and achieve a high quality design. Connectivity with existing Public Rights of Way and access points will also ensure that residents and visitors are able to easily access nearby facilities and the local countryside. Key streets and open spaces will be well overlooked, offering good levels of natural surveillance and safe passage of movement.

Alongside other key areas of open space, it is proposed to provide a Linear Park along the route of the overhead power line with footways, planting and low level play areas offering separation between surrounding groups of homes.



Areas for play



KEY DESIGN FEATURES AND PARAMETERS

Key elements of the current proposed Masterplan include:

- strong gateways, pedestrian and vehicular arrival points along Crindledyke Lane and Fenwick Drive achieved through careful placement of buildings and landscape design;
- the continuation of a 'Boulevard Loop' accommodating a bus service traversing the site via the 'Central Green', the local centre area and 'Linear Park' (see below);
- a street pattern respectful of existing landscape features (using existing trees and hedgerows to demark boundaries) and introduction of a clear street hierarchy moving from principle streets through to local streets, lanes and shared surfaces, each reflecting and reinforcing areas of differing character and density;
- the creation of a design approach that seeks to locate higher density development towards central and eastern areas of the site, and the less dense development with a looser character to the west;
- provision of a 'Central Green'. This could be a formal or informal play area;
- creation of a 'Linear Park' through the centre of the site linking to footpaths and public rights of way;
- the provision of a Local Centre which could include a mix of uses such as a local store, a community or health centre, or pub;
- the creation of an 'Edge Park' offering opportunity for more formal play or even pitch provision;



Concept sketch from original application - Crindledyke Lane



Retained landscape features providing a framework for development



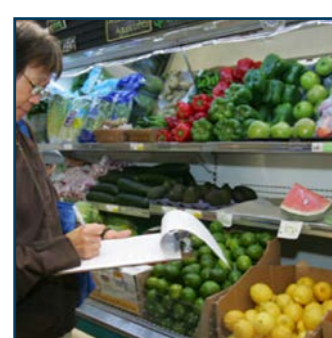
Design cue for the proposed 'Central Green' as here at the Story Homes Ltd development - The Ridings, Carlisle



Design cue - Linear Park alongside the retained pylon line



Design cue - the Linear Park could be well planted and incorporate low level play



Potential for a village store



Edge Park could incorporate pitch provision or formal play



Design cue - public open space

- the incorporation of pedestrian and cycleway connectivity provided via green corridors and shared surfaces throughout the site. These would interlink with the existing public right of way and connect the site to the nearby Asda foodstore, employment areas and countryside
- existing ecological areas would be integrated into the series of open spaces across the site and new ecological resources and SUDS pond also created;
- landscape buffer and acoustic bunding along the south west boundary beside the West Coast Main Line



Introduction of new SUDS and attenuation ponds as part of any wider drainage and landscape strategy



Cycling and connectivity as a key consideration

Development proposals will comprise a mix of 2, 3, 4 and 5 bedroom homes similar in form, size, style and quality to the existing Phase 1 development at Crindledyke. Proposals will also be similar in terms of materiality, form and appearance.



New Story Homes development, Edgehill



Design cue - traditional red brick homes



Existing bench, notice board and bus stop, Crindledyke Lane



Warwick Road as design cue for Fenwick Drive

The new development would be integrated with the existing homes at Crindledyke such that the rears of new dwellings would adjoin the rears of existing properties, creating secure boundaries and protecting residential amenity. The new development would also respect planning guidance and best practice in accommodating or exceeding privacy distances.

SUMMARY AND TIMESCALES

- Planning application - Spring 2020
- Site start - Winter 2021 (subject to planning)
- First occupation - Autumn 2022 (subject to planning)



Design cue - public open space and retention of existing vegetation