

## NORTH LANCASTER STRATEGIC SITE

### ALLOCATION SG9 OF THE STRATEGIC POLICIES & LAND ALLOCATIONS DPD

#### MEMORANDUM OF UNDERSTANDING BETWEEN LANCASTER CITY COUNCIL AND LANCASHIRE COUNTY COUNCIL IN RELATION TO THE AVAILABILITY OF LAND TO THE WEST OF THE LANCASTER CANAL

- i. In respect of this Memorandum of Understanding, which for the avoidance of doubt is not legally binding, Lancashire County Council is acting as Landowner.
- ii. This document forms an agreed Memorandum of Understanding (MoU) to assist the Examination of the Lancaster District Local Plan, specifically to provide clarity over the availability of land to the West of the Lancaster Canal (identified under Policy SG9 of the Strategic Policies & Land Allocations DPD) which is in the ownership of Lancashire County Council. The MoU has been formulated by Lancaster City Council (LCC), the Local Planning Authority and Lancashire County Council. The two parties are hereafter referred to as 'the Parties'.
- iii. The MoU specifically reflects the availability of the land for future residential development in line with the direction of Policy SG9.
- iv. The County Council retains all rights to make any representations it sees fit in pursuance of its statutory functions in respect of any subsequent planning application at or in the vicinity of its land holding and to ensure that it is not in breach of any planning conditions.

#### SITE PARAMETERS AND OWNERSHIP

- Lancashire County Council owns the land shown edged red on the attached plan (Appendix 1). The land extends to 7.344 ha (18.15 acres) and is bounded on the north by The Bay Gateway, the east by the Lancaster Canal, the south by Hammerton Hall Lane and on the west by Barley Cop Lane.

#### AVAILABILITY FOR DEVELOPMENT

- The County Council believes that a meaningful contribution to the City Council's housing needs could be achieved on the County Council's site, possibly within the second half of the Local Plan period, whilst continuing to protect the existing landscape form and planting for The Bay Gateway. The County Council will have proper regard to the planning requirements imposed in connection with the Bay Gateway.

#### EXTENT OF DEVELOPMENT

- The Parties agree that the land currently forms part of the North Lancaster Strategic Site (identified under Policy SG9) and is shown on the proposed allocation map as (H1) Urban Housing and (EN7) Urban Setting Landscape. The Parties understand that Policy SG9 & H1 of the Strategic Policies & Land Allocations DPD represent an element in the City Council's housing delivery strategy and the County Council as landowner wishes to support the proposed housing allocation on this site.
- The Parties agree that the proposed Urban Setting Landscape (identified by Policy EN7 of the Strategic Policies & Land Allocations DPD) is most appropriate on the northern section of the County Council's land. The Parties agree that this would form a logical extension of the proposed EN7 allocation which runs along the northern boundary of the North Lancaster Strategic site and provides a landscape buffer between the proposed new development and the Bay Gateway.

- The Parties agree that in moving forward opportunities for development on this site, that the site should be remain identified under Policy SG9 of the Strategic Policies & Land Allocations DPD and that further landscaping assessment of the site is undertaken to define an extent to which the landscape designation can be altered to facilitate housing development. The Parties agree that the amendments to this boundary should be subject to a modification of the Plan and subject to consultation through the Proposed Modification process.

**ON BEHALF OF LANCASTER CITY COUNCIL**

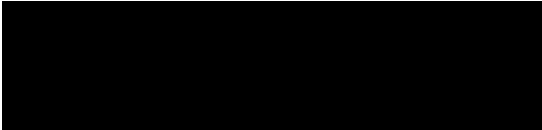
Signed:

A solid black rectangular box redacting the signature of the Planning and Housing Policy Manager.

Position: Planning and Housing Policy Manager  
Date: 24<sup>th</sup> April 2019

**ON BEHALF OF LANCASHIRE COUNTY COUNCIL**

Signed:

A solid black rectangular box redacting the signature of the Head of Estates.

Position: Head of Estates  
Date: 24<sup>th</sup> April 2019