

# Statement of Common Ground

between:

Lancaster City Council

and

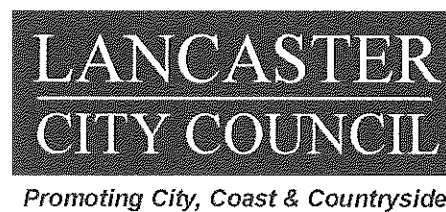
Lancaster University

In relation to the Lancaster University Estate and its location within the Bailrigg Garden Village Broad Location for Growth as part of the Examination in Public into the Lancaster Local Plan

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25<sup>th</sup> April 2019

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# Introduction

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1.1 This Statement of Common Ground ("SoCG") has been agreed jointly between Lancaster University and Lancaster City Council (herein referred to as "the parties"). The SoCG reflects the matters and policy amendments that have been agreed by the parties, without prejudice to matters that are not agreed. This statement reaches agreement on matters which relate to the following policies:

- Policy SG1 (Bailrigg Garden Village / Lancaster South Broad Area of Growth).
- Policy SP4 (Priorities for Sustainable Economic Growth).
- Policy EC2 (Future Employment Growth).
- Policy SC4 (Greenspace Networks).

## Background

1.2 Lancaster University is a "triple Top 10" University ranked in the UK (The Times and The Sunday Times Good University Guide 2018 – University of the Year, Complete University Guide 9th and 9th in the Guardian). Furthermore, it is within the top 1% of universities globally with a clear vision to become Top 100. The University is also ranked in the top ten for a number of specific subjects, holding top position for Social Work and Drama, Dance and Cinematics and second for French, German and Accounting and Finance.

1.3 Student satisfaction has also significantly improved according to the authors of The Times and The Sunday Times, with a 91% student satisfaction score according to the National Students Survey (2017). A large element of this reflects significant investment in the built estate and wider campus environment, which is the subject of future masterplanning and strategic investment as well as the high proportion of graduates who secure high quality employment opportunities on leaving Lancaster University.

1.4 As such, Lancaster University is a major investor and economic driver in the District and in the Bailrigg Garden Village/Lancaster South area, where the core University campus is located, and has a significant positive influence on the economy of Lancaster and the wider region. The University has an emerging growth and expansion strategy during the forthcoming Plan Period, which will realise a vision to expand the reach of the University and enhance its status/reputation as a world class higher education institution.

1.5 Lancaster University supports Lancaster City Council's overall approach to its Local Plan which seeks to meet the ambitious growth aspirations of the District, and in particular in Lancaster South – with the parties in agreement that this growth should:

- Safeguard the University's existing Bailrigg Campus and its setting; and
- Recognise the University's future plans for the sustainable growth of its wider campus estate.

## Common Ground

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It is agreed as common ground between the parties that:

- a) The 'Key Principles of the Bailrigg Garden Village' in Policy SG1 should be strengthened in order to:
  - i. Safeguard the University's existing Bailrigg Campus estate and the Lancaster University Health Innovation Campus ("HIC") and its setting, by ensuring that any development is well planned and does not have an adverse impact on the University; and
  - ii. Recognise the University's future plans for the sustainable and sensitive growth of the University's existing campus and the wider estate that sits within its ownership.

The proposed amendments to the Key Principles of Policy SG1, as agreed by the parties, are illustrated in **RED** at **Appendix 1**.

- b) Policy SP4 (Priorities for Sustainable Economic Growth) should recognise that the potential for future University growth extends beyond the Health Innovation Campus. The proposed amendments to Policy SP4, as agreed by the parties, are illustrated in **RED** at **Appendix 2**.
- c) Policy EC2 (Future Employment Growth) should recognise that health and ancillary education-linked uses should be referenced under 'Health Innovation Campus', to reflect the strong linkages promoted between the site and the University. The proposed amendments to Policy EC2, as agreed by the parties, are illustrated in **RED** at **Appendix 3**. It is noted that the Land Allocations DPD 'Suggested Changes Version' (October 2018), recommends an amendment to this effect.
- d) Policy SC4 (Greenspace Networks) should delete reference to 'Lancaster University and the Eastern Fringes of Lancaster' as a greenspace network – this is not identified on the Local Plan Policies Map and should be considered as part of the forthcoming Area Action Plan. The proposed amendments to Policy SC4, as agreed by the parties, are illustrated in **RED** at **Appendix 4**. It is noted that the Land Allocations DPD Suggested Changes Version (October 2018), recommends an amendment to this effect.

# Declaration

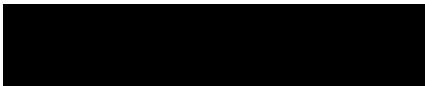
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**Signed on behalf of Lancaster City Council:**

Name: Maurice Brophy (Planning and Housing Policy Manager – Lancaster City Council)

Date: 25<sup>th</sup> April 2019

Signature

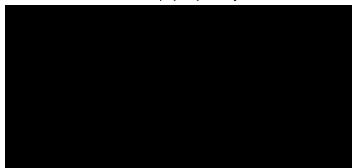


**Signed on behalf of Lancaster University:**

Name: Jon Power (Associate Director at CBRE Ltd on behalf for Lancaster University)

Date: 25<sup>th</sup> April 2019

Signature:



## Appendix 1: Proposed Changes to Policy SG1

### **Policy SG1: Broad Location for Growth – Bailrigg Garden Village**

*(amendments made in RED to proposed LCC amendment to Policy SG1 dated 11/04/2019)*

*The Council has identified a broad location for growth for Bailrigg Garden Village on the Local Plan Policies Maps. This will be a major mixed-use development which focuses on the delivery of at least 3,500 new houses, a number of opportunities for employment and economic growth opportunities including the delivery of Lancaster University Health Innovation Campus and wider University related expansion.*

#### Key Principles of the Garden Village

*The Council has defined a range of principles which will be at the heart of planning and development for the Garden Village, these include:*

- *Involving local communities in pro-active consultation about the creation of new development where;*
- *Promoting high-quality urban design which promotes sustainable, attractive places to live, defines a sense of place and creates a sense of community for its new residents.*
- *Seeking a modal shift in local transport movements between the Garden Village, ~~including~~ Lancaster University Campus, Lancaster City Centre and beyond into the employment areas of Morecambe / Heysham through the delivery of a Bus Rapid Transit System and Cycling and Walking Superhighway network.*
- *Delivering a wide range of market and affordable housing, in terms of type and tenure to ensure that opportunities to live in the Garden Village are available to all sections of the community and contribute significantly to the creation of an integrated community and thereby assist the district meeting its evidenced housing needs particularly in the medium to long term phases of within the Local Plan period.*
- *Ensuring that the necessary infrastructure to deliver sustainable growth is delivered in the right place, at the right time, to address strategic constraints to the delivery of future development.*
- *The creation of sufficient areas of high quality open spaces to provide a distinct sense of place and deliver a network of green corridors and routes across the Garden Village to the benefit of the local environment and residents. The delivery of such spaces should include distinct areas of separation between the Garden Village and South Lancaster and also Galgate and investigate the opportunities for a new country park.*
- *The creation of healthy and cohesive communities through the delivery of high quality development and the correct levels of services, open space and infrastructure which is provided in safe and accessible locations.*
- *The sympathetic master-planning of new facilities and growth within the campus of Lancaster University for a range of educational facilities and student accommodation, visitor accommodation and ancillary uses located primarily at the Bailrigg Campus, the Lancaster University Health Innovation Campus and the wider University Estate in the context of its sensitive landscape setting.*

## Appendix 1: Proposed Changes to Policy SG1

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- *Safeguarding Lancaster University's Bailrigg Campus, by ensuring that development of Lancaster South and the Bailrigg Garden Village is well planned and does not have an adverse impact on the University Campus and its setting.*
- *Taking proper account of the need to reduce the impacts of Climate Change in the design of new development. This should assure that new development is resilient to the effects of Climate Change.*
- *Managing water and run-off to safeguard development, assuring public safety and amenity and take active measures to reduce flood risk within the area and downstream for both existing and new residents and businesses.*
- *Offering opportunities for national housebuilders to work alongside local construction firms and encourage training opportunities for local people, particularly through the construction phases of the Garden Village. The Garden Village should also include opportunity for the provision of self-build and custom-build properties.*
- *To ensure innovative urban design both in terms of the layout and density of new development and the specific design of new buildings. This should include the application of new technologies for buildings and transport where possible.*
- *Addressing longstanding constraints and capacity issues in the strategic and local road network through the improvements to traffic management and physical interventions to increase network capacity. This will involve the re-configuration of Junction 33 of the M6 to allow direct motorway access into the Garden Village and remove motorway traffic from Galgate which is currently designated as an Air Quality Management Area (AQMA).*

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*Offering opportunities for national housebuilders to work alongside local construction firms and encourage training opportunities for local people, particularly through the construction phases of the Garden Village. The Garden Village should also include opportunity for the provision of self-build and custom-build properties.*

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*Addressing longstanding constraints and capacity issues in the strategic and local road network through the improvements to traffic management and physical interventions to increase network capacity. This will involve the re-configuration of Junction 33 of the M6 to allow direct motorway access into the Garden Village and remove motorway traffic from Galgate which is currently designated as an Air Quality Management Area (AQMA).*

## Appendix 2: Proposed Changes to Policy SP4

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### **Policy SP4: Priorities for Sustainable Economic Growth**

*The district is home to a range of important businesses and organisations that provide a strong economic base in terms of job creation and investment, this base needs to be protected and supported.*

*The Council will also seek to support sustainable economic growth within the district particularly where it meets the following priorities:*

- *The promotion of Bailrigg Garden Village, in particular the development of the Lancaster University Health Innovation Campus and wider employment opportunities associated with Bailrigg Garden Village.*
- *Growth of the retail and cultural offers for Lancaster and Morecambe to enhance the quantitative and qualitative offers within the respective city and town centres. This should seek to establish improved retail, leisure and cultural heritage offers that link to the enhancement of the wider cultural heritage (for example Lancaster Castle, Lancaster Canal Corridor and Morecambe Seafront) for the benefit of residents and visitors.*
- *Future expansion of facilities at the Port of Heysham to enable growth in freight operations, a core element of its use following the opening of the Bay Gateway Link Road. Further diversification of the port to enable servicing of the off-shore renewable energy sector will also be supported. Economic growth opportunities, for example port related logistics, will be targeted towards the Heysham Gateway area in South Heysham.*
- *The regeneration of the Heysham Gateway area to provide expanded opportunities for economic growth and the provision of modern, fit-for-purpose employment units which can provide for small-scale business start-ups though to providing expansion opportunities for existing businesses.*
- *Growth within the environmental, advanced manufacturing, digital, health and energy sectors that enhance the district's already leading role in these areas through the delivery of the Lancaster University Health Innovation Campus and energy growth around the Heysham Gateway.*
- *Sustainable growth at the district's higher education establishments, including Lancaster University, University of Cumbria and Lancaster & Morecambe College. Improving the opportunities for academic learning and improving the presence of the universities within Lancaster City Centre and within the Lancaster University Estate (including land at the Lancaster University Health Innovation Campus and where deemed appropriate the wider University Estate).*
- *Support for sustainable economic growth in the rural economy to ensure that the needs of rural businesses can be supported.*
- *Supporting the delivery of a skilled workforce through the promotion of apprenticeships and training.*

*The Local Plan, through a range of policies within the DPD will assist in achieving the priorities identified above. The Council will work with key partners and stakeholders in order to deliver these priorities through the plan period in order to deliver new jobs and investment to the district.*



## Appendix 3: Proposed Changes to Policy EC2

### *Policy EC2: Future Employment Growth*

*The Council anticipates that a further 46.2 hectares of employment land for B1 (Office), B2 (General Industrial) and B8 (Storage and Distribution) will be required to meet employment and economic needs through the plan period up to 2031. The following sites have been identified to meet these requirements:*

<i>Policy No</i>	<i>Site Location</i>	<i>Description</i>	<i>Site Size</i>
<i>SG2</i>	<i>Lancaster University Innovation Park</i>	<i>Allocation made to deliver opportunities for technology, <del>and</del> research and health based industries and ancillary linked education uses that provide close linkages to the adjacent university campus.</i>	<i>9.7ha</i>

## Appendix 4: Proposed Changes to Policy SC4

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### ***Policy SC4: Green Space Networks***

*The Council has identified on the Local Plan Policies Map a number of greenspace networks that will be protected from development, which would cause inappropriate harm and damage to their value and integrity.*

*MORECAMBE PROMENADE & HEYSHAM PROMENADE AND COASTLINE*

*THE CHAIN OF OPEN SPACES SURROUNDING LANCASTER CITY CENTRE*

*THE RIVER LUNE CORRIDOR FROM MARSH POINT TO GLASSON DOCK*

*THE CHAIN OF OPEN SPACES ALONG THE BURROW BECK VALLEY*

*LANCASTER CANAL*

~~*LANCASTER UNIVERSITY CAMPUS AND THE EASTERN FRINGES OF LANCASTER*~~

*THE LANCASTER TO MORECAMBE CYCLE TRACK & THE MORECAMBE RAILWAY TRIANGLE*

*The Council will investigate opportunities to improve and enhance the connectivity within these networks where appropriate to do so.*