



STATEMENT OF COMMON GROUND (SoCG)

BETWEEN

LANCASTER CITY COUNCIL AND SEEMORE PROPERTIES

**WITH REGARD TO THE DELIVERY OF EAST LANCASTER
STRATEGIC SITE (SG7) OF THE LANCASTER DISTRICT
LOCAL PLAN**

APRIL 2019

NORTH LANCASTER STRATEGIC SITE – STATEMENT OF COMMON GROUND

CONTENTS

| | | |
|------------|--|-----------|
| 1. | INTRODUCTION | 4 |
| 2. | SITE PARAMETERS | 4 |
| 3. | CONCEPT PLAN | 4 |
| 4. | QUANTUM OF DEVELOPMENT | 4 |
| 5. | FLOOD RISK, DRAINAGE & UTILITIES | 6 |
| 6. | HIGHWAYS, TRANSPORT & ACCESSIBILITY | 7 |
| 7. | EDUCATION & TRAINING | 8 |
| 8. | COUNTRY PARK PROVISION | 9 |
| 9. | OTHER RELEVANT CONSIDERATIONS | 9 |
| 10. | MITIGATION | 12 |
| 11. | APPLICATION TIMING AND PHASING | 13 |
| | APPENDIX A: SG7 ALLOCATION | 15 |
| | APPENDIX B: CONCEPT PLAN | 16 |
| | APPENDIX C: MOVEMENT FRAMEWORK | 17 |
| | APPENDIX D: HOUSING TRAJECTORY FOR EAST LANCASTER | 18 |

APPENDIX E: EVIDENCE USED FOR EAST LANCASTER SOCG 19

- i. This document forms an agreed Statement of Common Ground (SoCG) to assist the future Examination of the Lancaster District Local Plan, specifically the delivery of the Strategic Policies and Land Allocations DPD. The SoCG is between the Site Promoter, Seemore Properties, and Lancaster City Council, the Local Planning Authority. The SoCG relates to the promotion of land for residential development on Land at the East Lancaster Strategic Site (Policy SG7).
- ii. This SoCG reflects those matters which have been agreed for the purposes of the Examination and is without prejudice to matters which are currently not agreed, notwithstanding any future agreement which may be reached between the promoter and Lancaster City Council. This SoCG does not preclude any additional representations by Seemore Properties or that their professional advisors may wish to make to the Local Plan Examination, whether orally or in writing, in respect of relevant matters relating to these proposed allocations.

ON BEHALF OF LANCASTER CITY COUNCIL

Print Name: Maurice Brophy

Position: Planning and Housing Policy Manager

Date: 2nd April 2019

Signature:



ON BEHALF OF SEEMORE PROPERTIES LIMITED

Print Name: David Barnes

Position: Director of Star Planning and Development signing on behalf of Seemore Properties Limited

Date: 2 April 2019

Signature:



1. INTRODUCTION

- 1.1 This statement of Common Ground (SoCG) has been prepared between Lancaster City Council (LCC) and Seemore Properties. This document identifies the matters agreed in respect of the proposed allocation of the East Lancaster Strategic Site which includes land between the north-eastern fringes of Lancaster and the M6 motorway (Policy SG7).
- 1.2 This document also provides information in respect of the infrastructure provision and upgrades required to support the proposed allocation, as well as the deliverability of the site and timescales for planning application processes and the subsequent build-out of the site.
- 1.3 Lancaster City Council has proposed this site for residential development through the emerging Local Plan process. The Council has considered a range of reasonable alternatives following an assessment of relevant evidence and consultation with key stakeholders and the public.

2. SITE PARAMETERS

- 2.1 A site boundary plan is provided in **Appendix 1**. The overall site comprises of about 120 hectares of open land located to the east of Lancaster, stretching from Caton Road to the north to Lancaster Prison and the former Ridge Lea Hospital to the south. The site is also bounded to the east by the M6 motorway and to the west by the existing urban edge of Lancaster.
- 2.2 The site currently is identified as open countryside with a number of other designations relating to landscape character and, in relation to the Lansil Golf Course, which is positioned to the north of the allocation, a recreational designation. It is agreed that the site is to be released from these designations through the new Local Plan for this district and a new approach taken, including the allocation of a significant area for new residential development (specifically through Policy SG7 of the Strategic Policies & Land Allocations DPD).
- 2.3 Through additional evidence prepared in relation to local landscaping matters, both parties agree that the site boundaries around the Cuckoo Farm area (land to the south-east of the site) may be suitable for further extension to allow for further housing capacity to be achieved. Both parties agree that the principle and extent of such boundary changes should initially be discussed through the Examination process assuming the Inspector raised this as a specific question. .

3. CONCEPT PLAN

- 3.1 A concept plan has been prepared for this site and is included in **Appendix 2**. The layout demonstrates that in principle at least 900 dwellings and associated necessary infrastructure can be accommodated on the site along with the re-positioning of the Lansil Golf Course. It also demonstrates that the provision of a country park, public open space and play facilities, footpath and cycling linkages, landscape buffers and Sustainable Drainage Systems (SuDS) features can also be achieved.

- 3.2 It is agreed between the parties that this level of development, based upon current information, can be accommodated on the site.

4. QUANTUM OF DEVELOPMENT

Housing Delivery

- 4.1 It is agreed that the site can deliver at least 900 residential units as part of the proposed allocation. It is also agreed that the exact type and mix of housing will be determined through a planning application in due course, but that the application is likely to accommodate a mix of housing types and tenures, as well as affordable housing. In determining the housing mix for the site, consideration will be given to the most up-to-date housing needs evidence for the locality and that advice will be sought from the Council's Strategic Housing Team.
- 4.2 As part of the plan making process, the site has been demonstrated through a high-level Viability Assessment prepared by LSH to be able to deliver approximately 30% affordable housing in accordance with the requirements of the Local Plan, specifically the Development Management DPD. The phasing for delivery of affordable housing will be informed by viability evidence that is submitted to, and agreed with, the Council as part of future planning applications. The submission of a site specific viability appraisal at the application stage is recognised as being appropriate in the Viability Assessment.
- 4.3 New housing provided will be required to deliver the design and construction standards as set out in the final adopted version of the Reviewed Development Management DPD unless there is clear material considerations, presented as part of any future planning application, demonstrating why this would not be deliverable.
- 4.4 Development should seek to investigate the potential role for self-build and custom build properties to support the Government agenda on this matter and to assist in addressing the evidenced need for such housing types from the Council's Self-Build Register. However, there will be no formal requirement made for this type of housing to be provided within future planning applications.

Commercial and Community Requirements

- 4.5 The allocation includes the provision of a local centre that should provide for basic local needs. The Council appointed White Young Green (WYG) to prepare a 'Local Centres Study' which identifies the need for a local centre within this allocation.
- 4.6 The centre should provide for limited levels of convenience and comparison retailing which includes a convenience shop and a number of other small units to provide for basic local service provision, it is anticipated that the number of units provided should be between 3-5 trading units. The local centre could also seek to include a flexible space for community and healthcare uses but this should only be provided in partnership with the relevant providers.

Re-Positioning of Lansil Golf Course

- 4.7 A key element of this proposal will be the re-positioning of the existing Lansil Golf Course to enable a primary access route to be taken from Caton Road to the north of the allocation. The Council recognises and accepts the current status of the legal agreement between Seemore Holdings and Lansil Golf Course and have confidence that the principles of an agreement have been established.

This understanding is also shared by Lansil Golf Club and is clarified through supporting information from the Club which confirms their position.

- 4.8 Following the allocation of the site for development purposes, it is acknowledged that progress to sign off a finalised agreement will be undertaken in a prompt and constructive manner. This will ensure that the works associated with the re-positioning of the golf course will take place in an appropriately phased manner and ensure that impacts on the local road network are minimised.

5. FLOOD RISK, DRAINAGE AND UTILITIES

- 5.1 It is agreed that to this point there are no known issues in relation to water supply, electricity supply or gas supply to this allocation.
- 5.2 With regard to Flood Risk, the allocation is located within Flood Zone 1 according to the Environment Agency Flood Map. Notwithstanding this, the allocation is in close proximity to the River Lune which is liable to flooding and has been the source of significant flood events over recent years. Any development must take into account the most up-to-date evidence, standards and guidance of the concerning flooding, surface water drainage and climate change assumption to avoid any exacerbation of the existing situation associated with the River Lune and other catchments in the locality.
- 5.3 The SFRA undertaken by JBA in 2017 has identified that there are parts of the site to the east which are vulnerable to a high risk of flooding from surface water. This issue is discussed in more detail in paragraph 5.5 of this statement. It is agreed that a flood risk assessment will be prepared as part of any outline application in accordance with current best practice.

Foul Drainage

- 5.4 In line with the requirements of United Utilities, a foul water drainage strategy will be prepared as part of a future planning application. This will take account of the relevant Development Management DPD policies and proposed growth in the east of the City and will identify how foul water will be dealt with within the allocation.

Surface Water Drainage

- 5.5 The concept plan set out in **Appendix 2** indicates that Sustainable Drainage Systems (SuDS) features can be reasonably incorporated within the allocation area to mitigate potential surface water run-off from the site and to enhance environmental features. The detailed design of any SuDS scheme(s) will be considered in full at the appropriate outline or reserved matters planning application stages. It is agreed that other than topographical concerns there are no other obvious constraints to the delivery of this element of the scheme.

Pipelines

- 5.6 The Walton-le-Dale / Slyne gas pipeline runs parallel to the M6 along the eastern portion of the site. It is agreed that through master planning for the site the presence of the pipeline will be recognised and sufficient buffering provided.

Fibre Optic Broadband

- 5.7 New development will provide for Fibre to Premises broadband (FTTP). This infrastructure is provided free of charge by broadband providers to any development proposals of over 30 units or more. Developers will be expected to register their willingness to work with broadband providers at least nine months before the date that they want the service to be provided to the first new property. This must be at least eight weeks before commencement on site so there is no reason why the delivery of such infrastructure would delay housing delivery on the allocation.

6. HIGHWAY, TRANSPORT & ACCESSIBILITY

- 6.1 Lancaster City Council appointed White Young Green (WYG) to prepare highway assessment evidence for the district and the impacts on the highway network from the proposed allocation in East Lancaster. The assessment has been prepared with the support and assistance for Lancashire County Council, who are the relevant Highways Authority for this area. The assessment takes account of the proposed growth across the district and seeks to identify areas where the highway network is likely to become stressed, and therefore, where mitigation measures will be required.
- 6.2 The proposed allocation will require access arrangements and local highway mitigation measures, including the creation of junction improvements from the allocation onto Caton Road and Quernmore Road respectively and access routes into the site from the north and south. Caton Road and Quernmore Road will provide vehicular accesses to the site.
- 6.3 The full scope and timing of the works for both accesses and the associated improvements onto both Caton Road and Quernmore Road, as required by the Local Plan, will be agreed with Lancashire County Council as part of more detailed design work. Initial work undertaken by WYG indicates the need for a signalised crossroad junction onto Caton Road with a potential shared access to the McDonalds restaurant. The design principles for this junction have been accepted by Lancashire County Council.
- 6.4 The creation of the Caton Road access route will require the re-positioning of Lansil Golf Course to a new location to the strategic site, as identified in preliminary indicative high-level layout and master planning work undertaken to date. Work on re-positioning the golf course will commence without significant delay to ensure that housing delivery can be maximised from the site from both a northerly and southerly direction.
- 6.5 The creation of the access road from Quernmore Road will result in the loss of a number of trees that are considered to be of value and are under a Tree Preservation Order. Development proposals should seek to minimise the loss of mature trees on the site. However, where this is not practicably possible, it is agreed that replacement trees will be provided in line with the Council's Tree Policy.

Public Transport

- 6.6 To support and encourage the use of sustainable forms of transport, development will be expected to contribute towards the creation of new services or the funding of existing local bus services that provide routes around East Lancaster into the City Centre. The City Council will also seek to liaise with the County Council over the feasibility of creating new routes or extending existing routes into the allocation itself over the course of time and when there is a critical mass of population and provided that it does not prejudice existing users.

- 6.7 To help facilitate this, contributions will also be expected towards the creation of new bus stops within the allocation.

Cycling and Walking

- 6.8 The Local Plan is seeking to promote a modal shift away from the use of private vehicles for local journeys, particularly to ease the evidenced air quality issues and congestion that occurs on the City Centre gyratory. The development will be expected to provide safe and convenient footpaths and cycleways to enable direct access through the site for pedestrians and cyclists. **Appendix 3** provides a Movement Framework of routes to be assessed through the site albeit this is subject to detailed master planning, land ownership, discussions with neighbouring landowners and topographical considerations.
- 6.9 Beyond the allocation itself, improvements will be necessary to encourage and promote cycling and walking to new residents, especially to services in the City Centre. **Appendix 3** provides a Movement Framework for how this can be achieved. This will require improvements to the existing network, which will include:
- Improvement of towpath provision along the Lancaster Canal to improve cycling and walking linkages between the allocation and Lancaster City Centre. The Canal and River Trust will deliver such infrastructure improvements (as landowners of the towpath). The development will not be delayed if the trust fail to spend the contribution as expected.
 - Improvement of pedestrian and cycling routes through the Ridge Estate to facilitate movement from the south of the allocation towards the City Centre and to improve connections to Central High School. Such works would be over land controlled by the Council or Highway Authority
 - Improvements to the cross point over Quernmore Road and improved walking linkages south of the allocation towards Williamsons Park, Lancaster City Centre and Bowerham. Such works would be over land controlled by the Council or Highway Authority.
 - The provision of improvement and upgrades to the Caton Road Cycleway to accommodate extra demand generated from new development and provide access into the established employment areas on Caton Road.

7. EDUCATION & TRAINING

Education

- 7.1 The City Council has engaged with Lancashire County Council as the Education Authority throughout the planning process to inform the requirement of education within the emerging Local Plan. The latest meeting took place in March 2019.
- 7.2 It is agreed that at this time there is an evidenced need for new primary school places to be provided in the East Lancaster area which arise from existing demand as well as new demand created through the proposed allocation at the East Lancaster Strategic Site. The County Council's consistent view on this matter is that a new single-form entry primary school is to be located on site in order to meet future demands.
- 7.3 It is agreed that development of the East Lancaster Strategic site will include the setting aside of land (in an appropriate, convenient, accessible location) to facilitate the development of a new primary

school in accordance with the prevailing Department for Education space / area standards. The new school should be delivered in an appropriate phase which should be agreed between the Education Authority and developer – this should also include agreement on whether the school can be constructed by on-site developers in order to reduce overall costs. Provision will be also made for off-street car parking associated with the school.

- 7.4 It is agreed that the development of the East Lancaster Strategic Site (Policy SG7) will only generate a proportion of the pupil growth for which the new single-form entry school is required and hence the mitigation and costs pursuant to this piece of infrastructure need to be proportionate and directly linked to the scale of development proposed by SG7 to meet the tests of national policy.
- 7.5 Lancashire County Council has intimated that they would require a larger plot size than that which would be normally required for a single form entry school. The reasoning for this is to enable opportunities for expansion of these facilities in the future. Whilst these benefits are acknowledged by all parties it is also accepted that contributions towards education provision need to be proportionate to the development and meet the necessary tests of planning policy. As a result any land to be held for future expansion should be secured outside of the planning process through a commercial transaction between the Education Authority and landowner / developer.
- 7.6 In respect of secondary education, the proposed allocation sits to the east of Lancaster, which in light of the proposed allocations made in the Local Plan, will require a need for further secondary school places over the course of the plan period. It is agreed that the proposed allocation does not raise any insurmountable issues in relation to secondary school places. Notwithstanding this, there will be a requirement for a financial contribution to be made towards increasing the levels of secondary school places which is relative and respective of the development proposed.

Training and Skills

- 7.7 It is agreed that new development will seek to promote opportunities for local apprenticeships through the construction phases of development in accordance with the Council's adopted Employment and Skills Plans SPD.

8. COUNTRY PARK PROVISION

- 8.1 The Local Plan requires the allocation to deliver a new 'Country Park' facility. The general position of this Country Park is to occupy the high ground to surrounding Ridge Farm which will have a wider benefit to visual amenity. The provision of the Country Park will deliver for a range of open space typologies including an appropriate range public amenity space, semi-natural and natural amenity space, children's play space and young person's spaces.
- 8.2 It is agreed that the management arrangements for this facility are still to be determined and require further investigation. It is agreed that both the Council and the landowner / developers work collaboratively to investigate all potential opportunities to manage the asset.

9. OTHER RELEVANT CONSIDERATIONS

- 9.1 To support the preparation of the Lancaster District Local Plan, particularly the Strategic Policies & Land Allocations DPD, the Council has commissioned a number of reports and assessments to

support the allocations made. These have, and will be, supplemented further by more detailed assessments prepared by both the Council and external consultants appointed by the Council to support the future planning application for the East Lancaster Strategic Site.

Ecology

- 9.2 A Phase 1 Habitat Survey was conducted in 2017 by the Greater Manchester Ecology Unit (GMEU) with further assessment work undertaken in relation to wintering birds and its role as functionally linked land in connection with Morecambe Bay.
- 9.3 It is agreed that the surveys prepared to inform the preparation of the Local Plan conclude that with appropriate mitigation in line with the recommendations of the reports, the outcomes of the Habitat Regulations Assessment and the direction and requirements of the Local Plan (particularly Appendix D of the Strategic Policies & Land Allocations DPD), there are no ecological constraints to development of the proposed allocation.
- 9.4 As part of any application up-to-dated ecological surveys will be undertaken, particularly in the context of the Newton Beck Valley, Long Bank Wood and Lancaster Canal Biological Heritage Sites that are either adjacent to, or contained within, the allocation. It is agreed that development proposals will seek to promote biodiversity and protect existing biodiversity assets.

Landscaping

- 9.5 The allocation includes challenging topography consisting of a number of drumlins and valley areas, particularly in the central areas of the allocation on land surrounding Ridge Farm. There are also areas of local landscape importance to the east of the site adjacent to the M6. The outline application for the allocation will be accompanied by a landscaping strategy/framework scheme that will consider how development can sympathetically work within the landscape in terms of densities, scale, massing and the materials used and seek to retain biodiversity and key landscape features, such as copses and ponds. It is agreed that the landscaping assessment should also consider the context of the development in relation to the setting of the Forest of Bowland AONB.
- 9.6 It is agreed that development will seek to use landscaping buffers, where it is appropriate to do so, to mitigate any impacts to local amenity, including impacts to residential amenity within the site and wider visual amenity relating to local and national landscape designations. As indicated at Appendix 2, regard will need to be had to the relationship of any housing to the M6 motorway, particularly in respect of any noise and air quality matters and provide appropriate mitigation where necessary.

Design

- 9.7 A master planning framework will be prepared for the allocation that will recognise the location of the allocation and ensure that development is sympathetic towards its surroundings in terms of its scale; massing and materials used and will create a well-designed and high quality environment. It is agreed that development should seek to mitigate against impacts on residential amenity.
- 9.8 It is agreed that given the extent of the development that character areas should be created, utilising different house types, materials, landscaping and layouts.

Historic Environment

- 9.9 There are a number of designated heritage assets either contained adjacent to the site that includes structures along the Lancaster Canal, such as Dolphinlee Bridge. It is agreed that the setting of any

statutory heritage assets will need to be preserved in accordance with the relevant statutory duty and the direction of the National Planning Policy Framework.

Archaeology

- 9.10 An archaeological desk-based assessment was carried out in 2017 by the Lancashire Archaeological Advisory Service. The assessment concluded that the area is likely to be of local / county heritage significance and that further assessment (including formal desk-based and walkover assessments) should be undertaken and submitted as part of any future planning application. Accordingly, there is not expected to be any archaeology significance that will need to be retained in situ.
- 9.11 It is agreed that the requirements for further assessment, excavation (if required) and mitigation can be addressed at the planning application stage.

Air Quality

- 9.12 The Council has prepared an Air Quality Position Statement that highlights the importance of new development mitigating the impacts on air quality, particularly in areas which have been identified as suffering from high levels of pollutants i.e. those locations where development could affect an existing Air Quality Management Area. It is agreed that development will support efforts to encourage modal shift towards cycling, walking and public transport via the measures described elsewhere in this statement.
- 9.13 It is agreed that detailed development proposals will consider their individual and in-combination effects on air quality and consider relevant mitigation measures where it is appropriate to do so and seek opportunities to integrate such measures into existing air quality plans and strategies.

Arboriculture

- 9.14 The allocation has a number of areas of copse and woodland and a number of field boundaries around the site itself. Future development proposals should be accompanied by a Landscaping Plan that seeks to work with the natural features of the site, including existing trees and hedgerows.
- 9.15 The Council accepts that in order to deliver a southern access road into the site that there will be an inevitable loss of trees to facilitate it. In this area, the Council will expect to minimise the loss of trees where it is practicable to do so and, where trees are lost then compensatory planting will be provided within the site in line with the Council's Tree Policy. An appropriate Arboricultural Impact Assessment will inform proposals for development.
- 9.16 Given the positioning of a new Country Park within the site (which is described in more detail within Section 8 of this statement), development proposals will seek to boost the level of tree planting on the site as a method of demonstrating net gain in relation to tree coverage in accordance with the relevant Development Management DPD Policy.

Ground Contamination

- 9.17 A geotechnical assessment has been prepared for the site by JBA in 2018 that considers ground conditions and ground contamination. It advises there is very limited potential for ground contamination which is not considered to pose a significant risk to the site. It is agreed that the study concludes that ground contamination does not represent a constraint to the principle of

development being achieved, however further more detailed assessment work will be necessary as part of the development proposal in line with the Council's Validation Guide.

10. MITIGATION

10.1 The following mitigation measures and community infrastructure are agreed:

- **Education:** It is agreed that land (approximately 1.2 hectares) will be identified within the allocation, at a safe, convenient and accessible location (by pedestrians, cyclists, those using public transport and motorists) for the creation of a single-form entry Primary School. The size of the plot should provide for a single-form entry facility. Should a commercial agreement be reached between the landowner / developer and the Education Authority then the Council would support the expansion of the plot to accommodate future expansion opportunities for the school. The developers will be expected to provide a contribution towards the build cost for the construction of the school which will be negotiated at the time of the planning application.
- **Healthcare:** If required, provision of any Section 106 contributions or the identification of a site for healthcare facility will be negotiated at the time of the planning application.
- **Highways:** Highway upgrades have been identified as being necessary to support the proposed allocation of approximately 900 homes, particularly in relation to access and junction arrangements onto both Caton Road and Quernmore Road.
- **Public Transport:** Contributions will be requested to secure bus services in the east of Lancaster and bus infrastructure provided within the allocation. Provision of any Section 106 contribution will be negotiated at the time of the planning application.
- **Cycling and Walking:** Improvements will be needed to promote cycling and walking not only through the allocation itself but also to improve linkages into Lancaster City Centre to encourage modal shift away from the reliance on private vehicles. This will include improvements to links to the west of the allocation along Caton Road Cycleway and along the Lancaster Canal. Provision of any Section 106 contributions will be negotiated.
- **Foul Water Drainage:** In line with discussions with United Utilities, a foul drainage strategy for within the allocation will be prepared by the applicant as part of the more detailed design work. This will take account of all proposed growth and will identify where upgrades may need to be provided.
- **Surface Water Drainage:** SuDS features will be provided on-site, the detailed design of which will be determined through the planning application process.
- **Ecology:** On-site biodiversity interests will be retained and the ecological enhancements sought, such as green corridors and green networks as part of the landscaping strategy. The inevitable loss of trees to create the southern access to the site will be mitigated against through tree re-planting across the site in line with the Council's Tree Policy. The detailed design will be negotiated through the planning application process.
- **Home Owner Packs:** In line with the requirements of the Sustainability Appraisal, it is agreed that all new owners of residential properties will be provided with 'Home Owner Packs' which will set out the sensitivities of the surrounding environment, particularly Morecambe Bay, and will promote the use of alternative areas for recreation with one such area being the country park.
- **East Lancaster Country Park:** The provision of a Country Park which will be a feature of the allocation and will provide the opportunity to deliver a wide range of ecological and recreational benefits to local residents. With regard to open space requirements, a range of

typologies will be provided. The detailed design of the Country Park and the future management arrangement will be addressed through the detailed design stage.

- **Open space:** Localised open space will be required through the site in relation to specific typologies to satisfy local plan requirements. Financial contributions will also be sought for off-site contributions towards sports pitches and associated infrastructure in the locality.

10.2 The Council has prepared an Infrastructure Delivery Plan (IDP) for the allocation which sets out the position in terms of the infrastructure proposed. It is agreed that the Council will continue to keep the IDP up-to-date to inform future planning applications made for the allocation, including any accompanying viability appraisal.

11. APPLICATION TIMING AND PHASING

11.1 The table below sets out an indicative timescale and the key milestones from this point forward through to the occupation of dwellings in the allocation. This is agreed to provide a reasonable assumption towards housing delivery.

| | |
|---------------------|---|
| April 2019 | Examination in Public |
| September 2019 | Issue of Inspector's Report |
| October 2019 | Screening Request to be submitted to the LPA |
| December 2019 | Adoption of the Strategic Policies & Land Allocations DPD |
| January 2020 onward | Pre-Application discussion & preparation of a Comprehensive Masterplan, Planning Performance Agreement put into place |
| April 2020 | Scoping Report and Opinion for the East Lancaster Strategic Site |
| September 2020 | Submission of Outline Planning Application with Access Details |
| January 2021 | Approval of Outline Planning Permission |
| April 2021 | Submission of Discharge of Pre-Commencement Conditions Application relating to Phase 1 engineering and infrastructure matters and golf course configuration |
| June 2021 | Approval of initial engineering and infrastructure matters to enable development from Quernmore Road and the golf course configuration |
| July 2021 | Technical Approvals from Third Parties for detailed designs for accesses, drainage etc. for initial infrastructure |
| August 2021 | Commencement of Infrastructure Construction Works including golf course works |
| December 2021 | Submission of Housing Reserved Matters to enable development to progress from Quernmore Road |
| March 2022 | First Housing Reserved Matters approval accessed from Quernmore Road |
| August 2022 | First dwelling occupancy from Quernmore Road |
| October 2023 | Submission of Discharge of Pre-Commencement Conditions Application relating to engineering and infrastructure matters for the northern part of the site. |
| February 2024 | Approval for engineering and infrastructure matters to enable development from Caton Road |
| March 2024 | Technical approvals from third parties for detailed designs for accesses, drainage etc. for infrastructure access from Caton Road. |
| April 2024 | Commencement of Infrastructure Construction Works from Caton Road |
| April 2024 | Golf Course available to play – would initially need temporary access |
| July 2024 | Submission of Housing Reserve Matters to enable development to progress from Caton Road |
| February 2025 | Occupation of first dwellings from Caton Road. |

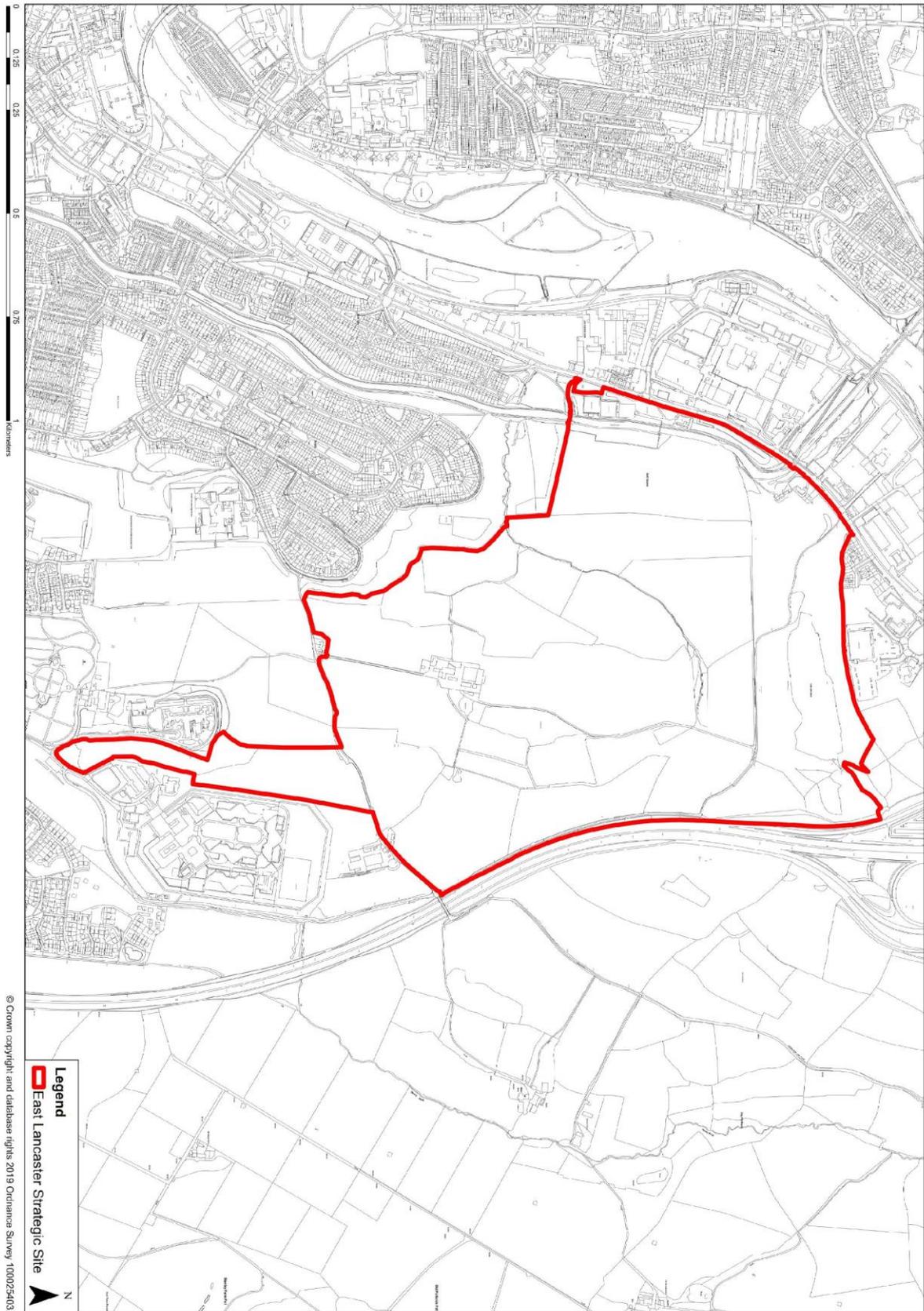
Table 1: Projected Timetable for Delivery of the East Lancaster Strategic Site

11.2 With regard to the timescales above, it is agreed there are a number of caveats and influencing factors which must be considered which include assumptions over adoptions timescales for the Local

Plan; assumptions over preparation of evidence; application approval processes are achieved prudently and without delay; an assumption that it will be generally 12 months from commencement to development of the first occupation. It should be also noted that it will take 2 – 3 years for the golf course to be reconfigured which will also include elements of the SuDS provision – there is a need for around a year for grass / course to settle before play can occur.

- 11.3 It is agreed that the proposed development of this site can commence within the first five years of the Local Plan (anticipated first occupation in early 2022). A housing trajectory has been attached as **Appendix 4** to establish the delivery rate of housing in the allocation. This has been agreed between all parties as a realistic timescale.
- 11.4 The majority of the site is under the control of 2 landowners (Seemore Properties and Lansil Golf Club) and therefore the site is considered available for development. There is one further landowner within the allocation at Ridge Farm, it is site is of a small scale and it anticipated to come forward for development separately to the wider site. The detailed master planning will take this land into account.
- 11.5 As discussed in paragraphs 4.7 and 4.8 of this statement, an outline agreement has been reached between Seemore Properties and Lansil Golf Club over the repositioning of the course and the delivery of associated infrastructure. All parties agree this sets out a clear position in regard to Lansil Golf Club and the anticipated approach to agreeing a formal agreement on this matter.
- 11.6 Seemore Properties has a conditional contract to purchase Ridge Lea Hospital through which the access from Quernmore Road can be constructed.
- 11.7 Seemore Properties intend to prepare a Comprehensive Masterplan for the whole site and submit an outline planning application for the proposed development in support of the allocation as soon as it is appropriate to do so and in consultation with Lancaster City Council. The planning application is anticipated to be an outline application for the whole site (including means of access).
- 11.8 It is anticipated that the early phase (or phases) of development will be secured using the southerly access to the site, via Quernmore Road, whilst the re-positioning of Lansil Golf Course is completed and the access into Caton Road constructed. Once this re-positioning has been completed then development can commence in the northern portions of the allocation.
- 11.9 Seemore Properties have access to significant technical expertise and resources and are committed to the delivery of housing at this site at the earliest opportunity.
- 11.10 From the point of the first occupation of a dwelling, it is anticipated that up to 35 dwellings could be built out per annum (excluding affordable housing provision) on the southern portion of this allocation within the early phases of development. Following the completion of the re-positioning of the Lansil Golf Course this delivery rate could seek to deliver in the region of 70 dwellings per annum.

APPENDIX 1: SG7 ALLOCATION



APPENDIX 2: CONCEPT PLAN



Legend

- Redline Boundary
- Proposed Golf Course
- Proposed Country Park
- Strategic Open Space
- Higher Density Housing
- Medium Density Housing
- Lower Density Housing
- Residential Green Corridor

- - - 'Spine' Road
- - - Primary Road
- - - M6 Motorway
- ⋯⋯⋯ Canal
- Existing Stream / Beck
- - - Existing Foot Cycleway / Ridge Lane
- - - Pedestrian Connection (Proposed)

- Proposed School Site
- Proposed Local Centre
- Proposed Golf Club House / Sports and Social Club

99 galgate/barnard castle/
 county durham/d12 8xx
 e: andy@designbypod.co.uk
 t: 01833 856 600
 w: www.designbypod.co.uk

PROJECT:
**Land at Cuckoo Farm,
Lancaster**

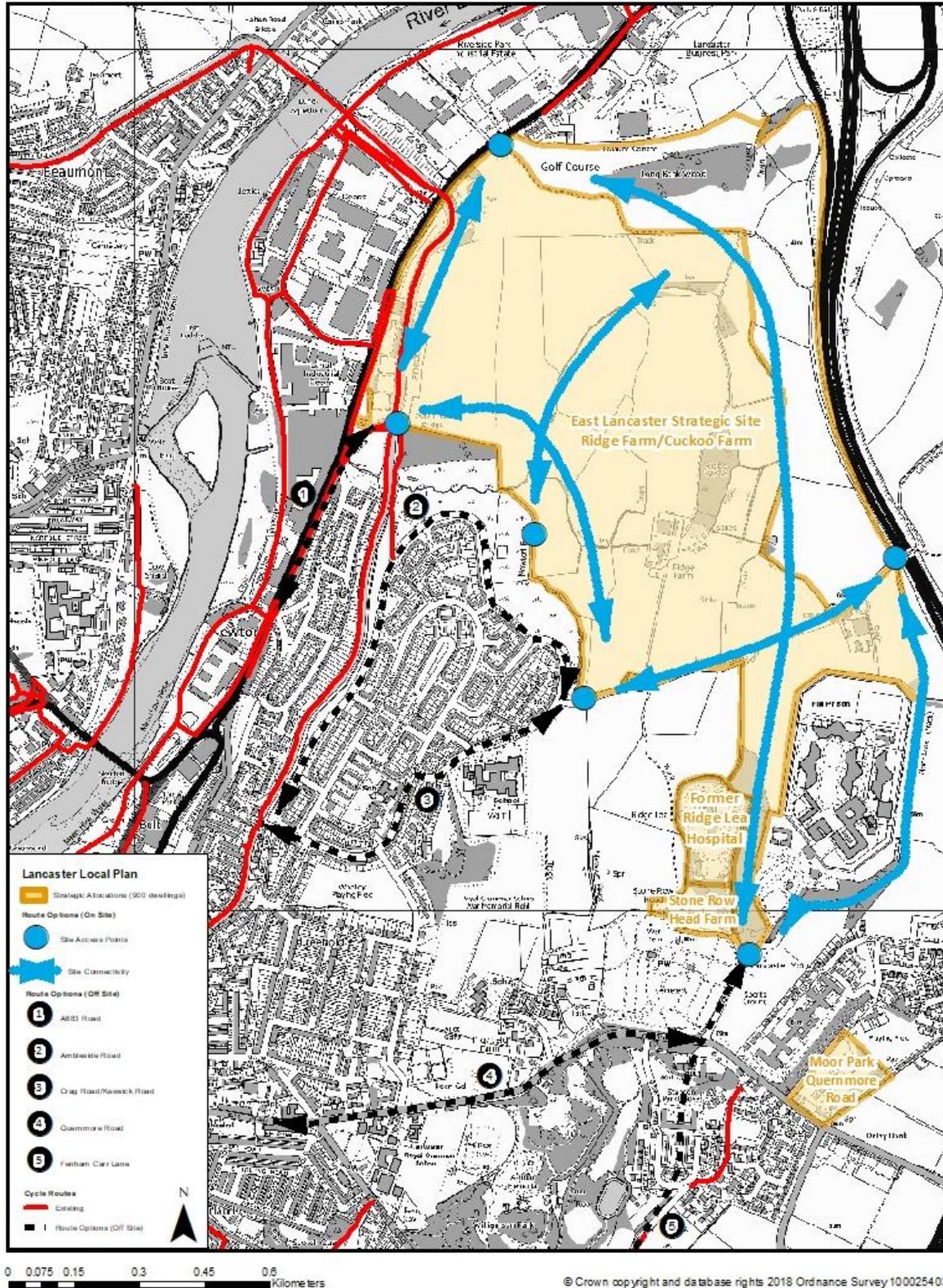
DRAWING TITLE:
Concept Plan

| | |
|-------------------------------|----------------|
| CLIENT: Seemore Properties | DATE: 03/19 |
| STATUS: PLANNING | DWN BY: JG |
| SCALE: N.T.S | CKD BY: AD |
| | REVISION: |
| SHEET SIZE: A1 | |

| | |
|--------------------------|------------------------|
| PROJECT NO: 706 - SEE | DRAWING NO: SoCG-01 |
|--------------------------|------------------------|

APPENDIX 3: MOVEMENT FRAMEWORK

LCWIP: Lancaster East Routes to be Assessed



APPENDIX 4: HOUSING TRAJECTORY FOR EAST LANCASTER

| EAST LANCASTER | | | | | | | | | | | | | | | | | | | |
|-----------------------|------------------|--------------|--------------|--------------|--------------|-------------------|--------------|--------------|--------------|--------------|--------------------|-------|--------------|--------------|-------|--------------|--------------|--------------|-------|
| Allocation Total | Years 1-5 | | | | | Years 6-10 | | | | | Years 11-15 | | | | | | | | |
| | 2019 2020 | 2020 2021 | 2021 2022 | 2022 2023 | 2023 2024 | TOTAL | 2024 2025 | 2025 2026 | 2026 2027 | 2027 2028 | 2028 2029 | TOTAL | 2029 2030 | 2030 2031 | TOTAL | 2031 2032 | 2032 2033 | 2033 2034 | TOTAL |
| 925 | - | - | - | 20 | 35 | 55 | 50 | 70 | 70 | 70 | 70 | 385 | 70 | 70 | 525 | 70 | 70 | 70 | 735 |
| | | | | | | | | | | | | | | | | | | | |

APPENDIX 5: EVIDENCE USED TO INFORM THE PREPARATION OF THE SOCG

- Strategic Housing and Employment Land Availability Assessment (Lancaster CC 2019) and formally the Strategic Housing Land Availability Assessment (Lancaster CC 2015);
- Strategic Housing Market Assessment – Part II (Arc4 2018);
- Local Plan Viability Assessments – Stage 1 (Lambert Smith Hampton 2018);
- Local Plan Viability Assessments – Stage 2 (Lambert Smith Hampton 2019);
- Lancaster District Infrastructure Delivery Plan (Lancaster CC 2017)
- Lancaster District Infrastructure Delivery Schedule – East Lancaster (Lancaster CC 2018)
- North Lancashire Green Belt Review (Lancaster CC & ARUP 2016);
- Lancaster District Local Centres Study (White Young Green 2017);
- South Carnforth Geo-Environmental Desk Study (JBA 2018);
- Lancaster Local Plan Transport Assessment Part 1 – Initial Assessment (White Young Green 2018);
- Lancaster Local Plan Transport Assessment Part 2 – Identification and Assessment of Mitigation Measures (White Young Green 2019);
- Lancaster City Council Level 1 Strategic Flood Risk Assessment (JBA 2017);
- Lancaster City Council Level 2 Strategic Flood Risk Assessment (JBA 2018);
- Preliminary Ecological Appraisal for South Carnforth (Greater Manchester Ecology Unit 2016);
- Initial Desktop Archaeological Assessment (Lancashire Archaeological Advisory Service 2017);
- Heritage Impact Assessment for Site Allocations in the Local Plan (Lancaster CC 2018);
- Lancaster Local Plan Air Quality Position Statement (Air Quality Consultants 2019);
- Lancaster District Open Space Assessment (KKP 2018); and
- Lancaster District Playing Pitch and Outdoor Sports Strategy (KKP 2019).

The preparation of this SoCG has also been informed through discussions with developers and infrastructure providers and supplementary evidence provided by these parties.