

## **Statement of Common Ground**

Between: Lancaster City Council and:

Commercial Estates Properties, Peel  
Investments (North) Ltd and Story Homes  
Limited

**Strategic Policies and Site Allocations Plan**  
Draft Policy SG1: Broad Location for Growth -  
Bailrigg Garden Village

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# 1. Introduction

- 1.1 This statement of Common Ground has been prepared jointly by Lancaster City Council (LCC), Commercial Estates Properties (CEP), Peel Investments (North) Limited (Peel) and Story Homes Limited (“the Parties”).
- 1.2 The statement relates to the “Broad Location for Growth – Bailrigg Garden Village” (Policy SG1) in the Submission Draft Strategic Policies and Site Allocations Plan (SP&SAP).
- 1.3 The statement sets out the Areas of Common Ground between the Parties.

## 2. Background

- 2.1 The Submission Draft SP&SAP identifies a Broad Location for Growth (BLG) relating to Bailrigg Garden Village (BGV) (Draft Policy SG1).
- 2.2 The BLG encompasses a large portfolio of land extending between the southern edge of the City of Lancaster and the village of Galgate. The BLG is bisected by north-south transport routes including the M6, A6, the main west coast rail line and the Lancaster Canal.
- 2.3 A substantial proportion of the land west of the A6 is under the control of Commercial Estates Properties (CEP), Peel Investments (North) Limited (Peel) and Story Homes Limited (Story). Collectively Peel, Story and CEP – referred to as the South Lancaster Landowner Group (or ‘Landowner Group’) – own/control c.162ha (400 acres) of land within the core of the BLG. The Landowner Group has consistently expressed its support for development in South Lancaster, the Broad Location for Growth and Bailrigg Garden Village. They have individually and collectively made submissions to the LCC in relation to the emerging Lancaster Local Plan.
- 2.4 LCC secured funding from Government in January 2017 to advance one of the first waves of Garden Villages in England. Work is on-going by LCC to plan for development in the South Lancaster area and with Lancashire County Council to plan and secure the significant new strategic transport infrastructure needed to facilitate all of the growth and development within the BLG and BGV. Lancashire County Council submitted a Business Case for the HIF bid on 22 March 2019, which was supported by the Landowner Group.

### 3. Common Ground

3.1 It is common ground between the Parties that:

- (a) The BLG / BGV is a highly suitable and sustainable location for major residential led mixed-use development in the District and presents an obvious opportunity to identify a major strategic source of housing land supply into the future.
- (b) The expeditious delivery of development in the BLG is critical to meeting the Spatial Vision and Strategic Objectives of the emerging Local Plan. It is required to help meet the identified housing needs of the District, boosting the 5 year housing land supply and supporting the economic growth which is planned for by the SP&SAP, including at the University.
- (c) There is some identified capacity within the local highway network to accommodate development without severe residual cumulative impacts on the transport network, subject to securing appropriate local highways improvements where necessary (to be agreed with the local highways authority) and demonstrating that such development would not be to the detriment of highway safety.
- (d) Applications for early phases of residential development within the BLG will be considered by LCC to be acceptable in principle and will be dealt with promptly. These applications will be approved in advance of the adoption of the proposed Area Action Plan (AAP) and the Local Plan, subject to satisfactorily demonstrating that:
  - The residual cumulative impacts on the transport network will not be severe, in accordance with point (c) above.
  - The delivery of the wider BGV will not be prejudiced.
  - The key principles of the BGV set out in Policy – which provide an appropriate strategic framework for development across the BLG/BGV pending adoption of the AAP – SG1 are satisfactorily complied with<sup>1</sup>.
- (e) It is agreed between CEP and the Council that residential led development on the CEP land would constitute an example of the development within the BLG which would in principle be capable of according with the above principles.

#### Potential Amendments to Policy SG1

3.2 In light of the above, it will be necessary to make amendments to draft Policy SG1. The parties will endeavour to reach agreement with regard to a revised policy wording during the course of the Local Plan examination.

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<sup>1</sup> Subject to any amendments or modifications to those principles determined by the Local Plan examination.

**Turley**

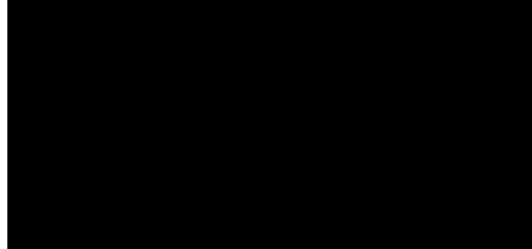
## 4. Declaration

Signed on behalf of Lancaster City Council:

Name:

Date:

Signature:

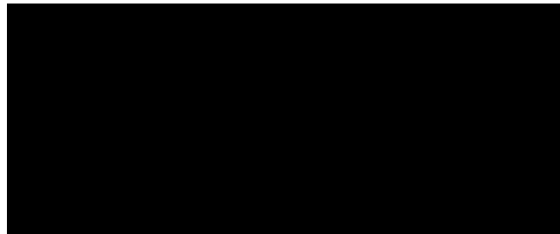
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Signed on behalf of Commercial Estates Properties (CEP)

Name:

Date:

Signature:

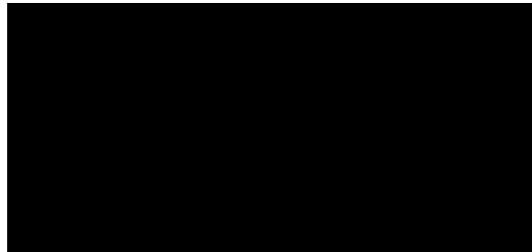
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Signed on Peel Investments (North) Limited

Name:

Date:

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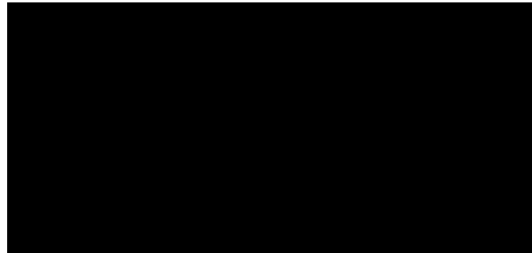
A large black rectangular redaction box covering the name, date, and signature fields for Peel Investments (North) Limited.

Signed on behalf of Story Homes Limited

Name:

Date:

Signature:

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