

Barton Willmore on behalf of Story Homes
Examination into the Lancaster District Local Plan
Matter 2 – Housing
Representor ID: 106

**Response from Story Homes to Additional Information issued to the Lancaster EIP
Matter 2 - Comments on SG1 Suggested Modification**

1. The Inspector asked for initial comments on the Council's proposed 'working draft' proposed Modifications to Policy SG1 by Thursday 18th April. (ref: HD15)
2. Story Homes welcomes the Suggested Modification, which supports early applications subject to criteria to assist in the early delivery of Sites. However, it is Story Homes' consideration that the Local Plan does not go far enough in securing the early delivery of suitable sites within the broad area for growth which should be secured through appropriate allocations. We support the Council's revised housing trajectory that seeks to show early delivery of the Garden Village; but the approach of the Local Plan to early release of Sites must reflect that trajectory.
3. We suggest that within the broad location for growth, the area shown on the Policies Map and labelled as "sustainable urban extension" is allocated for residential development in view of the expectation that development on that part of the broad location for growth can be delivered in the first 5 years following adoption of the Local Plan. We also suggest that Policy SG1 is modified to remove the requirement for 'areas of separation'. The proposed amendments to Policy SG1 agreed by the South Lancaster Landowner Group (SLLG) is at **Appendix 1** of this note.
4. With regard to the above, it is Story Homes case that land at Ashton Road should be allocated now given that it is available, suitable and deliverable, and has previously been proposed for allocation by the Council.
5. We support the proposals for an early Plan review mechanism. However, that review mechanism should form a stand-alone Policy such that it is able to relate to any wider failing of the Plan to deliver whether through Strategic or non-Strategic Sites; with a view to being able to bring forward omission Sites where appropriate. In that regard we consider it is inappropriate for the review mechanism to sit within Policy SG1.
6. We reserve the right to comment further on this 'working draft' Policy via the Main Modifications consultation.

Proposed Amendments to Policy SG1 agreed by the South Lancaster Landowner Group (SLLG)

Policy SG1: Broad Location for Growth – Bailrigg Garden Village

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.

Within the broad location for growth, the area shown on the Policies Map and labelled as “sustainable urban extension” is allocated for residential development in view of the expectation that development on that part of the broad location for growth can be delivered in the first 5 years following adoption of the Local Plan.

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.
- 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 **as** 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).

To support the delivery of the Garden Village, there will be a requirement for a wide range of both locally important and strategically important infrastructure, including new highways, public transport network, education provision, new local centre(s), open spaces and green network. These are set out in Policy SG3 and will be addressed in more detail in the future Spatial Development Framework, which will form a Development Plan Document (DPD) for the Bailrigg Garden Village.

~~Future~~ Proposals will need to demonstrate that no European designated site would be adversely affected by development either alone or in combination with other proposals, as per the requirements of Policy EN9 of this DPD. In view of the potential for likely significant effects as a result of this allocation, **development proposals must accord with the requirements of appendix D ~~must be delivered as part of any future proposal.~~**

~~To enable a comprehensive and co-ordinated approach to new development and strategic growth, piecemeal or unplanned development proposal within the area which are likely to prejudice its delivery (including the infrastructure required for the area) will not be permitted beyond that which has already secured planning permission and proposals which are sited within the developed footprint of Lancaster University Campus.~~

Mechanism for Delivery of the Garden Village

The Council will prepare and implement a specific Development Plan Document (DPD) for this area of growth, entitled the 'Bailrigg Garden Village Area Action Plan DPD'. ~~As a result, development in this area will be delivered in accordance with this Area Action Plan and the Council will not support piecemeal development of this area (beyond existing planning commitments) in advance of the preparation of this DPD.~~

The recommendations of the Local Plan (Part One) Sustainability Appraisal should be taken into account when preparing ~~the~~ ~~document~~ **Area Action Plan DPD**.

The purpose of the forthcoming DPD will be as follows:

1. To provide ~~more~~ **additional** detail on how the **key** development principles set in this policy will be delivered;
2. To set out a Spatial Development Framework as a basis for further master-planning and to help guide the preparation of future planning applications;
3. To provide a Spatial Development Framework against which future development proposals and planning applications will be assessed; and
4. To enable and support the co-ordination and timely delivery of the infrastructure necessary to facilitate growth in this location.

Development of the land allocated within the broad location for growth in advance of the adoption of the Bailrigg Garden Village Area Action Plan DPD, **shown on the Policies Map and labelled as "sustainable urban extension"**, will be permitted provided that it can be demonstrated that:

1. There would be no prejudice to the delivery of the wider Bailrigg Garden Village (including its infrastructure requirements) and that it would not undermine the integrated and co-ordinated approach of the wider Bailrigg Garden Village development;
2. That the development would conform with and further the key principles of policy SG1;
3. That the opportunities for sustainable transport modes have been fully considered and that the residual impacts upon the transport network will not be severe;

The potential for the future re-configuration of Junction 33 of the M6 and highway network improvements in South Lancaster will be an integral part of this forthcoming DPD.

To ensure the timely delivery of the Bailrigg Garden Village, work on the Spatial Development Framework and the wider DPD has already commenced and is anticipated to be ready for adoption within the first five years of the plan (i.e. before 2022).