



STATEMENT OF COMMON GROUND (SoCG)

ADDENDUM

BETWEEN

**LANCASTER CITY COUNCIL, TAYLOR WIMPEY AND
HOLLINS STRATEGIC LAND**

**WITH REGARD TO THE DELIVERY OF NORTH
LANCASTER STRATEGIC SITE (SG9) OF THE LANCASTER
DISTRICT LOCAL PLAN**

APRIL 2019

NORTH LANCASTER STRATEGIC SITE – STATEMENT OF COMMON GROUND ADDENDUM

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SoCG ADDENDUM FOR NORTH LANCASTER STRATEGIC SITE (APRIL 2019)

- i. This document forms an addendum to the agreed Statement of Common Ground (SoCG) signed between the Site Promoters, being Taylor Wimpey UK Ltd (TW) and Hollins Strategic Land (HSL), (hereafter referred to as 'the Developers'); and, Lancaster City Council (LCC), the Local Planning Authority on 2nd April 2019. The three parties are hereafter referred to as 'the Parties'. The SoCG relates to the promotion of land for Green Belt release and the allocation for a residential-led development on Land at the North Lancaster Strategic Site (Policy SG9).
- ii. The purpose of this document is to assist the Examination of the Lancaster District Local Plan, specifically the delivery of the Strategic Policies and Land Allocations DPD.
- iii. This SoCG Addendum reflects those matters of further common ground which have been agreed between the Parties, notwithstanding any future agreement which may be reached between the Parties, and respective land owners. This SoCG does not preclude any additional representations by TW or HSL 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.
- iv. This agreed SoCG has been provided to the respective landowners for their information. All parties confirm that they will continue to keep their respective landowners informed and updated of progress at the Examination and will request their input where necessary and appropriate.

ON BEHALF OF LANCASTER CITY COUNCIL

Print Name: Maurice Brophy

Position: Planning Policy and Housing Manager

Date: 23 April 2019

Signature:



ON BEHALF OF TAYLOR WIMPEY UK LTD

Print Name: Jordan Gresham

Position: Strategic Land Regional Director

Date: 23 April 2019

Signature:



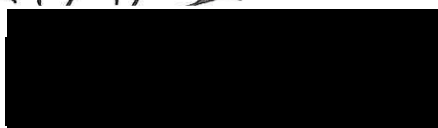
ON BEHALF OF HOLLINS STRATEGIC LAND

Print Name: MATTHEW SYMONS

Position: PLANNING MANAGER

Date: 24/4/19

Signature:



1. CONCEPT PLAN

- 1.1 An updated concept plan has been prepared by the Parties for this site and is included at Appendix 1. The Parties agree that the plan demonstrates that in principle, in the region of 700 dwellings plus associated necessary infrastructure can be accommodated on the site. It also demonstrates that the provision of public open space and play facilities, footpaths and cycling linkages, landscape buffers and Sustainable Drainage Systems (SuDS) features can also be achieved. Based on the work undertaken by the Parties to date, the Parties anticipate that this level of development, based upon current information, can be accommodated on the site.

2. URBAN SETTING LANDSCAPE

- 2.1 The Parties agree that the Urban Setting Landscape designation currently shown on the submitted proposals map, should be amended to that shown on the plan in **Appendix 2**. These amendments follow technical assessments carried out by the Council and by Taylor Wimpey's Landscape Architect and discussions between the Parties.

3. EMPLOYMENT

- 3.1 The Parties agree that whilst the Council has identified, through Policies SG9 and EC2, that 2 hectares of B1 employment land could be delivered at the North Lancaster site, given the pressing need for housing delivery within the district, flexibility should be provided regarding the future role of the strategic allocation.
- 3.2 The Parties agree that the prime residential land within the site, and the most suitable locations for a school and local centre are in the centre of the strategic allocation close to the A6. Therefore, the Parties agree that the eastern part of the site is the most appropriate location for any potential employment development. The Parties agree that whilst the symbols on the submitted proposals map indicate broad locations within the strategic allocations, the submitted proposals map should be amended by moving the pink circle, which represents the employment development, to the eastern part of the site as shown in Figures 1 and 2 below.
- 3.3 The Parties agree that should it be demonstrated through a robust and thorough marketing exercise (the scope of which will be agreed at the appropriate time) that there is no demand for employment development at the site, the Council will support alternative uses on this part of the site. The Parties

agree that additional text should be added to Policy SG9 and EC2 to reflect this agreement. Suggested wording is provided at **Appendix 3**.

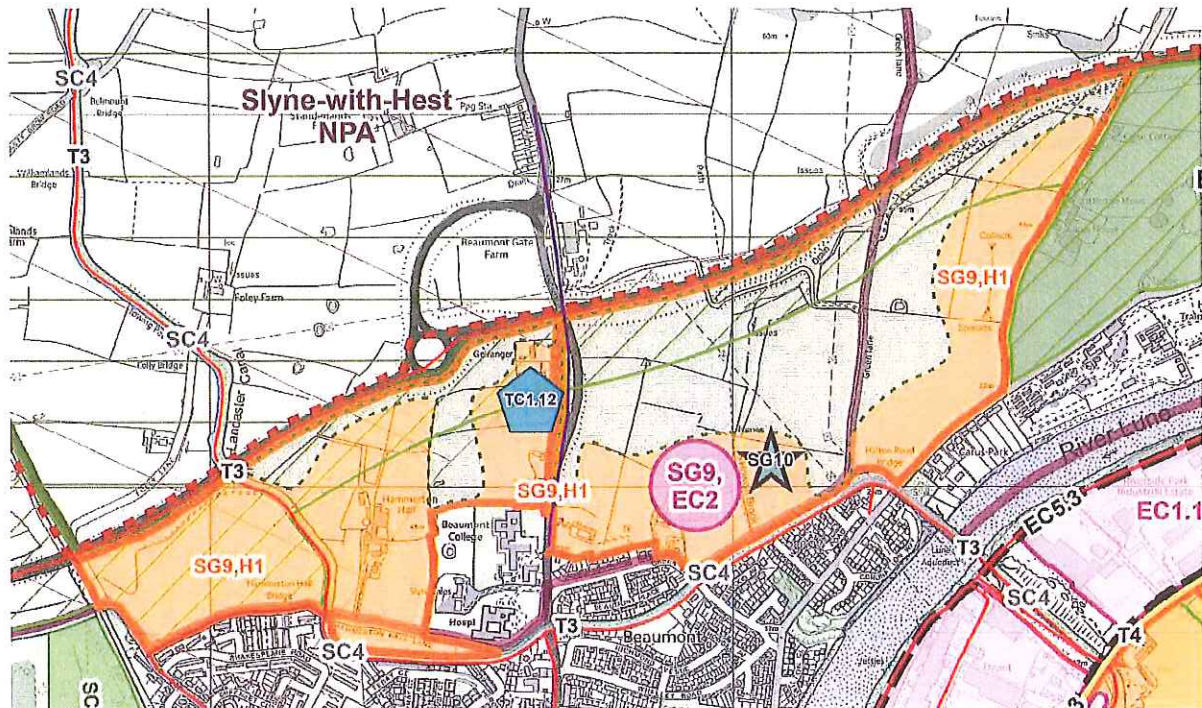


Figure 1 – Proposals Map as submitted

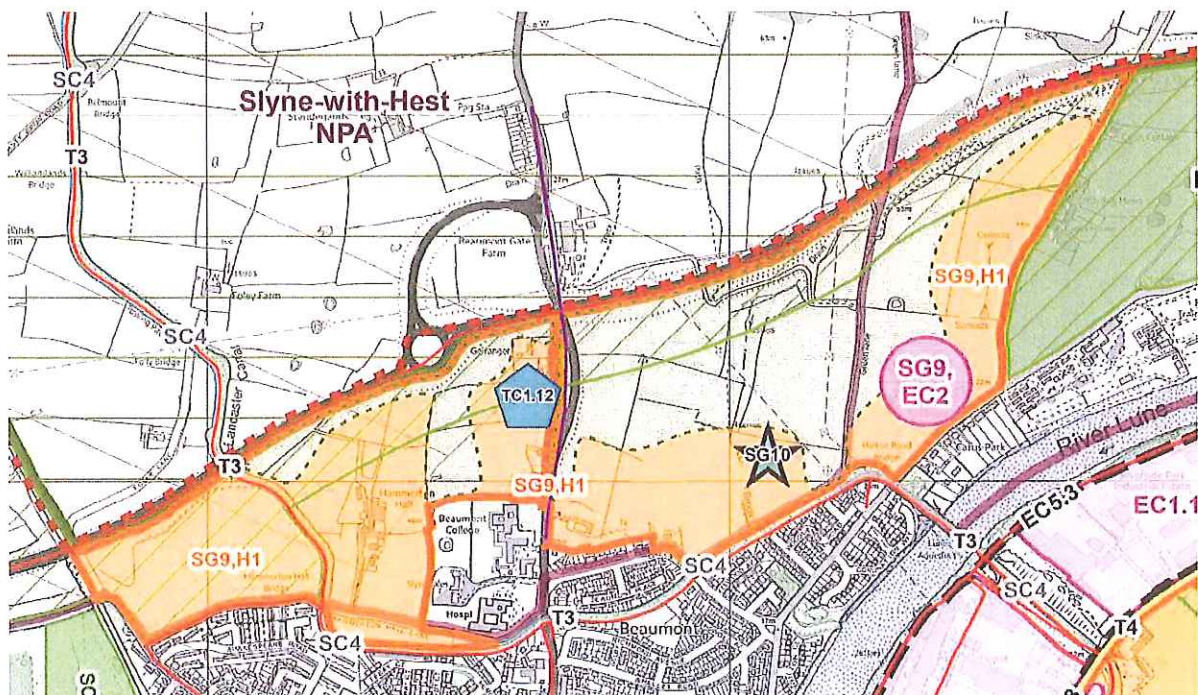


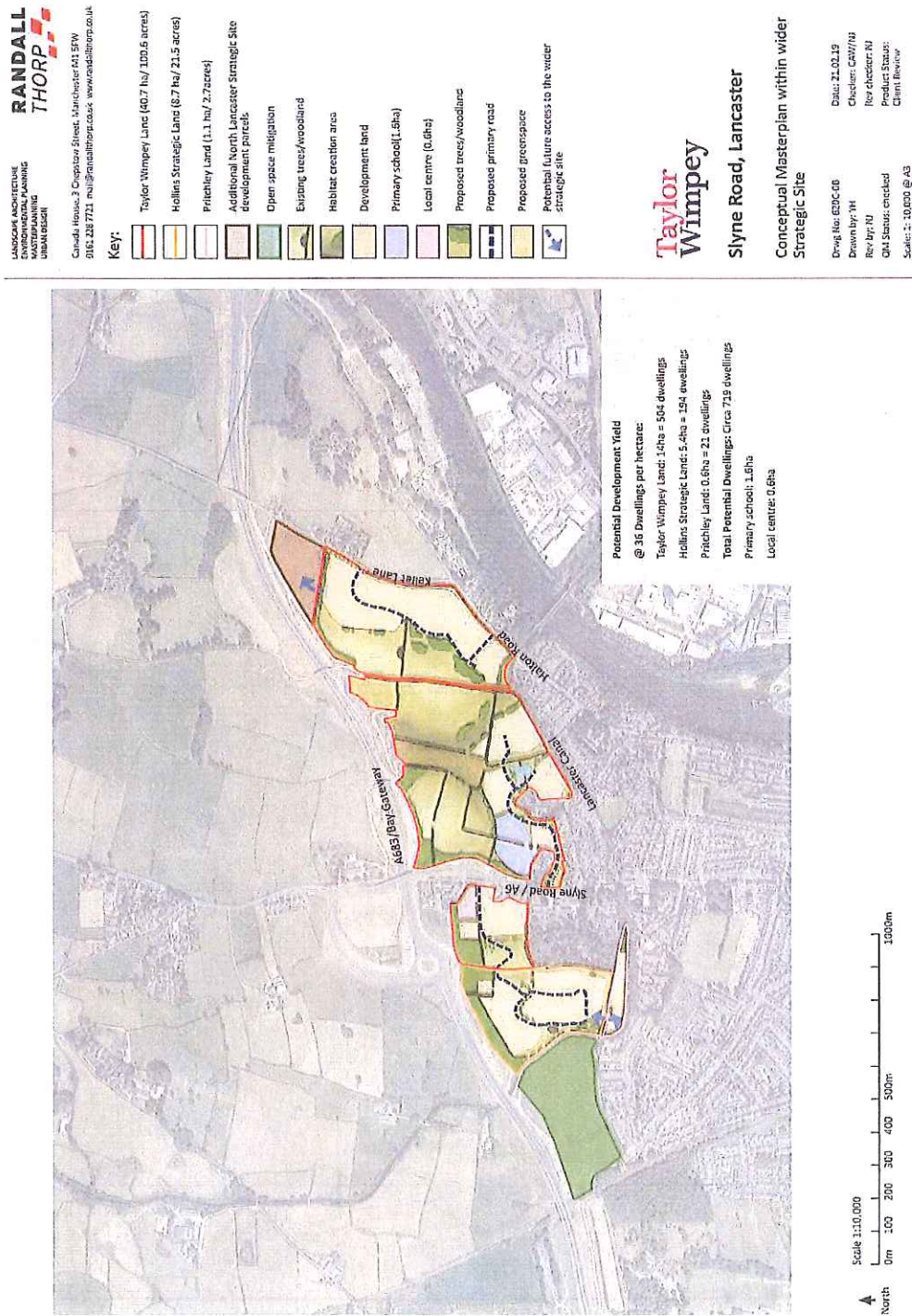
Figure 2 – Agreed revised location of employment policies symbol (pink circle) within the North Lancaster strategic allocation.

4. POLICY WORDING AMENDMENTS

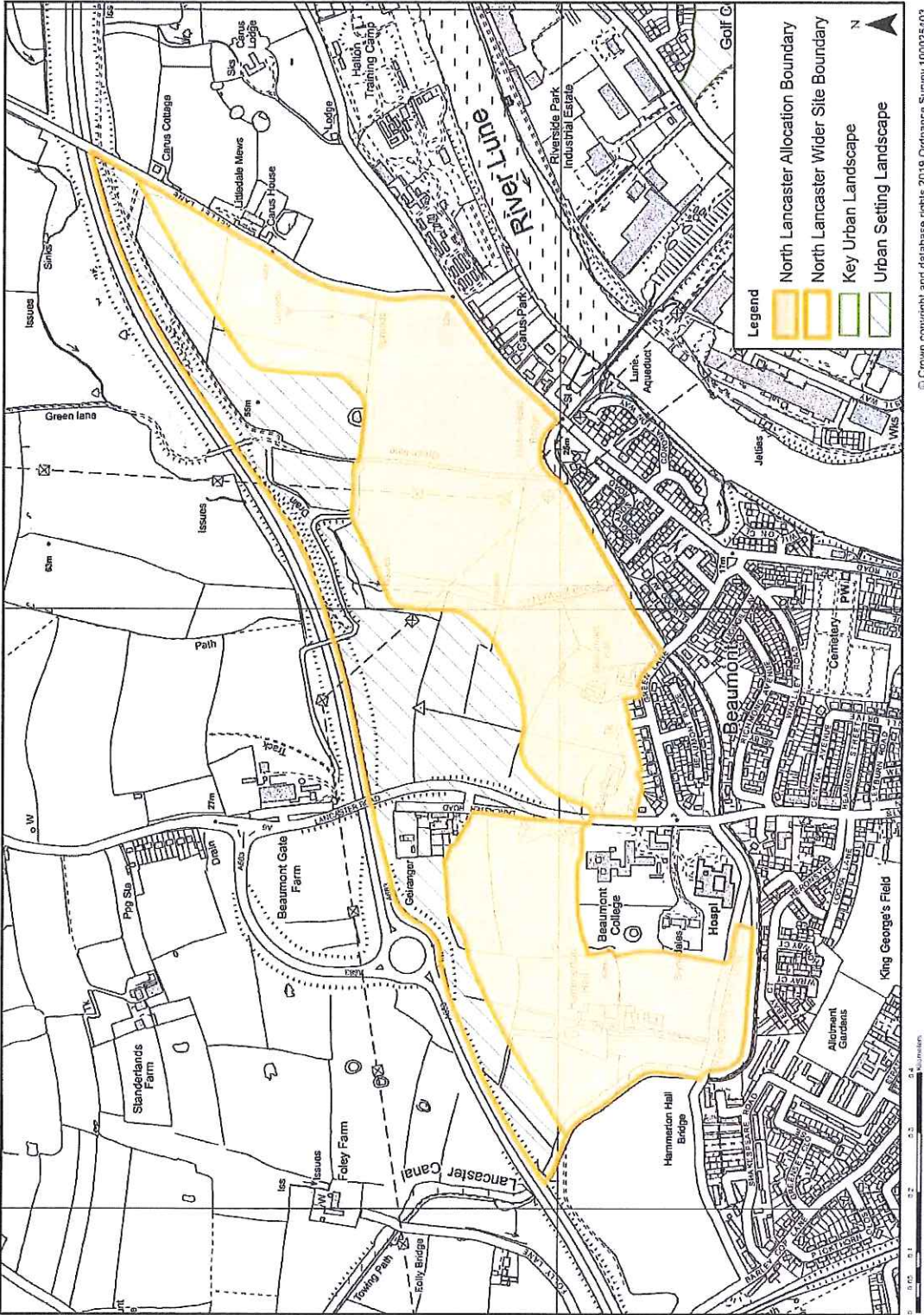
- 4.1 The Parties agree on proposed wording amendments to several policies and these amendments are set out in **Appendix 3**. The agreed proposed changes reflect the Parties consideration and discussions since the opening of the Examination hearings and take into account the signed Statement of Common Ground for the North Lancaster Strategic Site, this addendum, and hearings statements previously submitted by the Parties.

APPENDIX 1: CONCEPT PLAN

The Concept Plan submitted omits any proposals for the potential employment land requirement proposed via Policy SG9 of the Strategic Policies & Land Allocations DPD. Suggested wording changes to policies SG9 and EC2, agreed between the Parties, is included at Appendix 3 of this Statement of Common Ground Addendum.



APPENDIX 2: URBAN SETTING LANDSCAPE PLAN



APPENDIX 3: AGREED POLICY WORDING AMENDMENTS

The Parties agree that no amendments are necessary to Policies EN7 (Local Landscape Designations); DM27 (Open Space, Sports and Recreational Facilities); Policy DM30 (Sustainable Design) and Policy DM58 (Telecommunications and Broadband Improvements).

Policy SG9: North Lancaster Strategic Site

The Parties propose the following changes to Policy SG9 (shown in red):

Greenfield land identified on the Local Planning Policies Map at Hammerton Hall / Beaumont Hall in North Lancaster has been allocated as a site for residential-led development. The Council expects that once fully developed that the site will accommodate approximately 700 dwellings, ~~2 hectares of high quality B1 employment land~~ and a range of infrastructure necessary to facilitate these new homes ~~and jobs~~.

An area of 2 hectares of B1 employment land will be provided within the strategic allocation on land to the east, accessed via Kellet Lane. The Council will support residential development in this employment area should it be demonstrated, following a robust marketing exercise (which has taken place for no less than 2 years following the adoption of the Local Plan), that there is no market demand for the identified use. Such a marketing exercise should demonstrate that the site has been marketed using appropriate media sources at a realistic price for the identified use.

~~The Council will prepare a Development Brief to set out in more detail how development of this strategic site should move forward in the context of wider growth in the Lancaster area. The recommendations of the Local Plan (Part One) Sustainability Appraisal should be taken into account when preparing this document.~~

~~The Council will expect that future proposals for the site should be prepared in the context of this Development Brief and taken forward through a comprehensive masterplan for the whole site that addresses the issues of phasing, delivering the necessary infrastructure and addressing all issues set out within the Brief.~~

~~In preparing the masterplan and future planning applications, any future proposals will be required to address the following matters to be fully addressed:~~

- I. A comprehensive masterplan for the whole site will be required with future planning application(s) which addresses phasing and the delivery of infrastructure to make the development acceptable in planning terms, including addressing the requirements of Policy SG10 of this DPD in relation to wider strategic infrastructure needs in the North Lancashire area;*
- II. The provision of sufficient levels of open space in accordance with the most up-to-date evidence in relation to the quantitative and qualitative needs for the locality. Requirements*

will also be expected to take account of accessibility issues and should be delivered in accordance with the requirements set out in Policy DM27 of the Development Management DPD;

- III. Building an appropriate mix of housing types and sizes to meet evidenced local housing needs within the Council's most up-to-date Strategic Housing Market Assessment;
- IV. Affordable housing requirements will be determined in accordance with Policy DM3 (The Delivery of Affordable Housing) of the Development Management DPD. Where there are demonstrable constraints on viability which prejudice the delivery of development proposals, these will need to be discussed at the earliest possible opportunity with the Council, indeed preferably prior to submission of any relevant planning application. Viability matters will be determined in accordance with Policy DM3 and other national or local planning policy deemed consequential; ~~Approximately 40% of the residential units provided will be defined as 'affordable', which includes the delivery of a full range of affordable products through dialogue with the Local Planning Authority.~~

Design Considerations

- V. The submission of a bespoke Design and Access Statement with future planning application(s) detailed design statement, recognising the prominent and sensitive location of the Beaumont Hall area as a northern gateway into Lancaster and its proximity to the Bay Gateway which is to the north. The design, layout and materials used should be sympathetic to the locality and create a strong sense of place, providing a well-designed and high quality environment for its residents.
- VI. Support will be given to development that seeks to adopt sustainable construction and design methods aimed at minimising energy use, reducing emissions and maximising energy efficiency, this should include investigating opportunities to deliver district heating systems and provision for electric charging points and infrastructure for electric vehicles;
- VII. Proposals should seek to provide positive inter-relationships with the adjacent Lancaster Canal in accordance with Policy T3 of this DPD, providing a sufficient buffer between new development and the Canal, which is designated as a Biological Heritage Site (BHS);
- VIII. Appropriate safeguarding to the satisfaction of National Grid / Electricity Northwest from the overhead powerlines which run across the site.

Environmental Considerations

- IX. The submission of a suitable and appropriate landscaping plan that should seek to retain existing natural features, including the retention of woodland, copse, ponds and hedgerows which makes the best use of the topography of the site. The landscaping scheme should seek to create landscape buffers between the development site and the Bay Gateway Link Road to

the north, ~~the A6 which runs through the centre of the site,~~ the West Coast Mainline to the west and the residential areas to the south;

- X. The creation of ~~significant~~ green buffers informed by Landscape and Visual and Heritage Impact Assessments submitted with future planning application(s) between any development proposals and the sites of St Johns Hospice and Hammerton Hall to protect the general amenity of these areas through both the construction and occupation phases of development;
- XI. Provide new home owners with a 'Home Owners Pack'. This will include details of the sensitivities of the land adjacent to the development (and the wider Morecambe Bay coastline) to recreational pressure, and promote the use of alternative areas for recreation, such as public open space within the development;
- XII. Future planning application(s) ~~Proposals~~ will be expected to fully assess the potential effect impact upon the setting and significance of heritage assets at Beaumont Hall, Hammerton Hall, Carus Lodge, Carus Lodge Cottage, the curtilage listed wall on Halton Road, Hammerton Hall Bridge, Folly Bridge, Beaumont Hall Bridge, Halton Road Bridge and the Lune Aqueduct as a result of proposed new development, ~~should be investigated, and w-Where~~ potential concerns may arise, mitigation measures should be put in place. Proposals will need to take account of the recommendations for mitigating harm and/or maximising enhancements as set out in the Council's Heritage Impact Assessment for the site; should make use of the Heritage Assessments which have been prepared by the City Council in relation to this site;
- XIII. The provision of sensitive landscape buffers to be provided around existing residential properties within and directly adjacent to the proposal site;
- XIV. ~~Proposals~~ Future planning application(s) should fully and satisfactorily address amenity issues, including noise and air quality issues that arise from the proximity of the Bay Gateway Link Road, the A6 and the West Coast Mainline, which adjoin this site;
- XV. ~~Proposals~~ Future planning application(s) will be required to demonstrate how they will contribute to the delivery of green network corridors and ecological networks, identifying opportunities for enhancing biodiversity, recreation and leisure uses and integrating the delivery of the site with improved functionality of both the district's ecological and green infrastructure networks;
- XVI. No net loss in the value of the Biological Heritage Sites (BHS) at Lancaster Canal, with evidence of how the BHS will be protected and enhanced. The Council will expect development ~~proposals~~ future planning application(s) to deliver positive benefits to biodiversity through the restoration, enhancement and creation of appropriate semi-natural habitats within and through the site to maintain, restore and create function ecological networks;

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- XVII. *The identification of the Valley Meadow Habitat Creation Area detailing how this will be maintained and protected. This should be prepared in dialogue with Lancashire County Council having regards to the Meadow Habitat Licence Agreement;*
- XVIII. *The preparation of a Flood Risk Assessment that details how, through design, construction and occupation phases of development the matters of flood risk will be dealt with. This should, where necessary, include suitable and appropriate mitigation measures which are delivered to the satisfaction of both the Environment Agency and Lead Local Flood Authority; and*
- XIX. *The submission of a comprehensive drainage plan which sets out how surface water will be managed on the site. Proposals should have due regard to the Surface Water Drainage Hierarchy which is set out in Policy DM34 of the DM DPD.*

Transport Considerations

- XX. *The site shall, subject to detailed technical design, include an internal road layout to provide for an unfettered vehicle and pedestrian/cycle access (to adoptable standard) from Slyne Road (A6) to Hammerton Hall Lane;*
- XXI. *The phasing required as part of the comprehensive masterplan shall ensure that the land north and south of Hammerton Hall Lane can be delivered early in the plan period (in accordance with the housing trajectory);*
- XXII. *The delivery of a highways scheme which provides a safe, suitable and appropriate access onto Slyne Road (A6) to the satisfaction of the local highway authority. Further access points should be investigated to the site to increase permeability into the Skerton area, however, these should be restricted to access for cycling, walking, public transport and emergency services only;*
- XXIII. *The incorporation of cycling and pedestrian access with strong and positive linkages to the existing network. This should include improving linkages to Lancaster City Centre (via improvements to the Canal towpath and along the A6). Support will be given to the future role of Hammerton Hall Lane for cycling and walking only;*
- XXIV. *Pedestrian improvements along Halton Road including safe pedestrian access across Halton Road Bridge via the creation of a new footbridge across the Lancaster Canal at an appropriate location to aid movements south and north.*

Any future planning application(s) proposal that is submitted for this area will be expected to take fully into account ~~the content of the Development Brief and~~ all other relevant policies within the Local Plan.

The Parties propose the following addition to the supporting text to Policy SG9 (shown in red):

In order to meet an identified deficit in office space (as identified in the Council's Employment Land Review) in the district, the Council have identified the potential delivery of 2 hectares of B1 employment land on the eastern part of the North Lancaster Strategic Site (accessed from Kellet Lane). However, mindful of the need for housing delivery within the district the Council will support residential development in this area should it be demonstrated that a robust and thorough market exercise has taken place which demonstrates that there has been no demand for the site. The marketing exercise should demonstrate that the site has been marketed for employment purposes for no less than 2 years of the site becoming available for development (i.e. the formal adoption of the plan and allocation of the site). The marketing exercise should be clearly demonstrated to robust in terms of making use of the appropriate media sources (both locally and nationally) and ensure it is being marketed for a realistic price for the use identified.

Policy DM12: Self Build, Custom Build and Community-led Housing

The Parties propose the followings changes to Policy DM12 (shown in red):

Planning applications for self, custom or community-led housing, built by individuals or groups of individuals for their own occupation will be supported by the Council where they are located in sustainable locations.

Developers of strategic sites (sites and amount to be determined by the outcomes of the Strategic Housing Market Assessment) and other smaller sites will be encouraged to investigate the possibility of making provision for a proportion of serviced plots of land to contribute towards meeting the evidenced demand for self, custom or community-led Housebuilding in the district.

Serviced plots of land will also be supported on other allocated sites where overall, this would not result in an over-provision of this type of housebuilding when compared to the Council's supply/demand evidence. The Council will seek to identify plots for self and custom build housing where the need is clearly identified via the Self Build Register.

The Council will support proposals from community groups seeking to provide affordable housing units and who will implement their management and lettings arrangements (providing these meet a local need and comply with other relevant planning requirements and policies, including Policy DM43).

Policy EC2: Future Employment Growth

The Parties propose that the following text is added to Policy EC2 (shown in red):

In relation to SG9 (North Lancaster Strategic Site), an area of 2 hectares of B1 employment land will be provided within the strategic allocation. The Council will support residential development in this employment area should it be demonstrated, following a robust marketing exercise (which has taken place for no less than 2 years following adoption of the Local Plan), that there is no market demand for the identified use. Such a marketing exercise should demonstrate that the site has been marketed using appropriate media sources at a realistic price for the identified use.

Policy DM2: Housing Standards

The Parties propose the followings changes to Policy DM2 (shown in red):

The Council in accordance with national policy and practice guidance has taken consideration of overall need and viability across the district and has adopted to implement optional housing standards on new residential development. Proposals for residential development will be supported where:

- i. *All new dwellings (market and affordable) meet the Nationally Described Space Standard (or any future successor)*
- ii. *At least 20% of new affordable housing and market housing on schemes of more than ten dwellings will be expected to meet Building Regulations Requirement M4(2) Category (accessible and adaptable dwellings).*

Applicants will be expected to design schemes in accordance with the nationally described standards, including sufficient built-in storage. Applicants must submit appropriate supporting documentation alongside the planning application to ensure that compliance with the standards can be verified, including completion of an internal space compliance statement.

Where it can be demonstrably argued through the provision of evidence by an applicant and agreed with the Local Planning Authority that building homes to Nationally Described Space Standards will result in schemes being unviable, consideration will be given to how viability constraints may be overcome, which may result in flexibility being given to the requirements of the policy.

A flexible approach will be taken to the delivery of accessible and adaptable dwellings under Building Regulation M4(2) where exceptional circumstances are demonstrated, such circumstances could include site topography or vulnerability to flooding.

Policy DM3: The Delivery of Affordable Housing

4.2 The Parties propose the followings changes to Policy DM3 (shown in red):

The Council will continue to support and promote the delivery of new affordable housing within the district through a variety of differing tenures.

The tenure of affordable housing will need to conform to the definition of affordable housing as defined by Annex 2 of the National Planning Policy Framework. Should the definition of affordable housing be revised through changes to the National Planning Policy Framework, proposals will need to accord with the revisions to this Framework.

Affordable housing thresholds

Other than in the most exceptional circumstances or for schemes within the West End Masterplan and Morecambe Area Action Plan boundaries, new housing development must contribute towards the provision of affordable housing and meet the requirements set out in the table below. The Council will consider detailed proposals for new housing development that falls into Use Class C3 with reference to the following requirements:

<i>Reference Affordable Housing Target by Development Type (Average)</i>			
<i>Number of dwellings</i>	<i>Location</i>	<i>Affordable Housing</i>	<i>Delivery Method</i>
<i>15 plus</i>	<i>Urban</i>	<i>Minimum 30% (Brownfield and Greenfield) up to 40% (Greenfield)</i>	<i>On site</i>
<i>15 plus</i>	<i>Lancaster and Carnforth</i>	<i>Minimum 30% (Greenfield)</i>	<i>On site</i>
<i>11 plus</i>	<i>Rural (Excluding AONBs)</i>	<i>Minimum 30% (Brownfield and Greenfield) up to 40% (Greenfield)</i>	<i>On site</i>
<i>11 to 14</i>	<i>Urban</i>	<i>Minimum 20%</i>	<i>On site</i>
<i>Developments exceeding 1,000 sqm (Gross Internal Area) and under 11 units</i>	<i>Urban/Rural</i>	<i>Minimum 20%</i>	<i>On site</i>

Affordable housing requirements within the Arnsdale and Silverdale AONB are identified within the Arnsdale & Silverdale AONB DPD and requirements for Forest of Bowland AONB identified under Policy DM6 of this DPD.

<u>Reference Affordable Housing Target by Development Type</u>			
<u>Lancaster and Carnforth and Rural West*</u>			
<u>Greenfield</u>	<u>15 and over</u>	<u>On site</u>	<u>30%</u>
<u>Greenfield</u>	<u>10-14</u>	<u>On site</u>	<u>20%</u>
<u>Brownfield</u>	<u>10 and over</u>	<u>On site</u>	<u>20%</u>
<u>Morecambe, Heysham and Overton</u>			
<u>Greenfield</u>	<u>10 and over</u>	<u>On site</u>	<u>15%</u>
<u>Rural East**</u>			
<u>Greenfield</u>	<u>10 and over</u>	<u>On site</u>	<u>40%</u>
<u>Brownfield</u>	<u>10 and over</u>	<u>On site</u>	<u>30%</u>
<u>Nil contribution will be sought on schemes of less than 10 units outside of the districts two Areas of Outstanding Natural Beauty, nor will any contribution be sought on schemes in any part of the district which comprise solely of apartment led development, nor brownfield development in Morecambe and Heysham.</u>			
<u>** Rural East includes the wards of Halton with Aughton, Kellef, Lower Lune Valley and Upper Lune Valley (excluding any part of the Forest of Bowland AONB)</u>			
<u>* Rural West includes the wards of Ellef and Bollon-with-Slyne</u>			

Affordable housing requirements

The provision of affordable housing will be required to accord with the following criteria:

- I. Affordable housing shall remain affordable in perpetuity unless there are justified reasons which would require otherwise, in such circumstances this justification will need to be agreed with the Local Planning Authority at the time of application;
- II. The form of provision, location within a site and the means of delivery will be subject to negotiation at the time of a planning application. However, close consideration of the latest available evidence will be required including the most up to date Strategic Housing Market Assessment or where there is an up-to-date village or parish housing needs assessment that is a more appropriate indication of housing need.
- III. Accommodation provided will be required to be genuinely available to those households who have been identified as being in housing need;
- IV. Housing must be well integrated into the design of an overall scheme and be consistent with market housing in quality of materials, design and open spaces.
- V. Financial contributions towards the provision of affordable housing will be calculated in accordance with the methods detailed in the emerging Viability Protocol SPD.

Loss of affordable housing

Proposals to vary or remove restrictive occupancy conditions will be required to make a financial contribution towards affordable housing in accordance with the emerging Viability Protocol SPD (where a contribution has not already been made).

Viability

Where compelling and detailed evidence demonstrates that the provision of affordable housing in accordance with the above requirements would have a disproportionate and unwarranted negative impact on the viability of a proposed development, applicants may, in agreement with the Council, provide fewer affordable dwellings than would ordinarily be acceptable, review the tenure or mix of dwellings, or provide a financial contribution in lieu of onsite provision. Such evidence must include an open book financial viability appraisal which will need to accord with guidance in the emerging Viability Protocol SPD.

Policy DM31: Air Quality Management and Pollution

- 4.3 The Parties propose that the following should be added into the supporting text to Policy DM31:

The Council will seek to encourage provision of a suitable level of infrastructure for the charging of electric/plug-in hybrid vehicles.