

**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**

**ADDENDUM – SUGGESTED AMENDMENTS TO POLICY SG7**

**APRIL 2019**

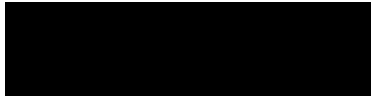
**ON BEHALF OF LANCASTER CITY COUNCIL**

Name: Maurice Brophy

Position: Planning Policy and Housing Manager

Date: 24<sup>th</sup> April 2019

Signature:



**ON BEHALF OF SEEMORE PROPERTIES LIMITED**

Name: David Barnes

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

Date: 24<sup>th</sup> April

Signature: (



## 1. INTRODUCTION

- 1.1 This provides an addendum to the original Statement of Common Ground (SoCG) which has been prepared jointly between Lancaster City Council and Seemore Properties (the Parties).
- 1.2 It relates specifically to Matter 3 (Spatial Strategy) to be discussed on Day 4 of the Examination Hearings, taking place on the 24 April 2019, with specific reference to Matter 3a.
- 1.3 The Parties agree that Policy SG7 should be amended (except where identified as not agreed due to outstanding objections) to including the following modifications:

### **Policy SG7: East Lancaster Strategic Site**

Greenfield land identified on the Local Plan Policies Map at surrounding Ridge Farm, East Lancaster, has been allocated as a site for residential-led development. The Council expect that once fully developed that the site will accommodate approximately 900 dwellings and a range of infrastructure that is necessary to facilitate these new homes.

~~The Council will prepare a Development Brief to set out in more detail how development of this strategic site should move forward, particularly in the context of the wider growth in the East Lancaster area and the inter-linkages with other areas of new development further to the south of this allocation. 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 the context of strategic growth in the wider Lancaster area. Proposals should be brought forward through a comprehensive masterplan for the whole site that address the issues of phasing, delivering the necessary infrastructure and addressing all the 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:~~

#### **General Requirements and Infrastructure Delivery**

- 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 SG8 of this DPD in relation to wider strategic infrastructure needs in the East Lancaster area;
- II. The development should be appropriately phased including the relocation of Lansil Golf Club (and associated facilities) to a satisfactory and appropriate location to secure their long-term future;
- III. 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 to supplement the strategic improvements identified in Policy SG8 of this DPD. 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
- IV. 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; and



- V. 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 with Policy DM3 where relevant, and other local or national planning policy or guidance deemed consequential. Approximately 30-40% of the residential units 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**

- VI. The submission of a detailed design statement, recognising the site's prominent location on the eastern edge of Lancaster, its relationship with the Urban Setting Landscape to the east of the site (as identified under Policy EN7 of this DPD) and its position within the setting for Ashton Memorial which is a Grade I Listed Building. The design, layout and materials used should be sympathetic to the locality to create a strong sense of place, providing a well-designed and high-quality environment for its residents;
- VII. Support will be given to development which seeks to adopt sustainable construction and design aimed at minimising energy use, reducing emissions and maximising energy efficiency in accordance with Policy DM30. This Proposals should also investigate opportunities to deliver district heating systems, the appropriate provision of electric charging points and other associated infrastructure for electric vehicles;
- VIII. 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); and

### **Environmental Considerations**

- IX. The submission of a suitable and appropriate landscaping plan that seeks to retain existing natural features, including the retention of woodland, copse, trees, ponds and hedgerows and make the best use of the topography of the site. Landscaping should seek to enhance the site's prominent location on the edge of Lancaster;
- X. The protection in perpetuity of the allocated Urban Setting Landscape runs through the eastern section of the site, as defined by Policy EN7 of this DPD. Any future proposals for the site should seek positive inter-relationship with this area of local landscape importance;
- XI. Proposals Future planning application(s) should contribute to the delivery of a green corridor and ecological network in the East of Lancaster with opportunities for enhancing biodiversity, recreation and leisure uses to be investigated via any application;
- XII. No net loss in the value of the Biological Heritage Sites (BHS) and ancient woodland at Long Bank Wood, Lancaster Canal and Newton Beck Valley, with evidence of how identified BHS will be protected and enhanced with new planting and habitat creation. The Council will expect development proposals 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 functional ecological networks;
- XIII. The preparation of a Flood Risk Assessment that details how, through the 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;
- XIV. The submission of a comprehensive drainage plan that set out how surface water will be managed on the site. Proposals should have regard to the Sustainable Water Drainage

Hierarchy as set out in Policy DM34 of the Development Management DPD.

- XV. Proposals should ensure that the residential amenity of new residents is mitigated from surrounding uses, in particular the noise and air quality impacts from the adjacent M6 motorway; and
- XVI. *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.*  
~~The potential impact upon the setting and significance of the Ashton Memorial as a result of new development should be investigated, and where potential concerns may arise, mitigation measures put in place.~~

#### Transport Considerations

- XVII. The delivery of a highways scheme which provides safe, suitable and appropriate access onto both Caton Road and Quernmore Road to the satisfaction of the local highway authority. Further access points should be investigated into the Ridge East for cycling, walking, public transport and emergency vehicles only; and
- XVIII. The incorporation of cycle 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 adjacent areas including Caton Road, the Ridge Estate and wider links towards the Lune Valley via Grimeshaw Lane.

Future proposals will need to demonstrate that no International ~~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 the requirements of appendix D must be delivered as part of any future proposal.

Any future planning application(s) ~~proposal~~ that are 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.

- 1.4 The Parties agree that the specific wording for criteria VI and X of Policy SG7 have yet to be agreed. Both Parties agree that the detailed wording of these criteria (and their spatial implications) will be subject to further discussions at the Public Examination at the direction of the Planning Inspector.
- 1.5 The parties agree that Policy SG8 should be amended to include the following modifications:

## **Policy SG8: Infrastructure Requirement & Delivery for Growth in East Lancaster**

In delivering strategic growth in East Lancaster it will be essential that the strategic and necessary infrastructure is delivered, at the appropriate time, to make development acceptable in planning terms and ensure that both the individual and cumulative impacts on local infrastructure are fully addressed.

The infrastructure that is required to make strategic growth in East Lancaster achievable is set out in more detail within the Council's Infrastructure Delivery Plan (IDP), which accompanies this Local



Plan. In delivering future proposals for growth the Council will require the development site identified via Policy SG7 to address the following issues in a fair and equal manner:

- I. The provision of additional school places at a primary level. To achieve this it is expected that new development funds the creation of a new primary school within Strategic Site SG7 in an appropriate, convenient and accessible location to be agreed with the education authority. The new primary school should be Single form Entry in size however should be provided on a plot which could be expanded in the future to create a two-form entry school. The delivery of the new school should be commissioned and delivered in partnership with the education authority.
- II. The provision of additional school places at a secondary level. To achieve this it is expected that contributions will be made towards the delivery of a new secondary school in South Lancaster ~~(as identified via Policy SG1 of this DPD)~~ which will increase the range of secondary school places in the district to meet projected future needs.
- III. The delivery of a new local centre within the Strategic Site SG7 (identified as TC1.11 on the Local Plan Policies Map) in a convenient and accessible location. The local centre should include a range of local services and community facilities that can be accessed by both new and existing residents in the East Lancaster area. The scale of the local centre should deliver in the region of 400sqm of convenience retailing floorspace and in the region of 200sqm of comparison retailing floorspace. ~~Consideration should be given to the provision of healthcare facilities as part of this centre via discussions with the Morecambe Bay Clinical Commissioning Group.~~
- IV. The creation of a new country park, as identified under Policy SC5 of this DPD. The facility should be appropriately managed (preferably via a private management company) to provide significant opportunities for amenity space within the East Lancaster area. The new Country Park should make best use of the local topography to deliver wider landscape and amenity benefits.
- V. ~~Beyond the on-site contributions to meet localised open space needs, the Council will expect contributions towards the improvement to Williamson Park so that the park may better accommodate increased use of its facilities associated with new development;~~
- VI. The creation of improved cycling and walking linkages between the proposed growth in East Lancaster, Caton Road Employment Area, Lancaster City Centre, the Ridge Estate and new developments to the South of Strategic Site SG7. Opportunities for improvements along the Lancaster Canal should be explored and delivered by the Canal and River Trust. Proposals should come forward with appropriate mechanisms for future maintenance of the new routes.
- VII. Contributions should be made towards improvements to public transport, with a particular emphasis on how bus services can be linked with the site providing a local service between this area of growth and Lancaster City Centre. The Council will expect such improvements to be investigated jointly with Lancashire County Council and local bus operators. Consideration should be given to the integration of the proposed bus rapid transit scheme to demonstrate how new development in East Lancaster will be better connected to wider areas through the provision of more frequent, sustainable public transport services.
- VIII. The provision of sufficient utility infrastructure, working with the relevant infrastructure providers to ensure that such provision is achieved in a timely manner.

The Local Plan seeks to identify further housing growth to the East Lancaster area, in particular land at Grab Lane (Policy H4) and land at Lancaster Leisure Park (Policy H5). It is anticipated that contributions will be sought from these developments where it is considered that their development will cause impacts, either individually or cumulatively, on the infrastructure outlined in this policy.

In particular, beyond the on-site contributions to meet localised open space needs, the Council may expect contributions towards the improvement to Williamson Park so that the park may better

accommodate increased use of its facilities associated with the demands of new development in the locality. However, given the scale of open space contributions associated with the East Lancaster Strategic Site (SG7) and the delivery of a new Country Park in this location, development proposals within Policy SG7 will be exempt from this requirement.

Where necessary and appropriate to do so, applicants may be required to enter into legal agreements that set out further detailed mechanisms and timings of delivery of necessary infrastructure identified in this policy. Where off-site works are required then these can either physically provided or appropriate contributions made for third parties to deliver.

