

Local Plan for Lancaster District – Part One: Strategic Policies and Land Allocations DPD

Expansion of Facilities at the Port of Heysham

- 18.31 To facilitate future growth of services at the Port of Heysham, which the Council recognise is of National, Regional and Local economic importance, the Local Plan has identified an area of land at the junction of the Bay Gateway and Imperial Road which is within the Heysham Gateway. This land has been identified specifically to facilitate Port related growth only via Policy SG14 of this DPD. Consequently the Council will not support proposals for general employment uses on this site which is not connect to wider benefits to growth at the Port of Heysham.

Heysham Gateway, South Heysham

- 18.32 The Heysham Gateway, South Heysham is a key area of regeneration within this Local Plan. There are a wider number of employment sites in the South Heysham area, which are in various states of use and are of varying quality. It is the intention of the Council to work with relevant stakeholders and land owners to improve the quality of the employment land / premises offer in this area to take advantage of the improved accessibility arising from the Bay Gateway and the close proximity of the Port of Heysham.
- 18.33 The regeneration of this area, set out in more detail in Policy SG15, has sought to identify three expansion areas at Lancaster West Business Park, Major Industrial Estate (Walkers Industrial Estate) and Heysham Industrial Estate. These expansions will create approximately 18 hectares of new general employment land that can be used for general employment uses.
- 18.34 Beyond the expansion of existing employment areas, the Council will promote the regeneration of existing employment areas to provide more modern, fit-for-purpose employment premises that are more adaptable for changes to the local economy.

Junction 33 Agri-Business Centre, South Galgate

- 18.35 The rural economy and agriculture still plays a major role in a district that is highly rural east of the M6. A key focus for the agricultural sector is the existing Lancaster Auction Mart on Wyresdale Road in East Lancaster. The existing Auction Mart site has been in this location for many, many years and suffers from poor accessibility and is in close proximity to residential properties in East Lancaster. Opportunities to relocate this use to a more sustainable and accessible site should be investigated.
- 18.36 To facilitate a relocation of the existing Lancaster Auction Mart at Wyresdale Road, the Council has identified a site at junction 33, South of Galgate, for development as an Agri-Business Centre. It is expected that whilst the site should be focused on the relocation of the Auction Mart it should also provide opportunities for a wider range of businesses that are based around and support the agricultural industry. Any other businesses on this site will therefore be ancillary to the Farmers Auction Mart. Further details on this allocation can be found in Policy EC3 of this DPD.

Junction 33 Agricultural Business Centre

- 18.37 The location of the existing Auction Mart site in the eastern area of Lancaster is seen to be highly constrained with very poor accessibility to the strategic road network. The facilities at the Auction Mart site are also considered to be outdated and its ongoing use in such close proximity to substantial areas of residential development is thought to be incompatible.

Policy EC3: Junction 33 Agri-Business Centre, South Galgate

The site has been allocated to meet a specific identified need for the relocation of the Lancaster Auction Mart and to support economic growth of rural land-based businesses.

The Council will support the development of this site for a new Agri-Business Centre subject to the inclusion of the relocated Auction Mart and on the consist of land-based businesses which are that is focussed around the relocation of the existing Lancaster Auction Mart from its current base at Wyresdale Road, Lancaster. Employment uses on this site must be ancillary to the agricultural nature of this allocation, seeking to facilitate the local agricultural economy within the district and wider region.

Any proposals for this site should be brought forward as part of a comprehensive masterplan that addresses all the issues contained in this policy and will be predicated on the expectation that a fundament element of the proposal involves the relocation of the existing Auction Mart. The Council will not support proposals that result in the piecemeal development of the site or that do not include a relocated Auction Mart.

In bringing forward development proposals for the site the Council will expect the following issues to be addressed:

- I. That the proposed access arrangements to the site are addressed to the satisfaction of the Lancashire County Council, particularly in relation to car parking, highway safety and highway capacity;
- II. The submission of a suitable and appropriate landscaping plan that ~~seeks to minimise~~ the landscape impacts of the site on the surrounding area and mitigates any impact on neighbouring residential properties, Galgate Marina and the setting of Lancaster Canal. This should include the provision of appropriate levels of natural screening;
- III. The submission of a detailed design statement that recognises the gateway location of this site off Junction 33 of the M6. The design of the buildings and associated landscaping should be sympathetic to the locality and provide a well-designed environment for visitors and workers;
- ~~IV. There shall be No~~ IV. There shall be no net loss in value of the adjacent Lancaster Canal Biological Heritage Site (BHS) ~~and with evidence of how the BHS will be protected and enhanced shall be submitted.~~ and with evidence of how the BHS will be protected and enhanced shall be submitted. The Council will expect development proposals to deliver positive benefits to biodiversity through the restoration, enhancement and creation of semi-natural habitats within and through the site to maintain, restore and create function ecological networks;
- ~~IV.V. 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;~~
- ~~V.VI. The submission of a comprehensive drainage plan which set out how surface water will be managed on the site. The Council will not support drainage schemes which are demonstrated to have a detrimental impact on the adjacent Lancaster Canal. Proposals should have due regard to the Surface Water Drainage Hierarchy which is set out in Policy DM34 of the DM DPD;~~
- ~~VII. Proposals through the design and construction should seek to address and mitigate against flood risk on the site. Proposals will be expected to be accompanied by a Flood Risk Assessment that addresses the issues of flooding and mitigation to the satisfaction of the Environment Agency and the Lead Local Flood Authority (Lancashire County Council);~~

VI-VIII. Proposals should not result in any prejudice to the operation of the North West Ethylene Pipeline which runs in the vicinity of this site. Development should ensure that sufficient buffering is provided where necessary to protect amenity and ensure the safe operation of the pipeline;

VII-IX. Proposals should satisfactorily address any amenity issues arising from the proposed uses on the site, including noise, air and other emissions; and

VIII-X. Contributing to the improvement of existing pedestrian and cycling linkages along the Lancaster Canal that links Galgate into the Bailrigg Garden Village and South Lancaster.

Proposal for uses which will generate visitors and traffic which unrelated to the Auction Mart and land-based businesses located on the site will not be supported, either as part of the initial development of the site or as part of any future changes of use or incremental expansion.

Development proposals for this site should also have due regard to all relevant policies contained within the Local Plan, in particular the Development Management DPD.

- 18.38 As a consequence, the opportunity to move the existing site to a more suitable and accessible location is supported by the Council and land adjacent to junction 33, south of Galgate has been identified for its relocation. The proposed site will provide direct access to junction 33 of the M6 both to the north and south and reduce the level of HGV movements travelling through the city centre and residential areas.
- 18.39 The new facility will not only provide a relocation of the existing Auction Mart site, it will also permit the development of new employment facilities in the south of the district. The allocation will permit the development of range of B1, B2 and B8 employment uses on the site. Employment uses on the site must be connected to rural businesses and the agricultural industry and be ancillary to the primary role of the site as the new Auction Mart.
- 18.40 Proposals for the site should be brought forward through a comprehensive masterplan for the site which sets out how the whole allocation will be brought forward – either through its full development or by a phased approach. The Council will not support any planning application that results in the piecemeal development of the site. Any masterplan should seek the creation of a new Auction Mart as part of the first phase of development.
- 18.41 Access to the site will be taken from Preston / Lancaster Road (A6) and any masterplan should satisfactorily address a wide range of transport implications including provision of safe access into and out of the site, sufficient and appropriate vehicle parking on-site and address any highway capacity matters.
- 18.42 The site is in a greenfield location on the south edge of Galgate. Whilst the site is well shielded from the wider landscape to the south and east, the land is more prominent to the north and west. It will be essential that any masterplan includes a detailed landscaping plan that sets out how any visual impacts will be mitigated through the provision of natural features such as bunding and the creation of natural buffers using trees and vegetation.
- 18.43 The site is located adjacent to the Lancaster Canal, which is identified as a Biological Heritage Site (BHS). The Council will expect any proposals for this site to take account its relationship with the adjacent BHS and ensure that there are no detrimental impacts on its value.

White Lund Employment Area

- ~~18.44 White Lund Employment area is the largest allocated employment site within the district.~~

MODIFICATION NUMBER	POLICY NUMBER	PAGE NUMBER	PARAGRAPH NUMBER	PINS REFERENCE	NAME	ORGANISATION	TEXT IN PUBLICATION VERSION	PROPOSED AMENDMENT	REASON FOR AMENDMENT	MAJOR / MINOR MODIFICATION
SPLA M180	Policy EC1	92	N/A	N/A	N/A	N/A	General Employment Areas Development proposals for B1 (Office), B2 (General Industrial) and B8 (Storage and Distribution) will be supported in principle within established employment areas as identified below.	General Employment Areas Development proposals for B1 (Office), B2 (General Industrial) and B8 (Storage and Distribution) will be supported in principle within established employment areas as identified below. <i>Within these employment areas proposals which are not covered by 'B' land-use class uses will be restricted unless exceptional circumstances are demonstrated.</i>	To provide further clarity to the policy.	MAIN
SPLA M181	Policy EC1	92	N/A	N/A	N/A	N/A	EC1.13 Middleton Road Employment Area All other employment sites from EC1.13 onwards to be renumbered accordingly.	Delete EC1.13 from policy EC1 and move to policy EC2	This site is not an established employment site.	MINOR
SPLA M182	Policy EC1	92	N/A	N/A	N/A	N/A	EC1.23 Halton Mills, Halton	Delete EC1.23 from policy EC1, as is already covered under EC1.17	To avoid unnecessary repetition within the policy.	MINOR
SPLA M183	Policy EC1	92	N/A	N/A	N/A	N/A	The Loss of Employment Areas The Council will support the regeneration and re-development of the former employment areas at Lune Industrial Estate (Lancaster) for a mix of employment and residential purposes (in accordance with Policy DOS3 of this DPD) and at the former Thomas Graveson Site, Warton Road, Carnforth for recreational purposes in accordance with Policy H8 of this DPD.	The Loss of Employment Areas The Council will support the regeneration and re-development of the former employment areas at Lune Industrial Estate (Lancaster) for a mix of employment and residential purposes (in accordance with Policy DOS3 of this DPD) and at the former Thomas Graveson Site, Warton Road, Carnforth for recreational purposes in accordance with Policy H8 of this DPD.	To avoid unnecessary repetition within the policy.	MAIN
SPLA M184	Policy EC1	92	N/A	N/A	N/A	N/A	Final Paragraph Future proposals in relation to Glasson Dock and Lancaster West Business Park 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.	Final Paragraph Future proposals in relation to Glasson Dock <i>Part of Heysham Industrial Estate</i> and Lancaster West Business Park will need to demonstrate that no <i>international</i> 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.	To ensure policy is in line with the HRA	MAIN
SPLA M185	Policy EC1	95	18.21	N/A	N/A	N/A	Middleton Road Employment Area / Heysham Gateway (EC1.13) As part of opportunities for economic growth in the Heysham Gateway area, the Council have identified a further area of land for employment growth along Middleton Road. This site will be promoted for a range of employment uses consistent for this area and in line with the requirements of Policy SG16 relating to Heysham Gateway.	Middleton Road Employment Area / Heysham Gateway (EC1.13) As part of opportunities for economic growth in the Heysham Gateway area, the Council have identified a further area of land for employment growth along Middleton Road. This site will be promoted for a range of employment uses consistent for this area and in line with the requirements of Policy SG16 relating to Heysham Gateway.	To provide further clarity to the policy.	MINOR
SPLA M186	Policy EC2	96	N/A	N/A	N/A	N/A	First Paragraph The Council anticipates that a further 46.2 hectares of employment land for B1 (Office), B2 (General Industrial) and B8 (Storage and Distribution) will be required to meet employment and economic needs through the plan period up to 2031. The following sites have been identified to meet these requirements:	First Paragraph The Council anticipates that a further 46.2 <u>59.5</u> hectares of employment land for B1 (Office), B2 (General Industrial) and B8 (Storage and Distribution) will be required to meet employment and economic needs through the plan period up to 2031. The following sites have been identified to meet these requirements:	To avoid unnecessary repetition within the policy.	MINOR
SPLA M187	Policy EC2	96	N/A	148/11/EC2/LC/S	Jon Power	CBRE on behalf of Lancaster University	SG2 - Lancaster University Innovation Park - Allocation made to deliver opportunities for technology and research based industries that provide close linkages to the adjacent university campus.	SG2 - Lancaster University <i>Health</i> Innovation <i>Campus</i> Park - Allocation made to deliver opportunities for technology and research based industries <i>and ancillary education-linked uses</i> that provide close linkages to the adjacent university campus.	To provide further clarity to the policy.	MAIN
SPLA M188	Policy EC2	96	N/A	N/A	N/A	N/A	SG9 - North Lancaster Business Park - Allocation made within the strategic Allocation of Beaumont Hall for a mixed use development of residential and high-quality employment uses, which takes advantage of the linkages with the new Bay Gateway Link Road.	SG9 - North Lancaster Business Park - Allocation made within the <i>North Lancaster</i> Strategic Allocation of Beaumont Hall for a mixed use development of residential and high-quality <i>B1</i> employment uses, which takes advantage of the linkages with the new Bay Gateway Link Road.	To provide further clarity to the policy.	MINOR
SPLA M189	Policy EC2	96	N/A	N/A	N/A	N/A	The addition of a new employment site at Middleton Road	<i>EC2.1 - Middleton Road Employment Area - A further allocation has been made within the Heysham Gateway area for general industrial and business purposes for B1, B2 and B8 uses which will create further opportunities for economic growth in this strategically important location (Site Size: 13.3ha)</i>	To provide further clarity to the policy and to place this allocation within the correct location in the plan (as it relates to a new employment sites, not an existing allocation as described in the Submission Version of the Plan).	MINOR
SPLA M190	Policy EC3	98	N/A	N/A	N/A	N/A	New paragraph to be added at the start of Policy EC3	<i>The site has been allocated to meet a specific identified need for the relocation of the Lancaster Auction Mart and to support economic growth of rural land-based businesses.</i>	To provide further clarity to the policy.	MAIN
SPLA M191	Policy EC3	98	N/A	N/A	N/A	N/A	First Paragraph The Council will support the development of this site for a new Agri-Business Centre that is focussed around the relocation of the existing Lancaster Auction Mart from its current base at Wyresdale Road, Lancaster. Employment uses on this site must be ancillary to the agricultural nature of this allocation, seeking to facilitate the local agricultural economy within the district and wider region.	First Paragraph The Council will support the development of this site for a new Agri-Business Centre <i>subject to the inclusion of the relocated Auction Mart and on the condition that employment uses consist of land-based businesses which are that is focussed around the relocation of the existing Lancaster Auction Mart from its current base at Wyresdale Road, Lancaster. Employment uses on this site must be ancillary to the agricultural nature of this allocation, seeking to facilitate the local agricultural economy within the district and wider region.</i>	To provide further clarity to the policy	MAIN
SPLA M192	Policy EC3	98	N/A	N/A	N/A	N/A	Criterion II The submission of a suitable and appropriate landscaping plan that seeks to minimise the landscape impacts...	Criterion II The submission of a suitable and appropriate landscaping plan that seeks to minimise the landscape impacts...	To provide further clarity to the policy.	MINOR
SPLA M193	Policy EC3	98	N/A	N/A	N/A	N/A	Criterion IV No net loss in value of the adjacent Lancaster Canal Biological Heritage Site (BHS) with evidence of how the BHS will be protected and enhanced...	Criterion IV <i>There shall be No</i> net loss in value of the adjacent Lancaster Canal Biological Heritage Site (BHS) <i>and</i> with evidence of how the BHS will be protected and enhanced <i>shall be submitted</i> ...	To provide further clarity to the policy.	MINOR
SPLA M194	Policy EC3	98	N/A	050/07/EC3/LC/US4	Emily Hyrcan	Historic England	Additional criterion to be added to Policy EC3.	Additional criterion to read: <i>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;</i>	To provide further clarity to the policy.	MAIN
SPLA M195	Policy EC3	99	N/A	009/01/EC3/LC/S	John Ferrari	Essar Oil (UK) Ltd	Additional criterion to be added to Policy EC3.	Additional criterion to read: <i>Proposals should not result in any prejudice to the operation of the North West Ethylene Pipeline which runs in the vicinity of this site. Development should ensure that sufficient buffering is provided where necessary to protect amenity and ensure the safe operation of the pipeline;</i>	To provide further clarity to the policy.	MAIN
SPLA M196	Policy EC3	99	N/A	N/A	N/A	N/A	Further paragraph to be added following the list of criteria.	<i>Proposals for uses which will generate visitors and traffic unrelated to the Auction Mart and land-based businesses will not be supported, either as part of the development of the site or as part of any future changes of use or incremental expansion.</i>	To provide further clarity to the policy.	MAIN
SPLA M197	Policy EC4	99 - 100	N/A	N/A	N/A	N/A	Delete Policy EC4 from the Plan.	Delete Policy EC4 from the Plan.	To provide greater consistency with the wider plan and to reflect suggested modifications to ECL.	MAIN