

**LANCASTER DISTRICT LOCAL PLAN EXAMINATION  
ACTIONS FROM DAY 4**

**PROPOSED MODIFICATIONS TO LOCAL PLAN POLICIES**

**POLICY SP5 – THE DELIVERY OF NEW JOBS  
POLICY SG7 – EAST LANCASTER STRATEGIC SITE**

PROPOSED POLICY WORDING FOR SP5

**Policy SP5: The Delivery of New Jobs**

The Council will seek to encourage and promote positive economic growth within the district in line with levels of growth forecasted within its evidence base. Accordingly the Council will seek to promote opportunities for economic growth in the following locations via new or expanded employment allocations:

LANCASTER UNIVERSITY HEALTH INNOVATION CAMPUS	This site will seek to boost opportunities for knowledge-based industries on land adjacent to Lancaster University.
HEYSHAM GATEWAY, SOUTH HEYSHAM	Building on the strong linkages to the M6 via the Bay Gateway and access to the Port of Heysham, the Heysham Gateway will seek to regenerate and expand existing employment areas in South Heysham to create more modern and fit-for-purpose employment areas.
LANCASTER CANAL CORRIDOR	The creation of an extension to the existing city centre will allow for the growth of a range of city centre uses, including in the retail, leisure, employment and cultural sectors and opportunities for residential development. It will also provide the opportunity for a greater presence for Lancaster University within the town centre.
NORTH & SOUTH LANCASTER BUSINESS PARKS	As part of the strategic allocations of land at North of Lancaster, the plan will allocate areas of land for the creation of high-quality B1 uses to meet evidence need for further office space <sup>1</sup> . The Bailrigg Garden Village Area Action Plan DPD will also investigate employment opportunities in wider Garden Village.
JUNCTION 33 AGRI-BUSINESS CENTRE, GALGATE	To boost opportunities for growth within the rural economy, the plan will allocate an Agri-Business Centre, focussed around the relocation of the Farmers Auction Mart. Such an allocation will be for businesses that are ancillary to agriculture and forestry uses.

~~The development of these sites will seek to delivery approximately 48.9 hectares of new employment land and will provide opportunities~~ **To facilitate and support opportunities for economic growth across the Plan period, the Local Plan seeks to allocate 59.5 hectares of employment land to provide** for the creation of new jobs in a variety and range of economic sectors as identified both within the Employment Land Review, **the ‘Achieving Economic Potential for Lancaster District’ Report** and the Lancashire Economic Partnerships’ Strategic Economic Plan (SEP)<sup>2</sup>.

<sup>1</sup> *In relation to Policy SG9 (North Lancaster Strategic Site), an area of 2 hectares of employment land will be provided within the strategic allocation. The Council will support residential development in this employment area should it be demonstrated that, 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.*

<sup>2</sup> Lancashire Economic Partnership – Strategic Economic Plan (SEP) [www.lancashirelep.co.uk/media/8856/LEP-strategic-economic-plan.pdf](http://www.lancashirelep.co.uk/media/8856/LEP-strategic-economic-plan.pdf)

## PROPOSED POLICY WORDING FOR POLICY SG7 (CRITERION VI)

*Please note that this proposed modification is supplementary to the proposed modifications set out in the Statement of Common Ground (Addendum) for the East Lancaster Strategic site which was submitted to the Examination on Day 4 (Wednesday 24<sup>th</sup> April).*

- VI. The Masterplan required by criterion I shall ~~submission of a detailed design statement,~~ recognise ~~ing~~ 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;

