

## Lancaster City Council | Report Cover Sheet

<b>Meeting</b>	Cabinet	<b>Date</b>	8 February 2022		
<b>Title</b>	Bailrigg Garden Village – Vision Masterplan				
<b>Report of</b>	Director of Economic Growth and Regeneration				
<b>Purpose of Report</b>					
For Cabinet to determine whether the Vision Masterplan for the Bailrigg Garden Village prepared for the council in 2021 by JTP consultants and informed by extensive community engagement and close working with stakeholders is to be the basis for the council’s planning of the garden village and specifically work to prepare the Lancaster South Area Action Plan.					
<b>Key Decision (Y/N)</b>	Y	<b>Date of Notice</b>	Dec 2021	<b>Exempt (Y/N)</b>	N

### Report Summary

The report sets out the how the Vision Masterplan is conceived as providing a vision and directions for the planning and development of the Bailrigg Garden Village. It is intended that the Vision Masterplan should significantly inform preparation of the Lancaster South Area Action Plan (LSAAP). This Development Plan Document (DPD) as part of the Lancaster District Local Plan will set detailed planning policy and allocate land for development within the Local Plan identified Broad Area for Growth within South Lancaster, as defined by Policy SG1 of the Local Plan.

### Recommendations of Councillors

- (1) That Cabinet endorse the Vision Masterplan as the basis for the council’s planning of the Bailrigg Garden Village and specifically in work to prepare the Lancaster South Area Action Plan.**
- (2) That Cabinet acknowledge that the Vision Masterplan is a material consideration in the determination of planning proposals.**

### Relationship to Policy Framework

The Vision Masterplan is consistent with all key elements of the councils Policy Framework including for

- A Sustainable District
- An Inclusive and Prosperous Local Economy
- Healthy and Happy Communities
- A Cooperative, Kind and Responsible Council

Further it is in full alignment with the Local Plan and local plan policy including policy for the Broad Area for Growth in South Lancaster.

**Conclusion of Impact Assessment(s) where applicable**

**Climate.** T The Vision Masterplan proposes garden village development that should contribute positively towards addressing the Climate Emergency It embodies and articulates how garden village development can minimise adverse contributions to climate change and how all aspects of place and building design should factor for this incorporate appropriate adaptations.

**Wellbeing & Social Value.** The Vision Masterplan places great focus on how to grow sustainable communities where people can lead fulfilling lives with a range of housing, work and leisure opportunities locally.

**Digital** The Vision Masterplan expects development to deliver the infrastructure and capacities needed to optimise opportunities for sustained and innovative digital living and working.

**Health & Safety** Not directly applicable as this is for development authorisation and construction stages.

**Equality** The Vision Masterplan is about making opportunities for all including in housing, work and leisure.

**Community Safety** The Vision Masterplan articulates how development should be designed to optimise community safety and opportunities for healthy living and peoples' wellbeing.

The Vision Masterplan anticipates a very high standard of urban design and development attaining to the latest thinking meeting best practice standards. Certain aspects will be substantively worked through at plan authorisation and construction stages.

**Details of Consultation**

JTP with support from council officers engaged extensively with local communities and with a wide range of stakeholder organisations over several months principally between January and May 2021. JTP used a wide variety of engagement methods many necessarily digital because of Covid restrictions. The digital proved very productive making for far reaching and iterative engagement with very many people and organisations.

A report summarising all consultations is appended to this report.

**Legal Implications**

There are no legal implications arising from this report.

**Financial Implications**

There are no financial implications to this report.

**Other Resource or Risk Implications**

There are no adverse resource or risk implications in recommending that the Vision masterplan significantly inform considerations in work to prepare the AAP. There work undertaken to produce the Vision masterplan should support and assist the Local Planning Authority to expeditiously bring forward plan proposals for the garden village as part of work to prepare the Lancaster South Area Action Plan (AAP).

**Section 151 Officer's Comments**

The 151 Officer has been consulted and has no further comments.

**Monitoring Officer's Comments**

The Monitoring Officer has been consulted and has no comments to add.

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<b>Links to Background Papers</b>	

## 1.0 Introduction

The Lancaster District Local Plan adopted in May 2019 identifies south Lancaster as a Broad Location for Growth and the focus for development of a new settlement – Bailrigg Garden Village. Policy SG1 of the Strategic Policies and Land Allocations Document Development Plan Document (DPD) sets the headline requirements and expectations for development of the garden village with these to be applied and articulated in much more detail in a further DPD the Lancaster South Area Action Plan (AAP) which will set the detailed policy framework for development and allocate land for development.

The council in the summer of 2019 commissioned JTP a leading architectural consultancy in architecture well practised in master-planning to prepare a Vision Masterplan for the Bailrigg Garden Village. This to articulate the spatial vision and ambition for the garden village and so to significantly inform work to prepare the AAP.

As required JTP delivered two stages of master-planning work. The first in the autumn of 2019 with a scoping exercise informed by collaborative work with key stakeholders and subsequently from January 2021 a second main stage to prepare a Vision Masterplan informed by extensive and intensive rounds of community and stakeholder engagement. The main second stage was much delayed as Covid impacted on the programming with in-person community and stakeholder engagements otherwise being prepared to start in the Spring of 2020.

## 2.0 Background

The Lancaster District Local Plan adopted by the Council in July 2020 sets the spatial context and need for development of the Bailrigg Garden Village. Both this and the subsequent master-planning work by JTP are informed by preceding rounds of work by council officers both on the Local Plan itself and in early informal work in late 2017 and the Spring of 2018 to scope and understand issues to be addressed in bringing forward a development proposition of such significance within South Lancaster.

## 3.0 Proposal

The Vision Masterplan is the product of very much work closely informed by extensive and far-reaching community and stakeholder engagements over several months. Working closely with officers JTP has worked hard to establish and understand people’s hopes and fears for the garden village, to capture and articulate aspirations and ally and mitigate concerns by working very considerably to

masterplan with care. The Vision Masterplan is very closely informed by this breadth and strength of engagement and seeks to articulate how a sustainable as possible new settlement might come forward that is as sensitive as possible in a setting just south of the southern edge of Lancaster close by the Lancaster University.

The Vision Masterplan is prepared by a leading consultancy in masterplanning and is informed by extensive and far-reaching community engagement. Officers consider that it articulates a strong vision and offers a sound framework with clear directions for development planning to come.

#### **4.0 Formal Development Planning**

An endorsed Masterplan would be a significant informant in the preparation of the Lancaster South Area Action Plan (LSAAP). Members are reminded that the area to be covered by the LSAAP is established by Policy SG1 of the adopted Local Plan as the South Lancaster Broad Location for Growth. The Broad Local for Growth also includes areas of land that are not within the area explored by the JTP Masterplan.

The Masterplan will help to shape the land allocations and planning policies that will be used in the determination of planning proposals in south Lancaster. The Planning and Place Service will explore how the vision described and illustrated in the Masterplan can be realised in the context of appraising other evidence including; the consideration of specific housing needs, employment land needs, environmental constraints, the management of water, land availability, and associated infrastructure requirements.

Officers of the Planning and Place Service are currently collating the wider evidence base that will inform the AAP and will shortly be engaging with representatives from key stakeholder organisations and regulatory bodies such as Natural England, Historic England, the Environment Agency and the Lead Local Flood Authority, to discuss approaches to the development of specific planning policies. Public consultation on potential Policy Options is anticipated later this spring.

As the LSAAP is a Development Plan Document it must be advanced through the processes described in the Town and Country Planning (Local Planning) (England) Regulations 2012. Presently it is anticipated that work to develop the LSAAP will continue throughout 2022 with the prospect of a resolution to submit the LSAAP to Government being sought from Council around January next year. Formal Publication for representations could then take place around February to March 2023 with Submission to Government around April 2023. Thereafter the timetable for progress sits mainly with the Planning Inspectorate. Examination local hearing sessions could occur around August-September 2023. Receipt of an Inspector's report that found the LSAPP to have been soundly prepared would be followed by a report to Council seeking a resolution to formally adopt the LSAAP. Potentially adoption could occur in the first months of 2024.

#### **4.0 Options and Options Analysis (including risk assessment)**

**Option 1: To endorse the Vision Masterplan as the basis for the council's planning of the Bailrigg Garden Village and specifically in work to prepare the Lancaster South Area Action Plan.**

**Advantages:** This will help give certainty as to the council's ambitions for growth in South Lancaster with the community and stakeholders and with the county council with whom the city council is collaborating closely to realise these growth ambitions. The option will provide robust directions for and very significantly inform the statutory planning work required going forward to prepare the Lancaster South Area Action Plan.

**Disadvantages:** None.

**Risks:** None.

**Option 2: Not to endorse the Vision Masterplan as the basis for further planning work**

**Advantages:** No advantages are identified.

**Disadvantages:** This option would mean that the Vision Masterplan is either set aside, reviewed or work on such start afresh. This will make for many significant uncertainties. It will not inform, support or assist the statutory planning work necessary going forward to prepare the Lancaster South Area Action Plan, will undermine the credibility of the council in its ambitions for sustainable growth in South Lancaster and further will render largely void many months of work and so make costs incurred abortive.

**Risks:** This option means delay and risks further costs to the council if further work on the Vision masterplan is sought or the work is to be re-done. The uncertainties attendant with this option will undermine the council's growth ambitions for South Lancaster and make for uncertainties with how the council is to progress in preparing the Lancaster South Area Action Plan. Further, it may risk the collaborative work by the two councils to secure major government investments into South Lancaster and for the city via the Housing Infrastructure Fund.

#### 4. Officer Preferred Option (and comments)

4.1 The officer preferred option is Option 1 for the reasons stated in the analysis above.