



Main Phase	Sub Phases	Phase Area (See Masterplan Section 8)	Summary Progress / Next Steps
Phase I Early Housing Regeneration Proposals	Phase IA Nelson Street  Major land interest: Lancaster City Council		<p>The council's Homes Strategy recognises the urgent need to deliver housing across all typologies and tenures to a high environmental standard. Officers are aware of significant market interest and consider the private sector could potentially deliver sustainable housing at a much earlier stage than if the land were "banked" for future council-led delivery. The preferred approach for this site is therefore to test the appointment of a preferred delivery/developer partner on the open market, and for the council to be open to considering a range of tenures and typologies whether it be from a commercial market provider, Registered Provider, or a combination of interests. The Invitation to Tender stage is ongoing and Cabinet will consider the merits of the initial proposals and consider the way forward for this important early phase site.</p>
	Phase IB Coopers fields  Major land interest: Lancaster City Council		<p>This involves the Upper and lower St. Leonardsgate council owned surface car parks, to be promoted and implemented by Council Housing team for an affordable housing opportunity. A feasibility and capacity study for the main housing element has been completed by Council Housing. In summary the core Council Housing proposal seeks to deliver: 139 affordable homes currently modelled as a mix of 100 affordable rent / social rent / key worker homes and 39 shared ownership homes. Council Housing team and their retained consultant project manager (Anderton Gables) have assumed the lead on the Coopers Fields affordable housing proposal and are proceeding with design work with the intention to submit a planning application later in the year. Eric Wright are the council's preferred contractor partner for delivery, working with the council on an "early engagement" basis.</p>

Phase II Northern Gateway

No sub phase  
Major interests:  
Lancaster City Council,  
Lancaster Footlights & Grand Theatre CIO, Lancaster Music Co-op

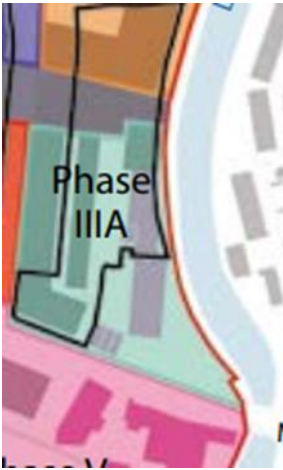



The council will continue its focus on assisting, enabling, current proposals and aspirations for:

- Grand Theatre: The development of the extension and foyer at St Leonard’s Gate and associated public realm improvements.
- 1 Lodge Street, Carriage Works: The council is working with Lancaster Music Co-op to explore asset transfer and funding solutions to the significant building dilapidations.
- Coach House: The building formerly used as a Dance Studio owned by the council and in disrepair.
- Linking public realm to provide context for the above activities and the development opportunity highlighted for the Lodge Street car park.

It is recognised that the specific building issues here require significant funding which will be challenging given the aspirations and condition of some of the structures. However, there is good current cost information for all major elements in this area, with more detailed investigations and building studies having been supported by the Lancaster High Streets Heritage Action Zone. The above proposals provide an attractive package in terms of potential cultural and economic outcomes and vibrant end-users/uses.

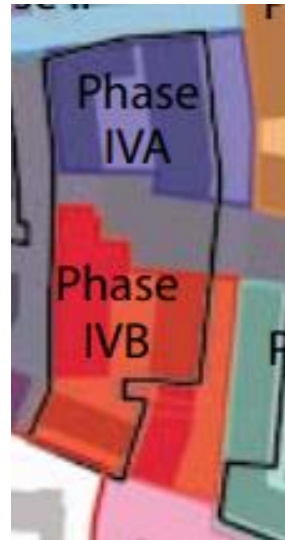
There are links with Phase IB, for example: reviewing whether benefits can “spill over” from the Coopers Field housing proposals or linking with future funding bids/scheme proposals for Phase IV which stress cultural and arts capital investment.

<p>Phase III: Heron Works and Canalside</p>	<p>Phase IIIA Heron Works</p> <p>Major land interests: Maple Grove Developments, Lancaster City Council</p>		<p>The Lancashire based developer Maple Grove (part of the Lancashire based Eric Wright Group) has a long-standing optioned interest on a major part of this phase and is working with the council to bring forward a commercial proposal. Part of the council's neighbouring land interest on Edward Street car park is likely to be required to enable development.</p> <p>The site of Lancaster District Homelessness Action Centre will also potentially be used, but this organisation is in the process of moving to new premises, with the underlying land returning to the council as freeholder.</p> <p>Eric Wright Group are a long-standing public sector partner, being the county council's Lancashire Regeneration Property Partnership preferred partner for surplus public estate assets in the boroughs of Blackpool, Chorley, Fylde, Preston, South Ribble, Wyre, and West Lancashire.</p>
	<p>Phase IIIB Canalside</p> <p>Major land interest: Lancaster City Council.</p>		<p>The council's Homes Strategy recognises the urgent need to deliver housing across all typologies and tenures to a high environmental standard. The council has yet to decide its preferred route for delivery against this discrete phase. There is an existing third-party minority land interest to the north-east corner and development plot issues to be resolved between the council and Maple Grove in the related proposal for the Heron Works.</p> <p>However, subject to the resolution of the land issues and plot definition, taking forward site development for an exemplar housing solution is a realistic and relatively straightforward proposition.</p>

Phase IV: Stonewell Courtyards and Former Mitchell's Brewery

Phase IVA & IVB "Kanteena" meanwhile use and former Brewery complex

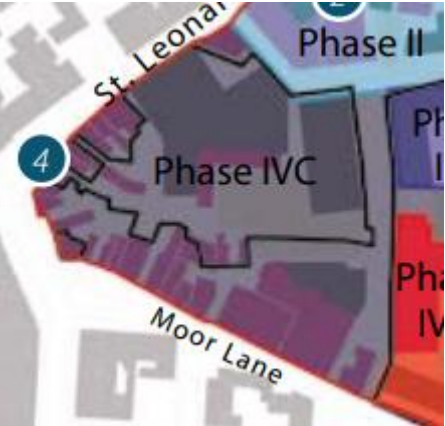
Major land interest: Lanmara Ltd (represented by Riverstone Developments ltd),

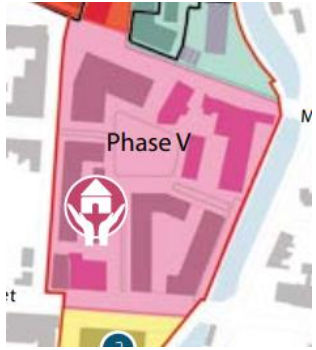


Major assets in the central part of this area, including the former Brewery Michell's Brewery complex, are owned by Lanmara Developments Ltd., a vehicle owned by the investment firm Revcap. Riverstone Developments have been engaged to progress the landowner's interests and are keen to promote a planning application in line with the masterplan aspirations to bring greater certainty to proposals and engage funding partners and investors.

Over the masterplan development period, various third parties have shown commercial interest in the Brewery site, albeit these ideas have not progressed due to the underlying expense in overcoming site-abnormal issues. The Kanteena "meantime" use has shown there is a local market for a leisure offer of similar scale / capacity and a higher quality, more formal venue / offer could be envisaged as an element of a future development package here.

There is a significant "heritage deficit" to overcome on the former Mitchell's Brewery building and a need to retain coherence with the proposed core public realm strategy, but the site phases here present a relatively easier development proposition than the land to the west in Phase IVC (see below). As part of a coherent approach to Phase IV as a whole, it is likely a deliverable commercial solution – supported by some grant aid - could be found to deliver these sub-phases. Particularly if progress can be made on neighbouring Canal Quarter phases to bring greater market confidence which would support investor interest.

	<p>Phase IVC</p> <p>Stonewell courtyards</p> <p>Major land interest: Lanmara Ltd (represented by Riverstone Developments Ltd), Lancaster City Council (freehold) / Dukes (leasehold)</p>		<p>The masterplan promotes a housing, leisure, and commercial mix and new public realm. As with the Phases IVA and IVB, major assets in this area are owned by Lanmara Developments Ltd., with Riverstone Developments progressing the landowner's interests. As noted above Riverstone are keen to promote a planning application in line with the Masterplan aspirations to bring greater certainty to proposals and engage funding partners and investors.</p> <p>The city council holds significant freehold property interest in the Dukes Theatre complex and the associated land. The Dukes have major building and business improvement ambitions. The Masterplan supports the re-orientation of the building to face the proposed new square, alongside a new accessible foyer area and extension of new creative professional workspace. A viable solution for this phase is likely to be achievable only with significant public sector lead, grant funding to overcome the heritage deficit / deliver the core public realm strategy, provide a suitable development platform for commercial interest, and support the proposed improved cultural offer. However, the major funds which could be targeted are highly competitive and planning permission is ordinarily a critical requirement as a signifier of deliverability.</p> <p>The package of public-led and private investment opportunities, likely to be attractive to external funders, needs further work. Progression through further design and business planning stages will require significant further funding, particularly around the council's and Dukes' interests. Discussions with strategic public funders (such as Homes England) and interested third party investors are ongoing.</p>
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Phase V	<p>No sub phase.</p> <p>Major land interests: Lancaster City Council, NHS (leaseholder)</p>		<p>The masterplan envisages development in this area to progress as a medium term to long term prospect. However, part of the area has been identified as a potential community-led housing opportunity which the council is keen to promote.</p>
Cross-cutting infrastructure	<p>The city council will set up a discrete cross-cutting infrastructure theme and programme management as part of its delivery actions covering the main infrastructure ambitions and demands across the site. This should ensure that discrete site proposals are “knitted” into a whole and contribute to more than the sum of Phase parts:</p> <ul style="list-style-type: none"> <li>• <b>North to South Green Corridor</b> Based on the existing public highway platform the approach needs to be developed in close partnership with Lancashire County Council, with management, delivery and funding considered as part of the Lancaster Movement Strategy. Contributions should be sought from the individual phases to ensure progression of this important scheme element.</li> <li>• <b>East to West Pedestrian Movement and Public Squares</b> The challenge is to ensure proposals for the individual phases continue to “speak to each other” in a coherent way and each phase respects the overall direction and vision.</li> <li>• <b>Design and massing</b> Retaining the overall coherence of the masterplan in implementation will be important and the council should ensure it champions the approach set out in the masterplan through future design phases.</li> <li>• <b>Area Heat Network</b> An important underpinning for the whole of the Canal Quarter to move towards carbon net zero and an area where the city council must take the lead in strategy, design, and providing an initial energy load/demand through its Phase I housing proposals.</li> <li>• <b>Surface water flood mitigation</b> Both county and city councils are seeking improvements and infrastructure beyond what can be achieved in individual phases, for example utilising the canal quarter for strategic run off storage/slowing capacity. The city / county councils need to lead the design development / integration of this element.</li> <li>• <b>Full Fibre Network</b> Ensuring opportunities to link the area into the emerging district-wide proposals are taken.</li> </ul>		