

## **Executive Annual Report 2018/19**

### **Councillor Janice Hanson**

Cabinet Member and Portfolio Holder responsible for Economic Regeneration and Planning

### **Executive Membership**

- Cabinet
- Canal Quarter Cabinet Liaison Group (Chairman)
- Housing Regeneration Cabinet Liaison Group
- Museums Cabinet Liaison Group
- Planning Policy Cabinet Liaison Group (Chairman)
- Bailrigg Garden Village Liaison Group (Chairman)

### **Executive Appointments to Outside Bodies etc**

- Morecambe Bay Partnership
- BID Company Ltd
- Growth Lancashire

### **Overview of Portfolio Responsibilities**

Responsible for Economic Regeneration and Planning

### **Progress made during 2018/19**

## **Economic Development**

### **Economic projects**

- The Council is working with South Lakes and Barrow Councils to develop a partnership known as the Lancaster and South Cumbria Economic Region. A brochure has been developed and will be launched in June. An investment prospectus will also be developed over the next few weeks.
- The Coastal Communities Team has agreed an economic plan for 'Port to Promenade 2018-2021.'

- Work to stabilise the roof on Centenary House (Co-op building) in Morecambe is well underway as the result of a successful bid to the Coastal Revival Fund.
- Placefirst, the Manchester based Build-To-Rent developer, launched 56 new homes at West End Two, over the weekend of February 16th and 17th, the second phase of its £10m award-winning transformation of empty homes in the West End of Morecambe.
- Work is underway to prepare an application in March 2019 to the Future High Streets Fund for Morecambe. Up to £25m is available per successful place for transformational projects.
- Place Marketing The Lancaster Story was successfully launched to a wide range of stakeholders and partners. The story launch was accompanied by a new Place brand which is being adapted locally by businesses, including the Lancaster Story video which to date has been seen more than 15k times. A Lancaster Place Board has now been established and has had its first meeting to discuss how it will promote the district.

### **Business and investment**

- Business support services are up and running. The business team has engaged directly with over 350 businesses. A launch of the new website for Business Support is to take place in March 2019.
- The Lancaster District Business Survey obtained 180 responses from businesses across the District. Skills shortages represent a major barrier to growth.
- The property register is being developed and marketing to all commercial agents across the NW who may have properties in the District is underway.
- A rolling programme of events to support business growth has been planned and will be launched in March.
- Meetings have taken place with companies interested in re-locating or investing in the Heysham area including Veolia who want to invest £220m and create 350 jobs and CO2 Extraction who wish to invest and create 15-20 jobs in 2019.
- The Council is supporting the development of the digital sector in the district as a member of the Lancaster Digital Steering Group and working with Lancaster University to develop a digital showcase event in March.
- The Council supported the North Lancs Expo in 2018. The event was extremely successful and feedback from the event was extremely positive.
- Once again, the Council attended the MIPIM exhibition in London in 2018. Lancaster's profile was significant and a range of useful contacts were made. Following MIPIM the Department for International Trade have been working with the Council to explore investment opportunities and energy developments.

## **Regeneration**

### **South Lancaster Growth Area (SLGA) / Bailrigg Garden Village**

- Construction started on Phase 1 of Lancaster University Health Innovation Campus nears completion.
- Ongoing development on university campus under the master plan.
- Following the decision taken to produce an Area Action Plan (AAP) for the Bailrigg Garden Village and the issue of the options plans, initial stakeholder meetings have been held. GVA (now Avison Young) and Hyas Associates have produced a draft Vision and Spatial Concept plan, which has had landowner and public sector input. Wider public consultation is to take place later this year with a draft AAP being timetable for consultation in early 2020.
- The SLGA will be enabled by investment in the local transport infrastructure including the remodelling of J33, the development (in due time) of a Bus Rapid Transport network and Cycle Super Highway. The majority of funding will be delivered via a bid from the Housing Infrastructure Fund (HIF). Lancashire County Council are leading the HIF bid with considerable support and assistance being given by Regeneration Officers. The bid was submitted on 22 March and it is anticipated that a decision will be made in October / November 2019.

### **Lancaster**

- Canal Corridor North has been renamed The Canal Quarter (CQ). The Council exited the development agreement with British Land and the council was not successful in acquiring the British Land's buildings; these were bought by locally based Worthington Group.
- GVA and Planit-ie have been appointed to undertake a spatial review and have commenced stakeholder workshops and engagement. This will lead to the development of a strategic planning framework, which will identify the scale and use of proposed development within the CQ.
- Luneside East site continues to be developed by Luneside East Limited and they have started the last phase with the development of student accommodation.
- A funding bid has been submitted to the Environment Agency and ERDF for the design and development of the Lune Phase 3 flood protection along Caton Road and the design works are well advanced. Planning permission for this phase was granted prior to Christmas.

### **Morecambe**

- The Wave Reflection Wall replacement works were completed last summer and the project was opened on in 19 October 2018.

### **Heysham Gateway**

- Work on overarching master plan has been completed and the delivery strategy is a work in progress.
- The first public sector land disposals are underway and the first planning approval was approved on September 2018 for a peaking plant.
- It is envisaged that there is significant latent demand for new units on the Gateway and this will be nurtured over the next 12 months.
- Work is ongoing with major landowners such as Peel Ports, EDF Energy and Celtech to facilitate their future needs and our wish to see regeneration.

## **Planning**

### **Performance Management – Development Management and Local Planning Policy**

- 2018/19 has seen the Planning Service reach new heights in terms of national performance.
- Government currently measures local planning authorities in terms of speed of decision-making for 'Major' and 'Non-Major' development. These measurements are based on a rolling two-year period, and the latest statistics are up to 30 September 2018.
- In terms of the national league tables, and setting aside local authorities that had no data or were Development Corporations, Lancaster were 7<sup>th</sup> out of 338 local authorities in terms of Non-Major decision making, determining 99.5% of all applications either within nationally prescribed timescale of 8 weeks, or within a mutually-agreed timeframe with the applicant. With regard to 'Major' development, Lancaster were 23rd out of almost 338 local authorities determining 99% of all applications within the specified timescale or within a mutually-agreed time period.

- Annual (national) statistics also show that the local planning authority approved 89% of Major applications, 87% of Minor applications and 92% of applications that fell within the 'Others' category.
- 2018/19 has also seen the Council make good progress in terms of advancing its' District Local Plan to the point of formal Examination. The Examination Hearing Sessions are scheduled to commence on 9 April 2019.

### **Development Projects**

- The year has witnessed continued progress in developing key sites. It is pleasing to see sites that have been vacant for some time – Bulk Road, St Leonard's House and the Gillows Building on North Road in Lancaster to name but three – currently being developed after receiving support through the planning process. The activity and vibrancy that will be created by these new uses will positively change the dynamics within the city. Similarly, we look forward to the completion of the Broadway Tower at Morecambe.
- Other completed projects include the redevelopment of part of the Pleasureland complex to deliver the new Soul Bowl attraction in Morecambe and delivery of the replacement Aldi Store on the corner of Central Drive, which has proved popular (and a more aesthetically pleasing building than the previous Aldi Store!) The completion of the new Lancaster Fire and Ambulance Station on Cable Street; CityBlock 4, on King Street, successfully regenerated and the introduction of two new commercial uses on the ground floor of the derelict Squires Snooker site, which appear to have been well-received.
- The last year has also witnessed informal consultation on the Issues and Options for Bailrigg Garden Village. This included drop-in community events throughout June 2018.
- Going forward, it is pleasing to note the early pre-planning work that is already taking place regarding the Eden North Project in Morecambe. Pre-planning stakeholder engagement has also recently commenced in respect of the Canal Quarter Development.