

**Bailrigg Garden Village – Response to the ePetition
24th March 2021
Report of Director for Economic Growth & Regeneration**

PURPOSE OF REPORT

Bailrigg Garden Village is one of the 14 UK designated Garden Villages. Following the adoption of the Local Plan in 2020 and as part of Policy SG1 (South Lancaster Broad Area for Growth), Lancaster City Council (LCC) procured the services of JTP Architects, the renowned place makers to commence work on a masterplan and spatial vision for the Bailrigg Garden Village. This work included the initiation of a full public and stakeholder consultation and engagement process that was launched publicly on 19th January 2021. Following extensive community and public engagements, the first public community consultation feedback was held on 9th February, the second on 2nd March and the third and final session will be held on 23rd March. The submission of the masterplan to LCC is due in Spring 2021.

On the 25th January 2021 an ePetition was launched. Please refer to Appendix I.

On 2nd February 2021 a letter of invitation was issued by LCC in response to the ePetition but no response has been received.

The closing date for the petition was 8th March 2021 and a total of 718 persons signed this petition.

This Report is written to brief Council in consideration of a petition submitted regarding Bailrigg Garden village, via the Council's on-line e-petition facility.

This report is public.

RECOMMENDATION

- (1) That Council does not refer the Petition for further consideration by Cabinet but encourages the leaders behind the ePetition to engage with JTP Architects and LCC to ensure their concerns are addressed as part of the concluding masterplanning process.**

1.0 Introduction

- 1 Bailrigg Garden Village is one of the 14 UK designated Garden Villages. Following the adoption of the Local Plan in 2020 and as part of Policy SG1 (South Lancaster Broad Area for Growth), Lancaster City Council (LCC) procured the services of JTP Architects, the renowned place makers to commence work on a masterplan and spatial vision for the Bailrigg Garden Village. This work included the initiation of a full public and stakeholder consultation and engagement process that was launched publicly on 19th January 2021. Following extensive community and public engagements, the first public community consultation feedback was held on 9th February, the second on 2nd

March and the third and final session will be held on 23rd March. The submission of the masterplan to LCC is due in Spring 2021.

This work will then be shaped and coded into a formal Design Code as part of the South Lancaster Area Action Plan, a process that has now been initiated by LCC and is programmed for adoption during 2023.

Despite the global pandemic, JTP Architects and LCC have reached out by using a variety of media tools and connected with significant numbers of the public, community groups, community organisations and stakeholders to obtain feedback and listen to their concerns over development in South Lancaster and the Bailrigg Garden Village proposals.

On the 25th January 2021 an ePetition was launched. Please refer to Appendix I.

On 2nd February, 2021 Lancaster City Council extended a letter of invitation in response to the ePetition. Please refer to Appendix II.

No response was received to this invitation.

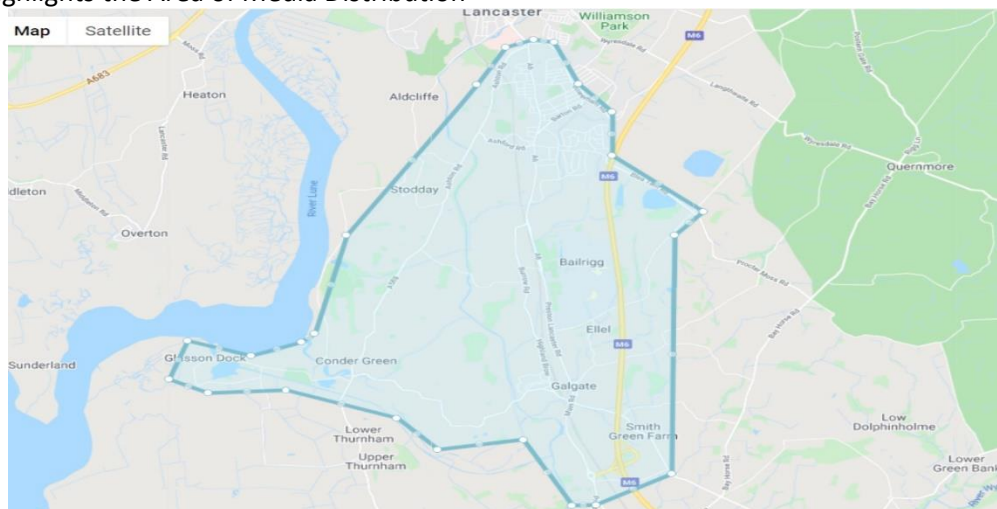
2.0 The Public Engagement Process in Developing the Masterplan

The public launch as held on 19th January 2021 and the web-site was 'live' on the same date. To date, JTP have had 2886 web-site 'hits' with a very high engagement rate i.e. over 90%

JTP distributed the media material being Newsletter 1 included a questionnaire to be detached and returned by Freepost – posted 18th January 2021

Newsletter 2 included no questionnaire but asked people to comment online or by writing to JTP -posted Friday 12 Feb 2021

Plan Highlights the Area of Media Distribution



Total number of public engagements to date:

Stage 1 - 880 comments

Stage 2 - 95 emailed/website/ phone call responses to the Vision

Method of feedback – e-mail, letter, telephone

Stage 1

60 comments made at Launch Presentation
657 comments made on Create Communities Platform
91 Freepost postcards completed with likes, dislikes and dreams
29 comments via website form
6 Freephone calls to JTP
40 emails have been received

Stage 2

95 emailed/website responses to the Vision
3 telephone calls

Parish Councils / Wards engaged with:

- Scotforth Parish Council (during Stage 1)
- Ellel Parish Council (during Stage 2)
- Aldcliffe with Stodday Parish Council (during Stage 2)
- Thurnham & Glasson Parish Council (during Stage 2)
- Scotforth West Ward (during Stage 2)

Local / community groups engaged with:

- Bailrigg Village Residents Association
- CLOUD members
- Lower Burrow Management Co Residents
- Tarnwater Lane Residents
- Burrow Heights Residents
- Green Lancaster (Uni staff and students group)
- Galgate Flood Action Group

Stakeholders engaged with:

- Lancaster Civic Society
- Lancaster University
- Lancashire Nature Partnership
- Landscape assets workshop (inc. three residents - from Burrow Heights, Galgate, Tarnwater Lane, ecologist / lecturer lives Scotforth; reps from Woodland Trust, Lancashire Wildlife Trust, Canal & Rivers Trust, Land Use Consultants)
- Lancaster District Bus Users' Group Exec [Friday 5 March]
- St Johns Congregation (Wednesday 10 March)

Written responses from:

Canal & Rivers Trust
Lancaster Canal Trust
Woodland Trust
Environment Agency
Lancaster Flood Group
Galgate Flood Group
Lancaster & District Cycle Campaign

Vicar of St John's Ellel (Craig Abbott)
NHS
Lancashire County - Education dept

A Summary of Media Issues Experienced:

After the first newsletter distribution (3k+) we were asked to expand the distribution area into south Lancaster which was done (adding another 3k+) for the second and subsequent newsletters.

Although the full website address was clearly publicised there was a complaint that the website did not come up on the first page of Google when you entered Bailrigg Garden Village. All the technical settings had all been correctly set and without paying for an advertisement the way to gain pre-eminence is through usage over time. The website now comes up first when Bailrigg Garden Village is entered in Google.

Create Communities website – there was an external internet issue which meant that people were prevented from commenting for two or three hours on one day. Otherwise, the platform successfully provided a huge amount of feedback.

No other issues.

Examples of public comments received in response to the Teams engagement consultation process is provided in Appendix III.

Top 9 key themes of public feedback from Stage 1:

- PRINCIPLE & SIZE OF DEVELOPMENT
- LANDSCAPE, VIEWS & HERITAGE
- LANCASTER CANAL - RETAIN CHARACTER & SETTING
- FLOODING & DRAINAGE
- TRAFFIC & MOVEMENT
- COMMUNITY SERVICES
- BUILDING DESIGN & CHARACTER
- EXISTING COMMUNITIES
- COMMUNITY PARTICIPATION

These were expanded in the Vision presentation and newsletter

Themes from subsequent engagement

- flood risk
- loss of countryside and farmland
- scale of development & 'third party' ambitions
- existing road network can't cope - A588 extremely dangerous
- impact on wider area and communities
- support for landscape and water-led approach to design
- need for green buffers / separation between settlements - must not be a typical 'housing estate'
- safeguarding the future vision and delivering quality
- support for community orchards, growing initiatives, planting woodland, enhancing biodiversity
- support for sustainable travel initiatives, esp. walking, cycling links

- opportunity to be innovative and eco-friendly, passiv haus, solar panels, renewable energy etc
- respect for farming communities who do not wish to sell land
- tree and wildlife eco systems protection and enhancement
- phasing and how construction will take place - HGVs on country lanes
- opportunity for continuing community participation in planning and delivery of Garden village

Total Participants at Public Feedback Presentation 9th February – 180

Total Participants at Public Feedback Presentation 2nd March – 203

3.0 Responses to the Complaints Raised in the ePetition

3.1 With reference to the ePetition, the complaints can be addressed as follows:

3.2 Based on the overwhelming evidence to date, the consultation process is properly addressing the concerns and requirements of local residents. JTP Architects have listened and considered responses and requirements of local residents and is respecting those concerns in the development of the masterplan for Bailrigg Garden Village. 3.3 Since the public launch on 19th January 2021 significant time has been set aside for public engagements with local residents and there is sufficient time for re-engagements with local residents, interest groups, community and stakeholders. Indeed, there have been two separate public feedback presentations organised and a final public feedback event is planned for 23rd March.

3.4 Issues of flooding, water management, air quality, infrastructure, protecting the local environment, wildlife, active transport and the shape and scale of the built environment are all being discussed in detail with members of the local community, community groups and stakeholders and are being reflected in the development of the emerging masterplan for Bailrigg Garden Village. These issues have been the subject of two public engagement feedback events and will be a continuing theme as the masterplan develops and emerges through the AAP process.

3.5 Whilst JTP Architects has acknowledged that there were some technical hitches during the early stages of the public engagement process, these were quickly identified and resolved. The geographical coverage is identified within this report and was designed to include the Bailrigg Garden Village area. Some local residents in the fringe areas identified themselves as wanting to be included in the engagement process and have been added accordingly, some 6,000 more residents engaged with.

3.6 JTP Architects and LCC have been greatly encouraged by the numbers participating in the public engagement and consultation process. The quality of feedback and communication will lead to a well-considered masterplan development process and delivery of a high-quality place where people will want to live and enjoy, meeting the key objectives of the climate change emergency and wider council objectives.

4.0 Relationship between the JTP Masterplan and preparation of the Lancaster South Area Action Plan

The masterplan being prepared by JTP does not make development plan decisions. The masterplan will inform the preparation of the Lancaster South Area Action Plan (AAP). The AAP is a Development Plan Document that will formally allocate land for specific purposes and provide the planning policies that will be used to determine future planning proposals in Lancaster South. Land allocations and policies in the AAP

will also apply to other land in Lancaster South that is not part of the proposed Garden Village, including, for example, Lancaster University's campus. Once JTP submit their masterplan to the City Council it will represent a significant evidence document that will inform decisions about the shape, layout, design, phasing, appearance and infrastructure expectations of development in the Garden Village. Much other evidence will also inform the preparation of the AAP. Other evidence anticipated includes a transport assessment, air quality strategy, landscape assessment and a blue & green infrastructure strategy.

Preparation of the AAP provides further opportunities for community engagement. As the AAP will be a formal Development Plan Document it must be prepared in accordance with the guidance in the National Planning Policy Framework, national legislation and regulations on development plan making, and, in compliance with the Council's own Statement of Community Involvement (SCI). Consultation is a requirement of Development Plan preparation and it is anticipated that a draft AAP will be the subject of consultation later in 2021. Once account is taken of consultation responses the Council will revise and publish the AAP, invite formal representations, and then submit the document, all the evidence that informs it, and all the formal representations received, to the Government. The Government will appoint a planning inspector to determine if the AAP has been properly prepared and subject to the Inspector's conclusions, the Council will then be able to adopt the AAP as a part of the formal local development plan.

5.0 Options and Options Analysis (including risk assessment)

	Option 1: To recommend that Cabinet withdraw the consultation	Option 2: To complete the consultation
Advantages	None. The consultation process commenced publicly on 19th January 2021.	The local residents will have had their voices heard and their considerations and requirements will be reflected in the final masterplan. Design coding can commence post April 2021 and feed into the AAP process.
Disadvantages	The large numbers of the public, local residents, community groups and stakeholders who are in the middle of a consultation process may question why the JTP Architects consultation process is being withdrawn in favour of starting another consultation process because of a group of petitioners who are refusing to engage in a	None

	consultation process. Withdrawing the consultation would incur the council in abortive costs.	
Risks	Reputational	None

6.0 Officer Preferred Option (and comments)

The Officer preferred option is Option 2. Not to withdraw the consultation. The group leading the ePetition should be encouraged to engage with the masterplanning team in a timely manner (as they were invited to participate on 2nd February) to ensure that their interests, concerns and requirements are recorded and if necessary reflected in the masterplanning outputs. JTP Architects have engaged in a collaborative process as evidenced by the significant numbers of engagements to date and public feedback.

7.0 Conclusion

The masterplanning process and critical path has been outlined in the introduction to this report so it is imperative that the group leading the ePetition properly engage with LCC and their masterplanning team. Good masterplanning and development of high quality places can only be achieved through collaboration and inter-action with communities.

<p>CONCLUSION OF IMPACT ASSESSMENT (including Health & Safety, Equality & Diversity, Human Rights, Community Safety, Sustainability and Rural Proofing):</p> <p>Not applicable</p>
<p>LEGAL IMPLICATIONS</p> <p>Not applicable</p>
<p>FINANCIAL IMPLICATIONS</p> <p>Not applicable</p>
<p>OTHER RESOURCE IMPLICATIONS, such as Human Resources, Information Services, Property, Open Spaces</p> <p>Not applicable</p>
<p>SECTION 151 OFFICER'S COMMENTS</p> <p>The s151 Officer has been consulted and has no comments to add</p>

MONITORING OFFICER'S COMMENTS

A Petition may be presented to and received by a meeting of the Council. Where it contains at least 500 signatories or petitioners, the appropriate Director will prepare a report which, together with the Petition, will be presented to Full Council. Council may debate the Petition and/or refer the Petition to the appropriate decision-making body for further consideration. In this case the appropriate decision making body is Cabinet.

BACKGROUND PAPERS

None

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