

COMMUNITY ENGAGEMENT AUTUMN 2017

BAILRIGG GARDEN VILLAGE
REGENERATION TEAM

1. OVERVIEW

This is the initial round of Bailrigg Garden Village community engagement. The engagement took place over three weeks in October 2017. This comprised five public drop in events held by Lancaster City Council officers. The drop in events were held in the targeted areas linked to the village site and a lunchtime session held in Lancaster city centre.

2. INTRODUCTION

As part of the local plan work the council had proposed to extend development in South Lancaster southwards to help meet needs for housing and growth. In the autumn of 2016 the Government asked local authorities if they were interested in developing new 'garden villages'. The council suggested the 'Bailrigg Garden Village' and in January 2017 the Government selected it as one of 14 proposed garden village sites across the country. The council included the Garden Village in its draft strategic policies and land allocations document (draft Local Plan) in spring 2017 and consulted upon it. Many responses were received. The council is now developing the Local Plan, informed by the consultation response and further evidence gathering and analysis. The Local Plan work is led by the Housing and Planning Policy Team. Supplementary to this, the council has tasked its Regeneration Team to work on a framework for how the Garden Village should be developed.

Whilst the principles of the Garden Village will continue to be debated during the preparation of the Local Plan, the council has separately begun work to shape the Garden Village and design a concept plan. This commenced with a series of 'drop in' events which will take place in October at venues in South Lancaster and Galgate.

Bailrigg Garden Village drop-in events

Date	Time	Location
4th October	2pm - 7pm	Lancaster House Hotel
5th October	12pm - 5pm	Ellel Village Hall
9th October	12pm - 2pm	The Storey (Reading Room)
11th October	12pm - 5pm	Lancaster Methodist Church
12th October	12pm - 5pm	Ellel Village Hall
16th October	2pm - 7pm	Lancaster Methodist Church

'DROP IN' EVENTS

The drop in events focussed on the question 'If Bailrigg Garden Village is to happen...What sort of place should it be?' with the main aim of the public engagement being as follows:

- To inform members of the public about the Councils current work on Bailrigg Garden Village,
- To inform members of public of the baseline studies looking into the issues that affect land and how it may be developed including flood risk and ecology,
- To inform members of the public on the city councils work with Lancashire county council to plan community facilities, transport and infrastructure for the Garden village and secure funding
- To give members of the public the opportunity to sign up to the Bailrigg Garden Village mailing list to be kept up-to-date with Garden village related information
- To give members of the public the opportunity to question and discuss Bailrigg Garden village with council officers.

The events were promoted via numerous channels including:

- posters were placed in locations around the proposed BGV, adjacent housing areas and Galgate.
- Lancaster City Councils website, Twitter and Facebook page
- Press release
- Bay Radio (website and radio)
- Radio Lancashire interview (4th October 2017 Graham Liver, Andrew Dobson Lancaster City Council Chief Regeneration and Planning Officer and Phil Termouth CLOUD)
- Virtual Lancaster WEBSITE



Bailrigg Garden Village – help us make it the best it can be

In January 2017 the Bailrigg area of Lancaster was chosen by the Government as the proposed location of a **new Garden Village**. Lancaster City Council has included the Garden Village as a proposal in its **draft Local Plan**, which decides what land should and should not be allocated for development.

The council's regeneration team is leading on work to shape the Garden Village and design a concept plan for how it should be laid out and structured. The ultimate goal is to create a vibrant, sustainable community with a mix of housing, employment, schools and facilities, leisure and recreation, roads and traffic.

Over the next month a series of drop-in events is being held to give people the opportunity to discuss a range of topics related to the Garden Village including in no particular order:

- The vision for the Garden Village, healthy living, housing density, bus rapid transit, a cycle superhighway, making Galgate a better place, managing run off and drainage, habitats and wildlife, employment, schools and facilities, leisure and recreation, roads and traffic.

Council Senior Services, leader of Lancaster City Council, says: "The proposals for the new Garden Village are very exciting and we see a real opportunity to design a new settlement from the ground up, but we know that there are mixed views and there is much to plan to make it a success. We want to work with residents in a constructive manner so they can help us get the best development we can. Future generations are counting on us to do the right so they have secure homes, somewhere they can plan a family and live healthy lives."

Supplemental issues such as drainage, transport and facilities including new schools will need to be addressed so this is the opportunity for local people to let us know what they expect to be a success?

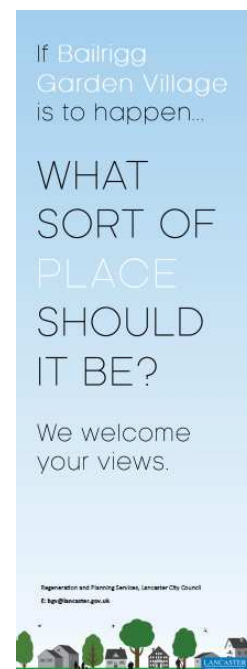
Date	Time	Where
09/10/2017	Open Day	Lancaster House Hotel
09/10/2017	Open Day	Black Whay Road
09/10/2017	Open Day	Redkirk Road
11/10/2017	Open Day	Lancaster Redkirk Church
12/10/2017	Open Day	Black Whay Road
16/10/2017	Open Day	Lancaster Redkirk Church
16/10/2017	Open Day	Where can the site be accessed from?

Bailrigg Garden Village drop-in events public attendance

VENUE	APPROX NO. of VISITORS
LANCASTER HOUSE	75
ELLEL VILLAGE HALL	57
STOREY	18
LANCASTER METHODIST	27
ELLEL VILLAGE HALL	35
LANCASTER METHODIST	37

KEY DISCUSSIONS AND COMMENTS

The community engagement was structured around the question ‘If Bailrigg Garden Village is to happen...What sort of place should it be?’ the intention was not to necessarily obtain written comments but rather give people the opportunity to ask questions and gain a further understanding of the Bailrigg Garden Village. Nevertheless the written comments are helpful in understanding community wants for the village. The comments received have been catergorised and merged for clarity, a copy can be found in Appendix 1 of this report. The diagrams below highlight the key words from the written comments received. Not all comments are recorded as some are unrelated to the question asked.



SUMMARY

In summary, many people expressed support for the principle of the Garden Village and saw the need for housing, facilities and growth.

Common themes emerging are that if the Garden Village is to happen -

- We should get it right and be ambitious
- We must manage water and flood risk well
- We must not make traffic and its impacts worse
- It should be about making real communities with a real sense of place and facilities and services including health
- It should be differential from the existing urban areas of Lancaster and Galgate i.e there should be a sense of separation.
- The locus of the University in the Village needs to be worked through and decided

There is undoubtedly a body of opposition to the principle of the Bailrigg Garden Village and key issues for those opposed are variously -

- That such large scale development is not needed
- Loss of green and open land to development
- Concern at flood risk
- Concern at habitat loss
- Concern at traffic impacts

Appendix 1

DESIGN RELATED COMMENTS

Lancaster is a special city with an abundance of recreation and leisure 'green' spaces. That proportion should be maintained if not increased. This has the potential to be a development of quality but cannot give blanket approval to 'homogenous' housing.

Increase public footpaths east/west across development area.

Ensure area of separations at north of proposed garden Village

Concern that small affordable housing can be sterile in appearance and use e.g when people at work.

Let's have the best garden village in Britain!

A chance for Lancaster to do something innovative, different.

Could Council buy land to sell to local people.

Forward looking. Green, Eco-friendly. Include individual building plots for self-builders not just identical boxes from large developers. Places for older people in the community

Retain Burrow heights for recreation

Be a leader in how future housing is provided not follow developers whims for maximum profits

Lancaster CAN BE different – have the uni research to draw on

Remember the archaeology at Burrow

Non –car transport needs to be built in

Preserve the views from the higher parts of the site

Avoid it becoming just another set of national builders estates i.e. make it distinctive; put Lancaster on the map.

To make it a good place to live

To get what Lancaster wants and not what the builders offer in terms of densities, designs and house sizes

Hang out zone for youths

Lower density to reflect area

Exemplar: Passivhaus

Cul de sacs, No Ginnels

Emergency access for Police/Fire/Ambulance

Stone faced buildings – in keeping with the look of Lancaster. Open spaces between houses. Walking Routes

People want to live in a nice place, it benefits health and wellbeing.

A mix of ages/ types of housing encouraging social cohesion

Lancaster area history, local quarries/sandstone

Make people proud to live here and hope to reduce litter/dog fouling

It should stay as a village and not be turned into a town

Greener safer place for children and adults

Main road to be diverted around Galgate down by the motorway

A village in the trees!

Lots and lots of trees

Edible plants (Eden project)

More green nature for health, wellbeing and to give people a sense of place

Not a concrete jungle

Sustainable community

Turnpike road

Natural, beautiful and convenient

Canal useable all year round

Maintain beautiful views from Meadow Park side

Good for families

Better public transport

Multi use rights of way connection to surrounding Countryside

Recreation and exercise away from traffic

Capitalise on the university to create business in the area.

Clear connection between university and Bailrigg is necessary

The canal is an asset to the new village

Don't create older person ghettos

Village must have businesses (not just shops)

Small scale workshops built around traditional rural formats of farm yards rather than modern industrial estates

This needs to feel and operate like a village

Villages require character and quirks, irregular patterns and communal centres

Affordable houses

Affordable transport

Community centre offer activities for all ages

Make the village a community needs schools, roads, playgrounds, Doctors surgery open spaces already in place

Self contained

Screen existing houses

We all want to 'love where we live'

Low density housing – for last time buyers

Integrate with other local urban centres

Sustainable place to LIVE/WORK/EDUCATE

Sense of community and cooperation with local people

Places for people to grow fresh food. We are killing ourselves with pollution and chemicals

A village not a suburb

Keep the village separate to form a true identity

Help Lancaster to be an attractive centre not to lose its character and historical importance

Fortunate to plan from the beginning therefore hopefully avoiding piecemeal development of small fields

To make best use of the land housing should be fairly high density

Emphasis should be on the community – ideally one community so that current features (rail, M6 A6) don't create barriers – need footbridges etc

Affordable to rent and to buy

Designers and planners should aim as high as possible

Not to be designed just to attract University employees – it would gain the reputation of being elite and precious

With enough vision and creativity it will be a success

Exciting project

Self sufficient community

Sympathetic positioning of housing developments

Not a dormitory village

Ducks on the ponds

Have buildings which are architecturally 'different' and attractive with space between them – not jammed in!

Exciting place to live

Raise the standards of Lancaster's modern housing investigate Scandinavian ways of building communities

2/3 different connected centres 'hidden' within the topography of the land

No hill development to contend with Bowland Tower which is a landmark from all directions

Because this development will be so different to other areas of Lancaster a land barrier needs to be left to establish the 'Tadah' feeling

Use every green technology possible in design of houses and plans

Architect competition to avoid Persimmon, Barrett, Redrow etc.

INFRASTRUCTURE COMMENTS

Care needs to be taken regarding its impact on existing inadequate infrastructure

Detrunking of the A6

Parking for the houses needs to be considered

Good roads

Leave Galgate to be a small village – free from traffic

Accessible for visitors but not over-run by cars

Limit amount of car parking for houses create plenty of small visitor car aprks

Limit the amount of on street parking

Measures that reduce the noise impact of the motorway and railway

Must have at least one health centre

Good walking and cycling routes

Cyclists should not use the pavement

Cycle only lanes

Bus passes use the BRT?

Foster a cultural change where car ownership and usage is reduced

Walk to work

Rapid transport should encompass Galgate west of A6

Weight and width restriction on A6
Reduce congestion
High speed fibre and strong mobile signal
Bus stops within walking distance of houses
Separate bus corridor
Hazelrigg Lane already has car issue
Infrastructure before housing
Electric buses or trams
Restrictions on heavy polluting vehicles
Make it accessible for people over the west of the river
Brt link to the train station
Building Junction 33 will encourage long distance commuting
Prices of busses will need be substantially reduced to encourage use.
Subsidised bus passes for new development
Have car free areas
Schools need to be in optimum location to minimise car travel
Needs to be as easy as possible to cycle for all ages
Cycle routes need to be short and direct (not all round the back streets and roads)
Extending BGV west of the canal would give a 2nd road in Lancaster
Services for young and old
Sustainable healthy homes to attract people to Lancaster
Self build housing plots
District heating (biomass)
Village identity
Shops

ENVIRONMENTAL COMMENTS

Oubeck culvert issue off Barnacre Close needs considering as part of drainage management plan
Rewilding river and habitat

Ou beck and river Conder if overflows – Meadow Park

Severance effect of the M6 on watercourses an run off

Whitley Beck (Galgate) underneath New Inn and bus shelter Conder by the chip shop . Flood two times last 20 years

Surface water from the M6 is piped directly into the River Conder which contributes to the flooding in and around Galgate

Stoney Lane floods now new house built

Recycling facilities

Carbon neutral

Further wind turbines with battery energy storage to serve energy requirements of new housing

Trees and beavers on the Conder – natural water management

Solar power

Long term protection of habitat created through proper management

Waterflows into natural water sources be clean of pollutants and sediments. No changes to natural flows to increase water throughput (no dredging)

No tree felling

Proper biodiversity not grass monocultures

Prevent the culverting, dredging or straightening of watercourses

Valuable food growing land

Article 4 – control paving over gardens

Tarnwater Lane flood risk

Rail station

Preserve woodlands