

INTRODUCTION



GLASSON DOCK

GALGATE MARINA AND LANCASTER CANAL

GALGATE VILLAGE

LANCASTER CITY CENTRE AND RAILWAY

LANCASTER UNIVERSITY

BAILRIGG VILLAGE

DRUMLIN LANDSCAPE AND ANCIENT WOODLAND

THE VISION FOR BAILRIGG GARDEN VILLAGE











Bailrigg Garden Village will be a distinct community just south of Lancaster, with several thousand homes to meet all needs and incomes, and opportunities for business creation, the university and growth.

It will fit well into the countryside and heritage assets, including the canal, and make these areas better for wildlife and for people to enjoy through innovative environmental improvement and sustainable water management.

People will be able to connect readily with the city and surrounding settlements, including Galgate and the University, with walking, cycling and bus use made as attractive as possible to minimise travel by private vehicles. The living and working environment will be planned and designed with the highest standards of placemaking with low and, if possible, zero carbon buildings; and making sure that people can live and work as sustainably as possible.

WHAT IS A GARDEN VILLAGE?

The Ministry of Housing Communities and Local Government (MHCLG) defines Garden Villages as distinct communities of between 1,500 to 10,000 homes with the following characteristics:

-  **Clear Identity**
A distinctive local identity as a new garden community, including at its heart an attractive and functioning centre and public realm.
-  **Sustainable Scale**
Built at a scale which supports the necessary infrastructure to allow the community to function self-sufficiently on a day-to-day basis, with the capacity for future growth to meet the evolving housing and economic needs of the local area.
-  **Well-Designed Places**
With vibrant mixed-use communities that support a range of local employment types and premises, retail opportunities, recreational and community facilities.
-  **Great Homes**
Offer a wide range of high quality, distinctive homes. This includes affordable housing and a mix of tenures for all stages of life.
-  **Strong Local Vision & Engagement**
Designed and executed with the engagement and involvement of the existing local community, and future residents and businesses. This should include consideration of how the natural and historic environment of the local area is reflected and respected.
-  **Integrated, Forward Looking & Accessible Transport**
That support economic prosperity and well-being for residents. This should include promotion of public transport, walking, and cycling so that settlements are easy to navigate, and facilitate simple and sustainable access to jobs, education, and services.
-  **Generous, Accessible & Good Quality Green & Blue Infrastructure**
That promotes health, well-being, and quality of life, and considers opportunities to deliver environmental gains such as biodiversity net gain and enhancements to natural capital.
-  **Healthy Places**
Designed to provide the choices and chances for all to live a healthy life, through taking a whole systems approach to key local health & well-being priorities and strategies.
-  **Legacy & Stewardship Arrangements for Benefit of Whole Community**
Should be in place for the care of community assets, infrastructure and public realm, for the benefit of the whole community.
-  **Future Proofed**
Designed to be resilient places that allow for changing demographics, future growth, and the impacts of climate change including flood risk and water availability, with durable landscape and building design planned for generations to come. This should include anticipation of the opportunities presented by technological change such as driver-less cars and renewable energy measures.

Source: Garden Communities (MHCLG, Aug 2018)

A TRULY SUSTAINABLE PLACE

Bailrigg Garden Village will become a place where lives can be lived healthily and happily. Today this requires a balanced approach that embraces natural systems and where all aspects of development have no detrimental impact on our environment.

To achieve this we need to set targets and principles that we must adhere to. To be able to set targets we also will need to be able to measure our progress against them.

We will therefore be working with key stakeholders and the community to agree and establish targets and how we measure them. These will be adopted as part of the masterplan.

A HEALTHY & HAPPY PLACE TO LIVE, WORK & VISIT

We will be engaging with the University and their world leading environmental expertise to help create a truly sustainable Garden Village. We will embed processes and approaches at the masterplan stage that will allow a healthy and happy place to grow over the coming years, well into the future for many generations.

To achieve this we will:

- Undertake a comprehensive understanding of the present place from its soils and ecological health to its productivity, connections, employment, leisure and liveability.
- Agree the targets and principles the community wish to see enshrined in the process of change and consider:
 - Soil quality and food production.
 - Water management and pollution
 - Biodiversity and habitat creation (including woods, meadows and water courses).
 - Connectivity and accessibility by bike, foot, bus, canal, car and other.
 - Future housing needs from students to young families to the elderly
 - Future employment needs
 - Amenities and facilities to enjoy healthy and happy lives at Bailrigg Garden Village.
 - Engagement in the management and stewardship of the new village with and by the community
- Settle on methods of monitoring and measurement to capture the targets and principles at every stage and ensure they are continued to instill a shared sense of place as the community grows and adapts at Bailrigg Garden Village.
- The City Council aims to adopt the AAP as part of its Local Plan by the end of 2022. In parallel with all of this, Lancashire County Council - in conjunction with the City Council - will work to deliver the very major transport changes needed to help make all this possible.



Parc Hadau (copyright Loyn & Co.)



Parc Hadau, Living in Nature



A sustainable lifestyle with food production



Alternative modes of transport

SUSTAINABILITY OBJECTIVES

Resource Efficient

- Reduce energy consumption and carbon emissions, working towards net zero carbon.
- Significantly reduce water consumption across the site.

Environmental Resilience

- Design the landscape to accommodate higher intensity rainfall events and increased levels of flooding due to climate change.
- Restore a thriving natural environment and increase biodiversity.

A Thriving Community

- Provide community infrastructure to support sustainable living.
- Maximise the amount of high-quality green space that contributes to health and well-being, comfort and quality of life.

Excellent Connectivity

- Promote walking and cycling across the site and surrounding area.
- Encourage residents to use public transport, electric vehicles and support car sharing schemes.



BAILRIGG GARDEN VILLAGE

LAUNCH EXHIBITION - JANUARY 2021

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THE TEAM

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LANCASTER CITY COUNCIL

The City Council is currently working towards the preparation of an Area Action Development Plan Document. As part of this process, the City Council has appointed architects and masterplanners JTP to engage with the local community to prepare a Masterplan Framework for Bailrigg Garden Village.

jtp

JTP

JTP is a practice of architects and urban designers with extensive experience of delivering successful places for both the public and private sectors throughout the UK and internationally.

JTP seeks to shape places where life in all senses can flourish; places that are economically thriving, creatively stimulating, environmentally footprint-free, with a powerful sense of identity. In short, places where people can lead happy and healthy lives and feel they belong.

FARRER HUXLEY

FARRER HUXLEY

Farrer Huxley is a practice of landscape architects and community engagement experts.

Our work is founded upon a belief that landscape makes a fundamental difference to people's lives. Through over 20 years as a practice we have come to understand the power of putting people's needs at the centre of distinctive, timeless, robust and environmentally sensitive places.

As an award-winning practice we have a number of nationally recognised, exemplar schemes which have been acknowledged for their community driven regeneration, masterplanning and quality public realm design.

expedition
part of the Useful Simple Trust

EXPEDITION

Expedition is a multi-award winning engineering consultancy, based in Central London with an international portfolio of projects.

In addition to core engineering services, Expedition provides strategy and infrastructure planning as part of a masterplanning service. We are known for our ability to develop practical approaches to sustainable development including low carbon energy solutions, green infrastructure design and circular economy strategies. We are motivated by the role that development and infrastructure can play in delivering quality of life benefits and driving social value.



Integrated with nature at Queen Elizabeth Park, Guildford



Creating a good first impression at Alconbury Weald, Huntingdon



Creating a new neighbourhood at Edenbrook, Fleet



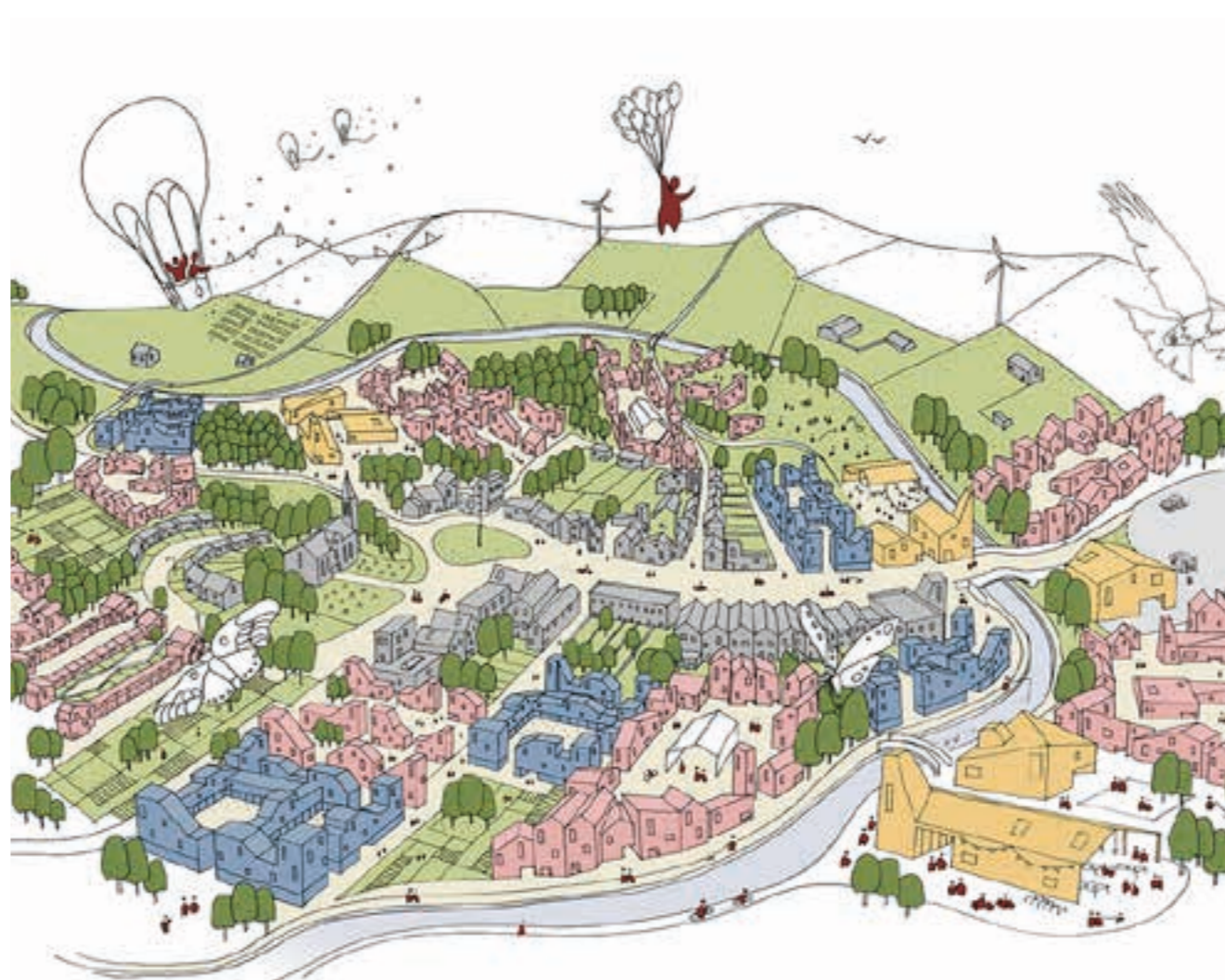
Alconbury Weald, Huntingdon



Deptford Market Yard - a new neighbourhood square



Working with the community to progress change, Kendal



VeloCity Concept City



Velodrome, Olympic Park London



www.BailriggGardenVillage.co.uk

COLLABORATIVE PLACEMAKING APPROACH

COLLABORATIVE PLACEMAKING: BUILDING A VISION TOGETHER

We put people at the heart of the planning process, unearthing the real needs of a community, empowering stakeholders, creating goodwill, inspiring community spirit and building consensus.

Far from imposing ready-made off the shelf solutions, we will build a Vision together. This leads to places that are vibrant, valued and sustainable from the outset.

We approach all our projects through a process of Understanding, Engaging and Creating.

Understanding the DNA of a place is fundamental to successful placemaking. We don't stop until we truly get under the skin of a place and identify what makes it special.

Engaging stakeholders and the wider community at an early stage encourages understanding, creates shared ownership and allows the construction of a collective vision.

Creating begins with the visioning process and ends with physical interventions. Along the way there are many issues to resolve and many actions to co-ordinate.

This adds up to a process we call 'Collaborative Placemaking'

COLLABORATIVE PLACEMAKING



WE LISTEN



WE DEBATE



WE DRAW TOGETHER

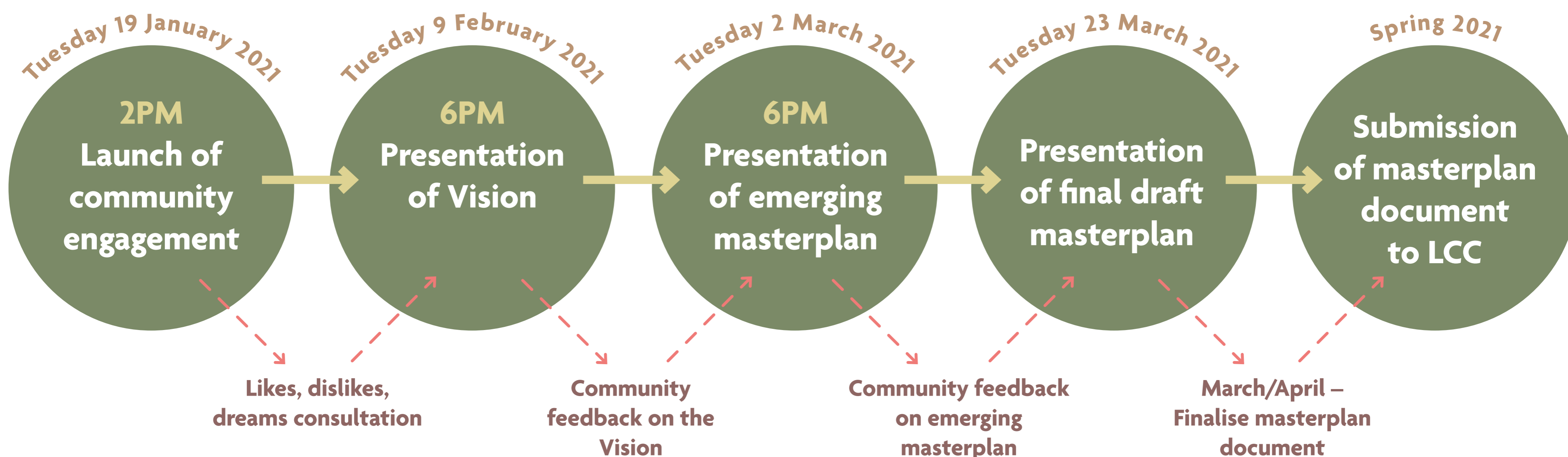


WE CREATE NEW PLACES AND BREATHE LIFE INTO OLD ONES



COMMUNITY PLANNING

COMMUNITY PLANNING PROCESS



JTP is committed to engaging with local stakeholders and the wider community. During January to March we will be holding consultation activities to present the background information of the Bailrigg Garden Village site and gather ideas on possible uses for the site and its relationship with the surrounding area.

Due to the Covid-19 pandemic we may not be able to hold face-to-face meetings and exhibitions in the way that we would usually seek to, but we will do our utmost to ensure easily accessible communication with the community via the new website, physical newsletters and a Freephone number 0800 012 6730.

FIRST STAGE CONSULTATION – JANUARY 2021

As a first step we would like to hear your views about the South Lancaster area, the places and aspects you like and dislike and your dreams for the future of the Garden Village.

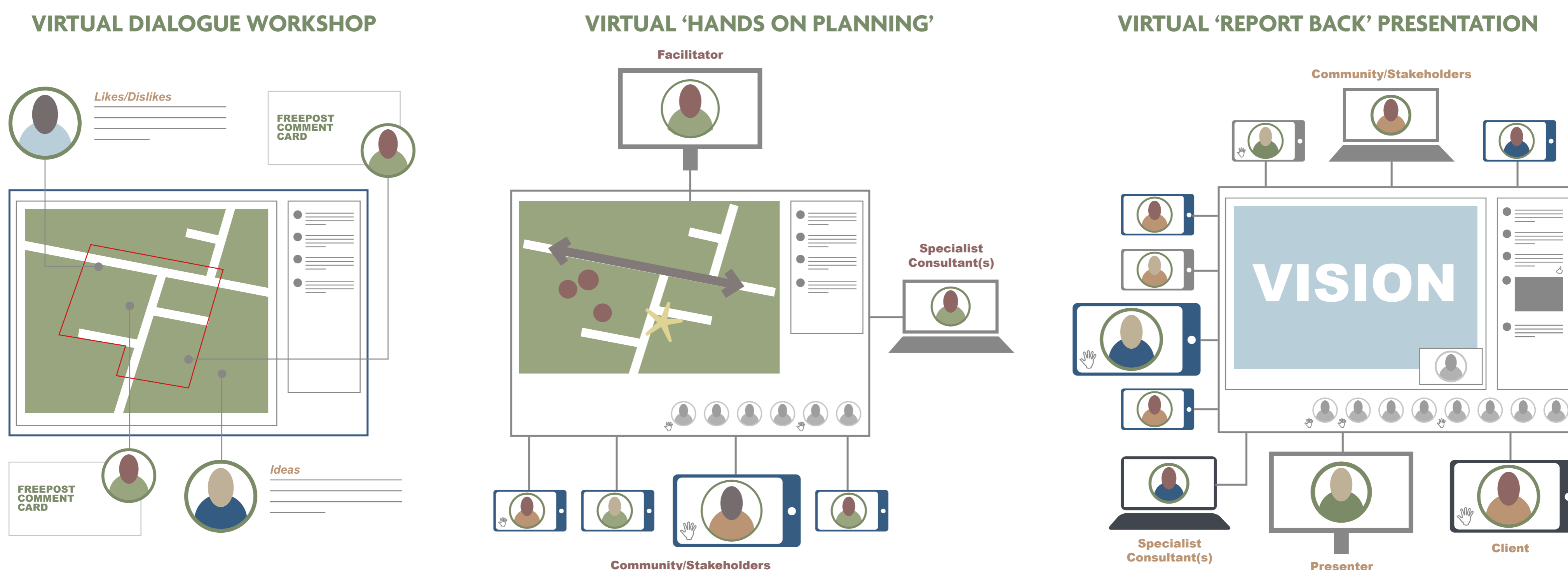
You can do this either by visiting www.BailriggGardenVillage.co.uk to view more information on the site and go through to our “Communities” platform and follow the instructions in order to give us your views and ideas.

The platform will be open until Tuesday 2 February 2021 and that is also the deadline for comments received through other channels.

Comments received will be passed to the JTP design team as they prepare a Vision for Bailrigg Garden Village for presentation back to the community via Zoom on Tuesday 9 February 2021.

Following the presentation, the community will be invited to comment on the Vision and again, these comments will be fed back to the design team as they develop the proposals through further consultation with stakeholders and the community.

The presentation of the emerging masterplan will be on Tuesday 23 February 2021, 6pm via Zoom. The final masterplan document will be submitted to Lancaster City Council for review later in Spring 2021.



BAILRIGG GARDEN VILLAGE

LAUNCH EXHIBITION - JANUARY 2021

BACKGROUND

In July 2020 Lancaster City Council adopted a new Local Plan to 2031 for the district, which includes the designation of for a new settlement known as Bailrigg Garden Village, south of Lancaster.

AREA OF SEARCH & ENGAGEMENT SO FAR

Over the last three years, Lancaster City Council have successively engaged with local communities, people and organisations in a series of informal workshops to understand their aspirations and help shape ideas for the Garden Village.

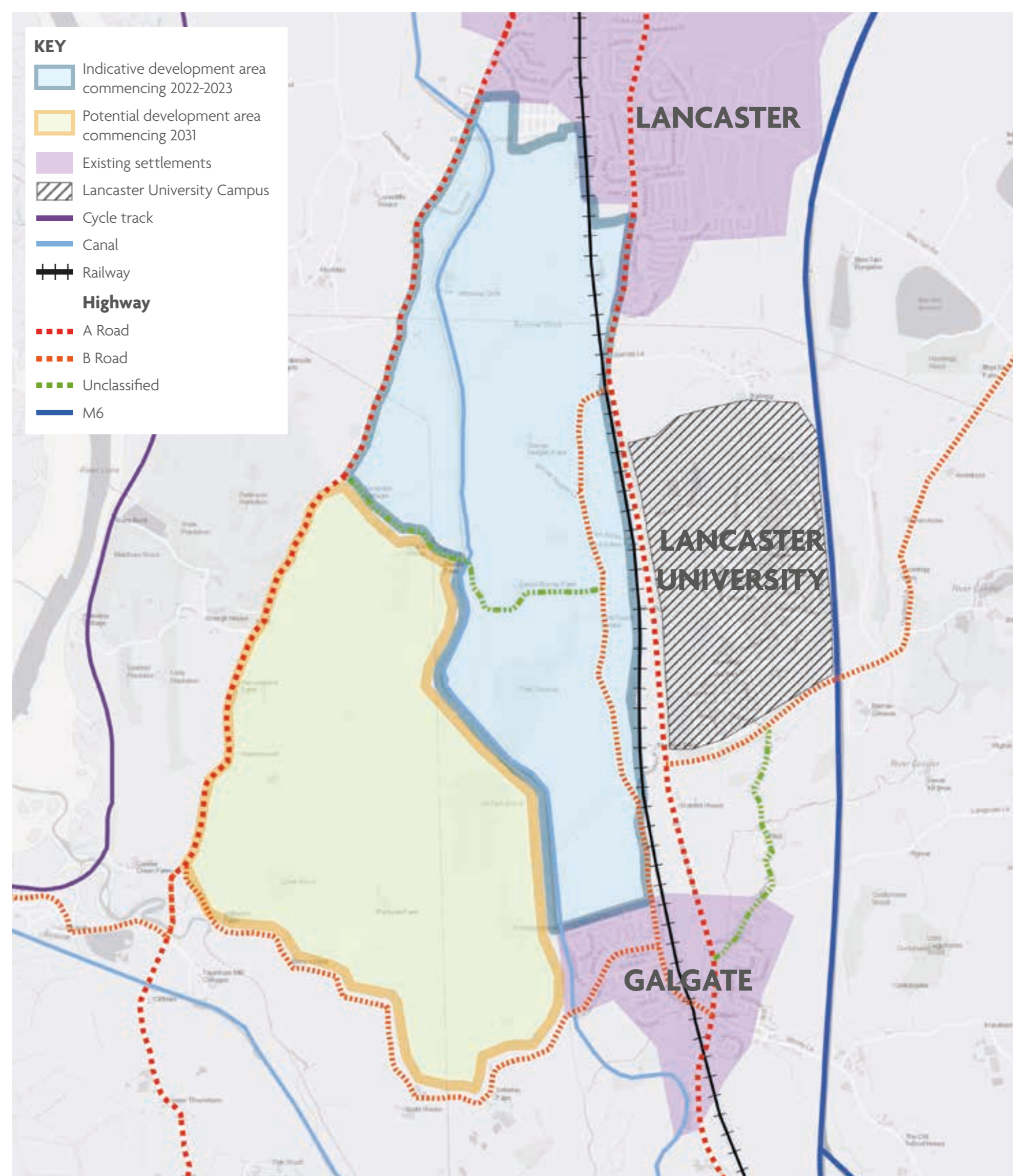
From this work, the City Council identified an Area of Search where it anticipates the Garden Village will be located. The area of search focuses on land within the Broad Location for Growth in south Lancaster as set by the Local Plan.

Lancaster City Council recognise the important role Lancaster University can play in a new settlement close to the campus to utilising the world leading knowledge in sustainability to ensure Bailrigg Garden Village's success.

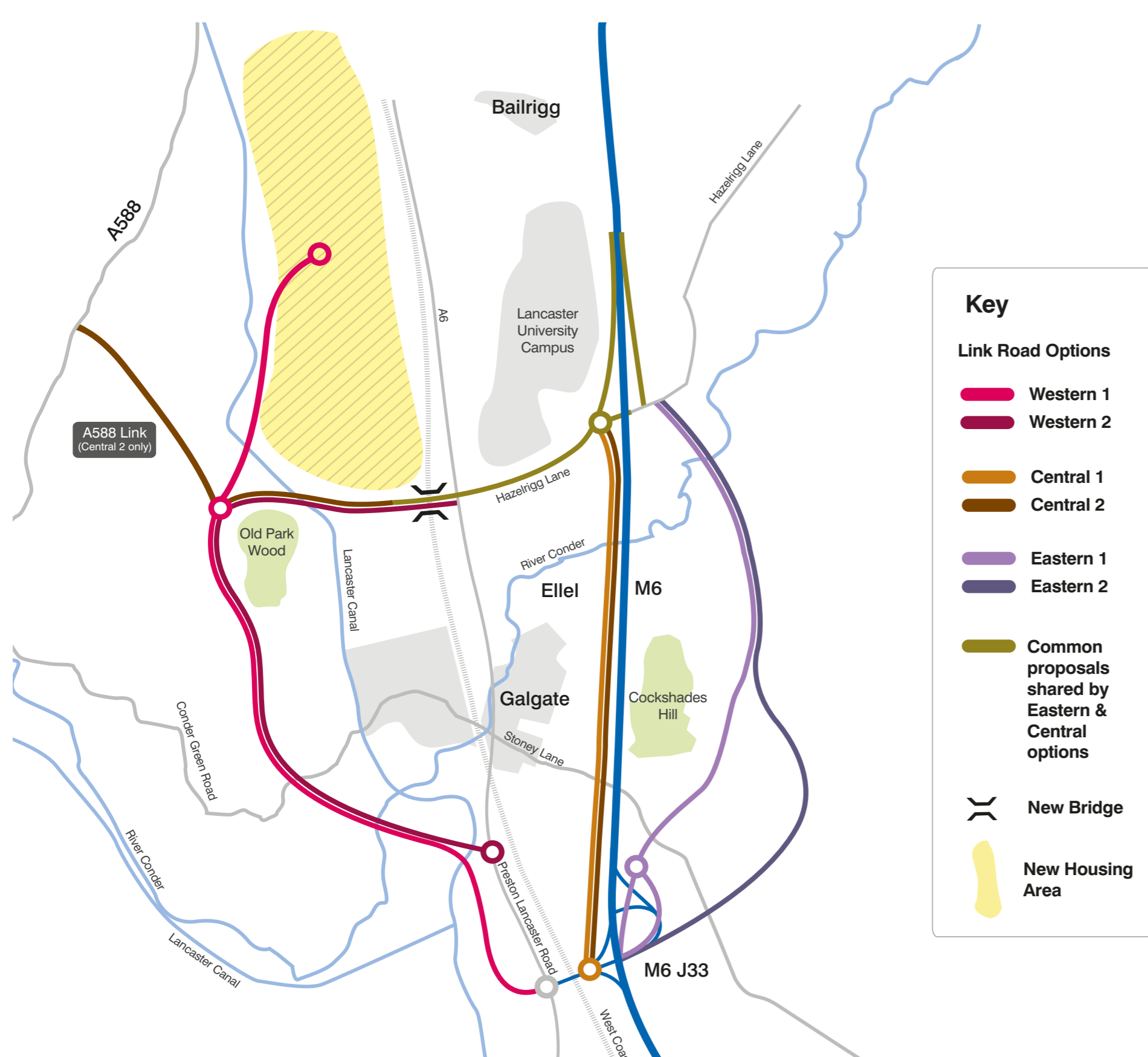
LOCAL PLAN PROCESS

Once prepared, the Garden Village masterplan will inform the formal stages of work to prepare an Area Action Plan for South Lancaster. This Lancaster South Area Action Plan (AAP) - also to become part of the Local Plan - will allocate land both for the Garden Village development and for development that will not be part of the Garden Village and, importantly, it will identify what land is to be protected from development.

The City Council aims to adopt the AAP as part of its Local Plan by the end of 2022. In parallel with all of this, Lancashire County Council - in conjunction with the City Council - will work to deliver the very major transport changes needed to help make all this possible.



Bailrigg Garden Village - Areas of Search for Development



M6 Junction 33 Consultation Options (2020)

M6 JUNCTION 33 LINK ROAD OPTIONS

The City Council has worked closely with the County Council to plan and secure a Housing Infrastructure Fund (HIF) for the major infrastructure changes and improvements needed to make housing growth possible in south Lancaster: at Junction 33 of the M6, around Galgate, along the length of the A6 transport corridor and within the city centre itself.

Main scheme objectives are to:

- implement highway links in South Lancaster in order to access Lancaster South Growth Area
- remove traffic/pollution from Galgate
- create improved conditions for public transport service reliability into Lancaster
- assist the planned expansion of Lancaster University

Three possible corridors, with two alignment options each were publically consulted on at the end of 2020. The preferred alignment option of the link road will be integral to the design of the Framework Masterplan for Bailrigg Garden Village.

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THE SITE & SURROUNDING AREA



Key plan



1. View of ancient woodland, south of Scotforth



2. Glasson Dock



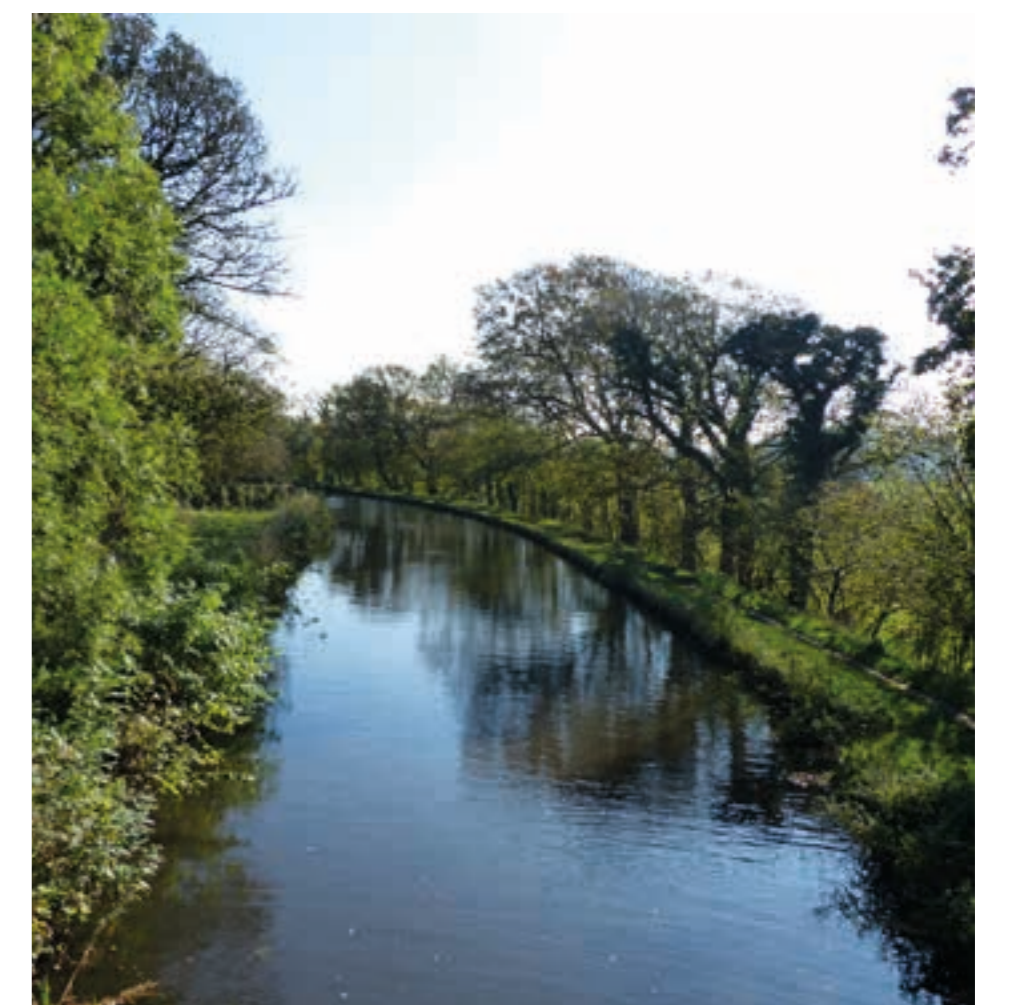
3. Burrow Heights viewpoint



4. Drumlin landscape, east of the Lancaster University



5. Galgate Marina



6. Lancaster Canal



7. Drumlin landscape, east of Galgate



8. Bailrigg Village



9. Galgate village



10. Drumlin landscape, east of Galgate



11. Lancaster University, Faraday Lecture Theatre



12. Lancaster University, Postgraduate Statistics Centre



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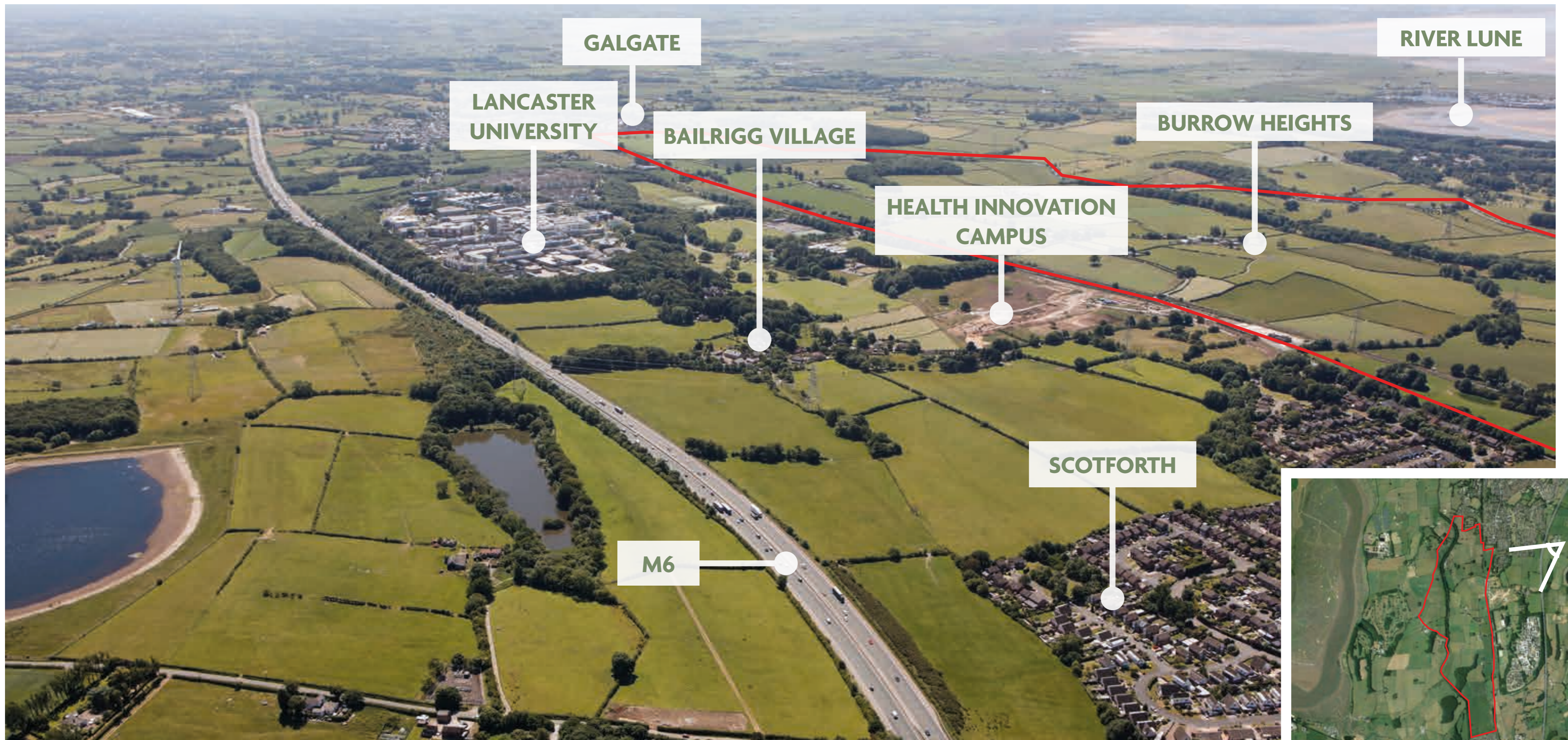
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THE SITE & SURROUNDING AREA



Aerial view 1 - Looking towards the south-west



Aerial view 2 - Looking towards the south-east



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