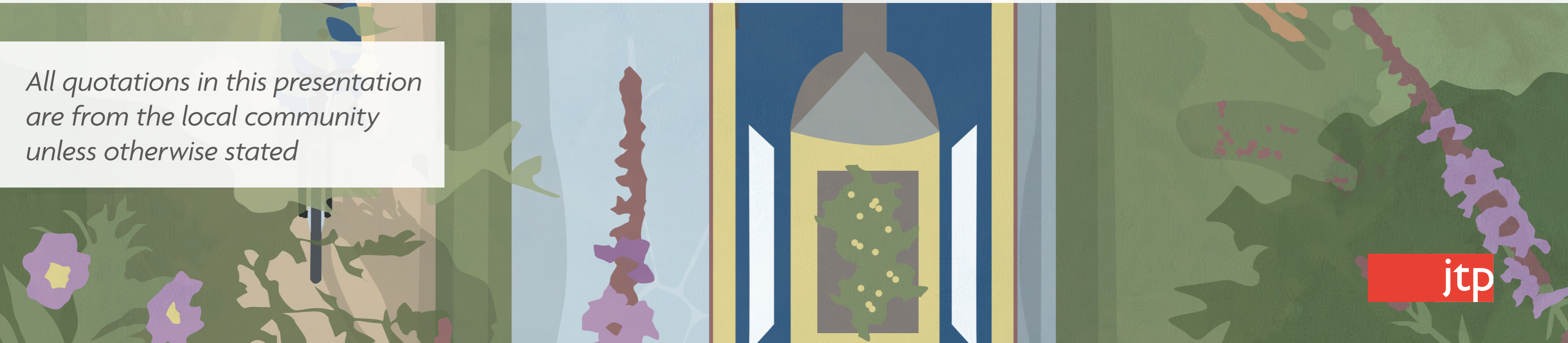




BAILRIGG GARDEN VILLAGE

DRAFT MASTERPLAN FRAMEWORK REPORT BACK

TUESDAY 23 MARCH 2021



*All quotations in this presentation
are from the local community
unless otherwise stated*

THE TEAM



**FARRER
HUXLEY**



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.

WHAT IS A GARDEN VILLAGE?



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

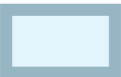





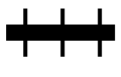




designed to be resilient places that allow for changing demographics, future growth, and the impacts of climate change including flood risk and water availability, with durable landscape and building design planned for generations to come. This should include anticipation of the opportunities presented by technological change such as driver-less cars and renewable energy measures.

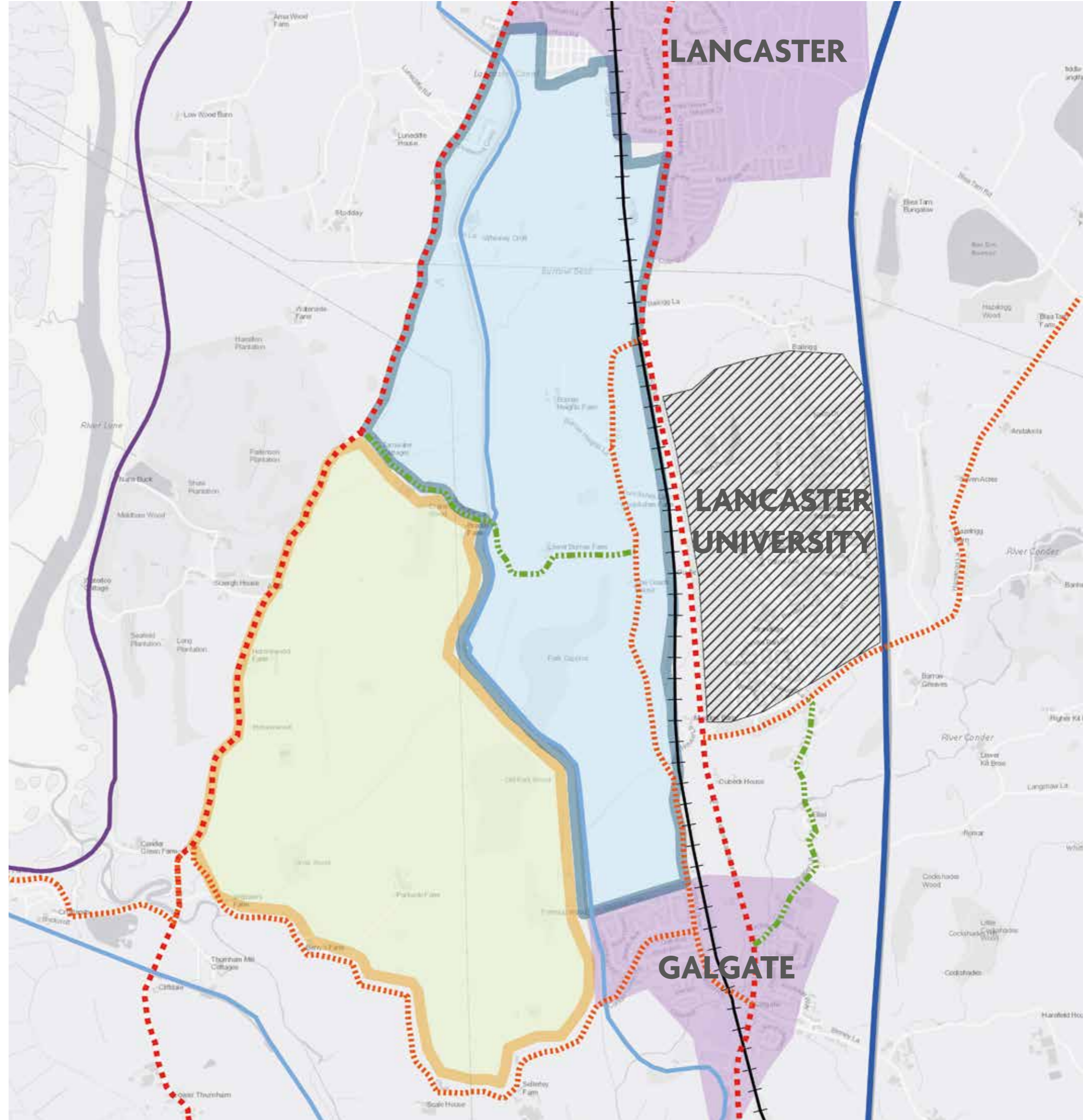
Source: Garden Communities (MHCLG, Aug 2018)

THE SITE

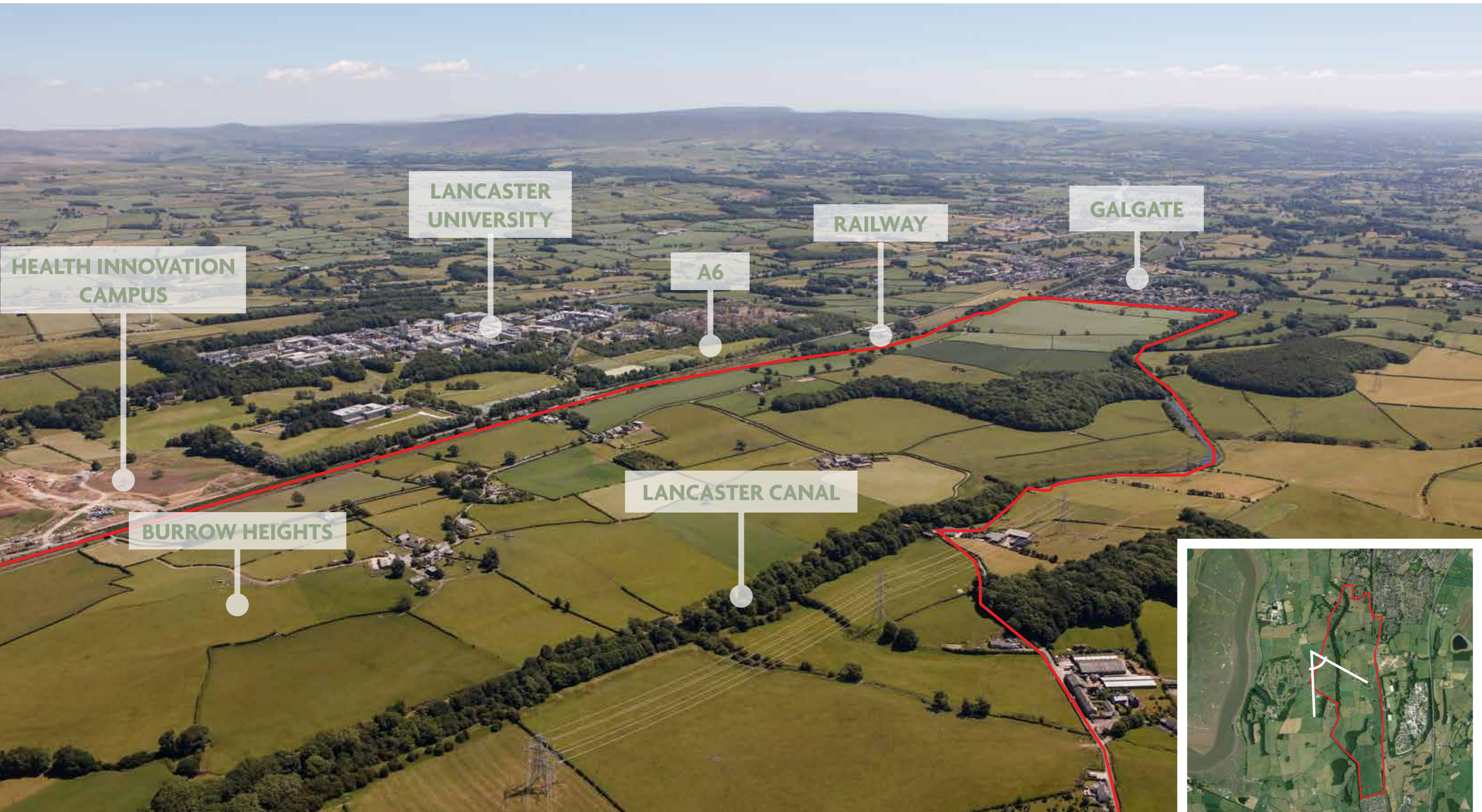
AREAS OF SEARCH

KEY

-  Indicative development area commencing 2022-2031
-  Potential development area commencing 2031
-  Existing settlements
-  Lancaster University Campus
-  Cycle track
-  Canal
-  Railway
- Highway**
-  A Road
-  B Road
-  Unclassified
-  M6



THE SITE



HEALTH INNOVATION
CAMPUS

LANCASTER
UNIVERSITY

A6

RAILWAY

GALGATE

BURROW HEIGHTS

LANCASTER CANAL



THE SITE ASSETS

“This area is full of birds, including birds of prey and kingfishers. I hope the lapwings find somewhere to nest.”



Highland Brow / Burrow Road



Lancaster Canal - cutting





















Panoramic view on Burrow Heights

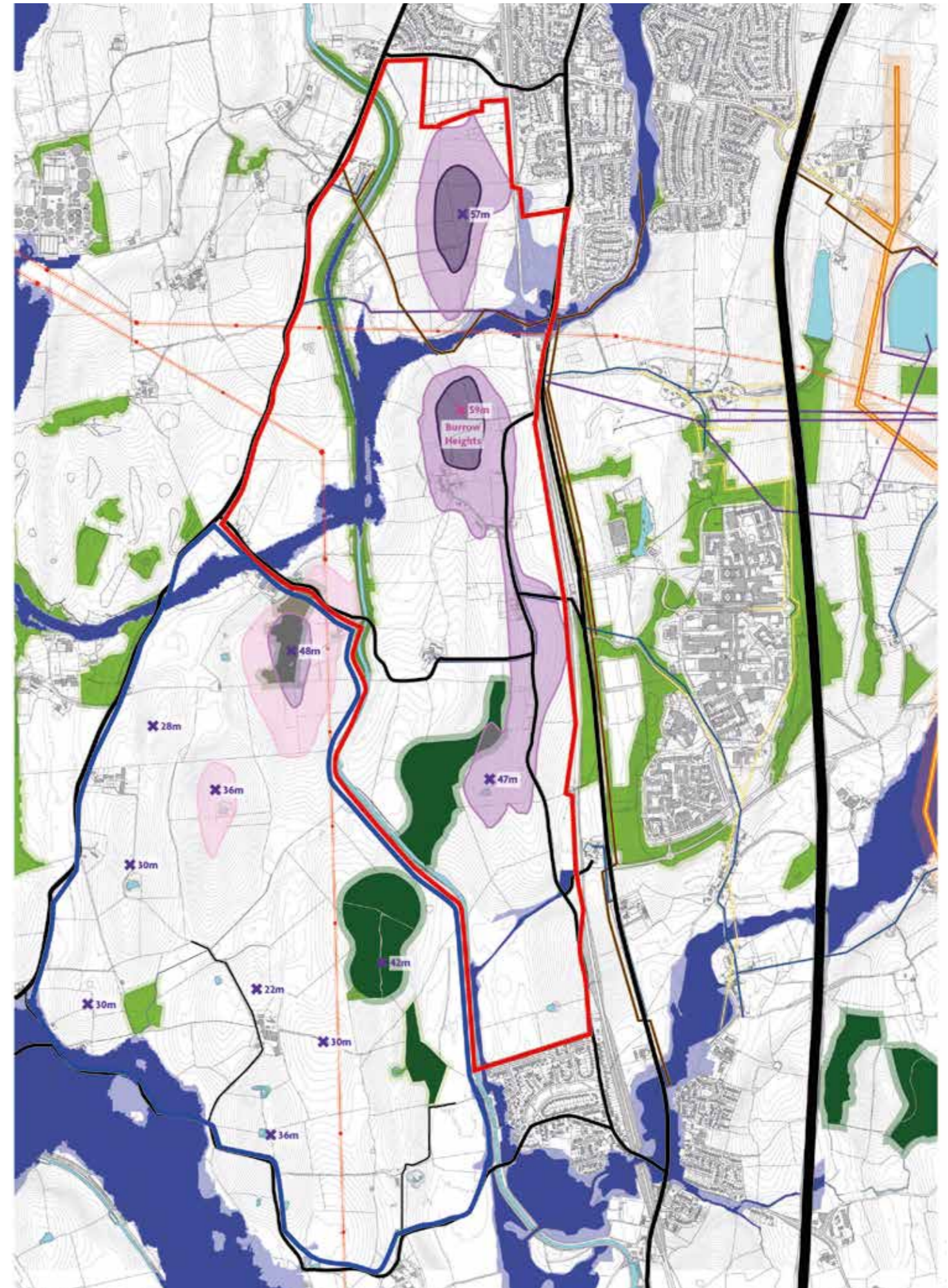


Tarnwater Lane

SITE CONSTRAINTS

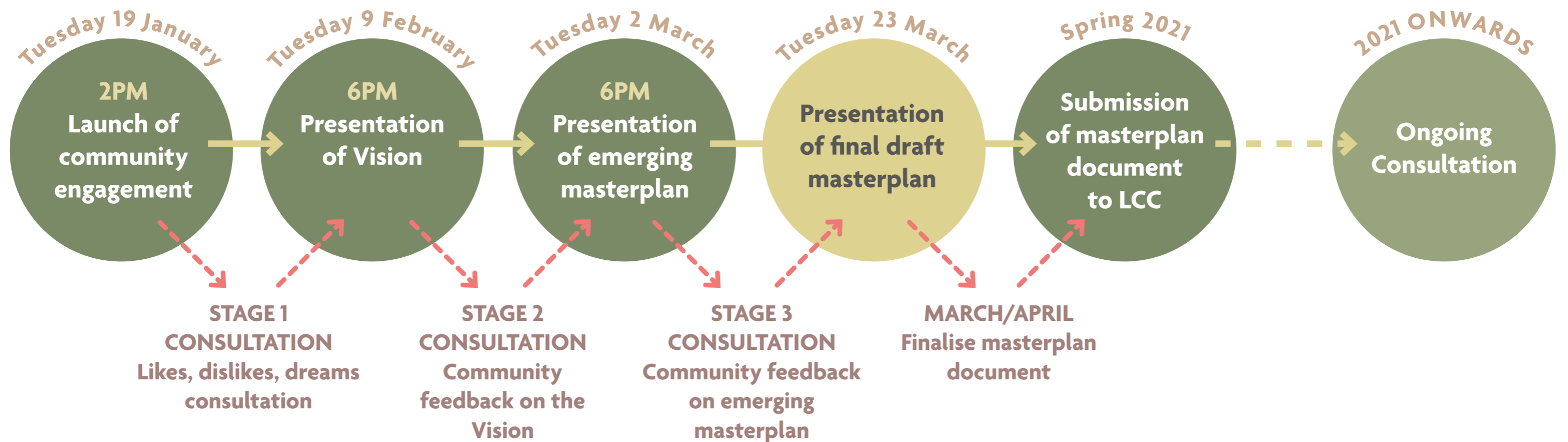
KEY

-  Indicative development area commencing 2022-2031
-  Potential development area commencing 2031
-  Waterway
-  1m contour line
-  50m contour line
-  40m contour line
-  30m contour line
-  Natural Forest Inventory and 15m buffer
-  Ancient Woodland and 25m buffer
-  Flood Zone 2
-  Flood Zone 3
-  Existing Road
-  Pylon and Overhead Cable
-  Freshwater Pipe and 5m easement
-  Private Service Pipe and 5m easement
-  Low and Medium Pressure Gas Pipe and 10m easement
-  High Pressure Gas Pipe and 10m, 50m easements
-  Sewage Pipe and 5m easement



“Quite a few of the drumlins have footpaths up them, and they all make fantastic viewpoints. But the footpaths to the drumlins do not link up well.”

COMMUNITY CONSULTATION TIMELINE



CONSULTATION PROGRAMME

STAGE 1

Tuesday 19 January 2021 - Launch to stakeholders

- Newsletter 1 with questionnaire
- Website launch with Create Communities Consultation Platform

STAGE 2

Tuesday 9 February 2021 - Vision Report Back via Zoom

- Newsletter 2 with the Vision
- Website updated

STAGE 3

Tuesday 2 March 2021 - Emerging Masterplan Report Back Presentation via Zoom

- Newsletter 3 with Emerging Masterplan
- Website updated

STAGE 4

Tuesday 23 March 2021 - Final Masterplan Report Back Presentation via Zoom

- Website updated

STAGE 5

April 2021 - Masterplan Framework submitted

- Following submission, work with the community will continue

STAGE 6

Late May / early June 2021 - Next Steps Presentation

www.BailriggGardenVillage.co.uk

CONSULTATION COMMENTS RECEIVED



CONSULTATION SUMMARY

SO FAR MEETINGS HELD WITH

- **Bailrigg Village Residents Association**
- **Scotforth Parish Council**
- **Burrow Heights Residents**
- **Lower Burrow Residents**
- **Tarnwater Lane Residents**
- **CLOUD**
- **Ellel Parish Council**
- **Aldcliffe with Stodday Parish Council**
- **Thurnham with Glasson Parish Council**
- **Scotforth West Ward**
- **Landscape assets workshop**
- **Bus Users Group**
- **Farmers on site**
- **Canal & River Trust**
- **St John's Church, Bailrigg**
- **Green Lancaster**
- **Lancaster Civic Society/Lancaster Vision**

SUMMARY OF STAGE 1 COMMUNITY CONSULTATION

The consultation has been focussed around the project website and the distribution of over 3,000 newsletters to the surrounding community pointing people to the website but also allowing for comments to be sent back by detachable Freepost postcard. In addition meetings have been held with a range of local stakeholders, including community groups.

Total responses

880

Zoom Launch Presentation

117 Attendees

Vision Presentation

196 Attendees

The responses have been as follows:

60 *comments in the Zoom chat function during the Launch Presentation*

657 *comments were made on the Create Communities Platform*

91 *people have sent back completed Freepost postcards with likes, dislikes and dreams*

29 *people sent in comments via the form on the website*

6 *Freephone calls have been responded to*

40 *emails have been received, several with attachments including formal responses from:*

- Canals and River Trust
- South Lancashire Flood Action Group
- Bailrigg Hamlet Residents Association
- Scotforth Parish Council

SUMMARY OF STAGE 1 KEY THEMES

- **Principle and size of development** - create a distinct, high quality and sustainable new settlement of appropriate scale
- **Landscape, views & heritage** - minimise the loss of green fields, ancient woodlands, access to wild spaces and much-loved areas of local landscape
- **Lancaster canal** - retain character and setting
- **Flooding and drainage** - design-in sustainable water management and drainage solutions
- **Traffic & movement** - develop a sustainable approach to movement and transport and limit the potential impact of the garden village; avoid putting more strain on village roads and bridges and the more major road network
- **Community services** - offer high quality community amenities and well managed and accessible public realm
- **Building design & character** - respond to the nature and character of the rural environment, taking their cues from historic homes and farmsteads, and local building materials
- **Existing communities** - visual separation and a green buffer between the Garden Village and all existing settlements
- **Community Participation** - make the consultation process not just a “tick box exercise”

STAGE 2 VISION CONCEPT MASTERPLAN

KEY

-  Existing settlements
-  Burrow Heights viewpoint
-  Water courses
-  Existing roads
-  Railway line
-  Village development parcels - Current plan period (2022-2031)
-  Residential parcels - Future plan period (commencing 2031)
-  Indicative village centre and areas for denser development
-  Green space, semi-natural and productive land required for the village
-  Key sustainable transport routes through the village
-  Residential development to be considered through the AAP
-  1 Green buffer to South Lancaster
-  2 Green buffer to Galgate

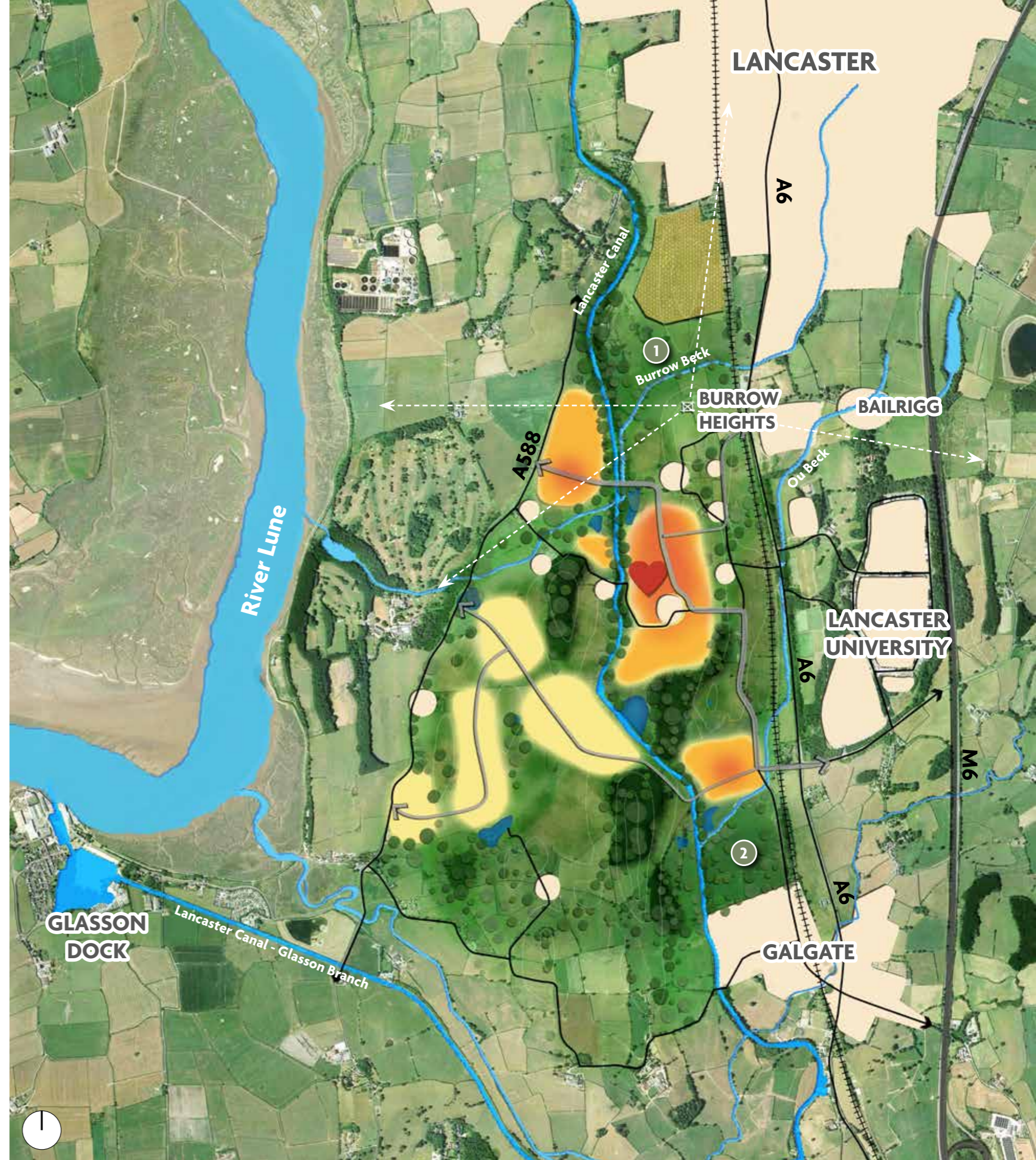
Notes

All concept development areas are subject to much further refinement and to planning.

It does not show all land uses required for the garden village e.g. schools.

It does not show all development ambitions to date advanced by third parties.

It does not show exact size and locations of proposed tree planting.



STAGE 2 VISION CONSULTATION SUMMARY

The consultation has been focussed around the project website and the distribution of over 6,000 newsletters to the surrounding community. In addition meetings have been held with a range of local stakeholders, including community groups.

Total written responses

98

Zoom Emerging Vision Presentation

197
Attendees

The responses have been as follows:

73 *residents*

17 *businesses, developer, community groups, campaign groups, statutory organisations, environment groups, councillors*

8 *further responses as a result of the meetings*

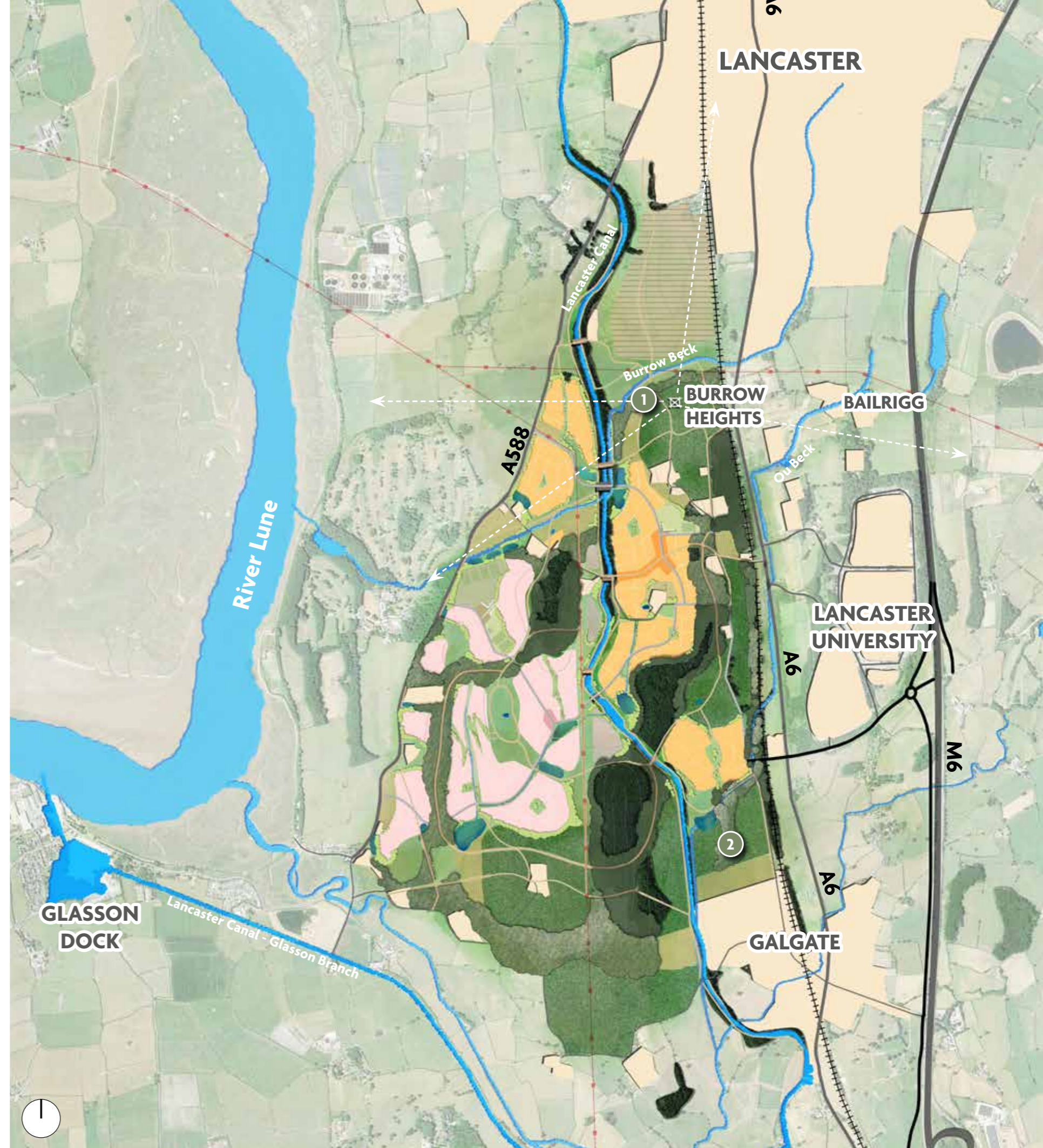
STAGE 3 EMERGING MASTERPLAN

KEY

-  Existing settlements
-  Burrow Heights viewpoint
-  Water courses
-  Existing roads
-  Junction 33 Link Road Option 1
-  Railway line
-  Overhead power lines
-  Village development parcels - Current plan period (2022-2031)
-  Residential parcels - Future plan period (commencing 2031)
-  Indicative village centre and areas for denser development
-  Green space, semi-natural and productive land required for the village
-  Key sustainable transport routes through the village
-  Additional residential potential
-  1 Green buffer to South Lancaster
-  2 Green buffer to Galgate

Notes

- All concept development areas are subject to much further refinement and to planning.
- It does not show all land uses required for the garden village.
- It does not show all development ambitions to date advanced by third parties.
- It does not show exact size and locations of proposed tree planting.



STAGE 3 EMERGING MASTERPLAN CONSULTATION SUMMARY

Total written responses

138

Bailrigggardenvillage.co.uk total
new visitors to 23 March 2021

3,574

The responses have been as follows:

120 *residents*

15 *businesses, developer, community groups,
campaign groups, statutory organisations,
environment groups, councillors*

3 *further responses as a result of the meetings*

*“Thanks for this opportunity because I don’t
do online and can’t zoom etc!”
(card from Lancaster Pensioner)*

SUMMARY OF STAGE 3 CONSULTATION

- . How to enforce GV concept
- . Support for green / sustainable initiatives eg materials, energy, etc
- . Concern about flooding, and need for specific info of how SUDs will work
- . Support for protection and enhancement of varied green infrastructure
- . Gardens should connect to countryside eg hedgehog highways
- . Need for cycle paths
- . Bridleways, mountain biking trails
- . Maintain key views
- . Avoid polytunnels or planting with elephant grass close to residential areas
- . Support for canal marina/moorings
- . Support for waterfront living and recreation
- . Note route of Roman road near Lower Burrow
- . Community venue with skate park, cafe and playground (like the one at Halton)
- . Flexible buildings inc multi-faith, community space, work hub
- . Management and maintenance of landscape
- . Phasing, timescale, management of construction

COMMUNITY INPUT ON MASTERPLAN

Landscape, ecology & heritage

- . Drumlins left free of built development
- . Protect and enhance natural assets eg soil health, woodlands, wetlands
- . Importance of canal corridor (respect for rural character, seek to improve tow path & added recreation amenities)
- . Acknowledgement of heritage – route of Roman road, heritage bridges, buildings

Water management

- . Close attention to water management strategy incorporating community comments about specific areas of flooding

Separation

- . Separation from existing communities including north & south buffer
- . Area of separation around Lower Burrow
- . Burrow Heights Lane - separation by green space and primary school fields

“The plans must include an effective land drainage scheme that does not depend on water draining into Ou Beck and causing problems for those living downstream.”

“Don’t develop on the doorstep of existing residents.”

COMMUNITY INPUT ON MASTERPLAN

Movement

- . Removal of initial proposed road between Park Coppice & Old Park Wood
- . Use of many existing lanes as “quiet lanes” and incorporating existing canal bridge crossings
- . Network of foot, cycle path and bridleway routes and connections

Community & economy

- . Inclusion of space for faith / community use in village centre and food & drink on canal
- . Focus on work
- . Future proofing for digital technology – changing education and work patterns

Sustainability & food

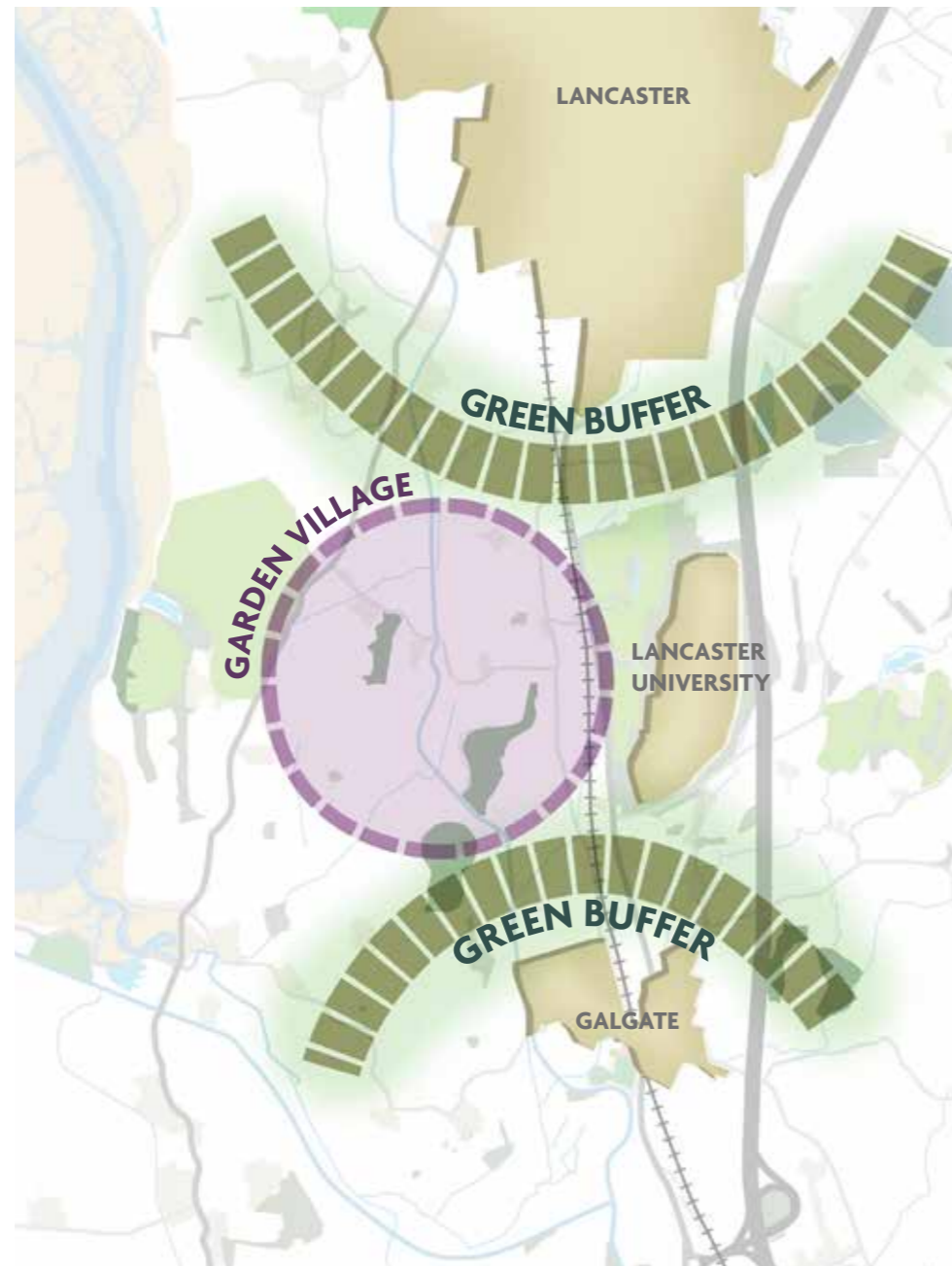
- . Focus on opportunities for sustainable approach to energy provision and construction
- . Food production, eg moving polytunnels away from residential
- . Support for beehives, community orchards, allotments, bigger gardens, links between gardens and countryside

“We need places to walk, run and cycle away from roads and crowds.”

“To have a market with locally grown produce, shops and cafes all within walking distance! I’m all for it!”

DESIGN PRINCIPLES

1. Making the Garden Village a distinct place; physically and visually separate from both Lancaster and Galgate with large areas of landscape inbetween

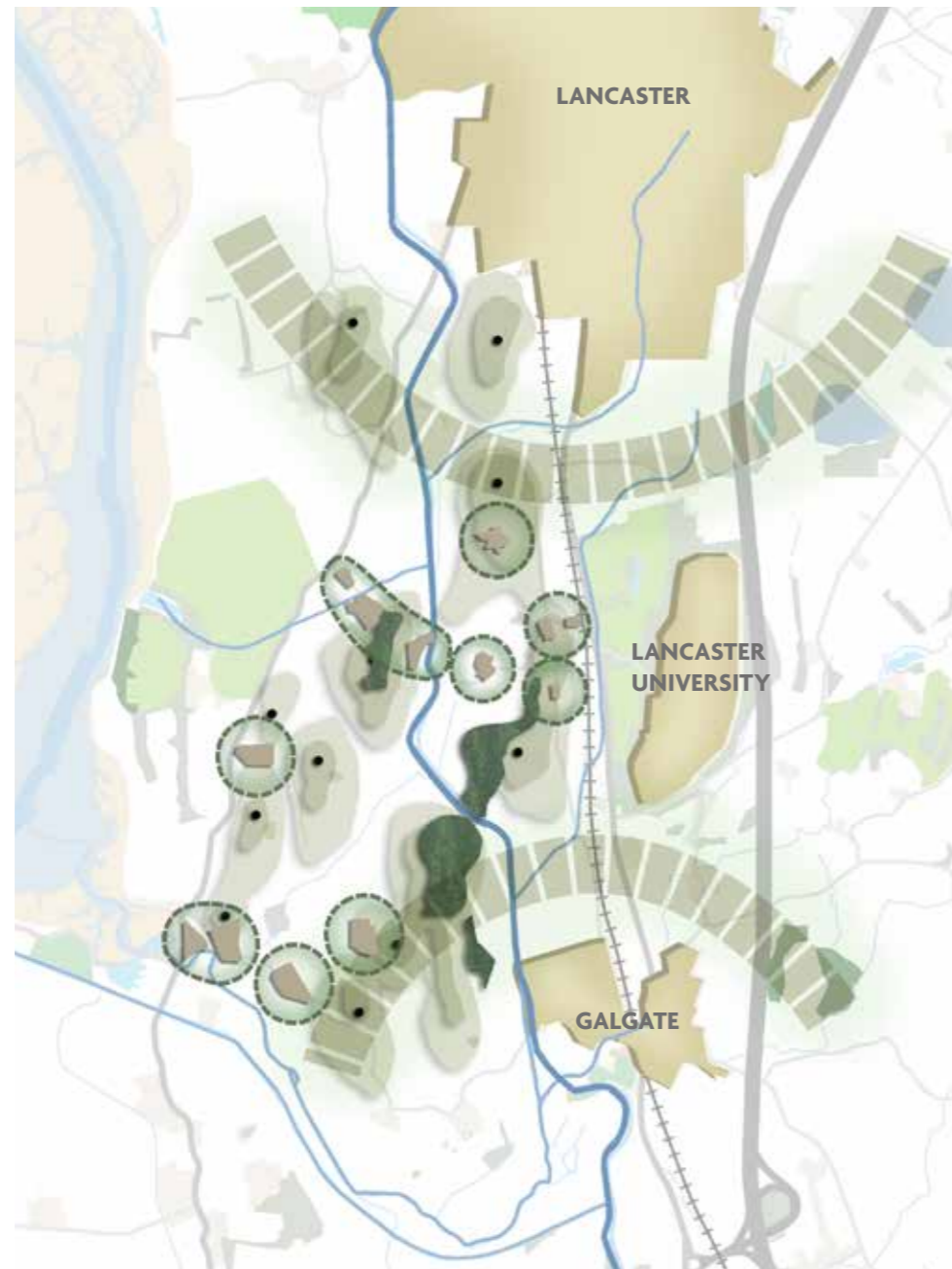


2. Protecting the existing character of the landscape including the Lancaster Canal; the tops of the drumlins and the associated views; the ancient woodland areas and other key trees



DESIGN PRINCIPLES

3. Responding sensitively to the interface with other existing dwellings within the 'Area of Search' to retain visual separation and landscape buffers



“I especially like the green halo / buffer zone idea. The space set aside for growing food is also really wonderful to see.”

4. Connect existing woodland and creating a 'Green Halo' landscape and biodiversity network around the Garden Village



DESIGN PRINCIPLES

“I like your idea to make settlements high density rather than spread out across the landscape taking up green spaces.”

5. Moving the landscape from relative monoculture to permaculture, with a more varied and mixed landscape that offers something to everyone



6. Sensitively position a cluster of new neighbourhoods to be in harmony with the existing landscape, supported by a network of sustainable routes (ie. bus, pedestrian, cycle and bridle)



DESIGN PRINCIPLES

7. Integrate a comprehensive drainage strategy across the Garden Village including areas for water attenuation and retention



8. Create distinctive character areas with denser and more regular development parcels inside the 'Green Halo' and countryside hamlets outside

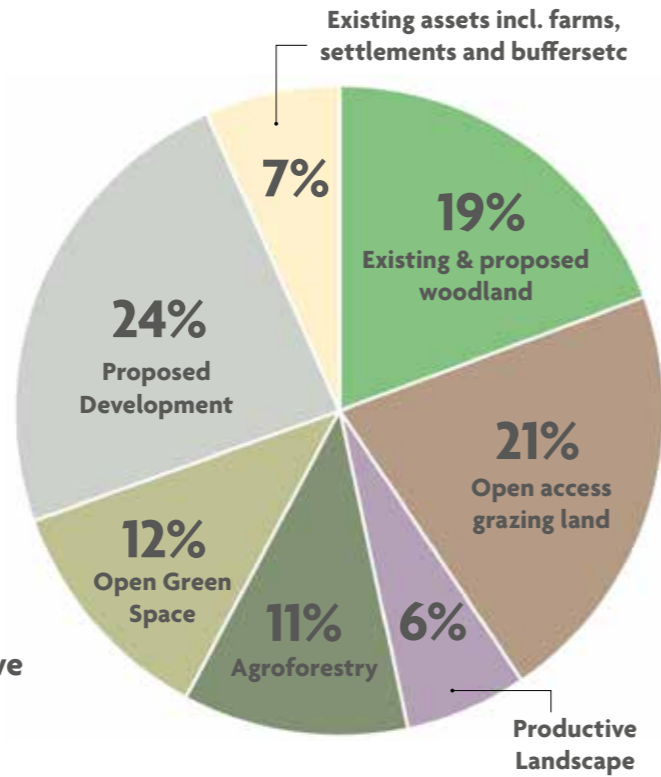


DRAFT MASTERPLAN FRAMEWORK

Approx. **5,000** new homes

Approx. **69%** of the site is proposed green infrastructure

Approx. **70%** of proposed green infrastructure is productive

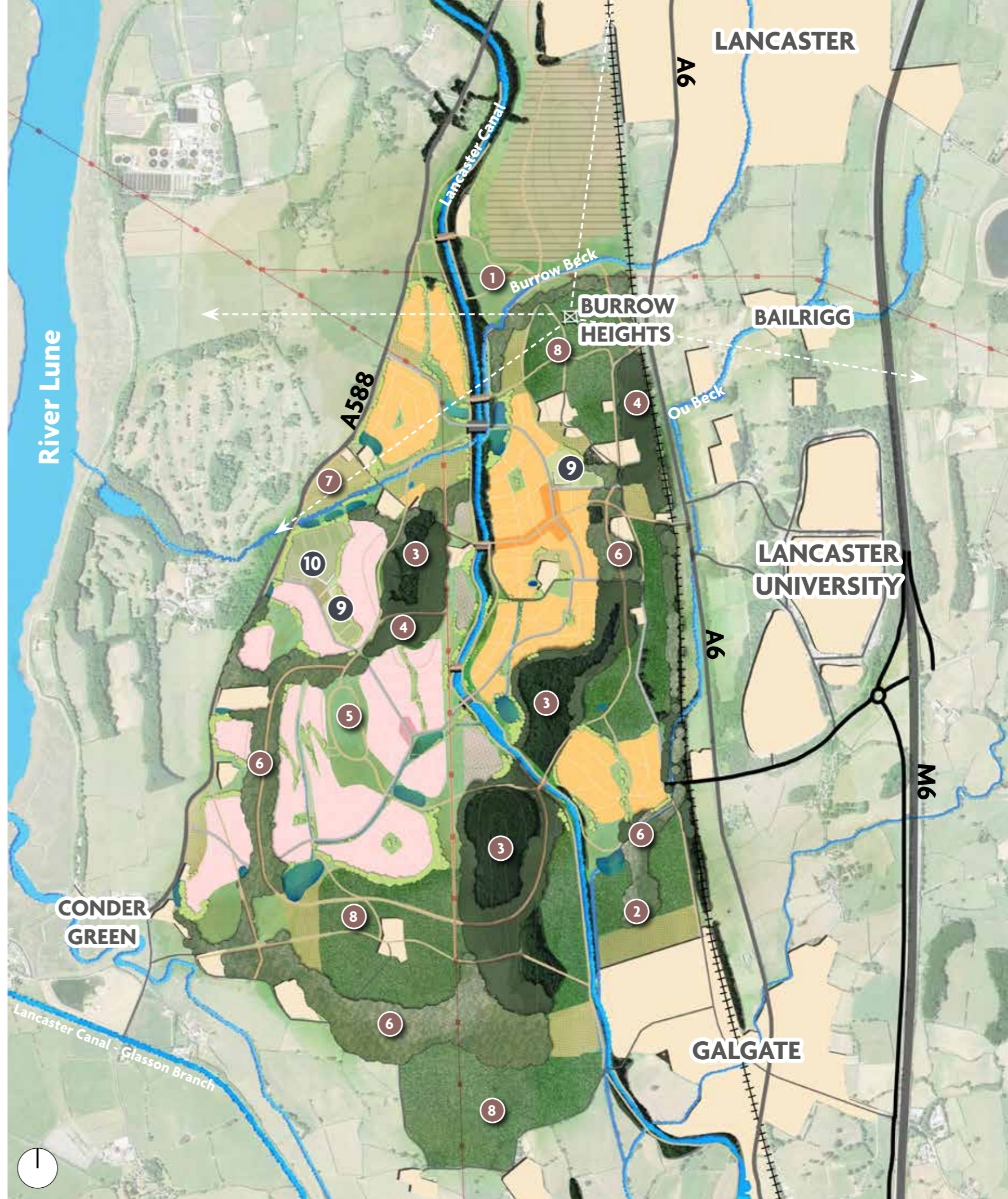


KEY

- Existing settlements
- Burrow Heights viewpoint
- Water courses
- Existing roads
- Junction 33 Link Road Option 1
- Railway line
- Overhead power lines
- Village development parcels - Current plan period (2022-2031)
- Residential parcels - Future plan period (commencing 2031)
- Indicative village centre and areas for denser development
- Key sustainable transport routes through the village

- Key foot/cycle path
- Indicative attenuation ponds
- Additional residential potential
- 1** Green buffer to South Lancaster
- 2** Green buffer to Galgate
- 3** Retained ancient woodland
- 4** Proposed woodland
- 5** Open green space
- 6** Agroforestry
- 7** Productive landscape
- 8** Grazing land
- 9** Primary school
- 10** Secondary school

Housing numbers are consistent with the Lancaster District Local Plan 2020



SEPARATION FROM EXISTING DWELLINGS



“An area of separation must be also a visual separation. We do not want to see the buildings.”



Proposed
Development

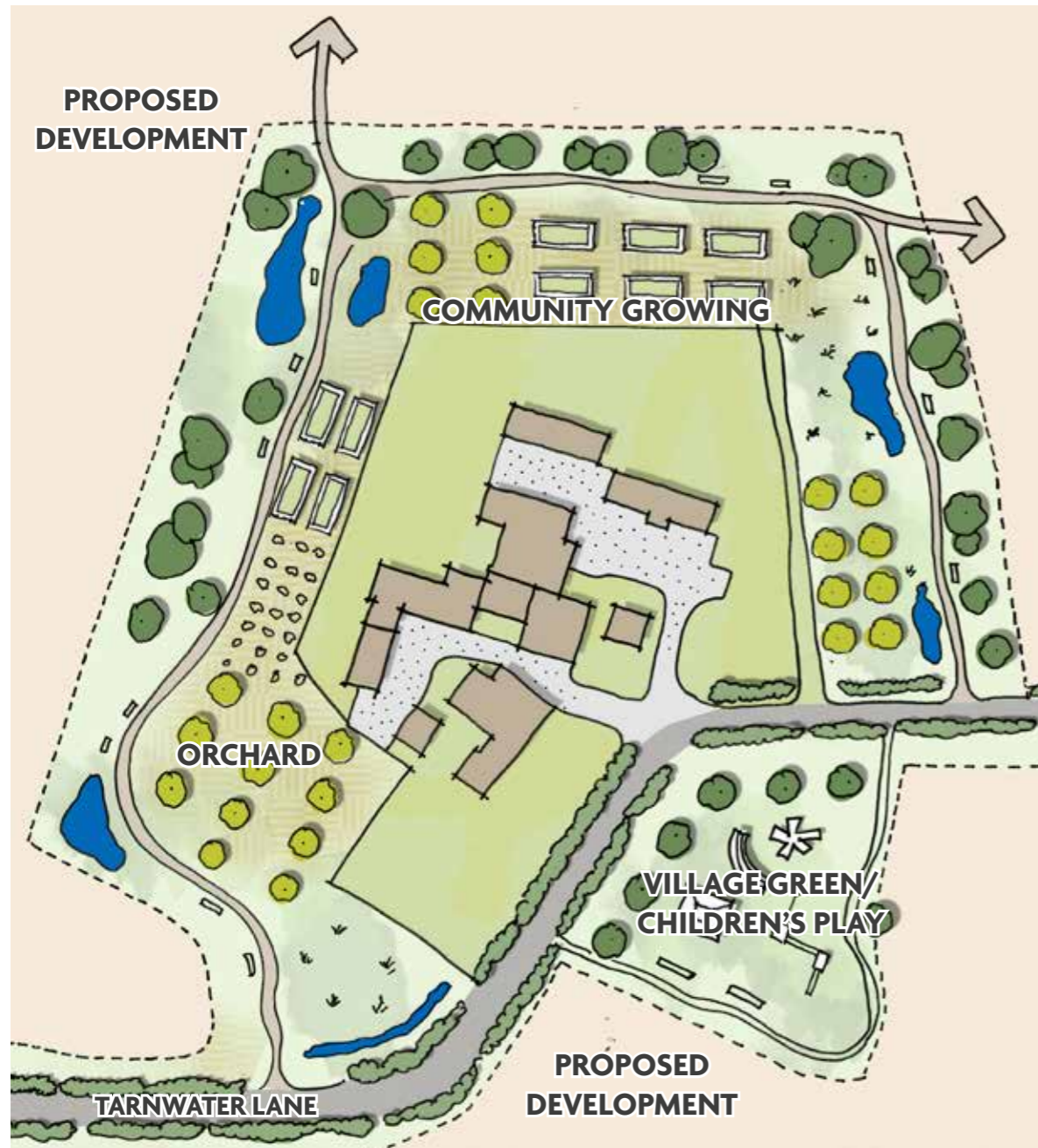
approx. 30m green buffer

Lower Burrow, Tarnwater Lane

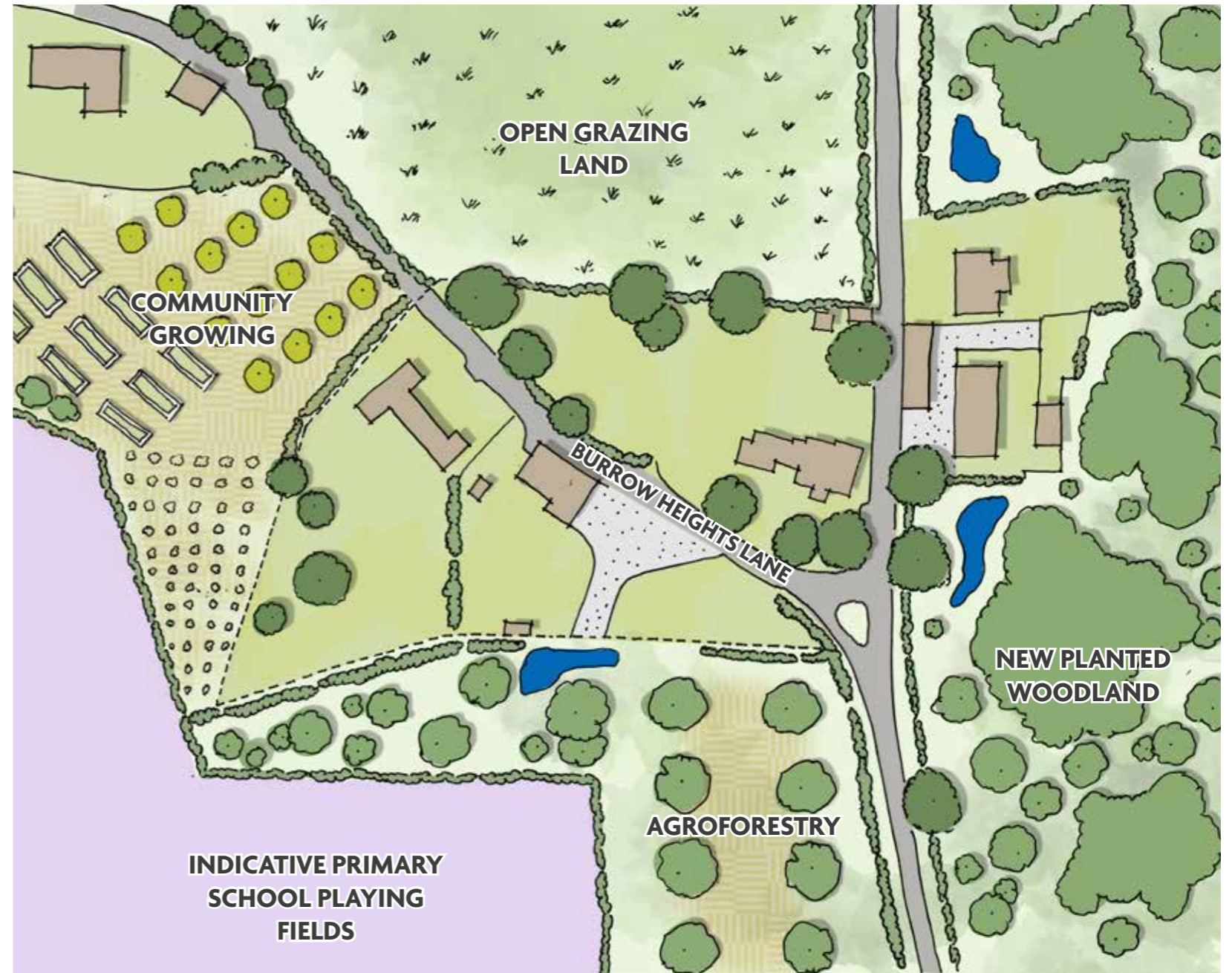
approx. 30m green buffer

Proposed
development

SEPARATION FROM EXISTING DWELLINGS



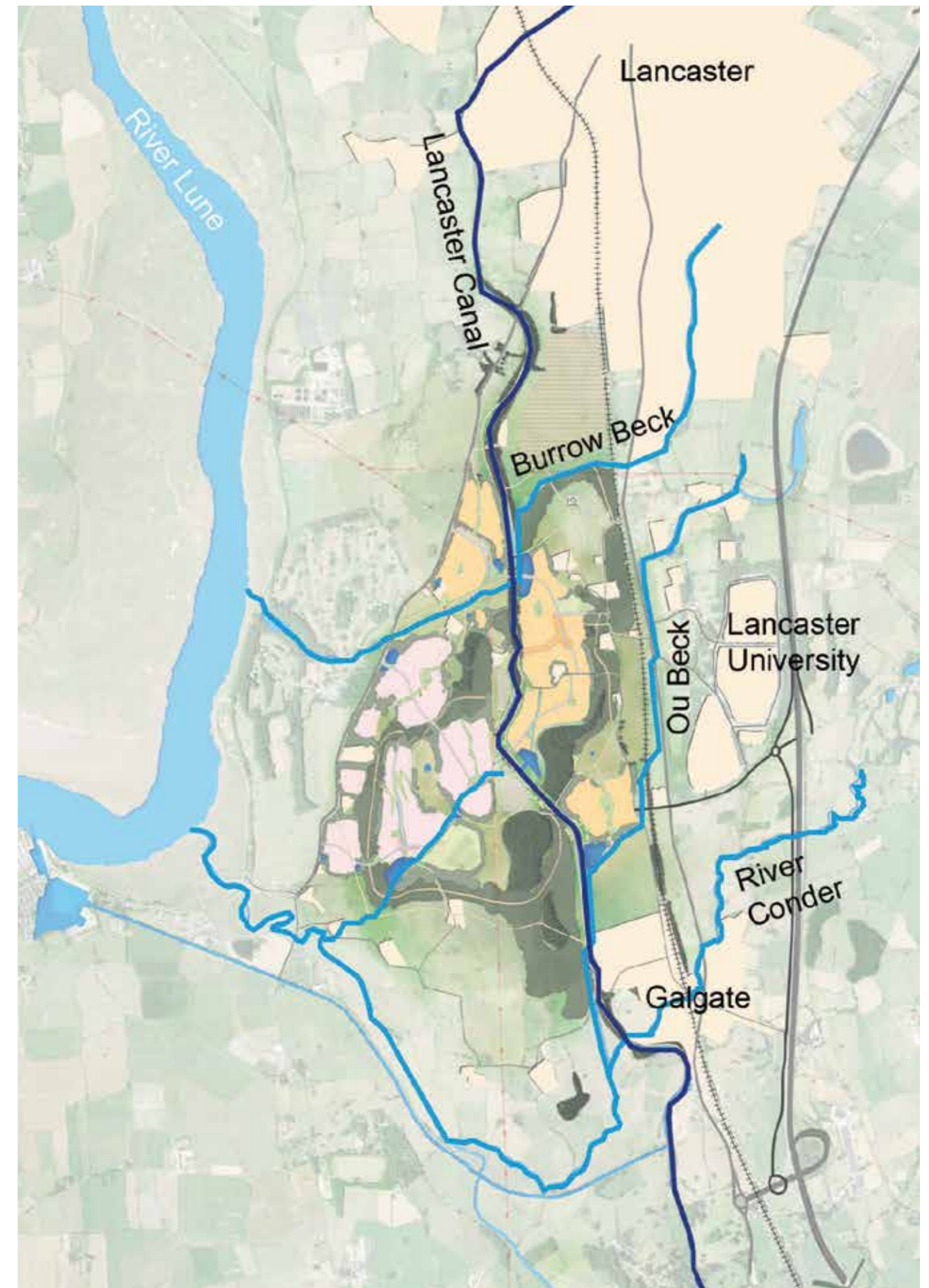
Tarnwater Lane



Burrow Heights Lane

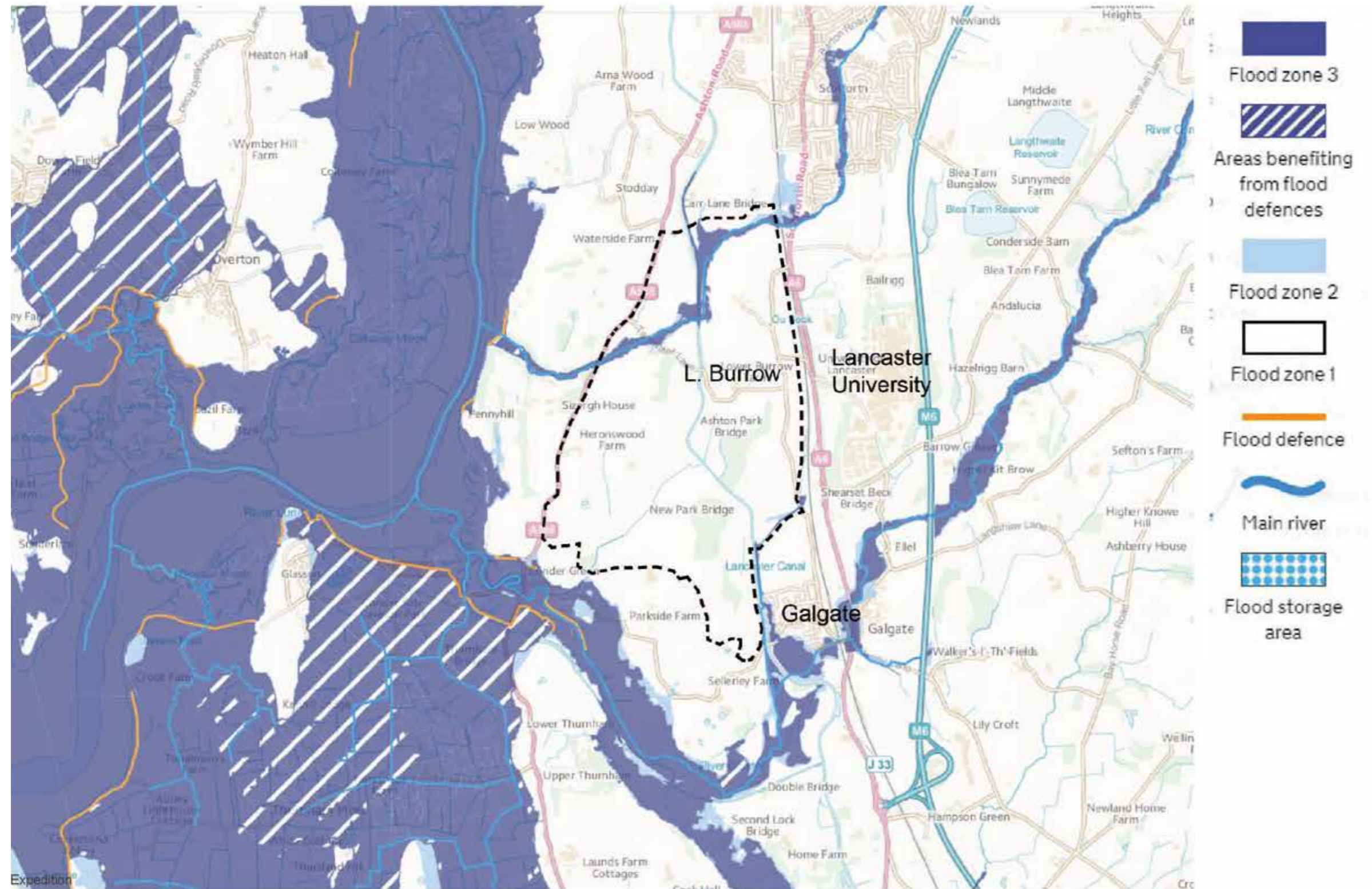
HYDROLOGY OF THE SITE

Key hydrological features



DRAINAGE AND WATER MANAGEMENT

Fluvial flood map



DRAINAGE AND WATER MANAGEMENT

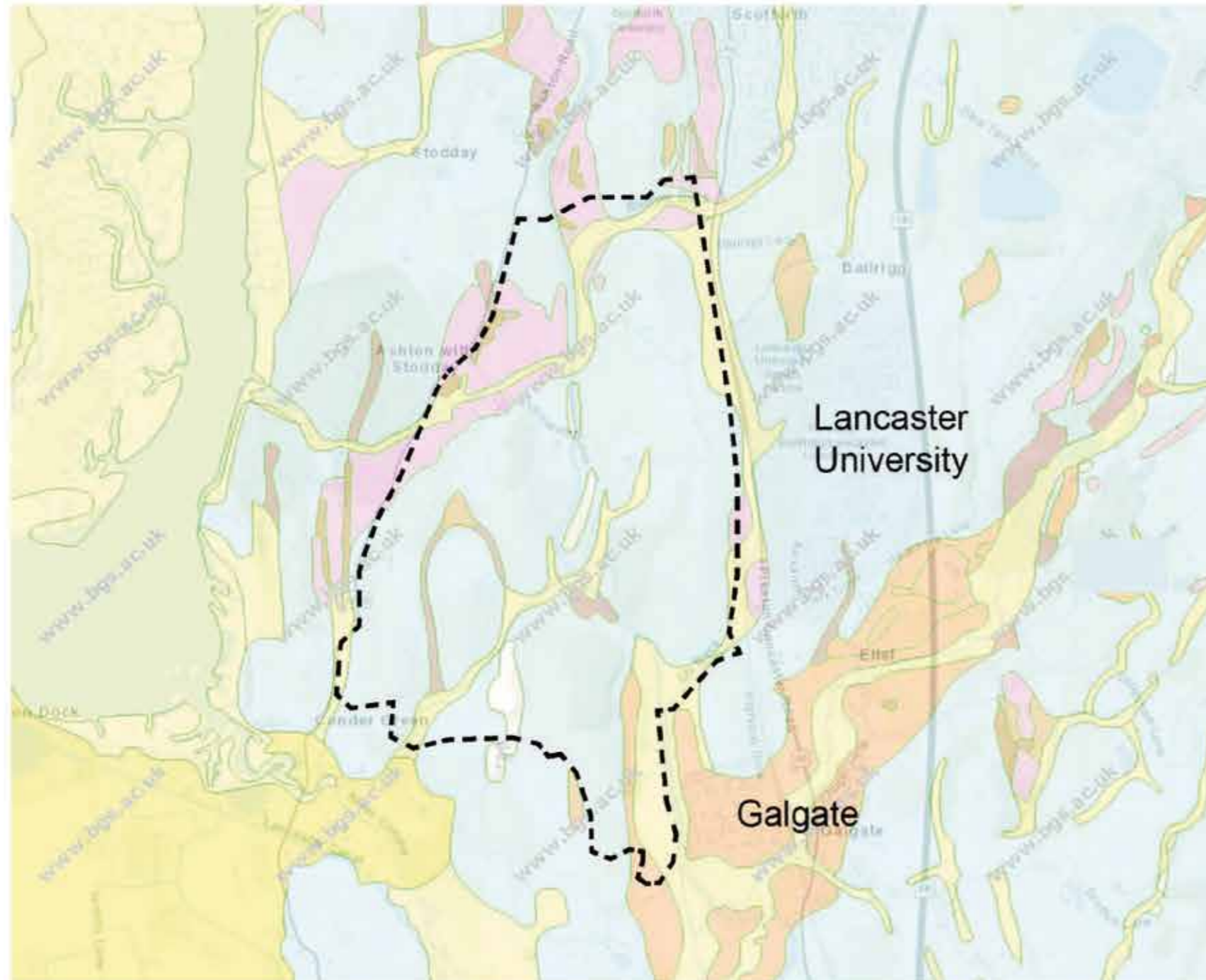
Waterlogging - Lower Burrow (10 March 2021)

“Tarnwater Lane suffers from flooding even though surrounded by a field which absorbs a huge amount of the rainwater.”


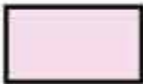
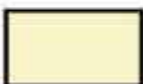



DRAINAGE AND WATER MANAGEMENT

Geology

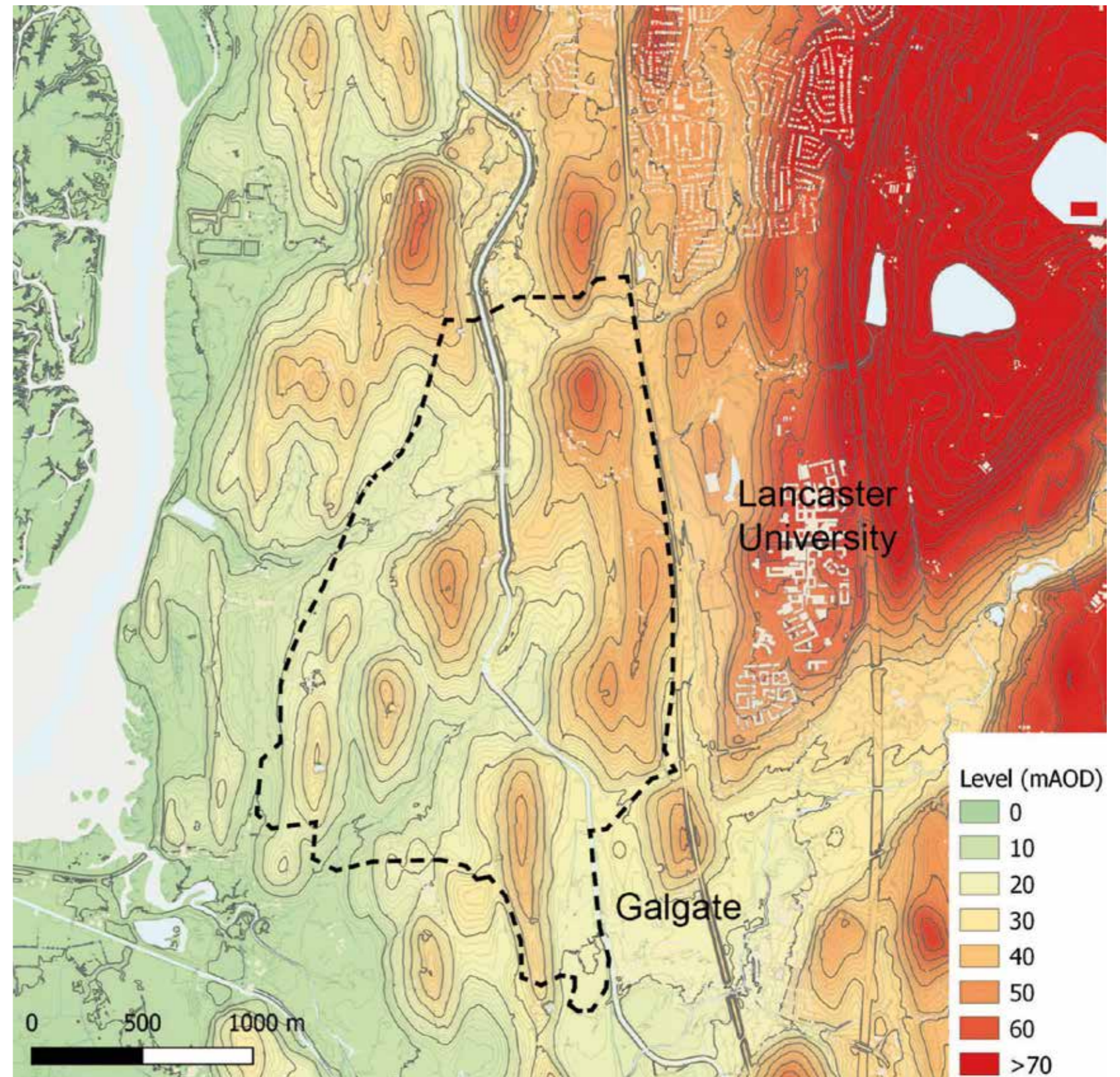


Key:

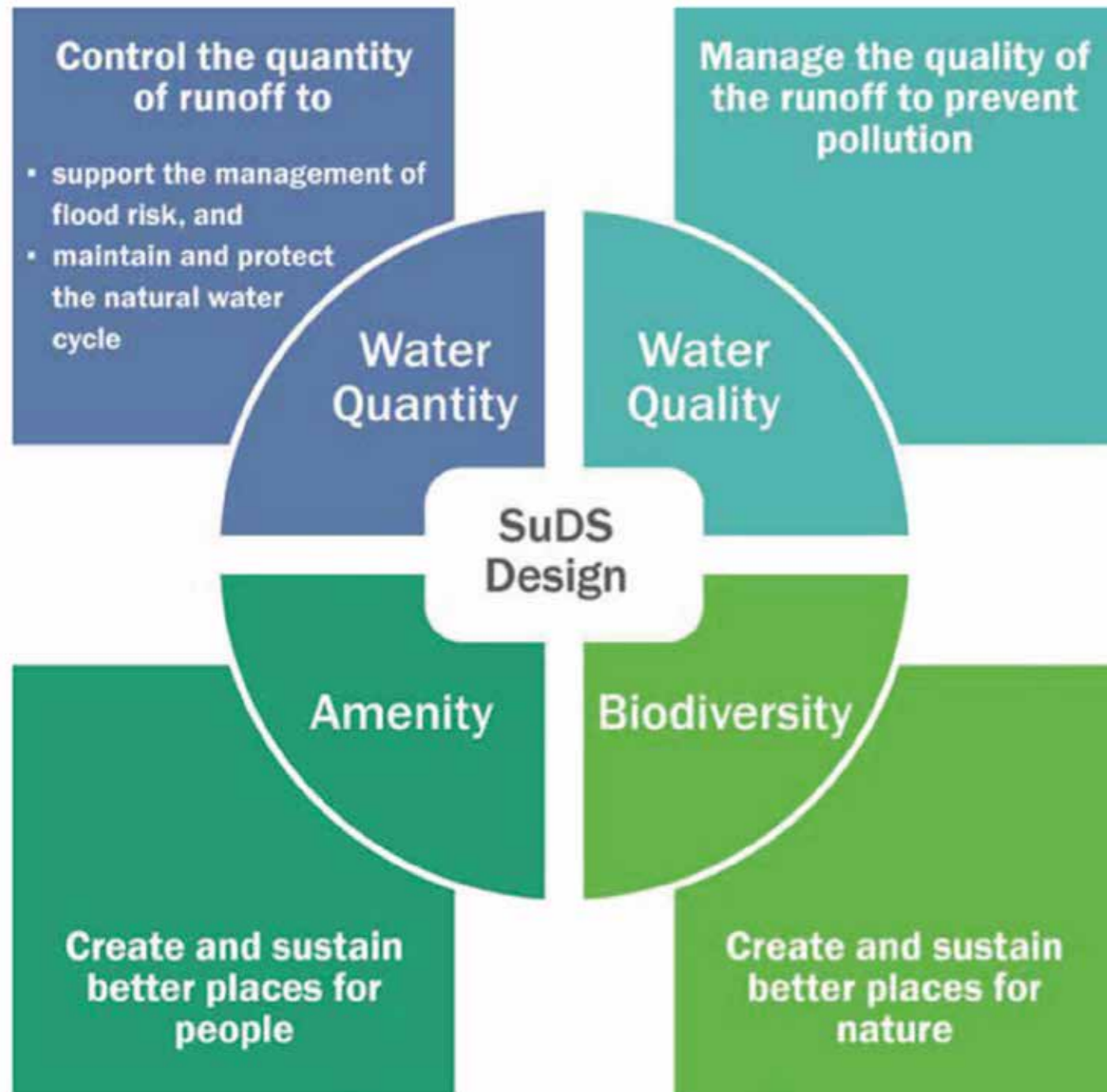
-  Diamicton: Quaternary deposits (clay, silt, sand and gravels)
-  Glacio-fluvial deposits (sand and gravels)
-  Alluvium (clay and silt)
-  River Terrace deposits (sand and gravels)

DRAINAGE AND WATER MANAGEMENT

Topography



APPROACH TO WATER SENSITIVE DESIGN



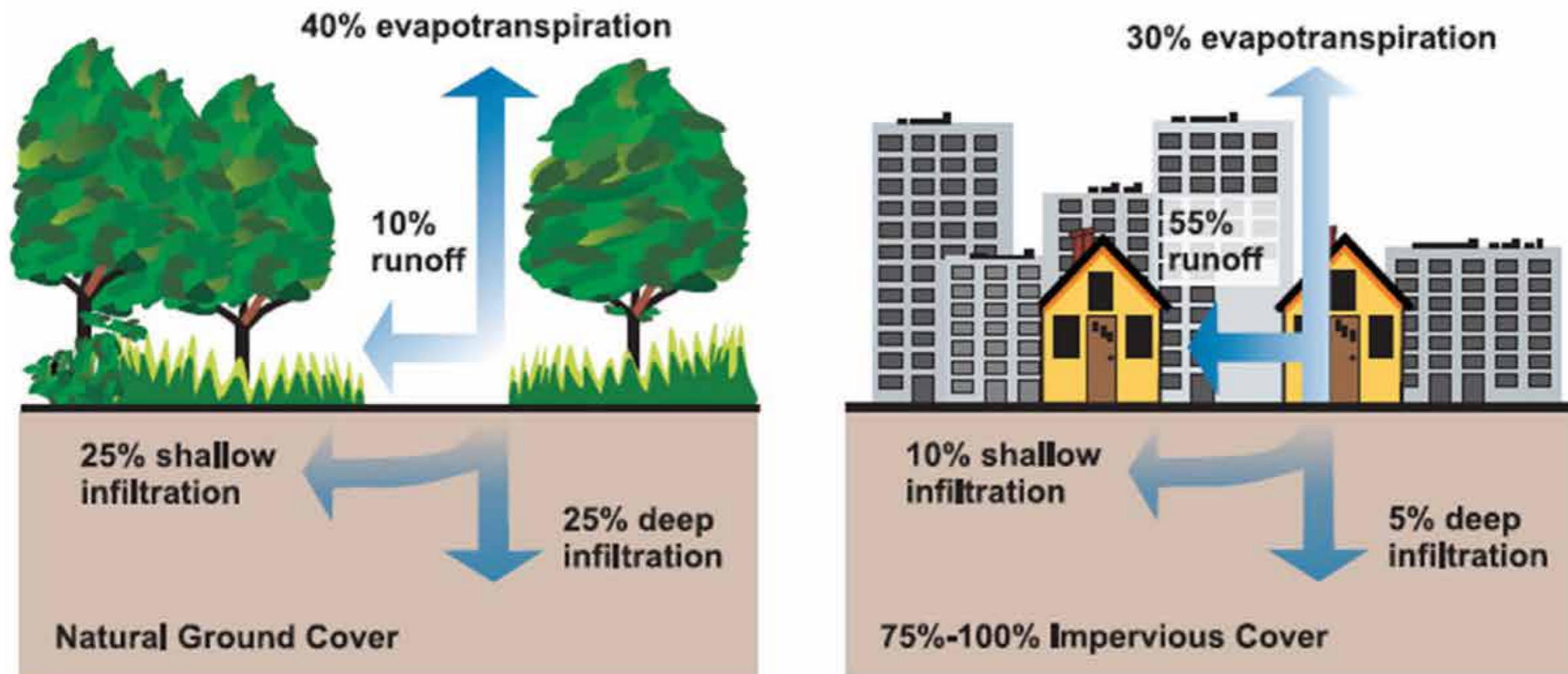
APPROACH TO WATER SENSITIVE DESIGN

STRATEGIC PRINCIPLES

1. **Avoid any increase and generally reduce flood risk**

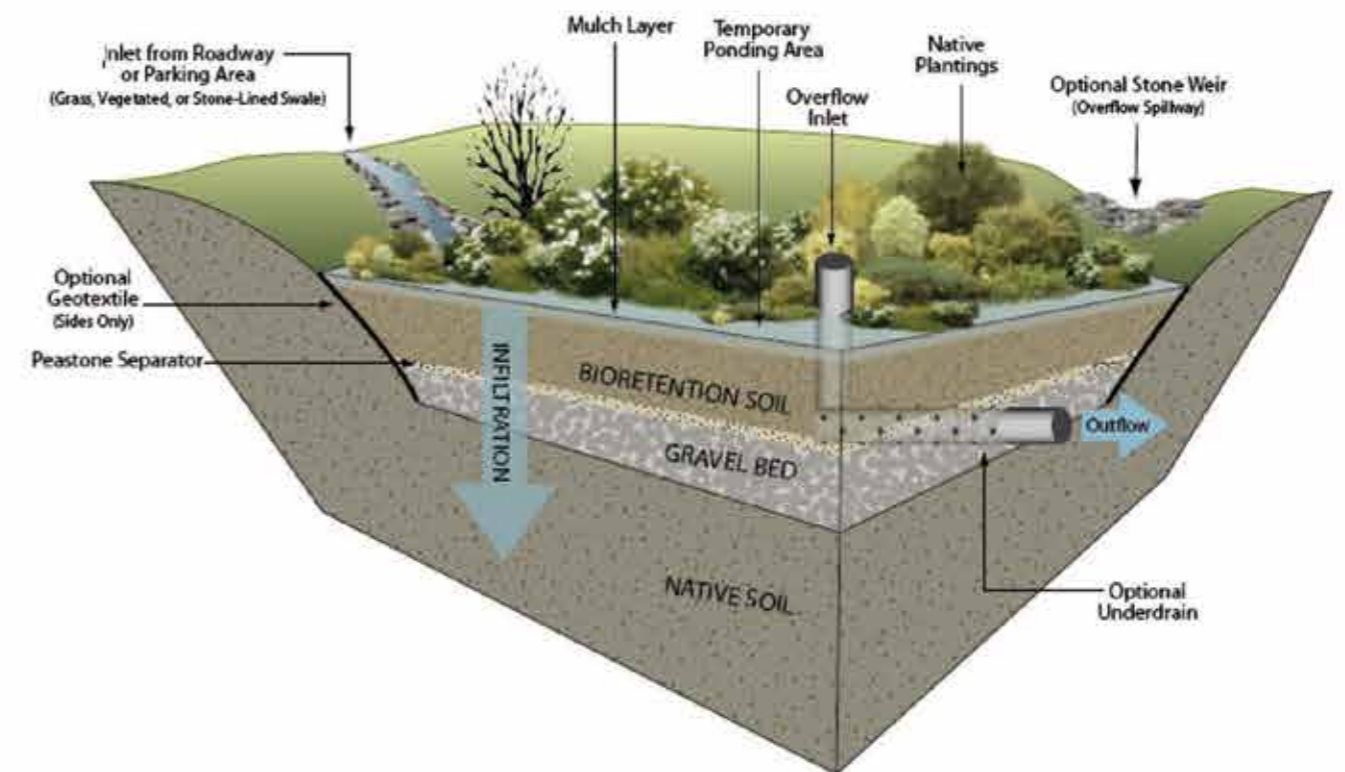
APPROACH TO WATER SENSITIVE DESIGN

Issues with conventional urban drainage



APPROACH TO WATER SENSITIVE DESIGN

Soakways and infiltration ponds



APPROACH TO WATER SENSITIVE DESIGN

Minimise runoff at source / distribute infiltration



Dry swale



Roadside swales and bio-retention systems



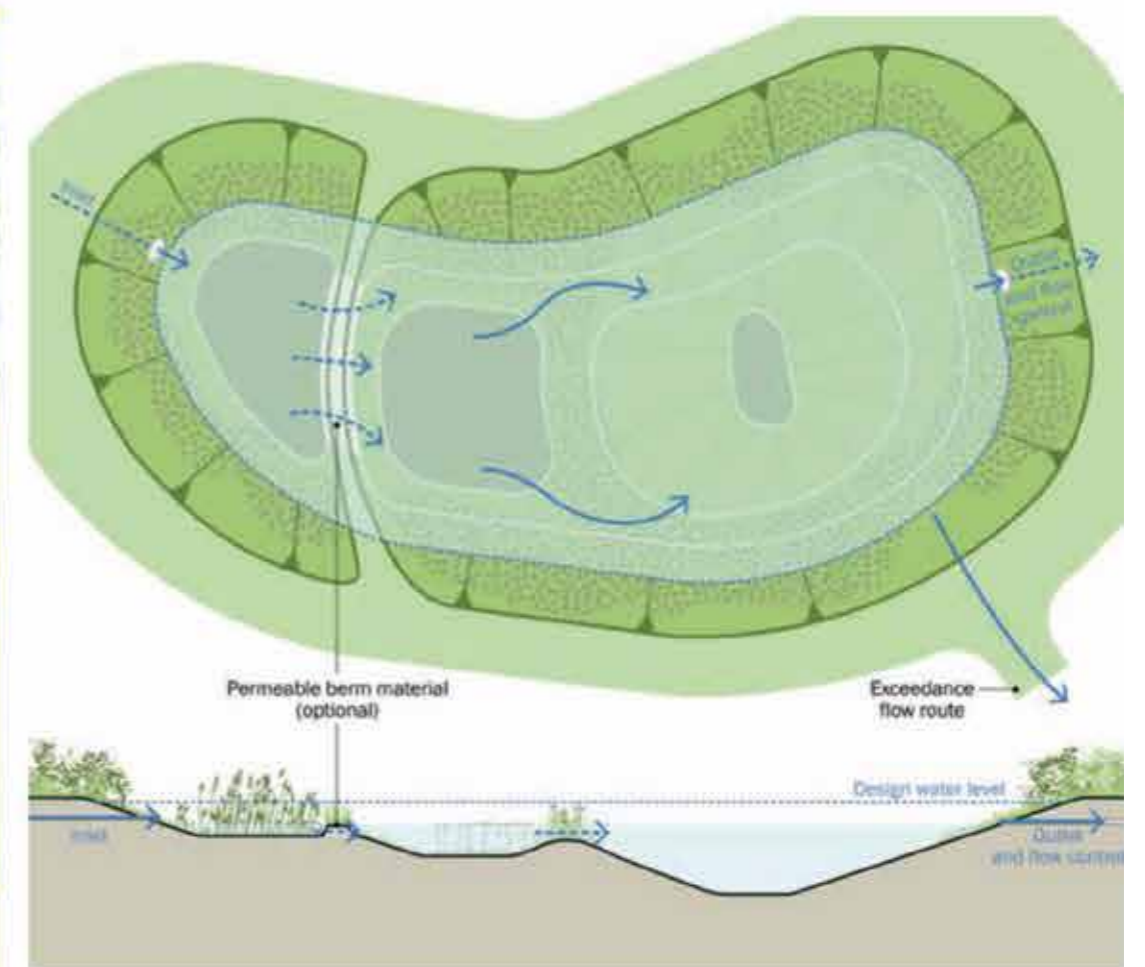
Bio-retention system



Roadside swales and bio-retention systems

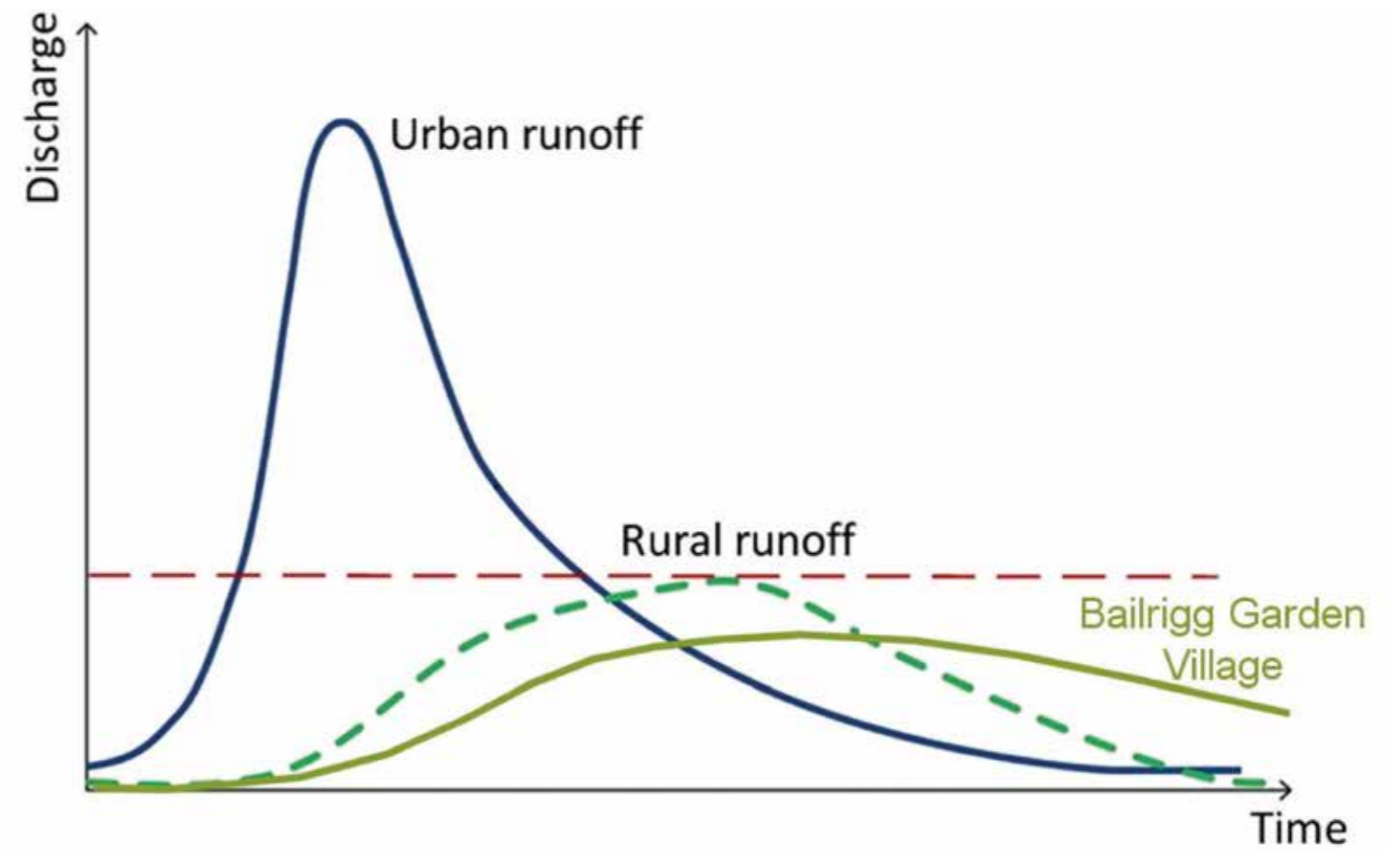
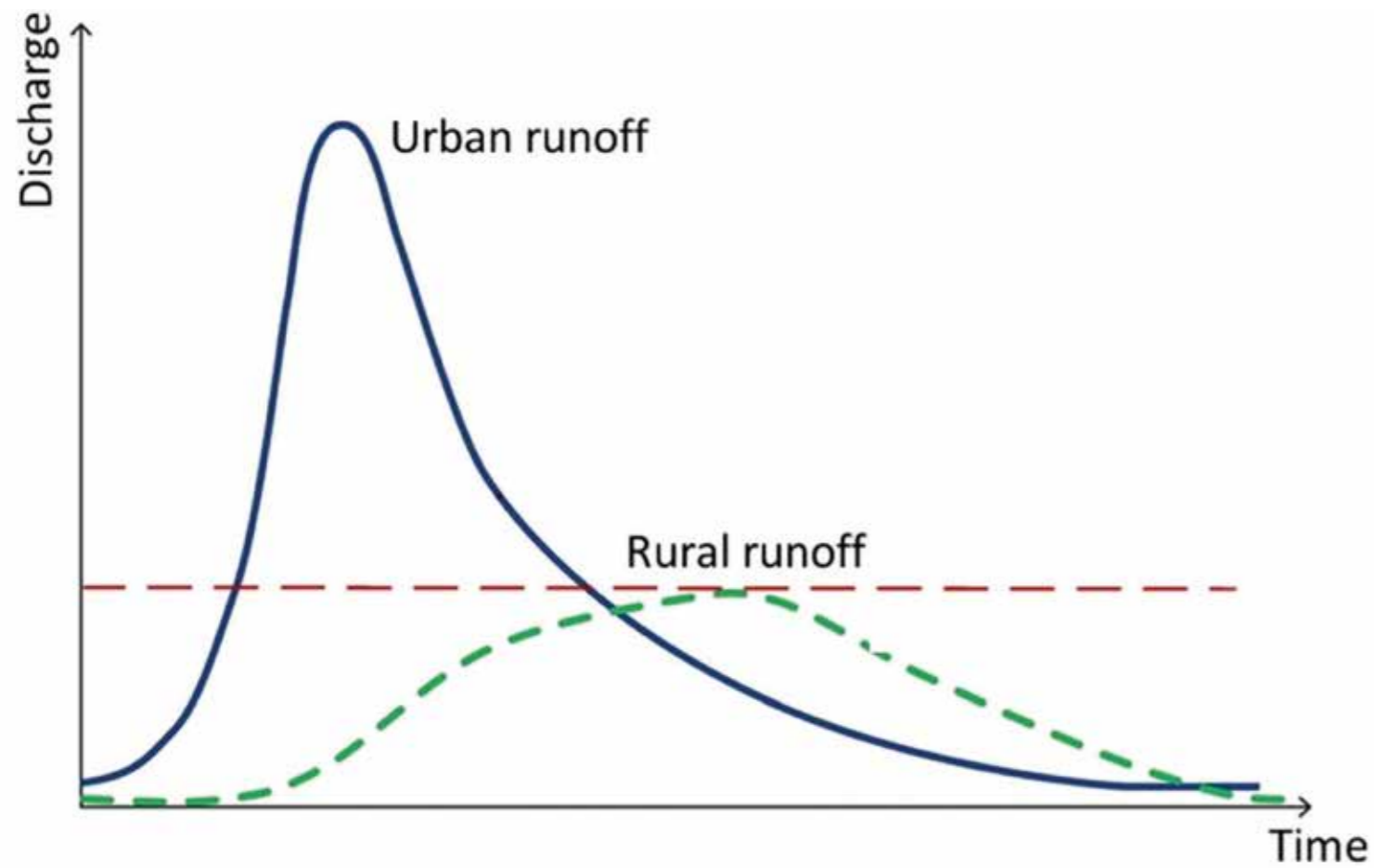
APPROACH TO WATER SENSITIVE DESIGN

Attenuation pond



APPROACH TO WATER SENSITIVE DESIGN

Control of peak discharge to river



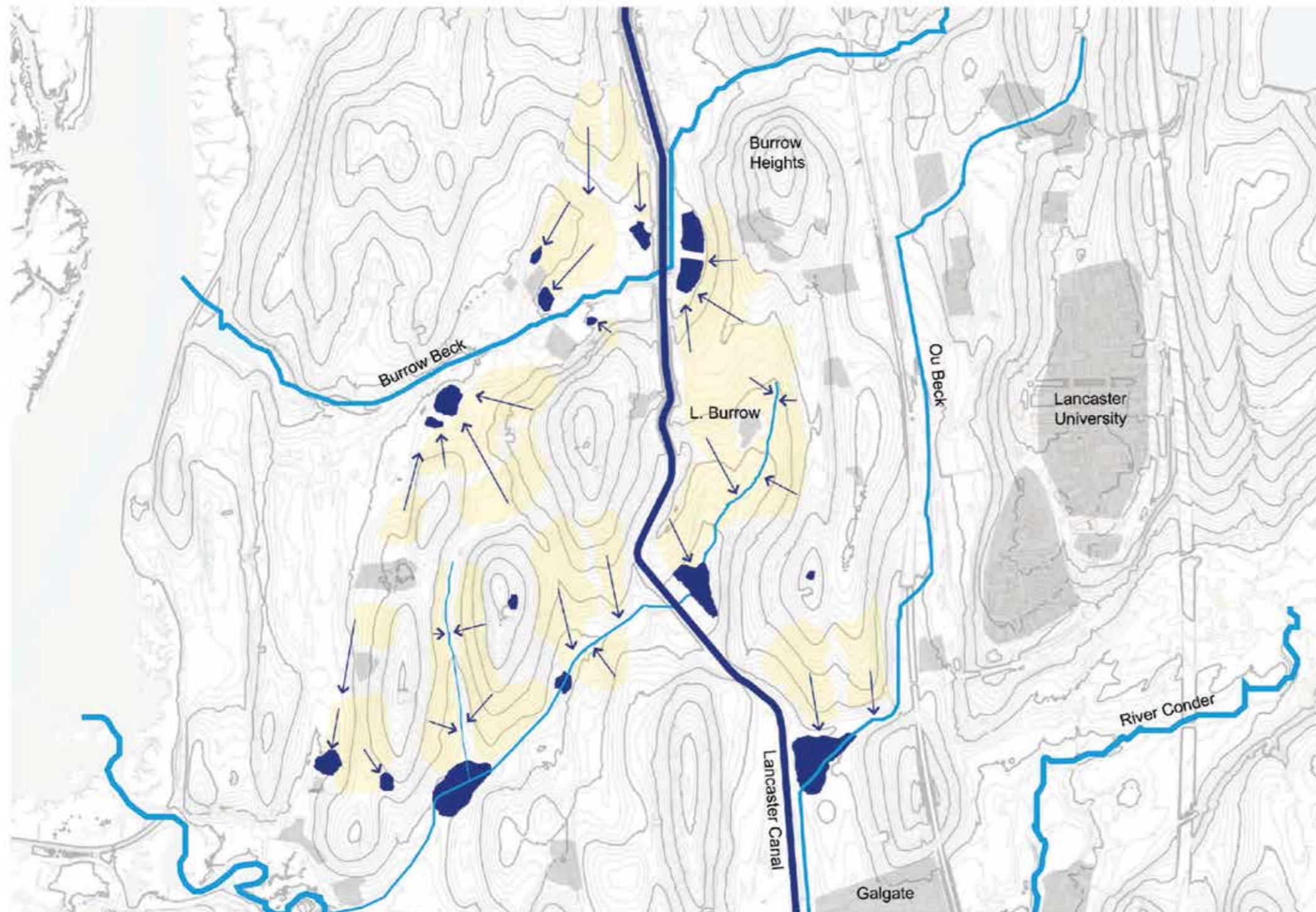
APPROACH TO WATER SENSITIVE DESIGN

STRATEGIC PRINCIPLES

1. Avoid any increase and generally reduce flood risk
2. Address on-going flooding issues, where possible

APPROACH TO WATER SENSITIVE DESIGN

Catchments and key attenuation features



APPROACH TO WATER SENSITIVE DESIGN

Improvements to Lower Burrow

- **Field drainage to collect overland flow and ground water**
- **Improve existing culvert and road drain**
- **Connectivity to wider system**



APPROACH TO WATER SENSITIVE DESIGN

STRATEGIC PRINCIPLES

1. Avoid any increase and generally reduce flood risk
2. Address on-going flooding issues, where possible
3. Multi-function open water bodies integrated in blue green corridors and topography

APPROACH TO WATER SENSITIVE DESIGN

Multi-function and integration with topography



APPROACH TO WATER SENSITIVE DESIGN

Drainage, amenity and ecology functions mapped to water level regime



Dry weather: permanent water supports ecology and amenity



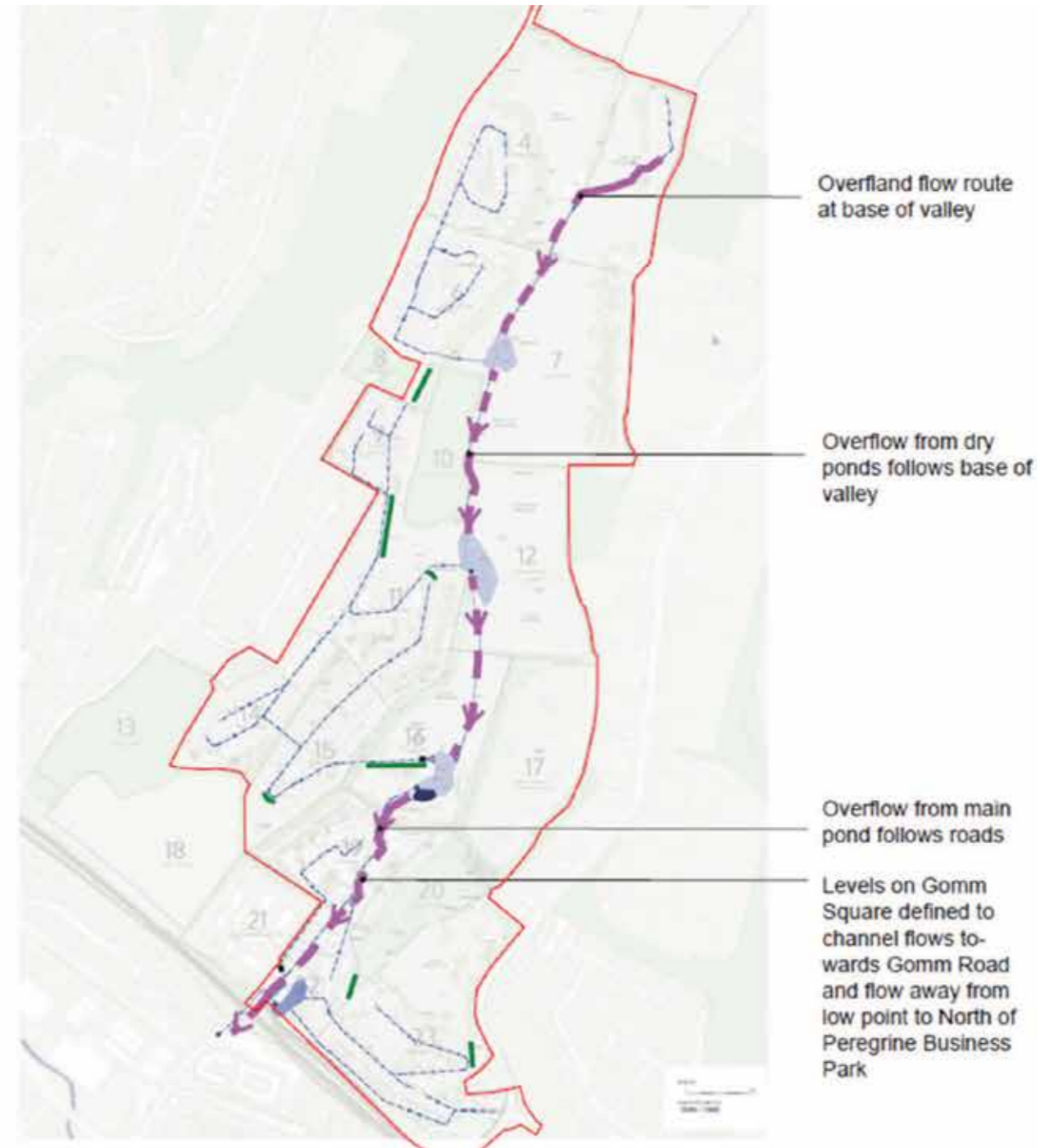
1:30 year: "pond full"



1:100 year + 40%: controlled flooding of landscape

APPROACH TO WATER SENSITIVE DESIGN

1:1000 year flood resilience - overland flow routes



APPROACH TO WATER SENSITIVE DESIGN

STRATEGIC PRINCIPLES

1. Avoid any increase and generally reduce flood risk
2. Address on-going flooding issues, where possible
3. Multi-function open water bodies integrated in blue green corridors and topography
4. Pollution control and water quality management

APPROACH TO WATER SENSITIVE DESIGN

Intercepting diffuse pollutants at source



Permeable pavement



Dry swale



Roadside swales and bio-retention systems



Bio-retention system

APPROACH TO WATER SENSITIVE DESIGN

Water quality



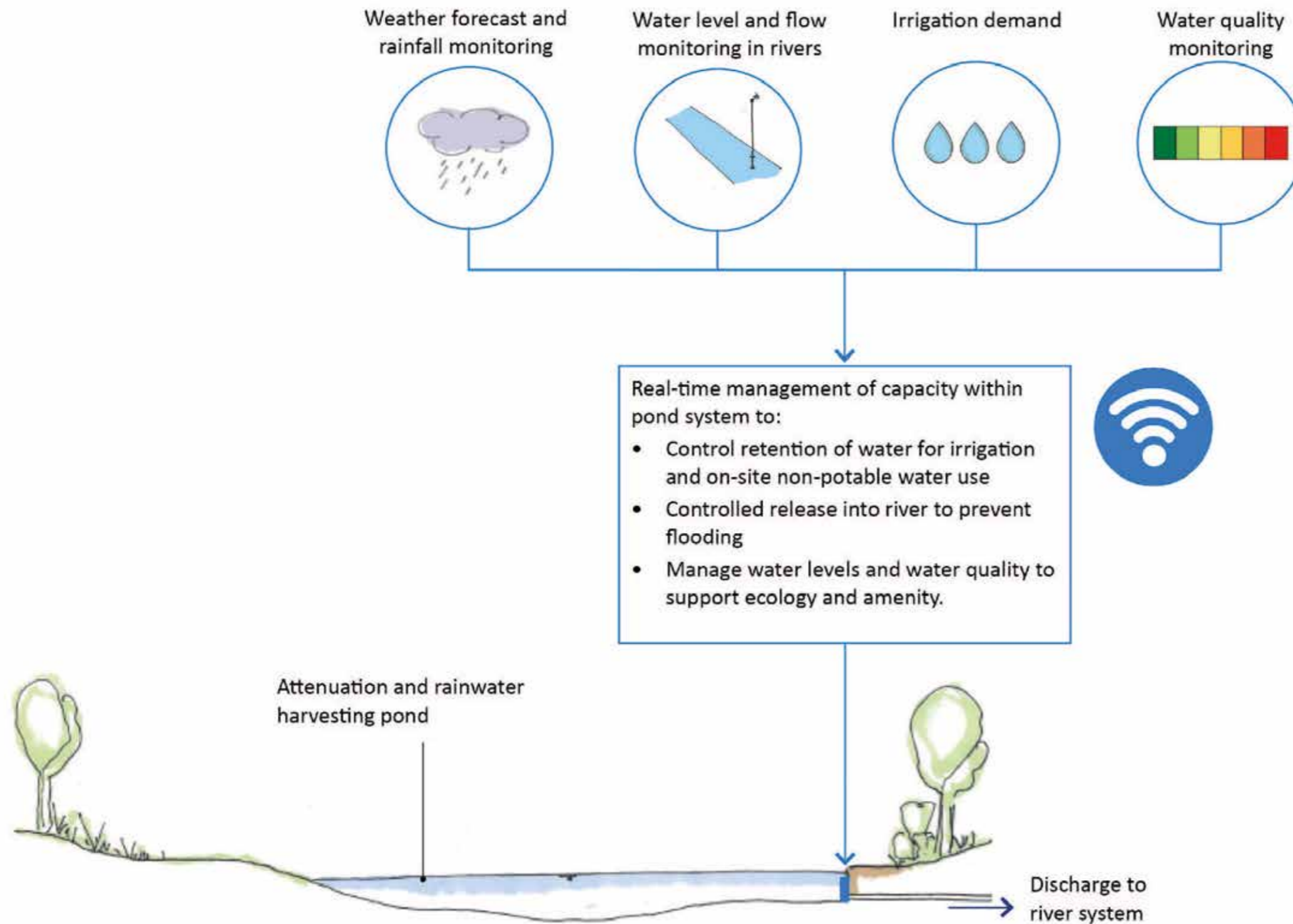
APPROACH TO WATER SENSITIVE DESIGN

STRATEGIC PRINCIPLES

1. Avoid any increase and generally reduce flood risk
2. Address on-going flooding issues, where possible
3. Multi-function open water bodies integrated in blue green corridors and topography
4. Pollution control and water quality management
5. Smart harvesting of rainwater / water retention

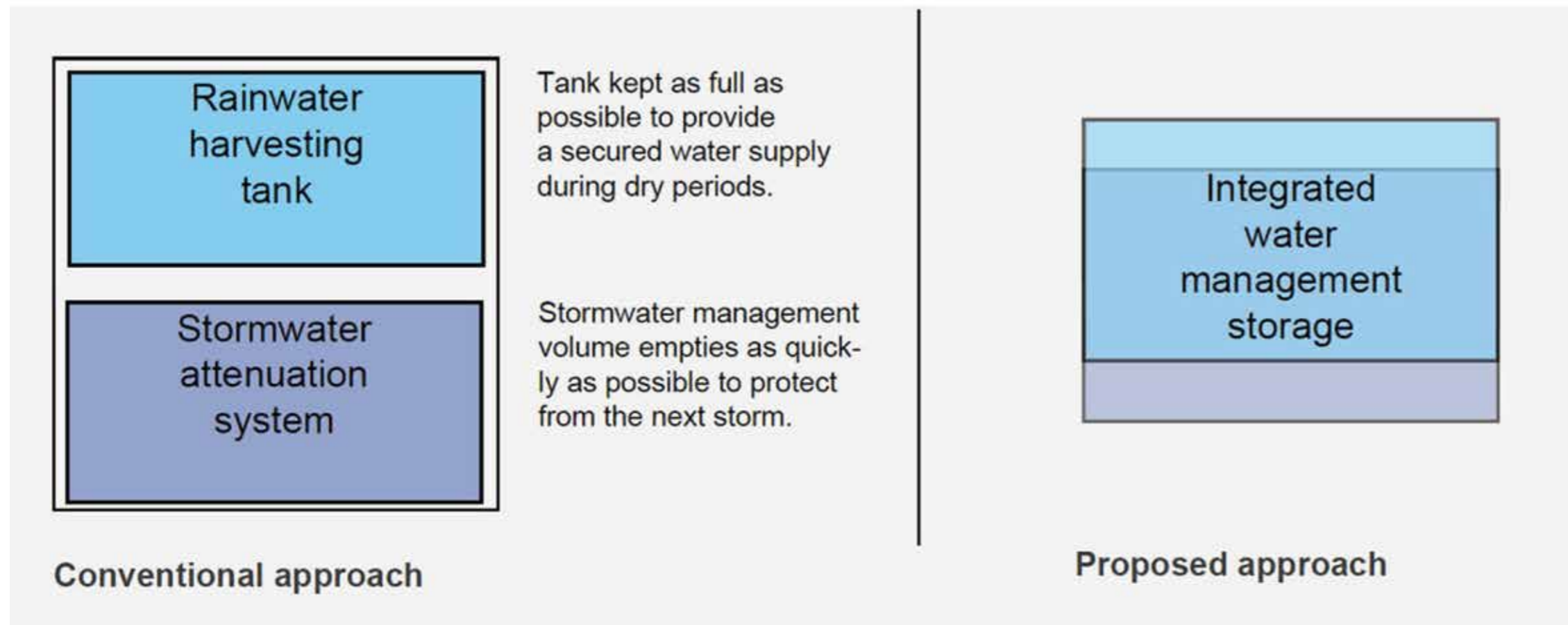
APPROACH TO WATER SENSITIVE DESIGN

Smart harvesting



APPROACH TO WATER SENSITIVE DESIGN

Smart harvesting



APPROACH TO WATER SENSITIVE DESIGN

Next: continue developing strategy and management plan with local stakeholders



LOCAL FLOOD ACTION GROUPS



LOCAL COMMUNITY

LANDOWNERS AND DEVELOPERS

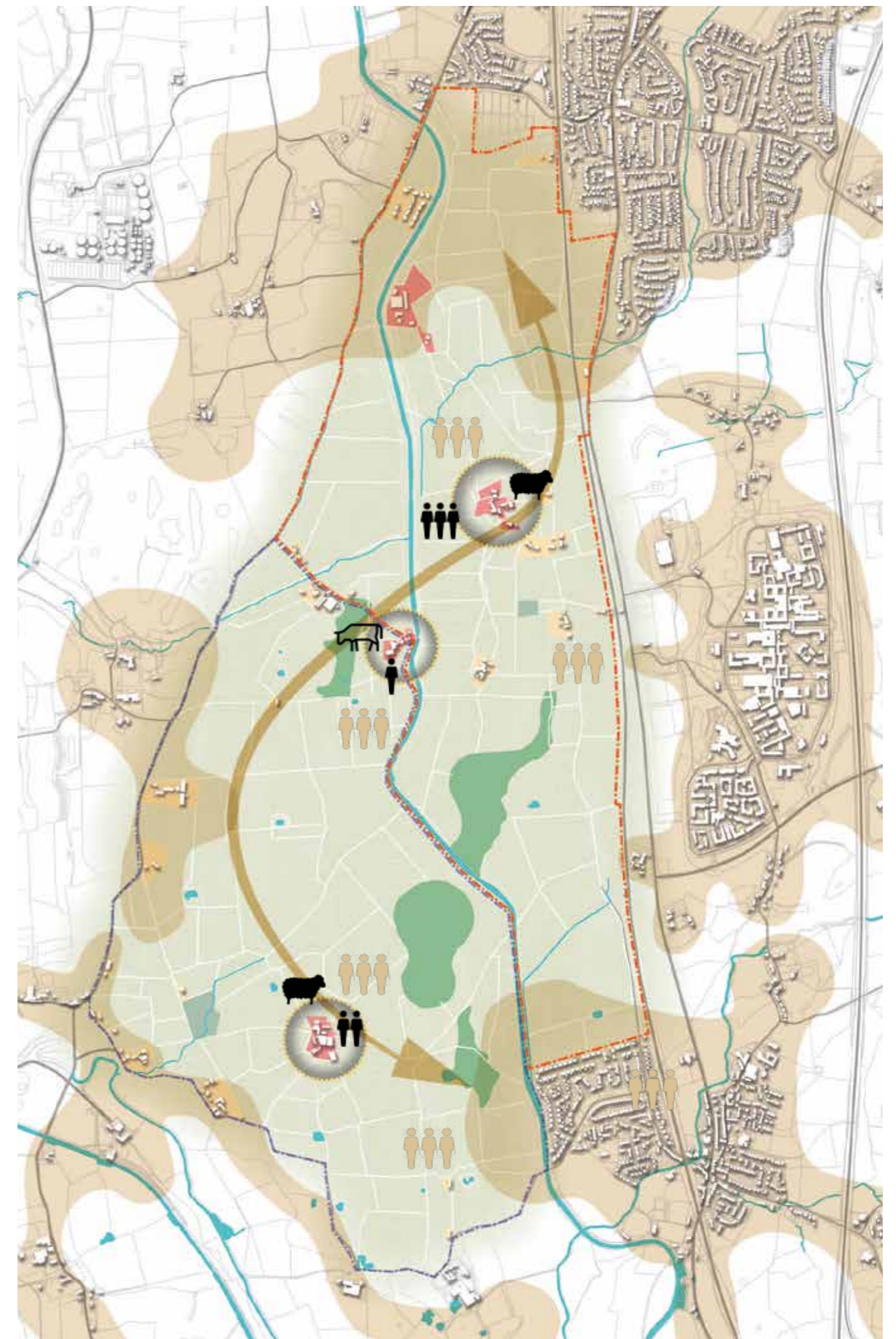
LANDSCAPE PRINCIPLES

PEOPLE AND NATURE, REMOVED FROM EACH OTHER

Our behaviour, activities and movement impacts on nature and livestock.

We aim to change that discord and bring people and nature closer together.

“The Newsham family have produced food and cared for this land since the 1920’s and wish to continue dairy farming for years to come. Ask the villagers, they love Sellerley’s Black and White cows.”



LANDSCAPE PRINCIPLES





PROTECT + RESPECT THE LAND SOIL AND NATURAL ASSETS

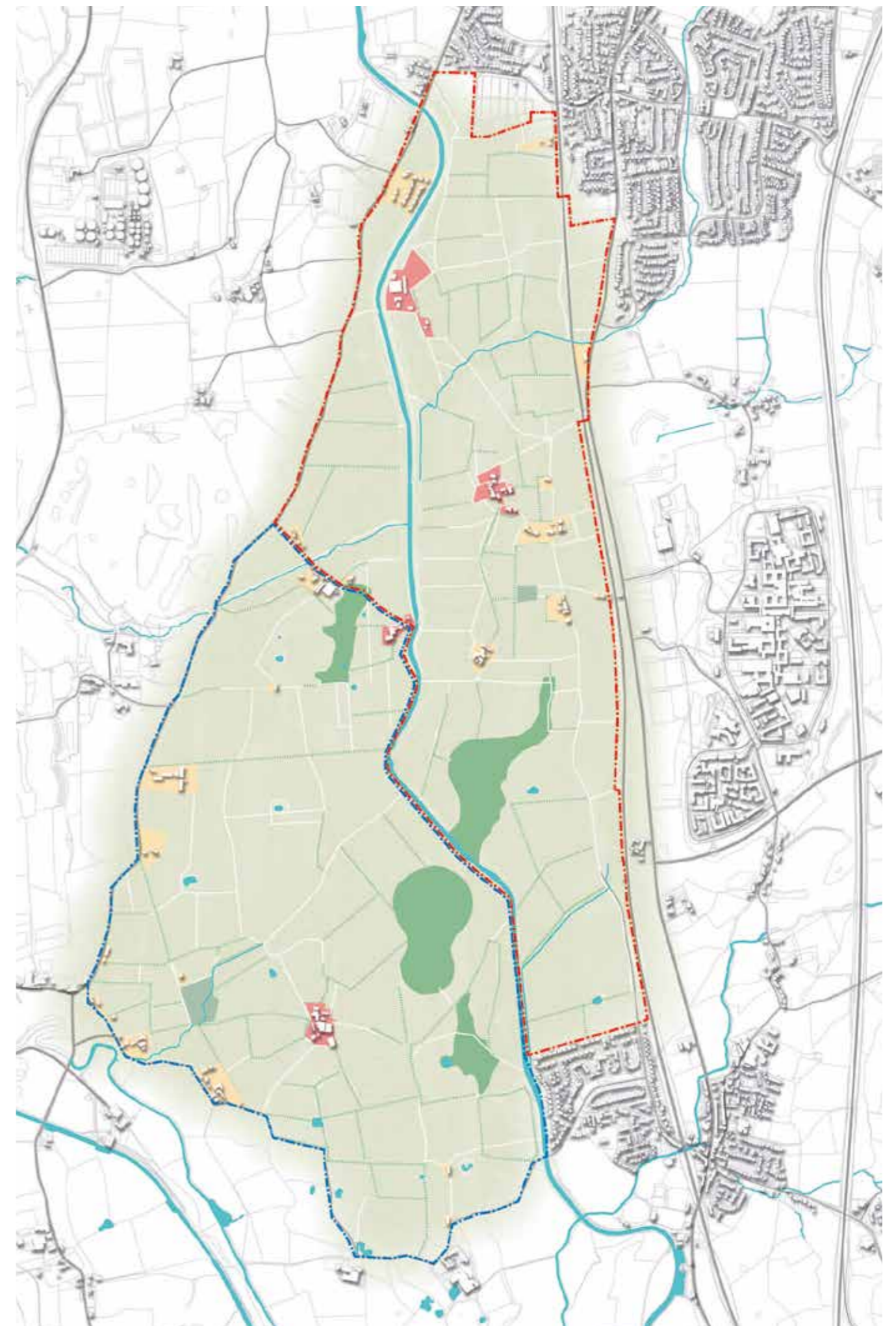
The land

The soil

Its natural assets: the canal, ancient woodlands and hedgerows

KEY

-  Ancient woodland
-  Canal
-  Land / soil
-  Hedgerows







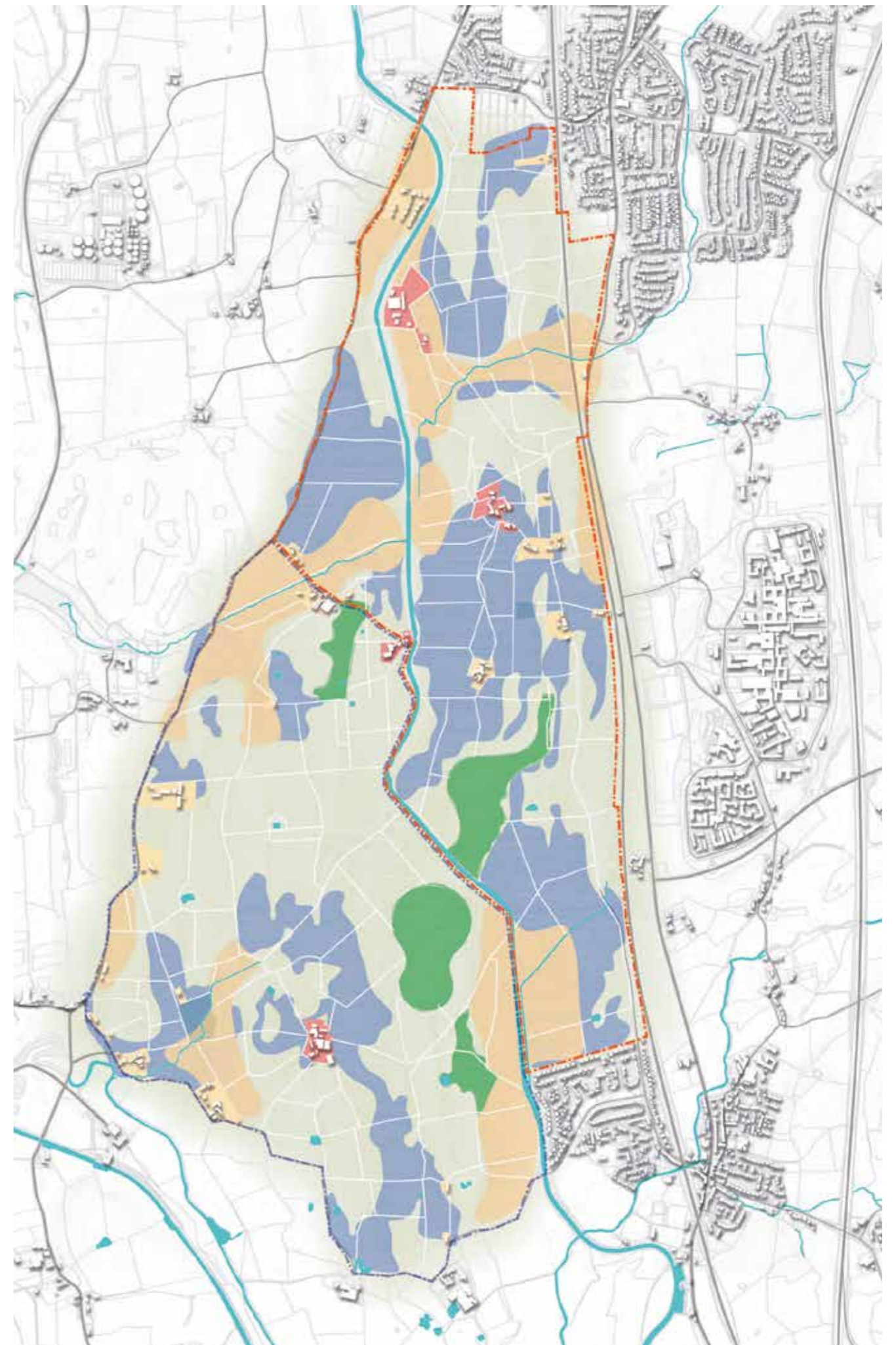
LANDSCAPE PRINCIPLES

PRODUCTIVE VS DEVELOPMENT LAND

A balanced approach is taken to ensure best land (position, sunshine) is given to the productive landscape wherever possible.

KEY

-  Ancient woodland
-  Land / soil
-  Best aspect (sunny)
-  Best topography (level)







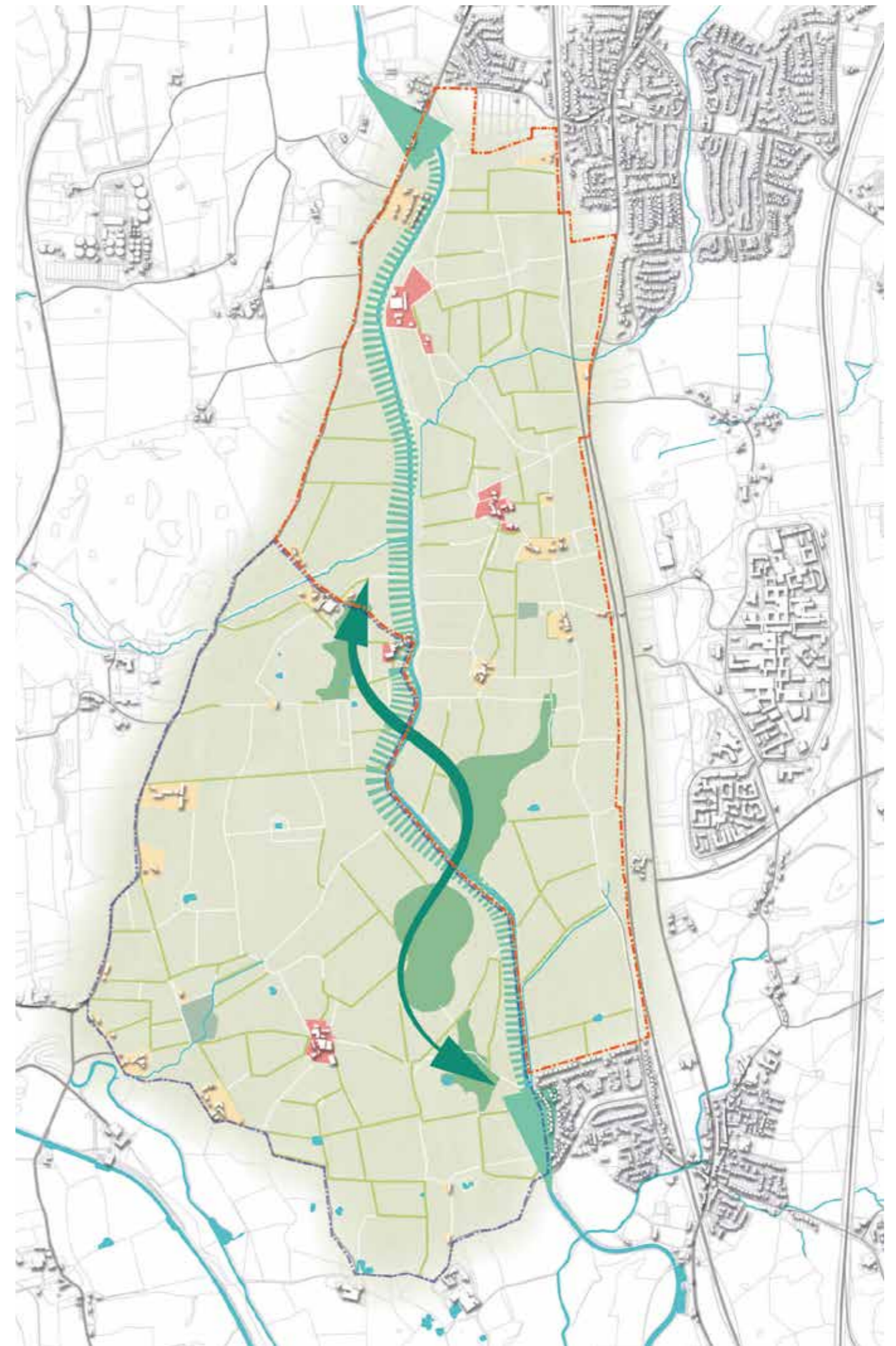
LANDSCAPE PRINCIPLES

ENHANCE WILDLIFE CORRIDORS

Link disjointed pockets of habitats

KEY

-  Ancient woodland
-  Canal
-  Land / soil
-  Hedgerows



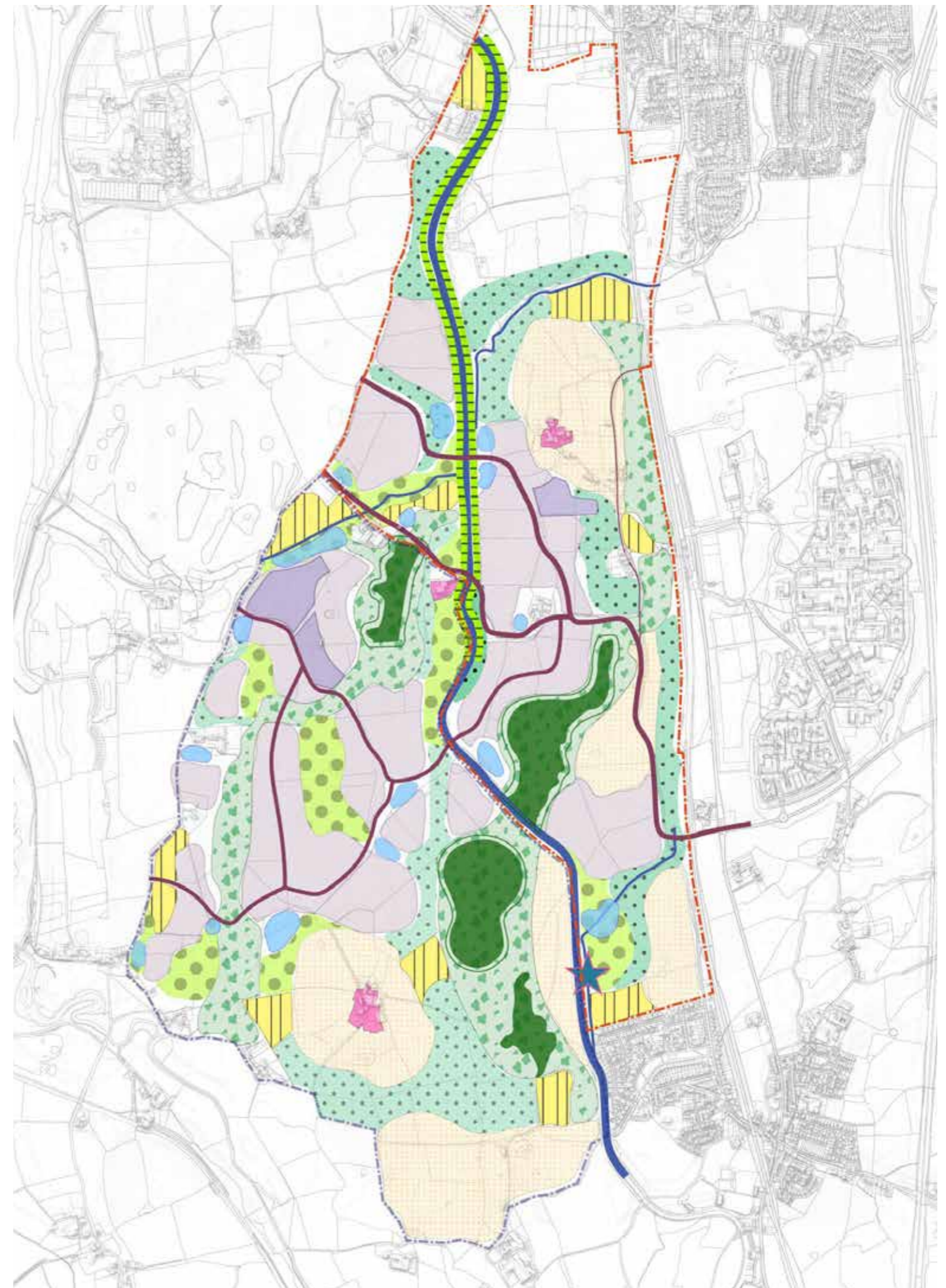
LANDSCAPE PRINCIPLES

LANDSCAPE CONCEPT

- Create an integrated approach where a productive landscape, development and people can live and work together
- Locate small pockets of horticultural enterprise close to residential dwellings
- Have a gradation of more formal silvoarable by homes to less formal silvopastures further away
- Reduce agricultural pollutants

KEY

- Existing ancient woodland
- Proposed woodland
- Grazing land
- Open green space
- Agroforestry including orchards
- Productive landscape including community growing areas
- Proposed development
- Proposed schools
- Existing dwellings



PRODUCTIVE LANDSCAPE

AGROFORESTRY

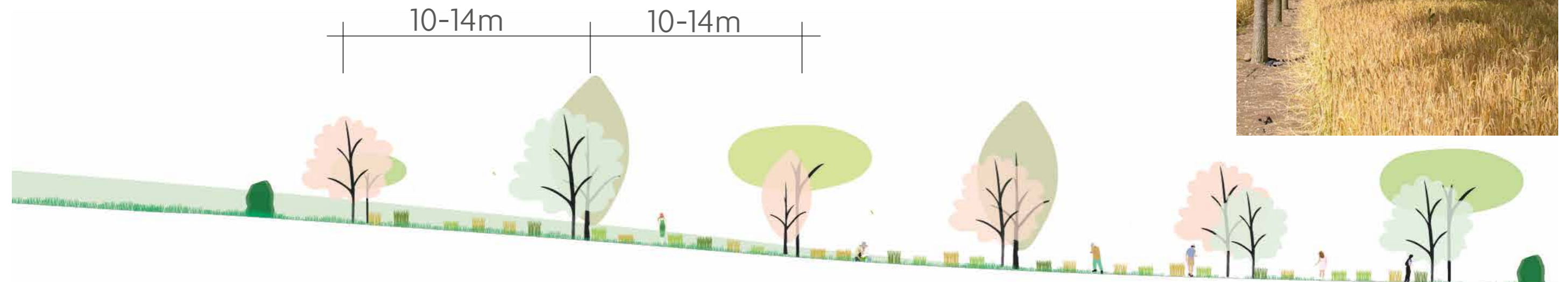
Case study

Poultry (annum):
1000 birds/ha provide
280 eggs per bird



Case study

Size: 6ha
Sale: Direct box scheme / farm shop
Employment: 5 full time / 2 part time



PRODUCTIVE LANDSCAPE

HORTICULTURAL FARM

Orchard Case study

First crop: 4-5 years

Yield: 8-10t /ha

344t/ annum ~ 229,000 bottle of apple
juice, vinegars, ciders

Horticulture Enterprise Case study

Size: 2 ha

Yield: 100 individuals, households

Employment: 3 full-time



Orchard

Horticultural enterprise

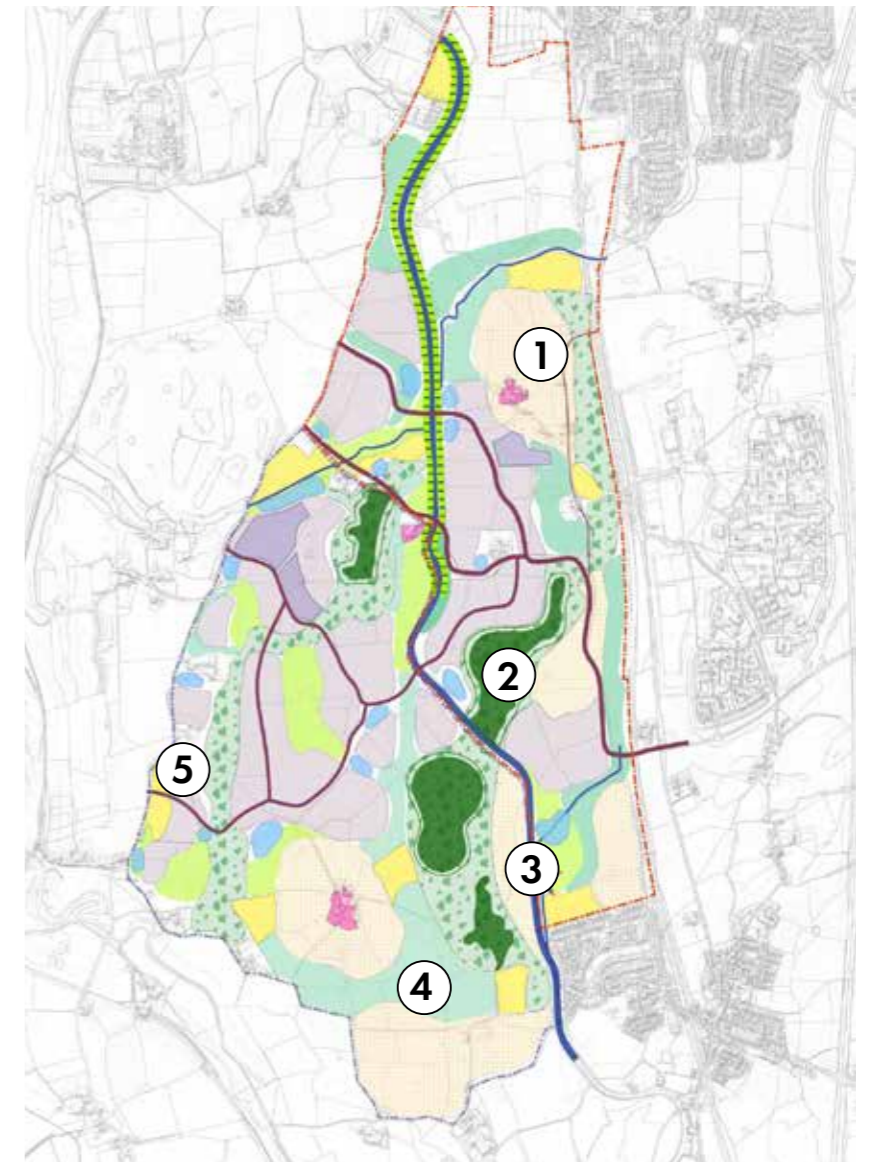


PRODUCTIVE LANDSCAPE

A HEALTHY AND HAPPY PLACE

“I hope the garden village has plenty of flowers and garden areas to sit and watch the wildlife.”

① WALKING THROUGH NATURE...



② AND PROPOSED WOODLANDS



PRODUCTIVE LANDSCAPE

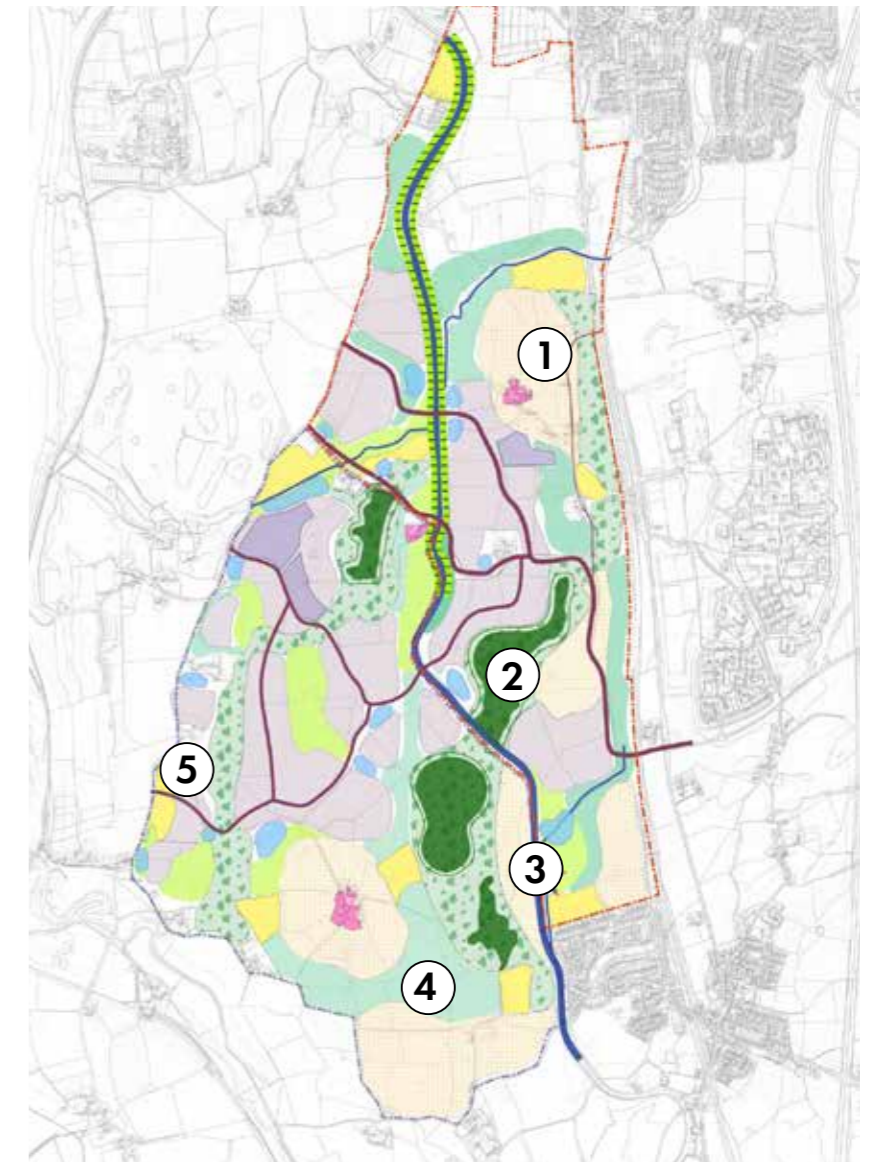
A HEALTHY AND HAPPY PLACE

“The marina is a nice idea, with cafes/ pub and moorings. It could be a focal point for the community, create jobs and generate revenue.”

③ CELEBRATING MOMENTS ALONG THE CANAL



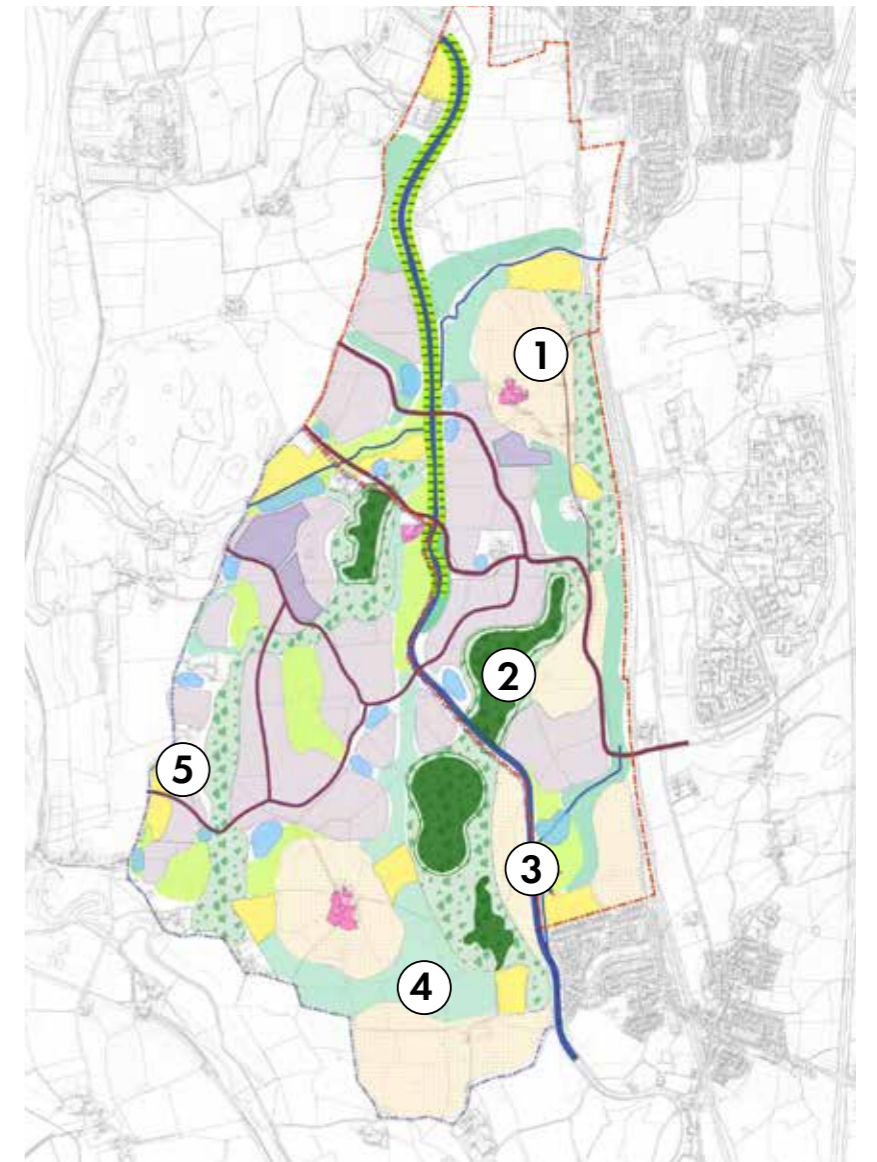
④ BEING CLOSE TO PRODUCTIVE LANDSCAPES



LANDSCAPE

HAPPY AND HEALTHY PLACE

“The innovative approaches to embedding the circular economy and agricultural production into a community are highly commended.”



⑤ AND WORKING WITH / ENJOYING LOCALLED GROWN FOOD



LANDSCAPE

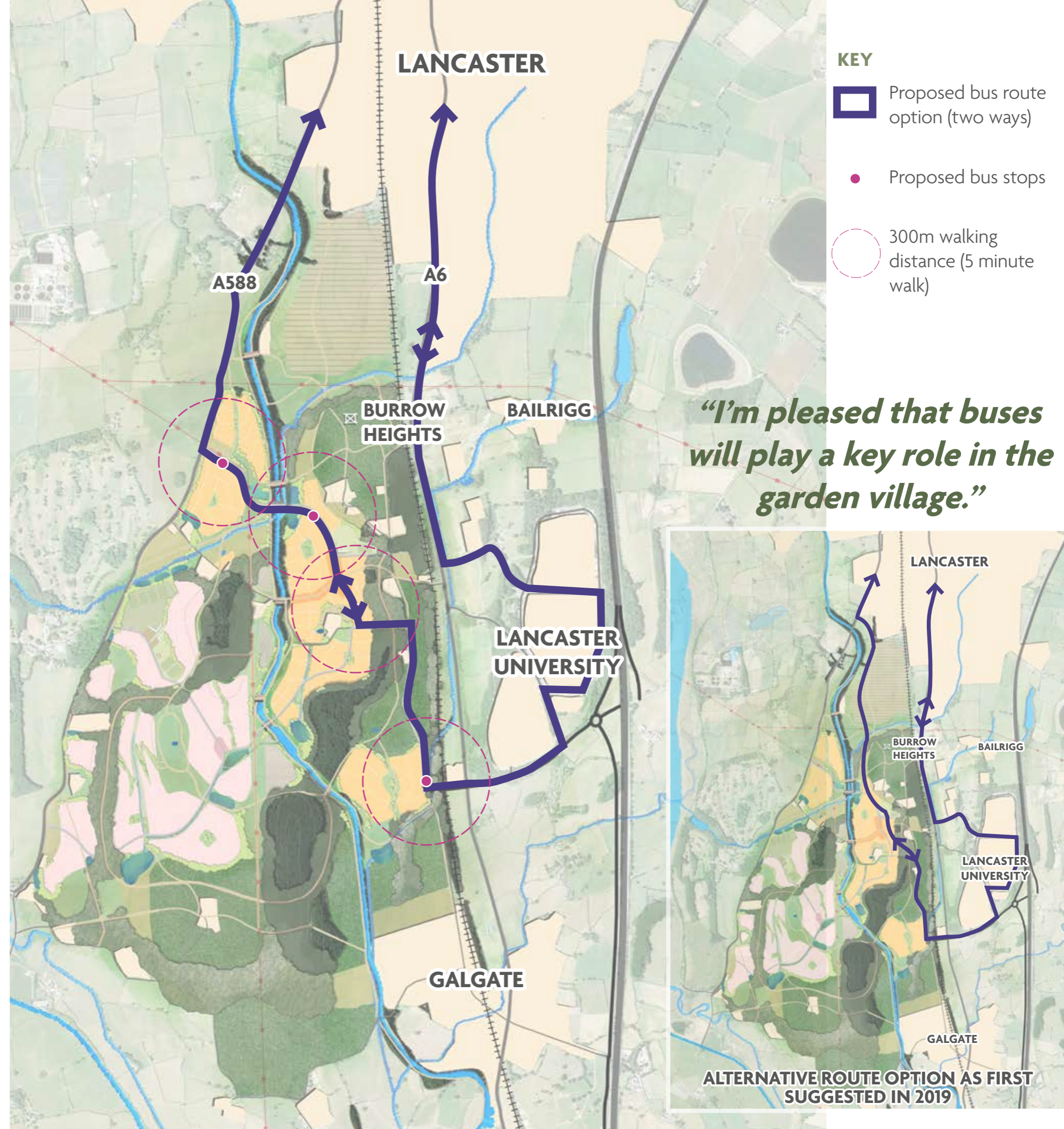
CULTURAL BENEFITS



SUSTAINABLE MOVEMENT

TRAVEL BY BUS

- Testing and working closely with Lancashire County on a number of primary bus route options.
- A core sustainable movement route to advantage bus, cycle and pedestrian movements over car traffic.
- Routing through the garden village will be an extension to the existing bus network and serve the new garden village.
- Aim to provide bus stops within 300m of every home.
- Bus stops will be Equality Act 2010 compliant and fully accessible to all with raised kerbs and bus stop clearways.
- Links between cycling infrastructure and bus infrastructure to enable cyclists to easily become bus users and vice versa.
- Options for the core route alignment through the garden village are currently being explored.













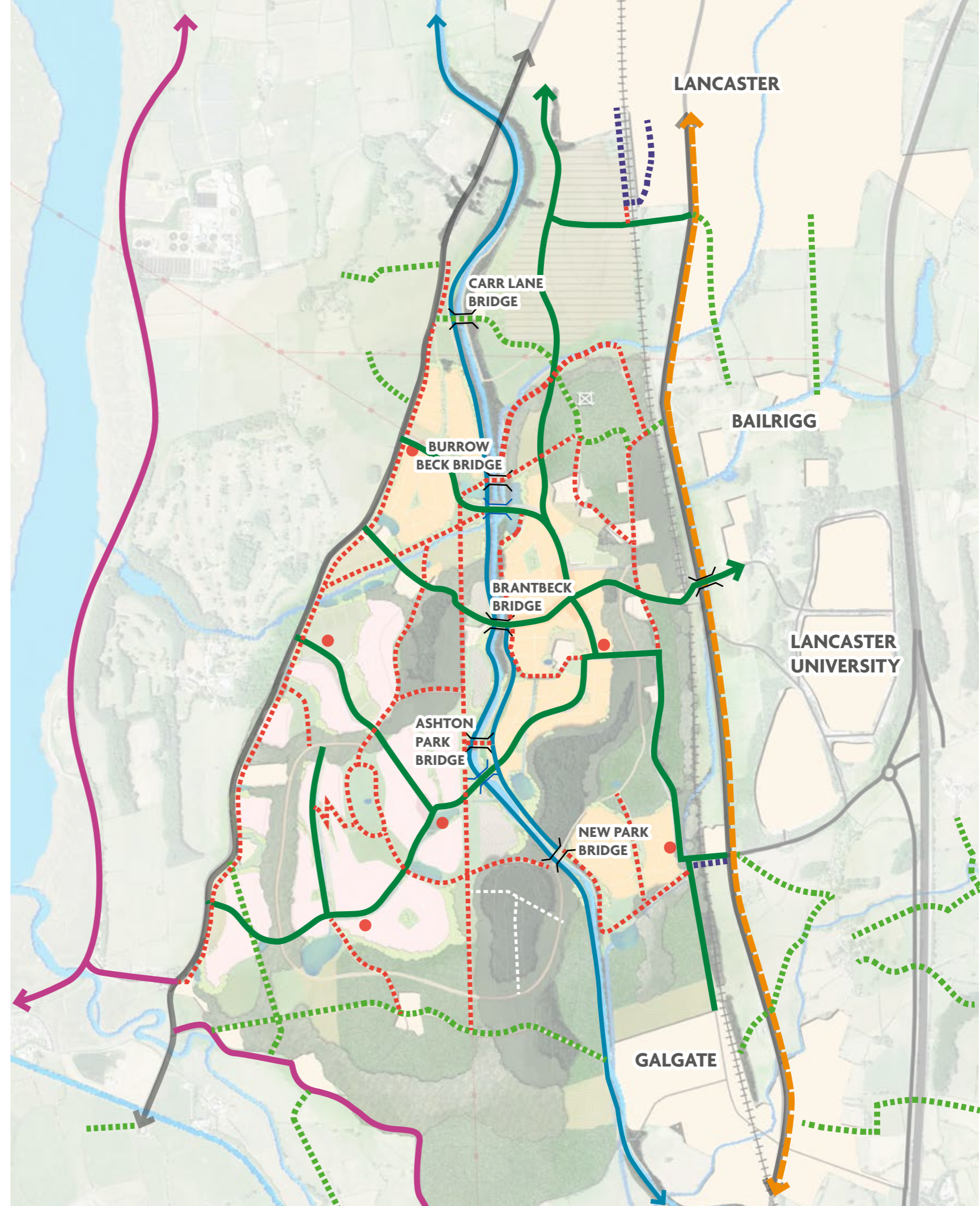
ACCESS & MOVEMENT

STRATEGIC WALKING & CYCLING ROUTES



KEY

-  Existing strategic cycle routes
-  Existing PRowS
-  Existing bridleways
-  Proposed super cycleway
-  Proposed strategic pedestrian and cycle routes
-  Proposed improvements to the canal towpath (pedestrian, cycle and bridle)
-  Proposed pedestrian and cycle 'quiet' leisure routes.
-  Existing bridges
-  Proposed bridges for sustainable modes
-  E-bike cycle hire hubs

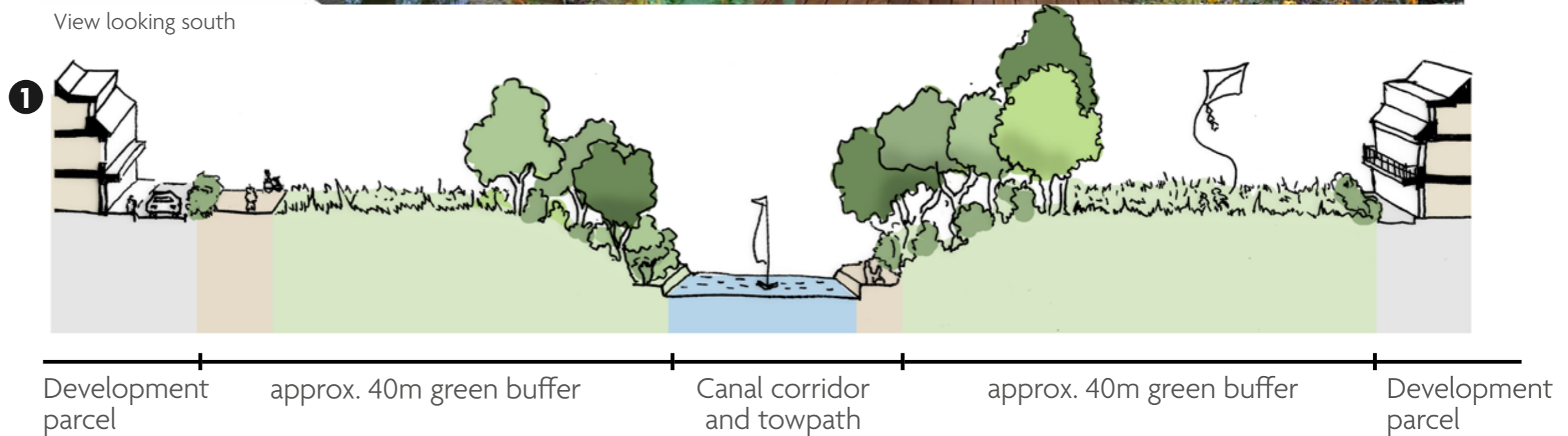


THE QUIET CANAL WALK

“The banks of the canal have stunning displays of bluebells, wild garlic flowers, flag iris, primroses and are a delight to walk or cycle along.”

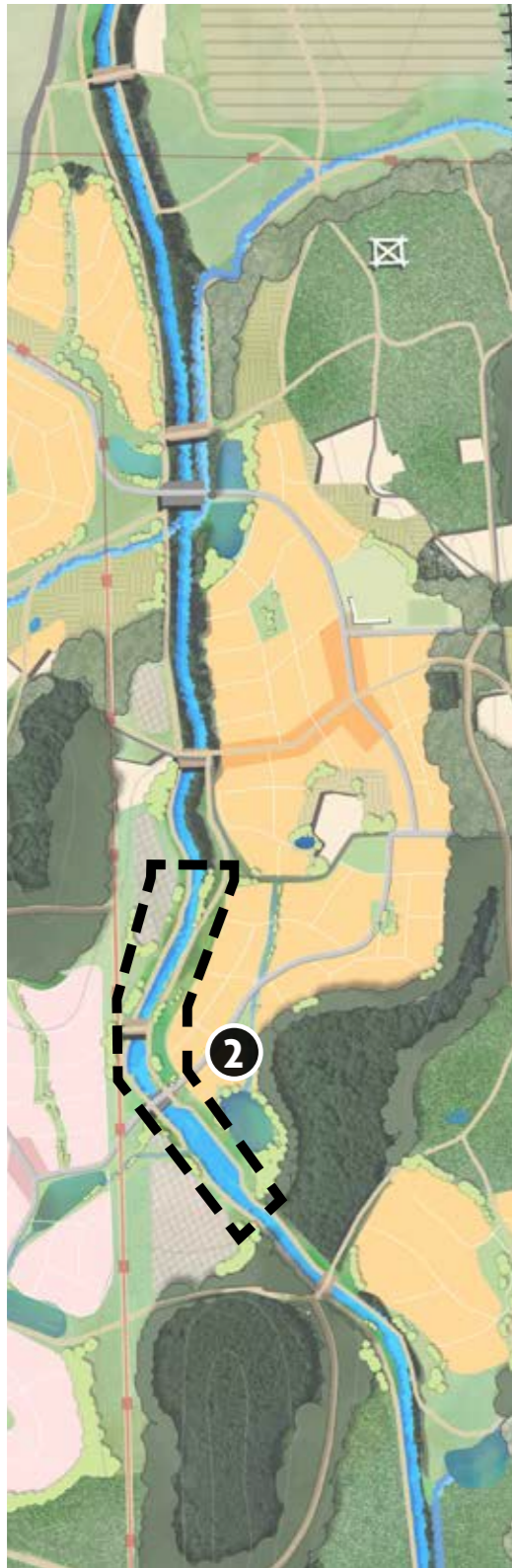


View looking south

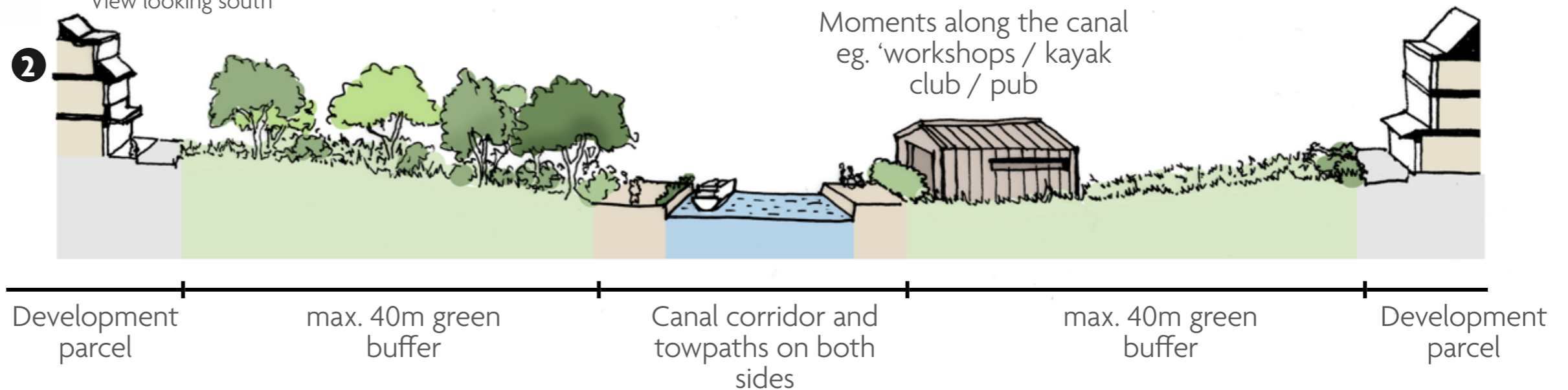


THE OPEN CANAL WALK

“The canal offers a possible concept of waterfront living, recreation and transport, albeit any water taxi to the city will require to be subsidised.”



View looking south



“It could be a place where people and wildlife can thrive, a place that is sustainable and eco-friendly, with cycle tracks and walkways.”



COMMUNITY HUBS

THE BIKE SHED

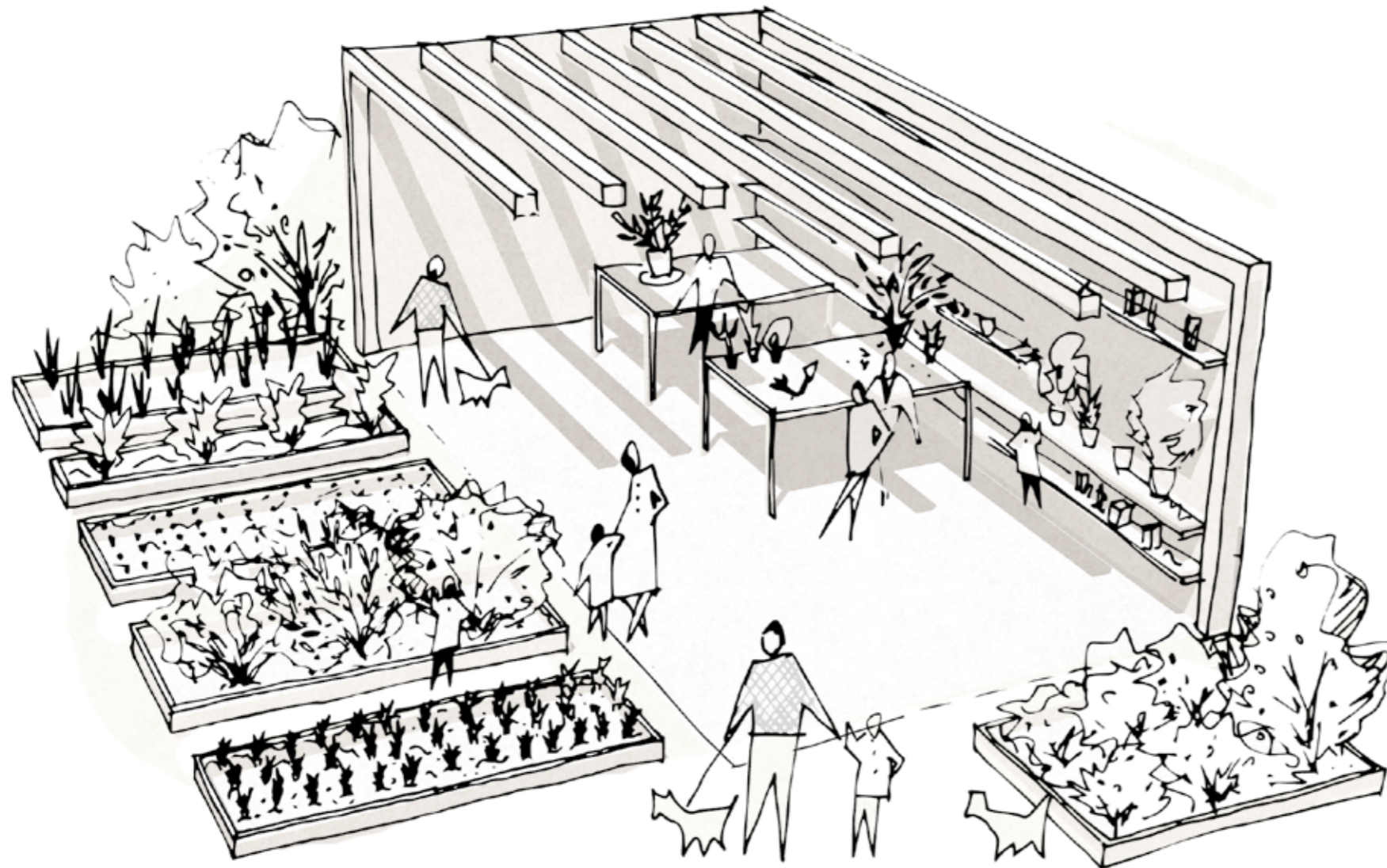
- Housing bike tools
- Supporting an active community
- Activated by visiting bike mechanic



COMMUNITY HUBS

THE POTTING SHED

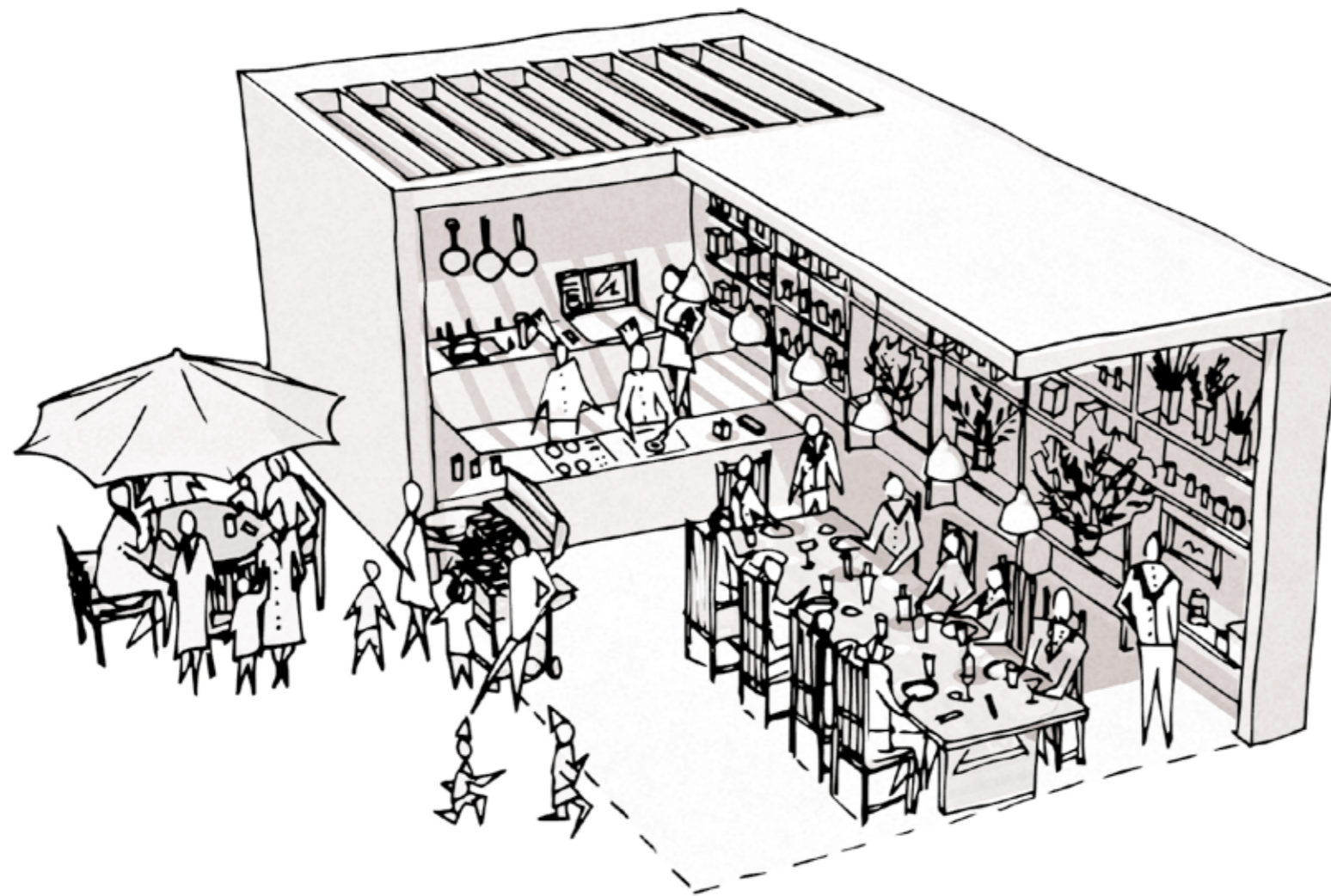
- Housing gardening tools
- Supporting an active community gardens
- Activated through gardening workshops



COMMUNITY HUBS

THE GARDEN KITCHEN

- Housing community kitchen and dining
- Supporting community celebrations and harvests from potting sheds and local food productions
- Activated by visiting supper clubs recipe swapping



SELF-BUILD AREAS

“I am interested in finding a small plot of land for my own personal first home self-build project.”

The ambition at Bailrigg Garden Village is to create a high-quality environment with character that will grow and support a thriving new community.

As part of this, Bailrigg Garden Village should offer the opportunity for individuals to pursue self and custom-build housing projects.

Self and custom-build housing can be defined as new build housing where someone directly organises the design and construction of their new home.



VILLAGE CENTRE

Education



Open Space



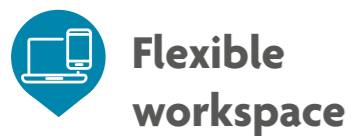
Community



Commercial



Employment



“A village centre should have a newsagent, pharmacy, convenience store, post office, village hall, place of worship and a pub.”

“If you aspire to build a village, build a village - with the community at heart.”



WORK SPACES IN THE GARDEN VILLAGE

Covid-19 has driven and accelerated the shift in working patterns, from traditional office to home-office. This change is expected to continue post-Covid, with many prioritising to work close to home and reduce commuting times.

Whilst keeping the traditional office and high-street scenes alive, we acknowledge the range of activities/businesses that might be appropriate within the mainly residential areas, including, but is not limited to:

- Craft workshop and showroom – eg. dressmaker, cabinet maker, etc.
- Small office – eg. graphic designer, architect, IT professional, etc.
- Artist's studio
- Hairdresser
- Artisan cake maker/ baker
- Small scale storage/workshop – eg. plumber, electrician, etc.



SMALL SCALE WORK SPACES

GARDEN STUDIO / HOME OFFICE

Around low-density areas, many homes will have large enough gardens to accommodate stand-alone studio/office buildings within the garden.

Where possible these will be designed and located to facilitate independent access without the need to pass through the existing home.

CONVERSION OF EXISTING GARAGE

Appropriate workspaces may be created through the conversion of an existing garage, subject to it no longer being required.

It is envisaged that garages may become less important over time as alternative means of personal transportation become more widespread (eg. shared use of autonomous vehicles).

EXTENSION OF DWELLING

In some locations, it might be possible to provide new workspace instead of homes, or workspace with residential above.

The provision of new workspace at ground floor level is strongly encouraged, and more in keeping with the Garden Village ethos of inclusivity.



Craft workshop for local community

Small pottery studio - photo courtesy of Melisa Dora Ceramics (www.melisadora.com)

Cluster of workshops/shops close to High Street - Helmsley, North Yorkshire



FLEXIBLE CO-WORKING

THE STUDIO

Housing co-working hot desks
Supporting flexible working
Activated by start-up support

“One of the most obvious changes might be that people would prefer one or even two dedicated home-office rooms in each dwelling. A community work hub might also be very well appreciated.”



OUTDOOR & SMART WORKING

“Digital transformation will have a profound effect on our ways of working and living. This is obviously tricky to plan for but as we’ve seen in the last year things are changing fast.”



Structure. Temporary / permanent pavillions set in the landscape provide shelter and the opportunity to conduct meetings with an element of privacy.



Furniture. A range of individual and grouped seating areas provide flexibility and opportunity for collaboration between users.



Smart Furniture: Multi functional furniture providing wi-fi hotspots, solar powered charging points for electrical devices. These devices typically contain air quality sensors to monitor environmental changes

DAY IN THE LIFE

HUONG, STUDENT, 19

Huong is living with her parents close to the canal and woodlands. She is studying at the Lancaster University and working part time in the village centre cafe. She loves peaceful morning cycle to the university and evening walks with her family in beautiful drumlin landscape.



1 8:30 - 9:30 Cycling to the campus



2 9:30 - 12:30 Attending lectures at Lancaster University



3 13:00 - 16:30 Working in the village centre cafe



4 17:00 - 19:30 Walking home through the drumlin landscape

DAY IN THE LIFE

DAVID, LOCAL FARMER, 59

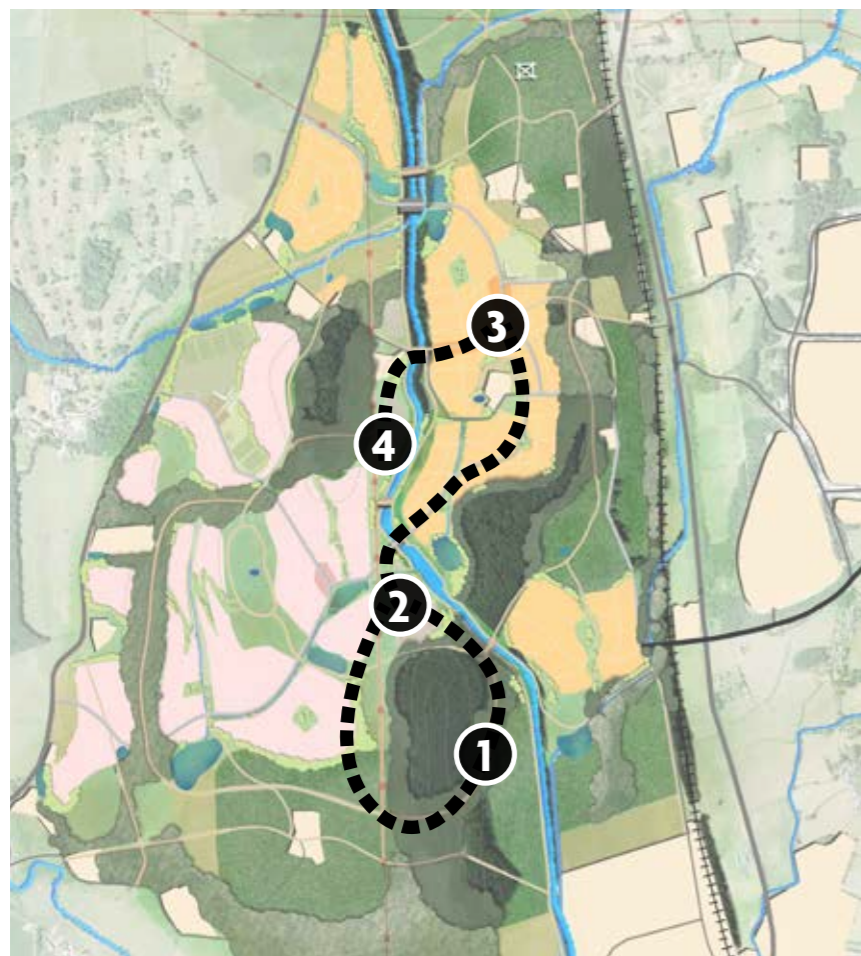
David is working on the farm close to the Lancaster canal. He is supplying local cafe and convenience store with fresh dairy and meats and feels that he is an important member of local community. He enjoys a peaceful walk with his dog in the forest and a pint of beer in the local pub's garden with his neighbours and friends.



1 8:00 - 8:30 Morning walk with the dog



2 9:00 - 15:00 Working on the farm



3 15:00 - 17:30 Taking fresh dairy produce to local shops and restaurants



4 18:00 - 19:30 Enjoyng a pint in the local beer garden

NEXT STEPS

END MARCH TO 6 MAY 2021 ELECTION PERIOD

LATE MAY/EARLY JUNE 2021

LAUNCH NEXT STAGE - MASTERPLANNING AND DESIGN CODING

CONTINUED WORKING WITH:

























- **CITY & COUNTY COUNCIL**
- **RESIDENTS & COMMUNITY GROUPS**
- **UNIVERSITY**
- **LANDOWNERS & DEVELOPERS**
- **STATUTORY AUTHORITIES**
- **OTHER STAKEHOLDERS**

WE WILL BE BACK!

www.BailriggGardenVillage.co.uk

DRAFT MASTERPLAN FRAMEWORK

KEY

-  Existing settlements
-  Burrow Heights viewpoint
-  Water courses
-  Existing roads
-  Junction 33 Link Road Option 1
-  Railway line
-  Overhead power lines
-  Village development parcels
- Current plan period (2022-2031)
-  Residential parcels
- Future plan period (commencing 2031)
-  Indicative village centre and areas for denser development
-  Key sustainable transport routes through the village
-  Key foot/cycle path
-  Indicative attenuation ponds
-  Additional residential potential
-  1 Green buffer to South Lancaster
-  2 Green buffer to Galgate
-  3 Retained ancient woodland
-  4 Proposed woodland
-  5 Open green space
-  6 Agroforestry
-  7 Productive landscape
-  8 Grazing land
-  9 Primary school
-  10 Secondary school

Housing numbers are consistent with the Lancaster District Local Plan 2020

