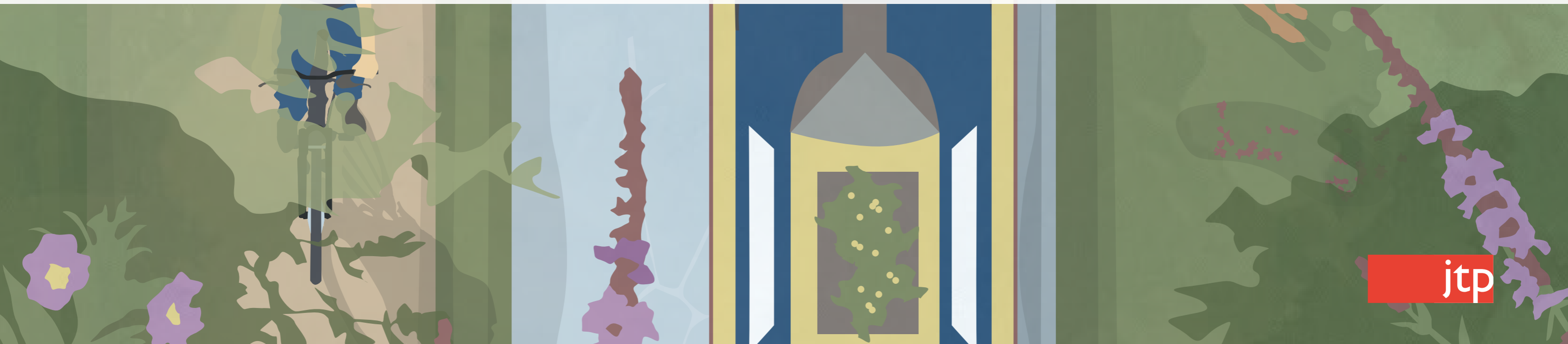




BAILRIGG GARDEN VILLAGE

COLLABORATIVE PLACEMAKING

JANUARY 2021



THE TEAM



**FARRER
HUXLEY**



ABOUT JTP

The scope of our services extends from the city to the building, encompassing everything in between – towns, neighbourhoods, streets and spaces; from remaking the old to creating the completely new.

Beginning with large scale strategic placemaking, and evolving through community planning, visioning, masterplanning, regeneration and on to architecture, our holistic approach delivers continuity, integration and focus of effort through the different stages of its execution.

List of services

- Vision-led Projects
- Building Advocacy & Consensus
- Creating Value
- Delivering Consents



HOW WE WORK

We approach all our projects through a process of understanding, engaging, and creating, which together we call ‘Collaborative Placemaking’.

This means putting people at the heart of the creative 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 build a vision together. This leads to places that are vibrant, valued and sustainable from the outset.



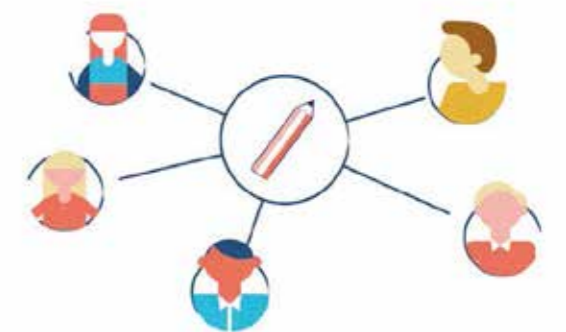
UNDERSTANDING

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



ENGAGING

Engaging stakeholders and clients encourages understanding, creates shared ownership, and allows the construction of a collective vision.



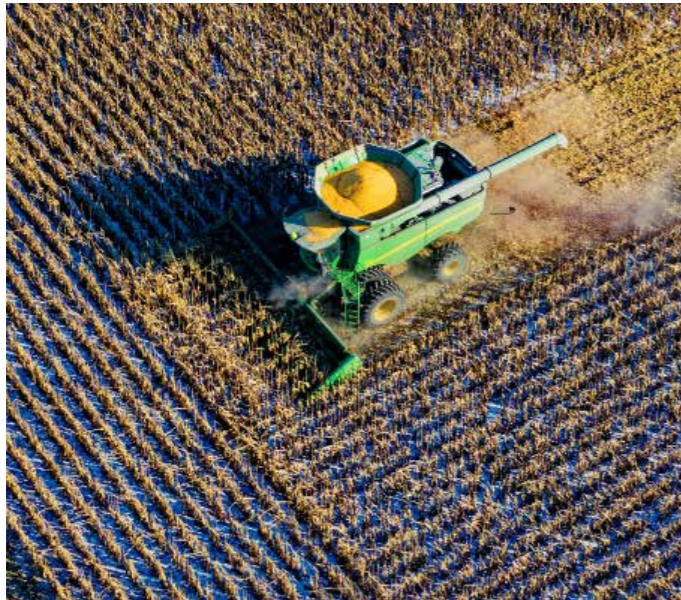
CREATING

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.

DELIVERING NEW



WORKING WITH THE WILDLIFE TRUST



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

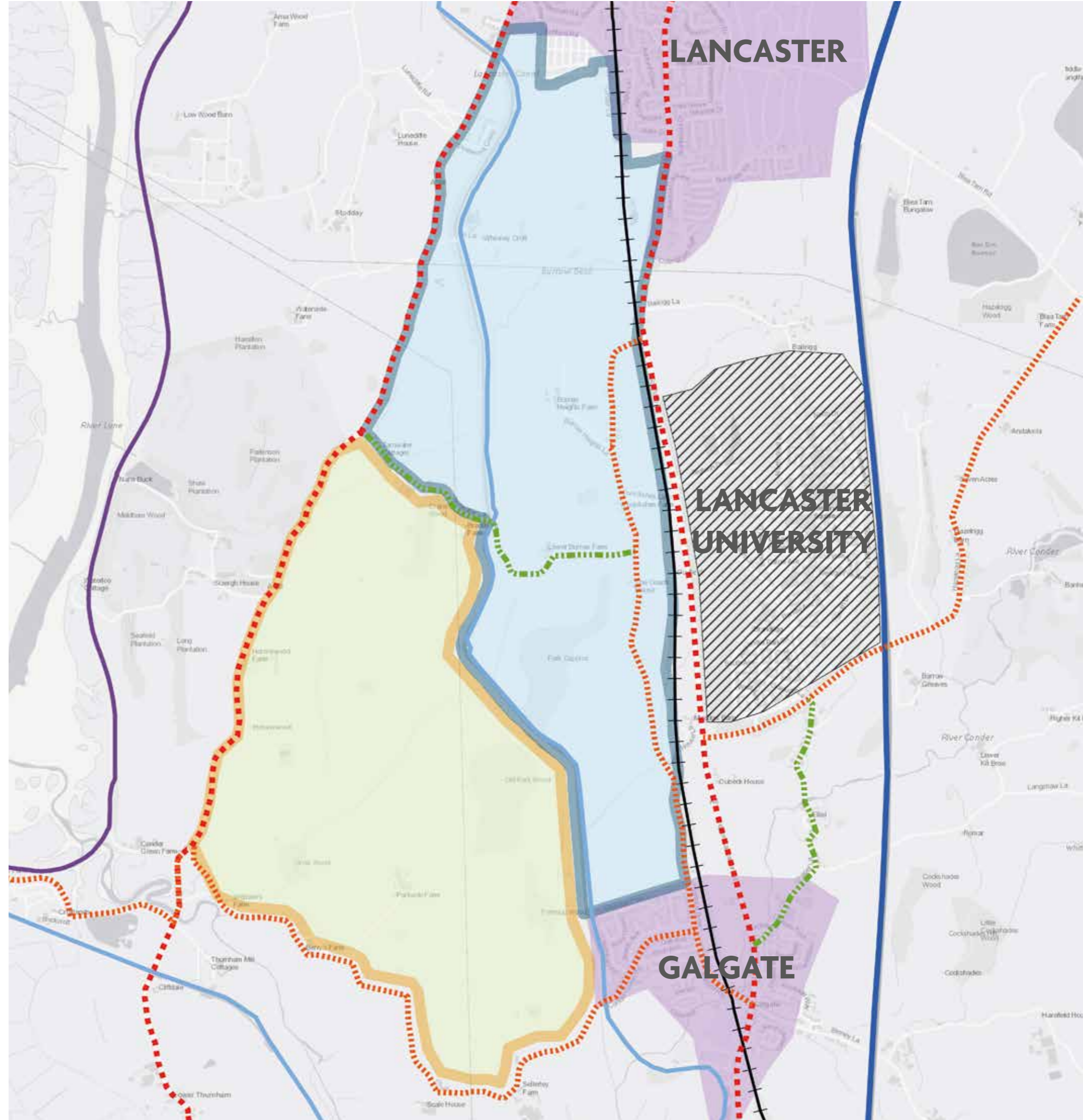
designed to be resilient places that allow for changing demographics, future growth, and the impacts of climate change including flood risk and water availability, with durable landscape and building design planned for generations to come. This should include anticipation of the opportunities presented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

Source: Garden Communities (MHCLG, Aug 2018)

THE SITE

KEY

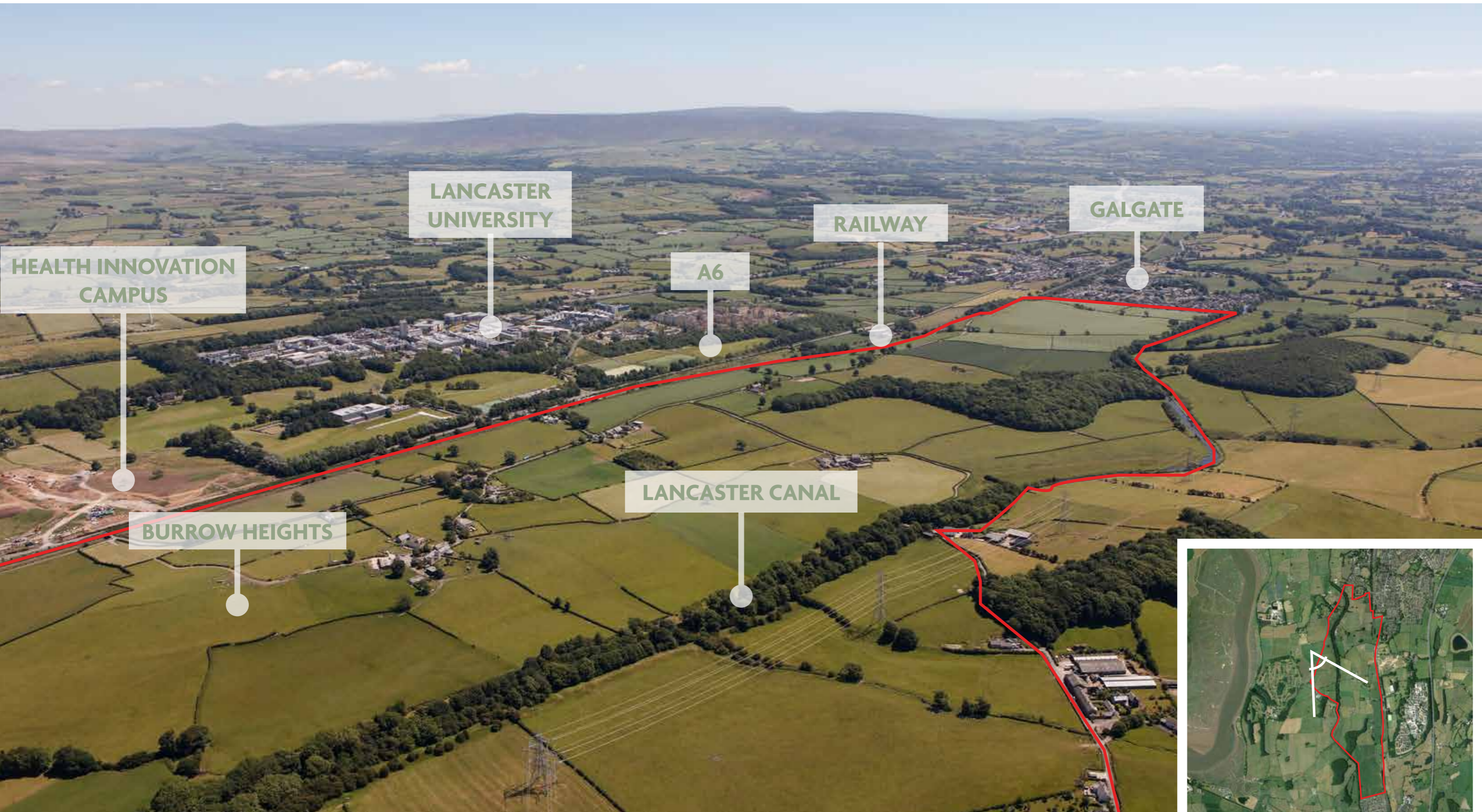
-  Indicative development area commencing 2022-2031
-  Potential development area commencing 2031
-  Existing settlements
-  Lancaster University Campus
-  Cycle track
-  Canal
-  Railway
- Highway**
-  A Road
-  B Road
-  Unclassified
-  M6



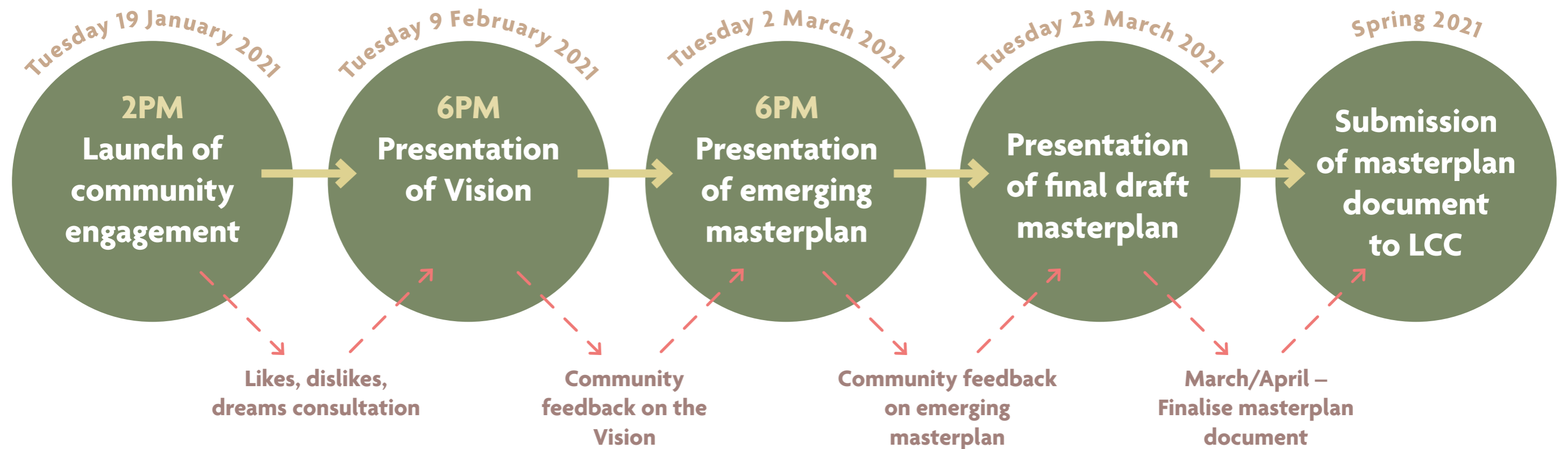
THE SITE



THE SITE



COLLABORATIVE PLACEMAKING



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

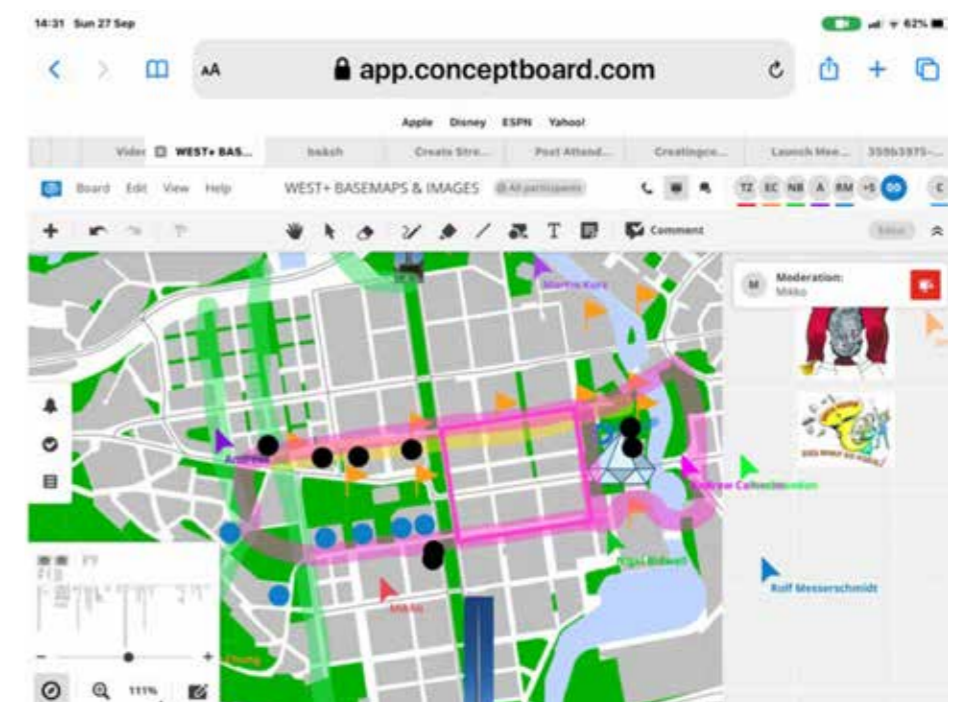
Tuesday 23 March 2021 - Final Masterplan Report Back Presentation via Zoom

- Newsletter 4 with Final Masterplan
- Website updated

STAGE 5

April 2021 - Masterplan Framework submitted

www.BailriggGardenVillage.co.uk



Virtual 'Hands on Planning'



Virtual workshop

LAUNCH AND NEWSLETTER

NEWSLETTER 1 WITH QUESTIONNAIRE

BAILRIGG GARDEN VILLAGE
NEWSLETTER - JANUARY 2021

HELP SHAPE PROPOSALS FOR BAILRIGG GARDEN VILLAGE

Lancaster City Council would like to know your ideas on how to shape the proposals for Bailrigg Garden Village, just south of Lancaster. The Garden Village will be a distinct community, with new homes to meet all needs and incomes, and opportunities for business creation and growth. It will fit in well with the countryside and local heritage assets, including the canal, and make these areas better for people to enjoy and for nature recovery through innovative environmental improvements and sustainable water management. The City Council has appointed architects JTP to engage with the local community and prepare a masterplan for Bailrigg Garden Village and a design code to guide future development.

HAVE YOUR SAY!


From January to March a range of consultation activities will be held to present the background to the Garden Village and gather ideas on possible uses for the site and its relationship with the surrounding area.

FIRST STEP

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 by visiting BailriggGardenVillage.co.uk to view more background information on the site and click through to "Create Communities" platform to make your comments. Alternatively, please fill in the postcard form on this newsletter, detach it and mail it back to JTP by Freepost - no envelope or stamp required. We welcome comments by **Tuesday 2 February 2021**.

For regular updates please visit: www.BailriggGardenVillage.co.uk

Bailrigg Garden Village community planning process is being organised by JTP on behalf of Lancaster City Council. For more information please visit BailriggGardenVillage.co.uk or contact the JTP community planning team at community@jtp.co.uk or on Freephone 0800 012 6730.



BAILRIGG GARDEN VILLAGE
NEWSLETTER - JANUARY 2021

PLANNING BACKGROUND

In July 2020 Lancaster City Council adopted a new Local Plan for the district. This included the designation of a broad Location for Growth in south Lancaster, including the expectation for a new Garden Village development known as Bailrigg Garden Village.

The City Council is now 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.

The City Council is committed to delivering the opportunities in this location and integrating with the surrounding area, including the University, to achieve the ambitions to:

- Create a new village that meets all housing needs, with homes for sale and rent; private and affordable, as well as bespoke housing for the elderly;
- Provide opportunities for business creation and growth;
- Create living and working environment with the highest standards of placemaking and an ambition for zero carbon builds and sustainable living;
- Create a village for both people and wildlife to thrive, with innovative environmental improvements and sustainable water management; and
- Improve sustainable movements and connectivity to the city and the surrounding settlements.

The masterplan will also explore the extent to which the Garden Village might grow in the future (from 2031) and look beyond the existing boundaries set out in the Local Plan to discover the potential for future phases and growth options. This exploration will focus on land identified to the west of the Lancaster Canal.

COVID-19

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

We would like to hear your views about the development of the Bailrigg Garden Village. Please fill in the form opposite or online at www.BailriggGardenVillage.co.uk.



HAVE YOUR SAY!

In the first stage of the consultation, 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 BailriggGardenVillage.co.uk to view more background on the proposals and go through to the "Create Communities" platform to make your comments or by filling in this postcard, detaching it and mailing it back to us by Freepost - no envelope or stamp required. We welcome comments by **Tuesday 2 February 2021**.

WHAT SPECIFICALLY DO YOU LIKE ABOUT THE SOUTH LANCASTER AREA?

WHAT SPECIFICALLY DO YOU DISLIKE ABOUT THE SOUTH LANCASTER AREA?

WHAT ARE YOUR DREAMS FOR THE FUTURE OF BAILRIGG GARDEN VILLAGE AND ITS RELATIONSHIP WITH THE SURROUNDING AREA?

NAME _____

EMAIL _____

Thank you for taking time to complete this questionnaire. We will collate the answers received to use in the design process to help with creating the Vision for Bailrigg Garden Village. We will present this Vision with the community on Tuesday 9 February 2021 via Zoom and by newsletter and ask for your comments to feed into the further development of the proposals.

PERSONAL DATA PROTECTION

Full details of how your personal information will be processed, managed and retained can be found online in the Privacy Notice at www.jtp.co.uk/projects/. Community planning JTP will retain your details in order to communicate with you about the Bailrigg Garden Village project up to and including the submission of a planning submission. We may share your personal details with the project team but not with any other third parties.

BAILRIGG GARDEN VILLAGE
NEWSLETTER - JANUARY 2021

Return to Freepost JTP





Bailrigg Garden Village community planning process is being organised by JTP on behalf of Lancaster City Council. For more information please visit BailriggGardenVillage.co.uk or contact the JTP community planning team at community@jtp.co.uk or on Freephone 0800 012 6730.

WEBSITE AND CREATE COMMUNITIES PLATFORM





www.BailriggGardenVillage.co.uk

Visit the website 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.

BACKGROUND EXHIBITION

BAILRIGG GARDEN VILLAGE  
LAUNCH EXHIBITION - JANUARY 2021

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




OUR WORKSHOPS UNCOVER THE THINGS THAT MATTER MOST TO PEOPLE


WE LISTEN




WE DEBATE




WE DRAW TOGETHER



WE CREATE NEW PLACES AND BREATHE LIFE INTO OLD ONES



www.BailriggGardenVillage.co.uk

BAILRIGG GARDEN VILLAGE  
LAUNCH EXHIBITION - JANUARY 2021

COMMUNITY PLANNING

COMMUNITY PLANNING PROCESS

Tuesday 19 January 2021

Launch of community engagement

Likes, dislikes, dreams consultation

Tuesday 9 February 2021

Presentation of Vision

Community feedback on the Vision

Tuesday 1 March 2021

Presentation of emerging masterplan

Community feedback on emerging masterplan

Tuesday 23 March 2021

Presentation of final draft masterplan

March/April - finalisation of masterplan document

Spring 2021

Submission of masterplan document to LCC

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 8732.

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.

VIRTUAL DIALOGUE WORKSHOP





VIRTUAL 'HANDS ON PLANNING'




VIRTUAL 'REPORT BACK' PRESENTATION



www.BailriggGardenVillage.co.uk

BAILRIGG GARDEN VILLAGE  
LAUNCH EXHIBITION - JANUARY 2021

BACKGROUND



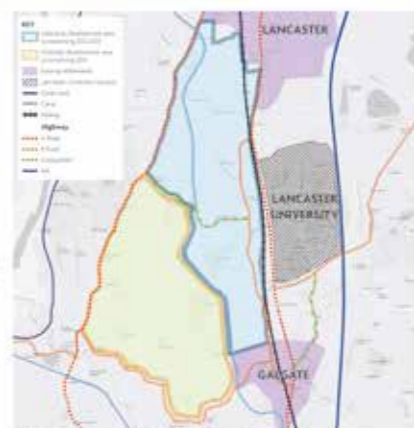
In July 2020 Lancaster City Council adopted a new Local Plan to 2031 for the district, which includes the designation of for a new settlement known as Bailrigg Garden Village, south of Lancaster.

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.

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 - Area of Search for Development


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 A61 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 publicly 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.



M6 Junction 33 Link Road Options (2020)

www.BailriggGardenVillage.co.uk

ENGAGING WITH THE COMMUNITY ONLINE

VIRTUAL 'REPORT BACK' PRESENTATION



TEAM WORKING



CONSENSUS MASTERPLAN



COMMUNITY PLANNING PROCESS

REPORT BACK BROADSHEET

Kennett Garden Village Community Planning Weekend REPORT BACK BROADSHEET

8 November 2016



The green space along the traffic-calmed road incorporates a safe foot and cycle path overlooked by houses.

A VISION FOR KENNETT GARDEN VILLAGE

Around 130 members of the local community were engaged before and during the Kennett Garden Village Community Planning Weekend, held on Friday 4 and Saturday 5 November at Kennett Primary School. The aim of the Weekend, facilitated by JTP on behalf of local developers Palace Green Homes, was to create a Vision for a sustainable new neighbourhood on land off Station Road to the north of Kennett railway station.

Whilst there is some concern about the scale of the proposals, many people recognised that there is a need for new homes for the younger generation and that, if done well, the new garden village could bring significant benefits to the existing community.

Key outcomes from the process are to:

- provide a range of attractive housing, including affordable housing for people on local wages, in a high quality landscaped setting;
- provide a new village green surrounded by housing and new community amenities, including new school premises;
- provide enterprise space for employment and training opportunities;
- work hard to create a strong community integrating old and new Kennett;
- address the current concerns over the traffic and movement, particularly HGVs, test options and develop acceptable solutions;
- provide quality pedestrian and cycling links/paths;
- provide a range of growing spaces.

green spaces and routes to help foster an active and healthy community and provide wildlife habitats;

- continue the community participation process as the proposals are developed with the Kennett Community Land Trust playing a key role.

Following the public workshops the JTP team analysed and summarised the outcomes and drew up an illustrated Vision for the garden village, which was reported back to the local community on Tuesday 8 November.

The design team will now work in close partnership with Kennett CLT, Kennett Parish Council and the wider community to develop the proposals. It is anticipated that an Outline Planning Application will be submitted in 2017.

Kennett Garden Village Report Back Broadsheet KEY THEMES

8 November 2016

The following themes represent a summary of the views of participants over the Community Planning process which culminated at the Community Planning Weekend. All quotes are from community participants unless otherwise stated.



PRINCIPLE OF DEVELOPMENT

Some of the garden village proposal has been accepted by some Kennett residents but there is a lot of scepticism from many that expanding the village could bring benefits if it is done in a way that respects the community, landowners and the environment. Many participants share the aspiration to create a village, integrated with "Old Kennett", with a mix of housing, including affordable housing, for people on local wages, and with a range of community amenities. Kennett Community Land Trust should provide the framework for community involvement and the delivery of community benefits.

Some people have moved to the area because they want a rural village - I don't want the development but I know it's progress has to happen.

Some people don't want it at all, but in 2016 there is a pressure to deliver housing for the younger generation, so it will happen.

KENNETT GARDEN VILLAGE

The garden village will include a range of housing, a balanced, supportive community, including allotments, set in a high quality landscape with a network of greenways and a mix of community

amenities. Enterprise and employment opportunities will be important to ensure that it does not become a dormitory estate for commuters. It is crucial that the development includes safe pedestrian foot and cycle-ways with links to and from the station, "Old Kennett", the church and surrounding countryside. The combination of quality of build with affordability is a key.

"The key words are 'garden' and 'village!'"

"We need an attractive village that becomes a healthy place to live and work."

CREATING COMMUNITY COHESION

The ribbon layout of existing Kennett has resulted in a dispersed community. Whilst the playing field is home to local sports, a regular car boot sale and a new community hall is soon to be built, the dominance of traffic, the lack of community spaces and the lack of parking and lingering space near the school all create little opportunity to create a strong community feel. The garden village will incorporate a variety of community meeting spaces, including a village green, allotments, community gardens and active recreation areas for people of all ages. The process of change must build community as well as delivering a high quality physical solution.

"We are rock bottom when it comes to what community is - if the development can create a true community we may end up with something better than what we have now."

"Let's have lots of people out and about chatting to each other and smiling."

TRAFFIC THROUGH THE VILLAGE

The traffic, particularly HGVs, along Station Road and Dane Hill Road is a major concern for villagers and impacts on daily life. There is also concern that the new development will add to the volume of traffic and exacerbate the situation. The new development should provide opportunities to investigate a range of options to improve the existing situation and provide a range of high quality travel options within, around and through the village.

"Sort the road out and everything else will fall into place."

"You need to SLOW the traffic, not STOP it."

ILLUSTRATIVE MASTERPLAN

KEY

- Existing School (to become pre-school)
- Pavilion and new Village Hall
- Kennett Station
- New Village Green and pond
- New premises for Kennett Primary School
- Shop / Bakery / Café / Farmers market
- GP surgery
- CLT office / Home working hub
- Landscaped strip and set back pedestrian / cycle path
- Pedestrian crossing points
- Employment area
- New station car park
- Tumulus
- Tumulus Meadows / Linear park
- View point
- Community orchard
- Orchard Tree Crescent
- Self-build housing
- Pocket neighbourhoods
- Allotments
- Possible vehicular access
- St Nicholas Church

