

BAILRIGG GARDEN VILLAGE

VISION NEWSLETTER - FEBRUARY 2021

Create a place where people and wildlife can thrive. A place that is sustainable, eco-friendly with cycle tracks and walkways.



THE VISION FOR BAILRIGG GARDEN VILLAGE

Over 800 comments were received during Stage 1 of the Bailrigg Garden Village masterplanning community consultation. These are some of the ideas that emerged for the new garden village:

- A mix of well designed, energy efficient homes for people of all income levels and at all stages of life
- A village centre at the heart of the garden village with a range of amenities
- A high proportion of land left undeveloped with key landscape features and habitats retained and enhanced, with improved access for the community and scope for a range of activities and land uses
- Sustainable transport provision with a focus on cycling, walking and public transport, whilst accommodating the car
- Local employment & training with office space and workshops served by excellent broadband
- A focus on building a strong and supportive community, well resourced with facilities and activities.

The Vision for Bailrigg Garden Village was reported back on Tuesday 9 February. During the consultation held over two weeks in January 2021, comments were received on the Create Communities platform, by postcard, and via the BailriggGardenVillage.co.uk website comments form. In addition, a number of meetings were held with community groups and local stakeholders.

For more details on the consultation process and for regular updates on the masterplanning process please visit

BailriggGardenVillage.co.uk

BACKGROUND

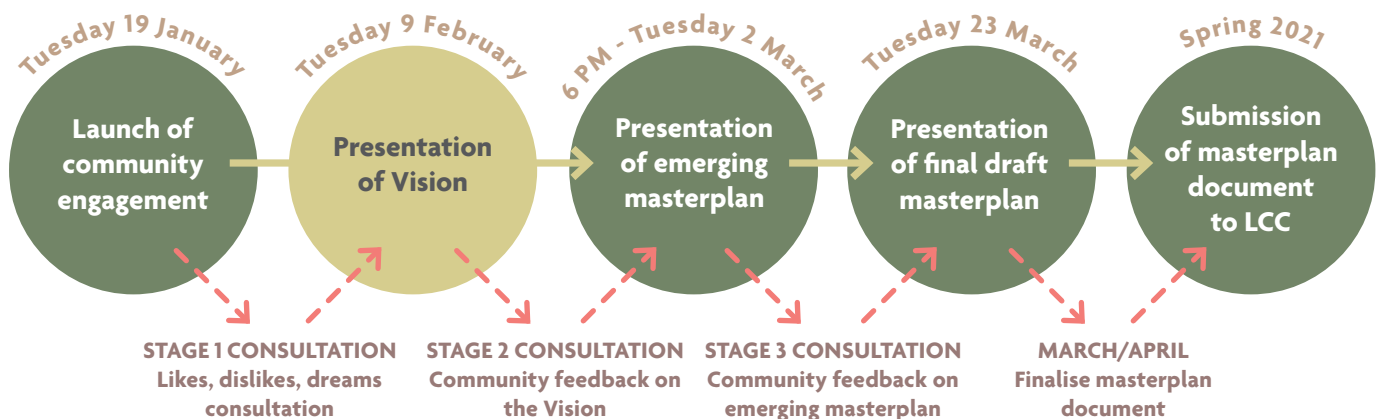
In July 2020 Lancaster City Council adopted a new Local Plan for the district. This included the designation of a Broad Location for Growth in South Lancaster, including the expectation for a new garden village development. The City Council is now working towards the preparation of an Area Action Development Plan Document (AAP) and to inform this work has appointed architects JTP to engage with the local community to prepare a Masterplan Framework for Bailrigg Garden Village by Spring 2021.

HAVE YOUR SAY!

From January to March a range of consultation activities are being held to gather ideas for the garden village and its relationship with the surrounding area. Following the presentation of the Vision on 9 February, the community is invited to send comments on the Vision by Thursday 25 February 2021. This newsletter includes a summary of the Vision. The video of the more detailed 9 February Zoom presentation and the presentation file (PDF) is available on the BailriggGardenVillage.co.uk website. Comments can be sent via the website or by writing to **Freepost JTP** (this is all you need to write on the envelope and no stamp is required).

NEXT STEPS & EMERGING MASTERPLAN

Comments received on the Vision will be fed back to the design team as they continue to develop the proposals. The next community presentation, about the emerging masterplan, will be at 6pm on **Tuesday 2 March 2021** via Zoom.

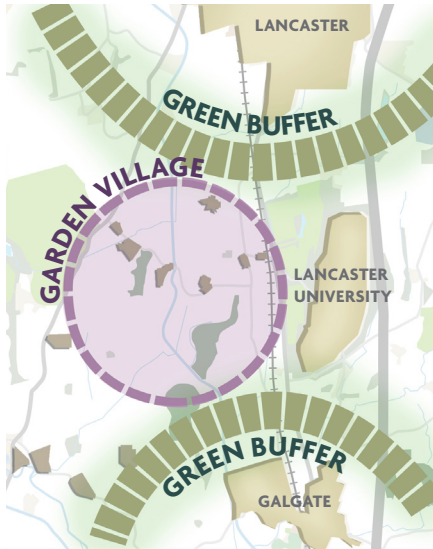


Bailrigg Garden Village community planning process is being organised by JTP on behalf of Lancaster City Council. For more information please visit BailriggGardenVillage.co.uk or contact the JTP community planning team at community@jtp.co.uk or on Freephone **0800 012 6730**.



DESIGN PRINCIPLES

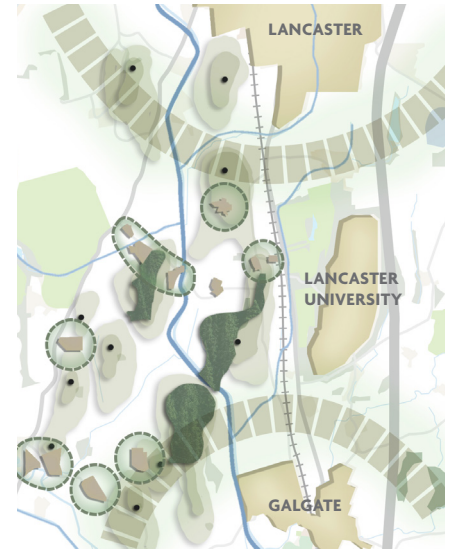
1. Distinct separation from South Lancaster and Galgate



2. Existing canal, drumlin and woodland landscapes to be enhanced



3. Respect the importance of the existing smaller settlements



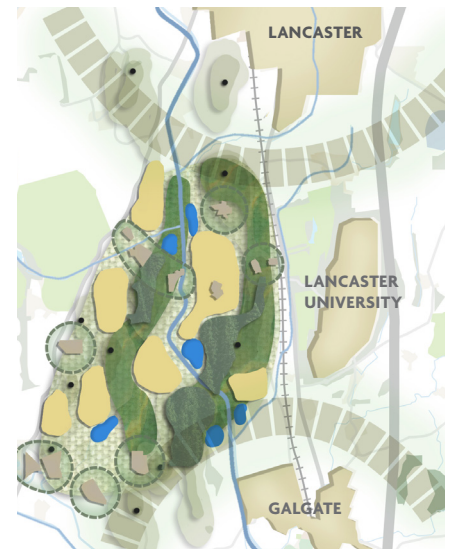
4. Enhance and increase the existing woodland and create a healthy and productive landscape



5. Potential clusters of new neighbourhoods nestled within the drumlin landscape



6. Robust sustainable drainage strategy to alleviate flooding



OPPORTUNITIES & IDEAS FOR BAILRIGG GARDEN VILLAGE

During the consultation the community made many suggestions for the garden village, with ideas including:

- A high ratio of existing landscape retained;
- A mix of housing for a balanced community including affordable homes for locals, elderly provision and homes for down-sizers
- A residency clause to avoid second home purchases and buy-to-let landlords
- A village centre – with pub, café, shops, post office, medical facilities, schools, delivery lockers, community building and playgrounds

- A supportive community – a sharing/borrowing hub, a repair barn, sports/meeting hall, allotments, foraging, community food growing and orchards
- Community cycling or outdoor sports hub (like Bristol Bike Project) with café, perhaps with indoor fitness classes in the evening
- Employment and training opportunities including a focus on the rural economy
- Creating an exemplar/pioneering eco-development with showcase low carbon/hydrogen-based heating and transport technology; incorporate eco-social housing.

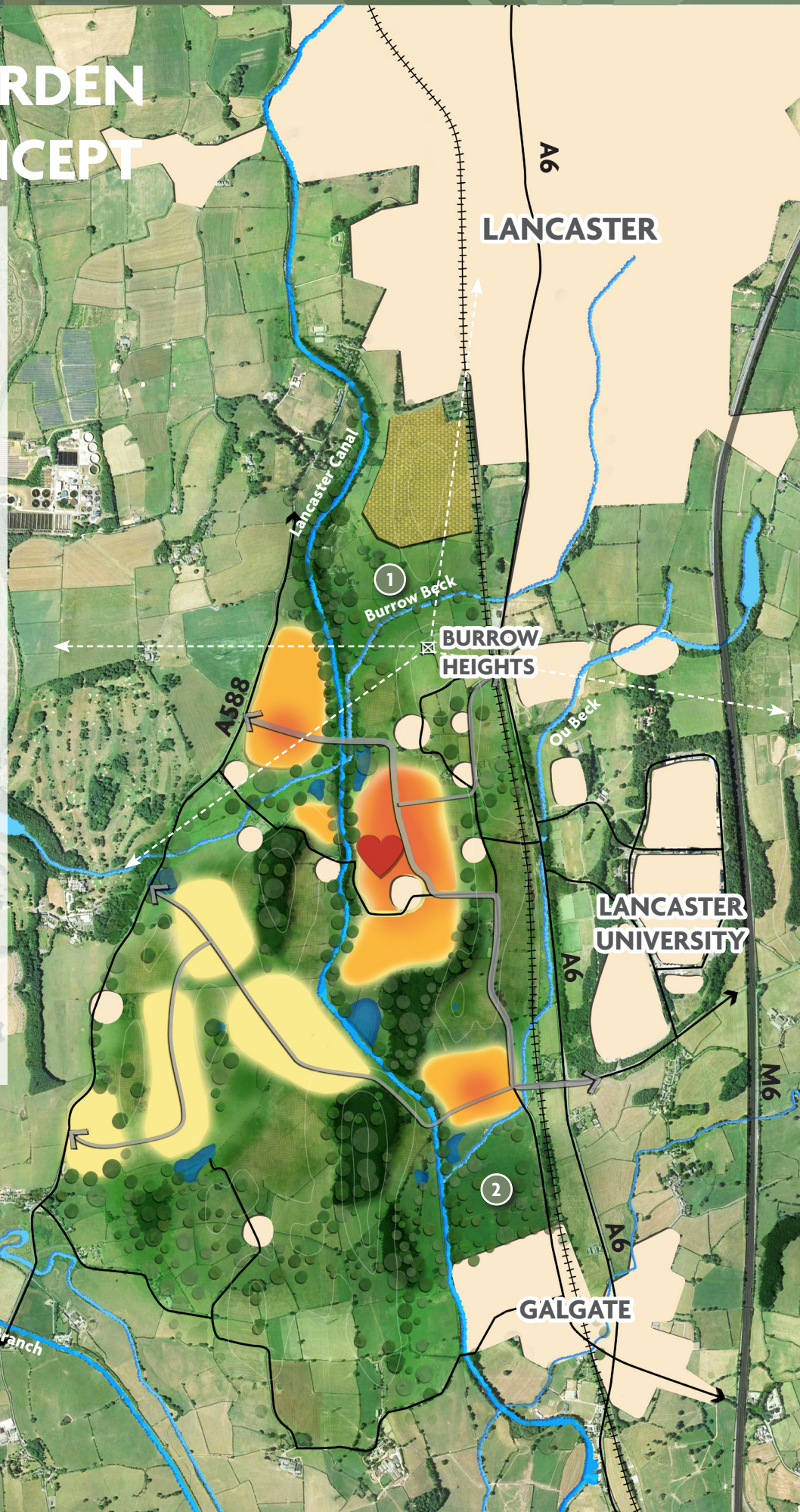
BAILRIGG GARDEN VILLAGE CONCEPT

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.
 The concept does not show all land uses required for the garden village e.g. schools.
 The concept does not show all development ambitions to date advanced by third parties.
 The concept does not show exact size and locations of proposed tree planting.



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BAILRIGG GARDEN VILLAGE

KEY THEMES

The following key themes represent a summary of the comments received in Stage 1 of the consultation process held over two weeks in January and early February 2021. All quotes are from community respondents unless otherwise stated.

PRINCIPLE & SIZE OF DEVELOPMENT

The new Local Plan (July 2020) includes the designation of a Broad Location for Growth in South Lancaster, including the expectation of a new garden village development. Some respondents do not support the principle of development in this location, and there is concern about the scale of the development. Others, however, welcome the opportunity presented by the garden village to create a distinct, high quality and sustainable new settlement to the south of Lancaster. Regardless of views many understand that we are now at the masterplanning stage and, in that spirit, participated in the process sharing their likes and dislikes about the local area and their dreams for the garden village.

This is not a garden village, it is purely urban sprawl in-fill between South Lancaster and Galgate.

This is a fantastic opportunity for a development that prioritises sustainability and well-being above profit. Keeping the wild and green aspects of the area should be a priority.

LANDSCAPE, VIEWS & HERITAGE

The community places a high value on the countryside south of Lancaster and feels that quality of life is enhanced by the proximity to views, open space and nature. Many fear the loss of green fields, ancient woodlands, access to wild spaces and much-loved areas of local landscape. Individual features have a special significance, such as the 200 year old oak tree, "the windswept tree", the beauty of rolling drumlin landscape and the panoramic views from Burrow Heights. Many people enjoy walking the network of local paths, particularly during the pandemic. There are however few suitable areas for dog walking and many paths are very muddy. New development should respect existing habitats, especially hedgerows, and there are opportunities for enhanced tree-planting, the creation of wildflower meadows, wetlands and ponds.

It's currently an oasis of calm with open countryside. No traffic noise, the smell of garlic in the woods in the spring, the glimpses of waterfowl and deer. Bluebells.

Develop a settlement that sits within the landscape or is brave enough to 'own it', rather than being apologised for with a hillocky privacy curtain.

LANCASTER CANAL - RETAIN CHARACTER & SETTING

The Lancaster canal is an historic and valued feature within the site. Its towpath is well used for walking, running, cycling and just 'being there'. Respondents were keen for the canal to remain a green corridor with a landscaped buffer and for the towpath to retain its rural character and remain a special place for watching wildlife. The towpath surface needs an improved, year round surface of sensitive design. The historic canal bridges should be carefully integrated into the masterplan and the archaeological significance of the area needs to be investigated appropriately. In certain locations the canal may be built up against, for example a well-designed inn or café, catering for locals and canal users. Water leisure activities were also suggested.

The canal is a valuable amenity with its serenity, diversity of wildlife and footpath access to unspoilt open countryside.

I would like to see a sustainable, community interest or not for profit cafe in this area, with views over the canal or countryside - a local community needs a focal point like this.

FLOODING & DRAINAGE

The issue of flooding is a major concern locally with many residents in Galgate having had their homes flooded recently and many fear that the garden village might worsen the situation. New development proposals must design-in sustainable water management and drainage solutions including upstream water retention and wetland areas. Proposals must be shared with the community as they are designed and implemented.

There is already an enormous problem with flooding in the village that cannot be contained as it is - how is building thousands of houses going to help this at all?

Design flood alleviation into the development in such a way that it will reduce runoff for the foreseeable future, including making a worst-case allowance for climate change AND ensuring that Sustainable Drainage Systems (SUDS) are properly maintained.

BAILRIGG GARDEN VILLAGE

KEY THEMES (continued)

TRAFFIC & MOVEMENT

Many people are concerned about existing traffic and the potential impact of the garden village putting more strain on village roads and bridges and the more major road network. Dangerous roads, bends and junctions were pinpointed. There are also concerns about the impact of construction traffic. However, there is an opportunity and a necessity for the garden village to develop a sustainable approach to movement and transport, with the construction of segregated cycleways to Lancaster and the University, better walking and cycling connections throughout, and an improved sustainable bus service. Existing residents would welcome safe designated routes for running, cycling and riding horses to and through the garden village. Several respondents suggested space should be set aside in the masterplan for a possible railway station / tramway in the future.

Proper design of the sustainable transport system should be an absolute priority for this garden village, focusing on how to reduce car traffic, not make more room for it.

COMMUNITY SERVICES

There are concerns about the strain on local services, school places, and the local health service. Respondents refer to the maintenance of public realm, blocked drains and litter, and the absence of dropped pavements for prams and wheelchairs. The new garden village must offer high quality community amenities and well managed and accessible public realm.

The village needs to address social housing shortage while building a balanced '15 minute' community - it will need schools, GPS etc.

BUILDING DESIGN & CHARACTER

There are negative comments about the design of new buildings in the area, the use of red brick and the impact on views. It is felt that new housing and buildings must respond to the nature and character of the rural environment, taking their cues from historic homes and farmsteads, and local building materials. There should be opportunities for small scale developers and self-build, particularly in locations where development can evolve in a similar way to that of small existing rural settlements.

I dream of being able to start a construction company to work on the village. I would like to build quality, well designed homes at genuinely affordable prices and carbon neutral, so much so that my proposed company would be a not-for-profit.

EXISTING COMMUNITIES

Many existing residents would like visual separation and a green buffer between the garden village and all existing settlements, including the existing clusters of housing within the "Area of Search" land. Existing communities also want to see investment come their way including an upgrade in internet, drainage, mains sewerage provision, etc so as not to become "the poor relations" and attention and investment should be given to nearby villages, including Glasson Dock. Local communities and businesses must be considered and worked with closely.

Bailrigg hamlet residents are particular keen that the garden village is renamed.

It needs to be sympathetic to the existing community, otherwise it could result in strong opposition."

Don't develop on the doorstep of existing residents.

COMMUNITY PARTICIPATION

There is some cynicism as to whether the consultation process was just a "tick box exercise". However, over 800 comments were received, analysed and summarised in Stage One of the consultation process and fed into the design process. In addition, local community groups and stakeholders were met virtually and all appreciated the opportunity for early discussion and follow-on meetings in due course as the masterplan develops. Following the presentation of the resulting Vision for Bailrigg Garden Village there will be two further community consultation periods before the masterplan is finalised in late March.

Feeding back what you have been told might serve some purpose but what is of real interest is how much notice you will take of it!

I would like to see an exemplar Garden Village designed in partnership with the local community, properly taking into account their hopes and fears."

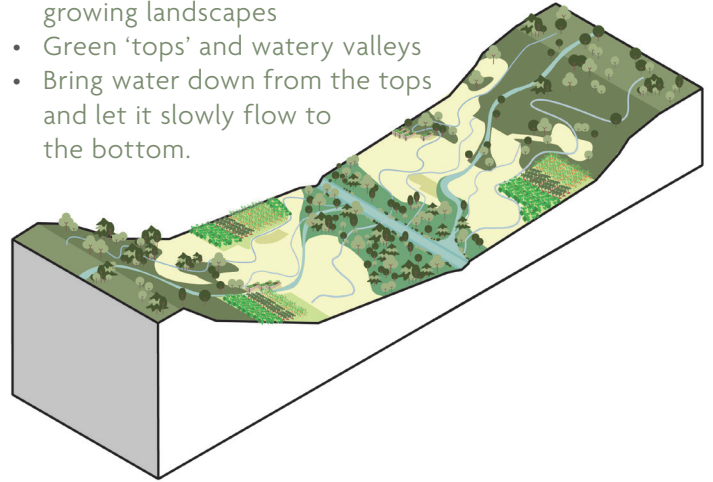
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LANDSCAPE-LED APPROACH

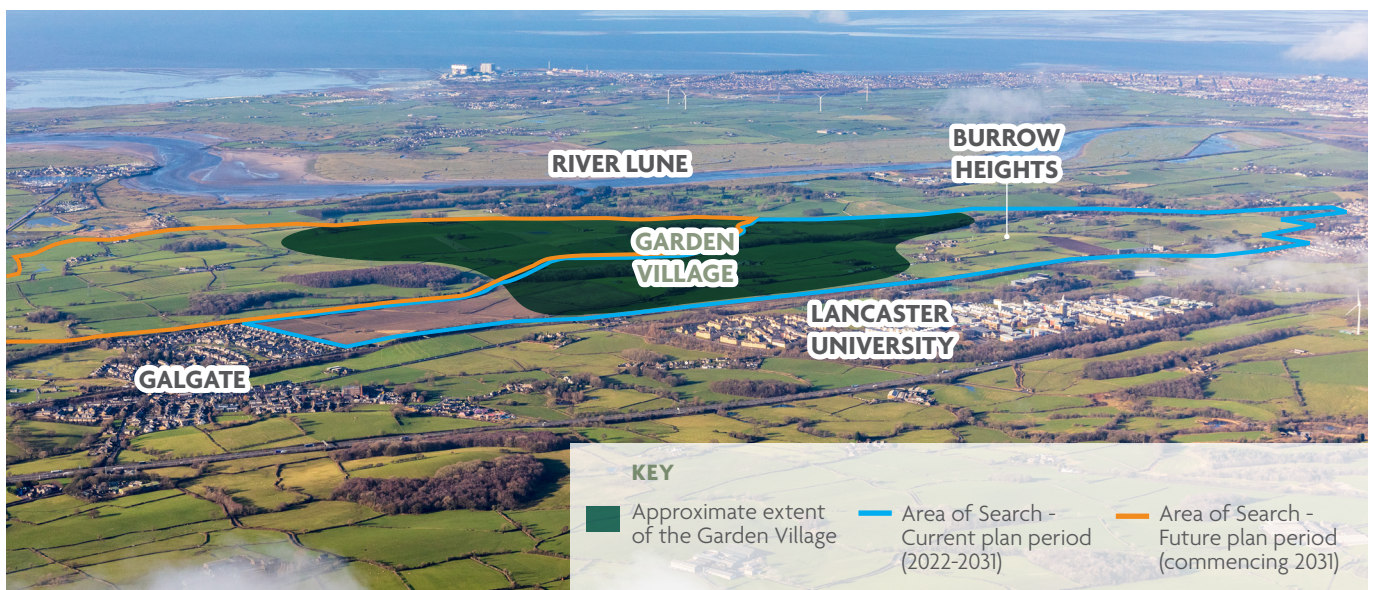
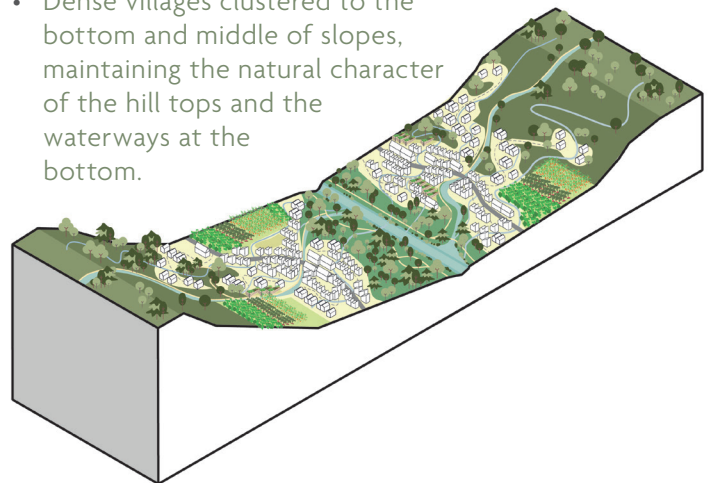
A landscape-led design approach is proposed for Bailrigg Garden Village that will support healthy lives and that is sustainable for all. Below are some of the emerging design principles for the garden village:

- Protect and enhance the unique landscape character of the wet valley areas and the canal corridor
- Protect drumlin tops to maintain the character of the landscape and connect with paths to promote access
- Design-in sustainable drainage strategies to manage water flows and storage
- Integrate food growing opportunities and productive landscape close to new neighbourhoods
- Plant new woodland areas maximising ecological and water management value
- Integrate new development on the slopes
- Create tight knit clusters of development that reflect other traditional settlements and protect surrounding landscape character
- Run key streets along the contours with views out to the drumlin landscape
- Promote non-vehicle connectivity through new cycle lanes, footpaths and bus routes as well as exploring opportunities for water taxis
- Consider orientation of slopes for passive solar design to minimise carbon footprint.

- Transforming mono-culture land into semi-natural and fertile productive growing landscapes
- Green 'tops' and watery valleys
- Bring water down from the tops and let it slowly flow to the bottom.



- Dense villages clustered to the bottom and middle of slopes, maintaining the natural character of the hill tops and the waterways at the bottom.



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