

BAILRIGG GARDEN VILLAGE

EMERGING MASTERPLAN NEWSLETTER 3 - MARCH 2021



EMERGING MASTERPLAN FOR THE GARDEN VILLAGE

Over 200 people attended the live Zoom presentation of the emerging masterplan for Bailrigg Garden Village on Tuesday 2nd March 2021. The Garden Village will be a distinct community, with neighbourhoods providing new homes to meet all needs and incomes, with a mixed-use village centre and opportunities for business creation and growth. It will fit well with the unique landscape and local heritage assets, including the canal, and make these areas better for people to access and enjoy and for nature recovery through innovative environmental improvements and sustainable water management.

“Overall, the vision for the garden village looks good to me. I like the concept of breaking it out into smaller areas and working with the contours of the drumlins.” - local resident

This presentation followed the completion of Stage 2 of the masterplanning consultation process, during which time the local community and stakeholders commented on the Vision for Bailrigg Garden Village, which had reported back three weeks earlier on Tuesday 9 February. In addition, workshops and meetings are being held with local councils, community organisations and other 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!

Following the presentation on 2 March, we are now in the third stage of the consultation and the community is invited to send comments on the Emerging Masterplan by Friday 19 March 2021. This newsletter includes a summary of the Emerging Masterplan and the video recording of the more detailed 2 March Zoom presentation and the presentation file (PDF) are available on the BailriggGardenVillage.co.uk website. Comments can be sent via the website or by using the postcard enclosed and mailing to Freepost JTP.

NEXT STEPS & EMERGING MASTERPLAN

Comments received on the Emerging Masterplan will be fed back to the design team as they continue to develop the proposals. The next community presentation of the Final Draft Masterplan will be at 6pm on Tuesday 2 March 2021 via Zoom.

LANDSCAPE

INTRODUCTION

The landscape will move from relative monoculture to permaculture, with a more mixed landscape that offers something to everyone.

LANDSCAPE PROPOSAL

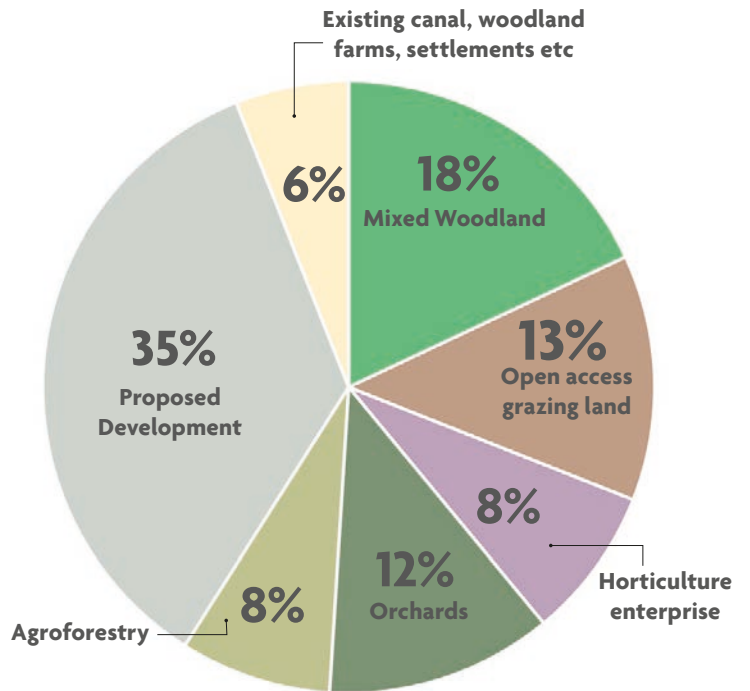
We propose a landscape-led development that prioritises green infrastructure as a primary driver of character and design. In particular, the various productive landscapes and woodlands will identify the green spaces of Bailrigg Garden Village, respecting and reinforcing the beautiful landscape quality of the area.

WORKING WITH THE EXISTING SOILS

Soil is a very good carbon storage sink and should be left undisturbed where practicable. It is a living soil with free flow of nutrients and it has been manured over the years.

We aim to...

- Increase the organic matter in the soil
- Increase the respirational rates (organisms)
- Avoid loss of carbon
- Re-use farm and resident waste to use for fertiliser and soil improvement



Approx. **59%**
of the site is proposed
green infrastructure

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



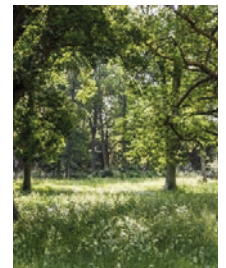
LANDSCAPE



LANDSCAPE CONCEPT PLAN

We propose:

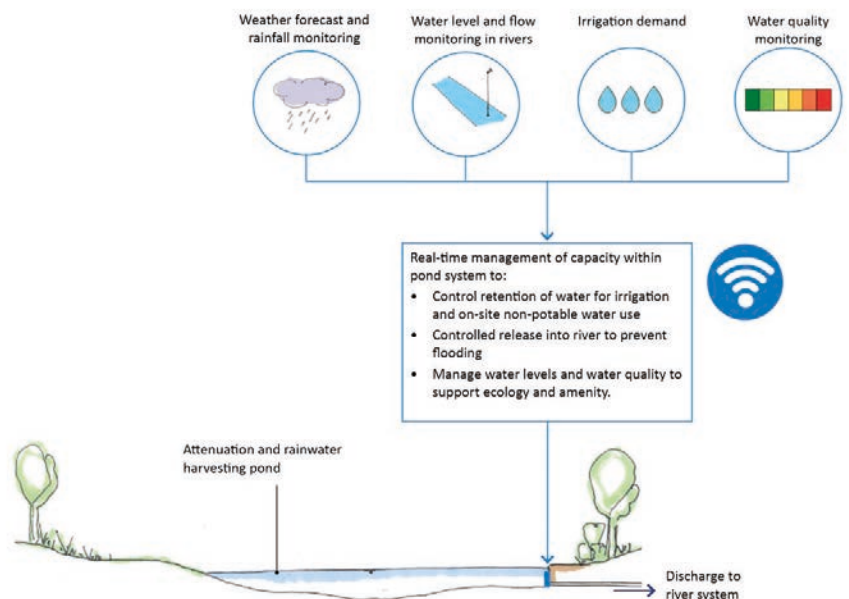
- Retention of existing settlements
- Retention of existing settlements
- Retention of existing woodland
- Mixed woodlands creating a network, re-integrating the existing pockets of ancient woodland
- Open access grazing grassland with livestock and access to public for amenity
- A network of small scale horticultural enterprises (max. 2.5- 3ha) on the best land (sunny aspect). This will include a mix of protected structures/intensive bed systems and open field production, and seasonal gardens/allotments on the edges of the settlements.
- Settlements located close to the productive land. This ensures the 'middleman' is cut out and people have direct access to food.
- Agroforestry
- Orchards
- Improvements to the canal including creation of special moments along canal edge e.g. bike fixing cafe / pub / small marina / floating market, and upgrade of surfaces to make suitable for walking but in keeping with tranquil and rural character



FLOODING & WATER MANAGEMENT

The masterplan will...

- Where possible surface water runoff from new surfaces will infiltrate to ground and any discharge to the local watercourse will be tightly controlled to not increase, and where possible reduce, local flood risk.
- Integrate new landscaped ponds within the landform to attenuate surface water runoff and will include a permanent body of water maximising ecological and amenity benefits.
- A sustainable approach to surface water drainage will be woven into all levels of the development, including swales along main roads, bio-retention systems and permeable pavement systems within development plots to control runoff and diffuse pollution at source.



EMERGING FRAMEWORK

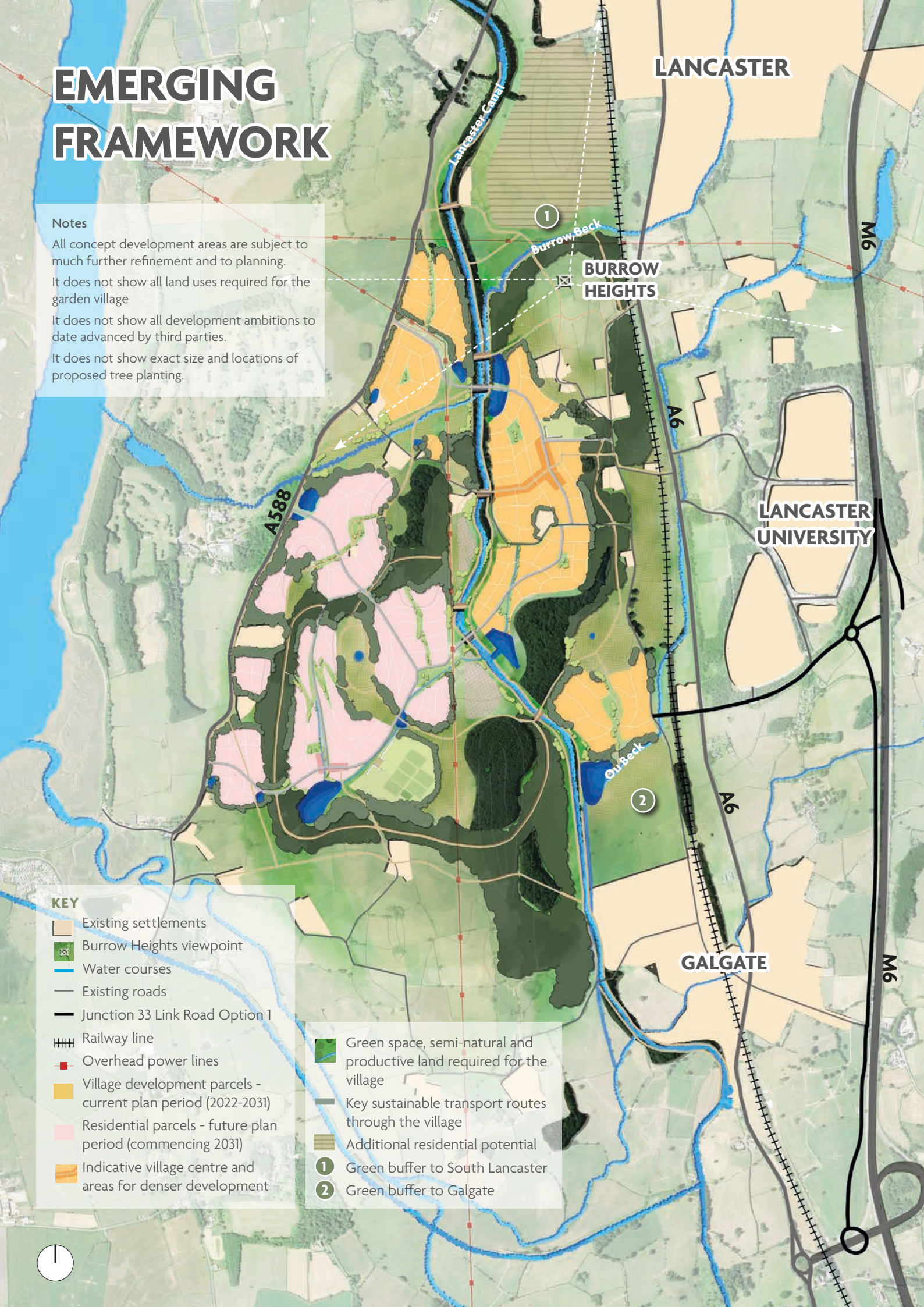
Notes

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.

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



LANCASTER

BURROW HEIGHTS

LANCASTER UNIVERSITY

GALGATE

1

2





THE VILLAGE CENTRE



The village centre will be a thriving place and destination, where new and existing residents can come together to work, shop, enjoy and gather.

Various mixed-uses will be considered, including:

Education

-  Primary School
-  Nursery



Community

-  Health centre
-  Multi-functional community space

Employment

-  Flexible workspace

Open Space

-  Productive landscape
-  Play area

Commercial

-  Convenience store
-  Retail
-  Cafe / restaurant
-  Village Square - public space for market stalls

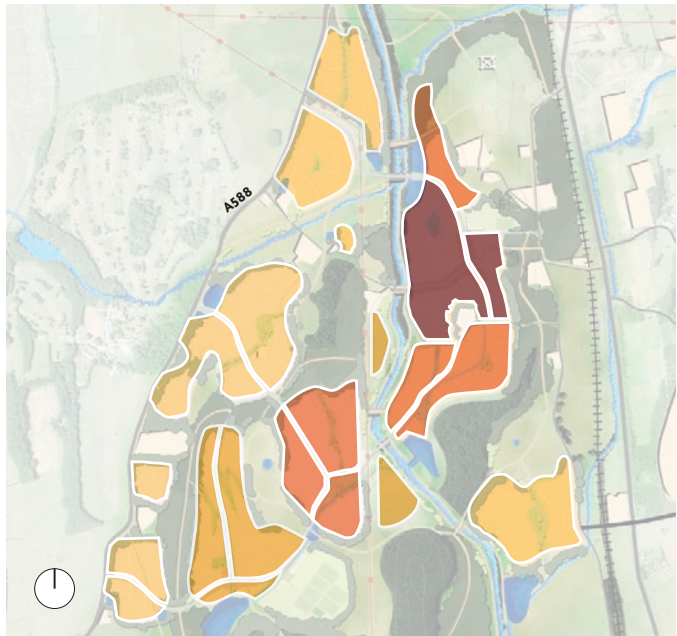


INDICATIVE DENSITY





A series of density studies have been undertaken across towns and villages around Lancashire, including Kendal, Kirkby Lonsdale, Burton-in-Kendal and Sedberg.

This study has been applied in envisioning densities for Bailrigg Garden Village to plan the new village to sit comfortably in the landscape.

Using this work it is calculated that Garden Village would deliver approximately 5,000 homes across the two plan periods.



KEY

-  Up to 80 dph
-  40 - 60 dph
-  30 - 50 dph
-  Up to 35 dph



MOVEMENT & TRANSPORT

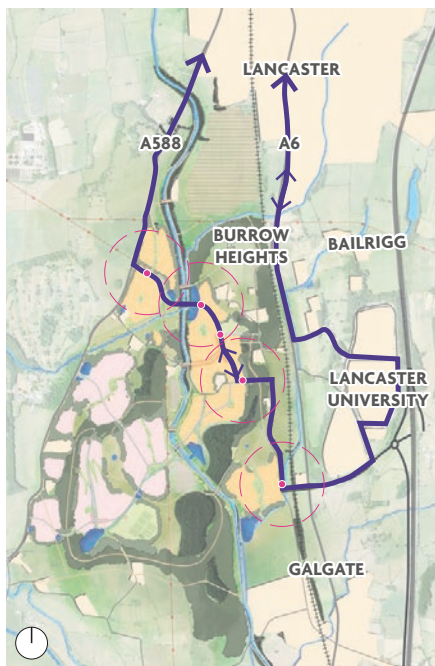
SUSTAINABLE MOVEMENTS AROUND THE GARDEN VILLAGE

A core sustainable movement route that promotes bus, cycle and pedestrian movements over car traffic.

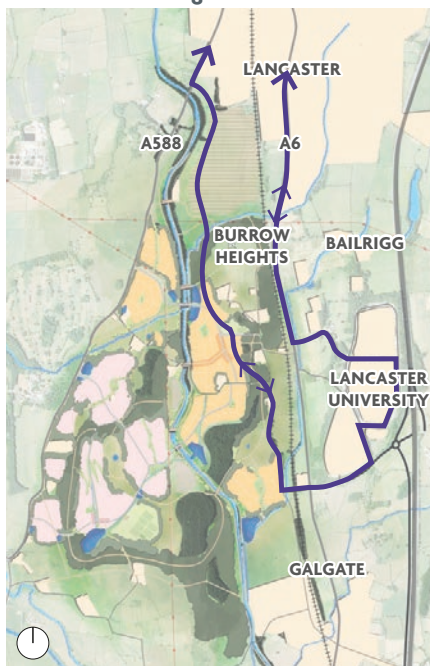
BUS ROUTES + STOPS

- Options for the core route alignment through the garden village are currently being explored.
- 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.

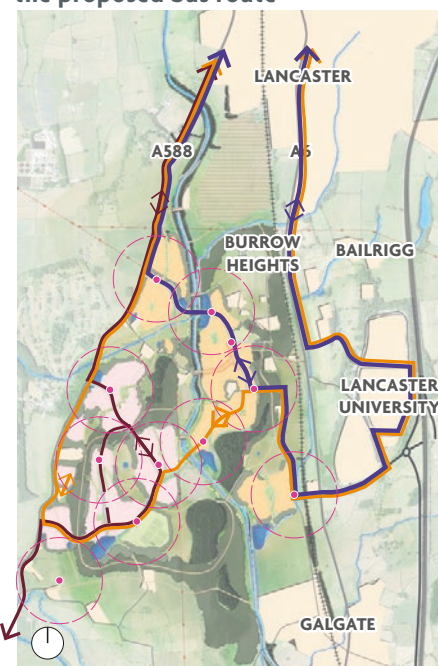
Proposed Bus Route



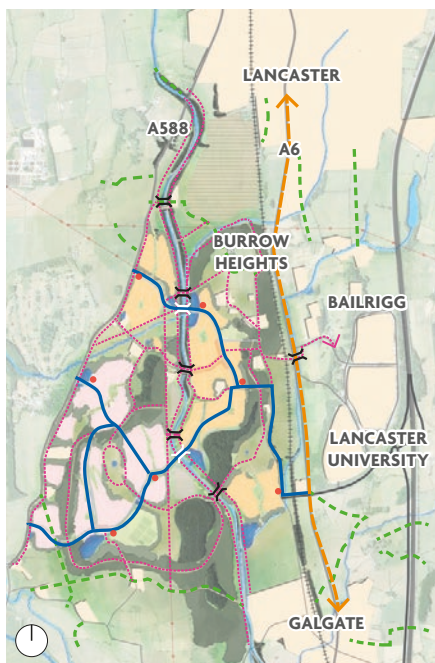
Alternative Bus Route Option through the Garden Village



Additional Bus Routes to compliment the proposed bus route



Walking and Cycling Routes



WALKING AND CYCLE ROUTES

- Network of strategic and leisure pedestrian and cycle routes will connect the garden village to the University, Glasson Dock, existing canal, lanes, PRoWs, cycle routes, bridges, drumlins and green halo.
- Quiet routes on existing roads will be for cycling and slow movements only.
- Dedicated cycle hub to park / hire bikes.



KEY

- Proposed bus route option for the current plan period
- Potential extension or additional route for the future plan period
- Potential rerouting of existing services
- Proposed bus stops
- 300m walking distance
- Existing PRoWs
- Proposed super cycleway
- Proposed strategic pedestrian and cycle routes
- Proposed pedestrian and cycle 'quiet' leisure routes.
- Existing bridges
- Proposed bridges for sustainable modes
- E-bike cycle hire hubs

SUSTAINABILITY

- Bailrigg Garden Village will be a place where people and nature coexist harmoniously. It will be an exemplar of sustainable village design, creating space for communities to thrive, nestled in the unique local landscape, whilst meeting local and national commitments for net zero carbon development.
- Following the garden village principles, clustered and compact developed areas will be surrounded by a productive and resilient green landscape, comprising pastureland, woodland, orchards and allotments, alongside a network of local waterways, including the valuable amenity of Lancaster Canal.
- The principles on the right have been used to set the overall sustainability aspirations for the development.

RESILIENCE

A restored thriving natural environment that is resilient to climate change and flooding

RESOURCES

A series of zero carbon villages embedded in a local and national circular economy

CONNECTIVITY

An accessible place which prioritises active travel and low carbon transport

COMMUNITY

A place where people can live, work, and visit with all the social infrastructure necessary for comfortable and meaningful lives

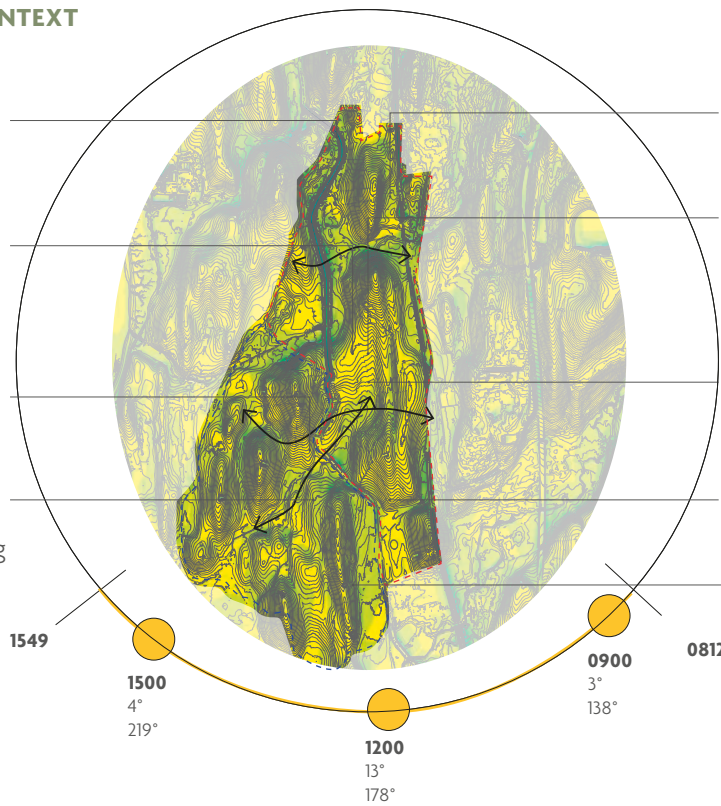
RESPONSIVE TO SITE CONTEXT

Preserve existing blue infrastructure.

Detailed microclimate analysis in dense areas to support comfortable communities resilient to future climate scenarios.

Streets and pathways follow contours to facilitate ease of cycling and walking.

Maintain ancient woodlands and existing green spaces to provide health and wellbeing benefits.



Comfortable E-W cycling routes across low gradient and shaded areas of the site.

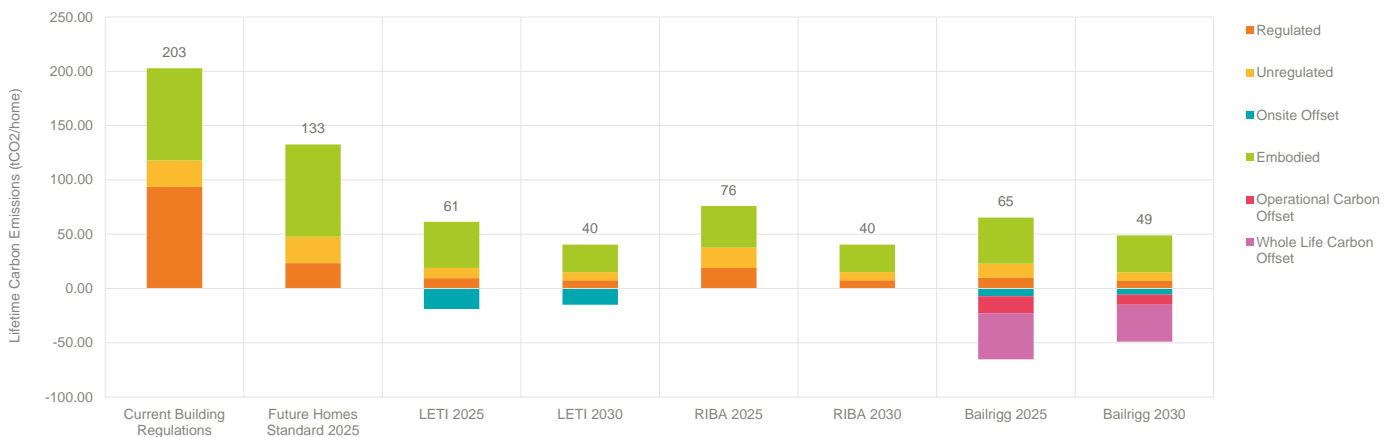
High density neighbourhood designed to contours to minimise earthworks and maximise local land value.

Clustered and compact development areas designed to optimise orientation and to passivhaus principles to maximise solar gains.

Existing woodland areas on peaks to remain.

Utilise areas with access to sunlight in the winter for communal play and homes to those who would benefit from all day heating.

ZERO-CARBON ROUTEMAP - LIFETIME CARBON (60 YEARS) FOR A SINGLE HOME



FEEDBACK



STAGE 2: COMMUNITY CONSULTATION KEY THEMES

The following key themes have emerged so far from the community consultation process and have been fed into the design process to help shape the emerging proposals for Bailrigg Garden Village. Further consultation is ongoing and the role of the community will continue to be key in shaping and delivering the new garden village which will be the work of more than one generation.

- **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
- **Flooding and drainage:** design-in sustainable water management and drainage solutions
- **Lancaster canal:** retain its character and setting
- **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”

“Local residents want to stay engaged...it is essential that the local residents play a key role in shaping these proposals.” - local resident

