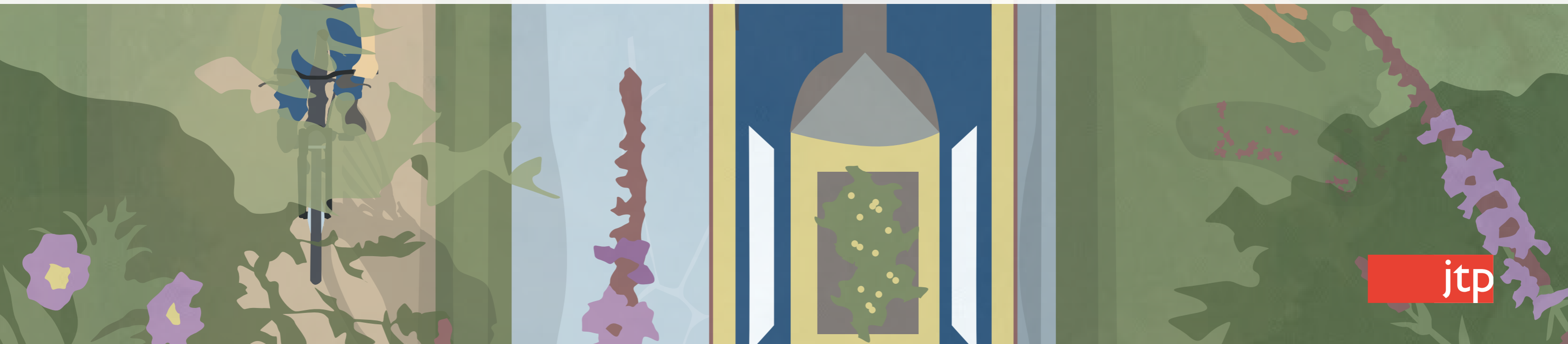




BAILRIGG GARDEN VILLAGE

VISION PRESENTATION

TUESDAY 9 FEBRUARY 2021



THE TEAM

JTP and the masterplanning team have been appointed by Lancaster City Council.



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

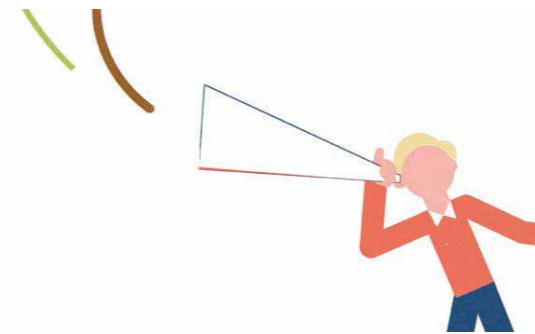
We approach all our projects through a process of understanding, engaging, and creating, which together we call ‘Collaborative Placemaking’.

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.



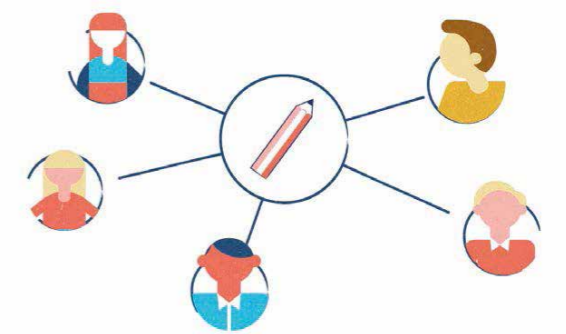
UNDERSTANDING

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.

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.



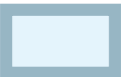





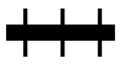




Future Proofed

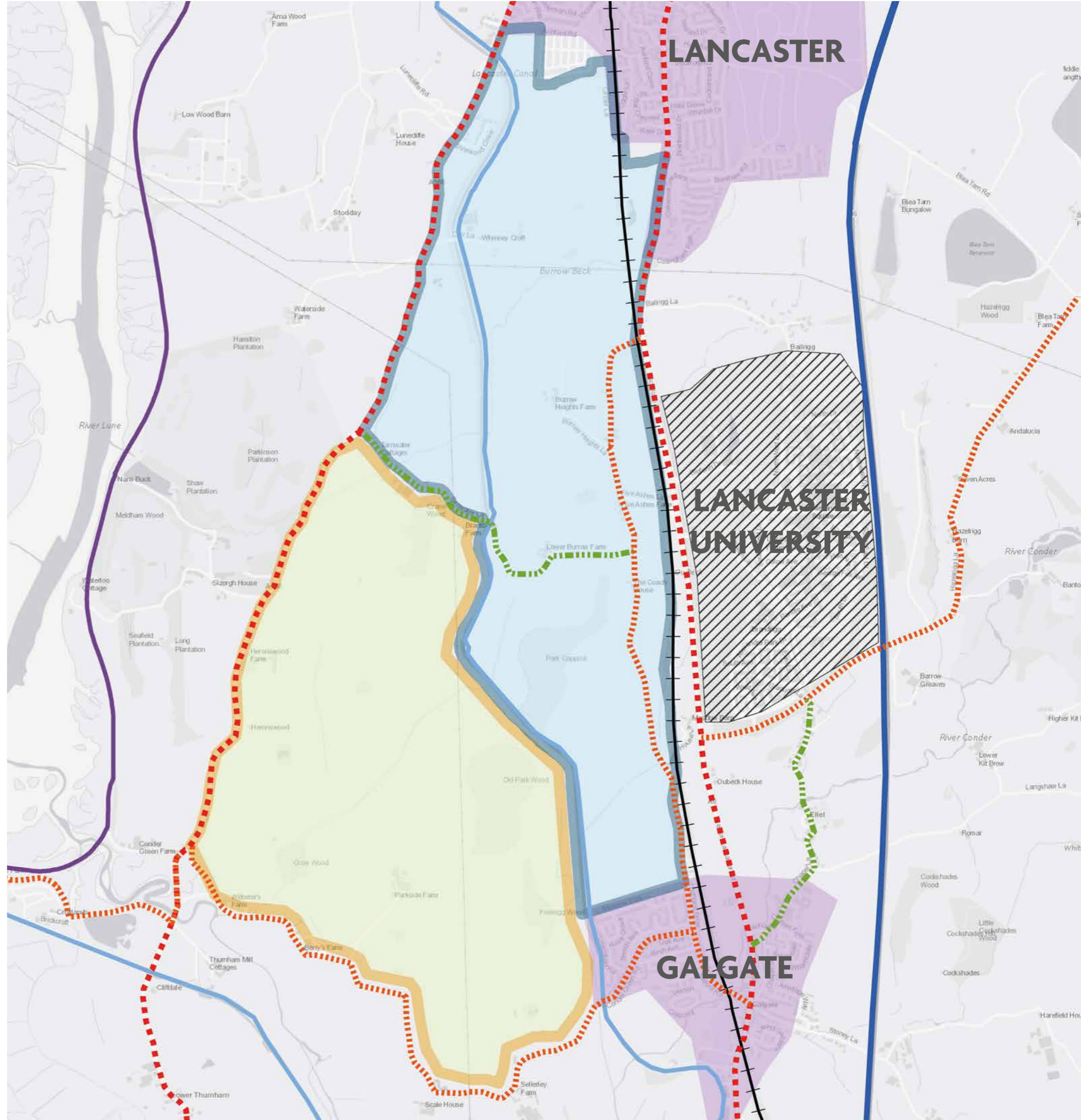
designed to be resilient places that allow for changing demographics, future growth, and the impacts of climate change including flood risk and water availability, with durable landscape and building design planned for generations to come. This should include anticipation of the opportunities presented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

Source: Garden Communities (MHCLG, Aug 2018)

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



AREAS OF SEARCH



GALGATE

LANCASTER UNIVERSITY

BAILRIGG VILLAGE

HEALTH INNOVATION CAMPUS

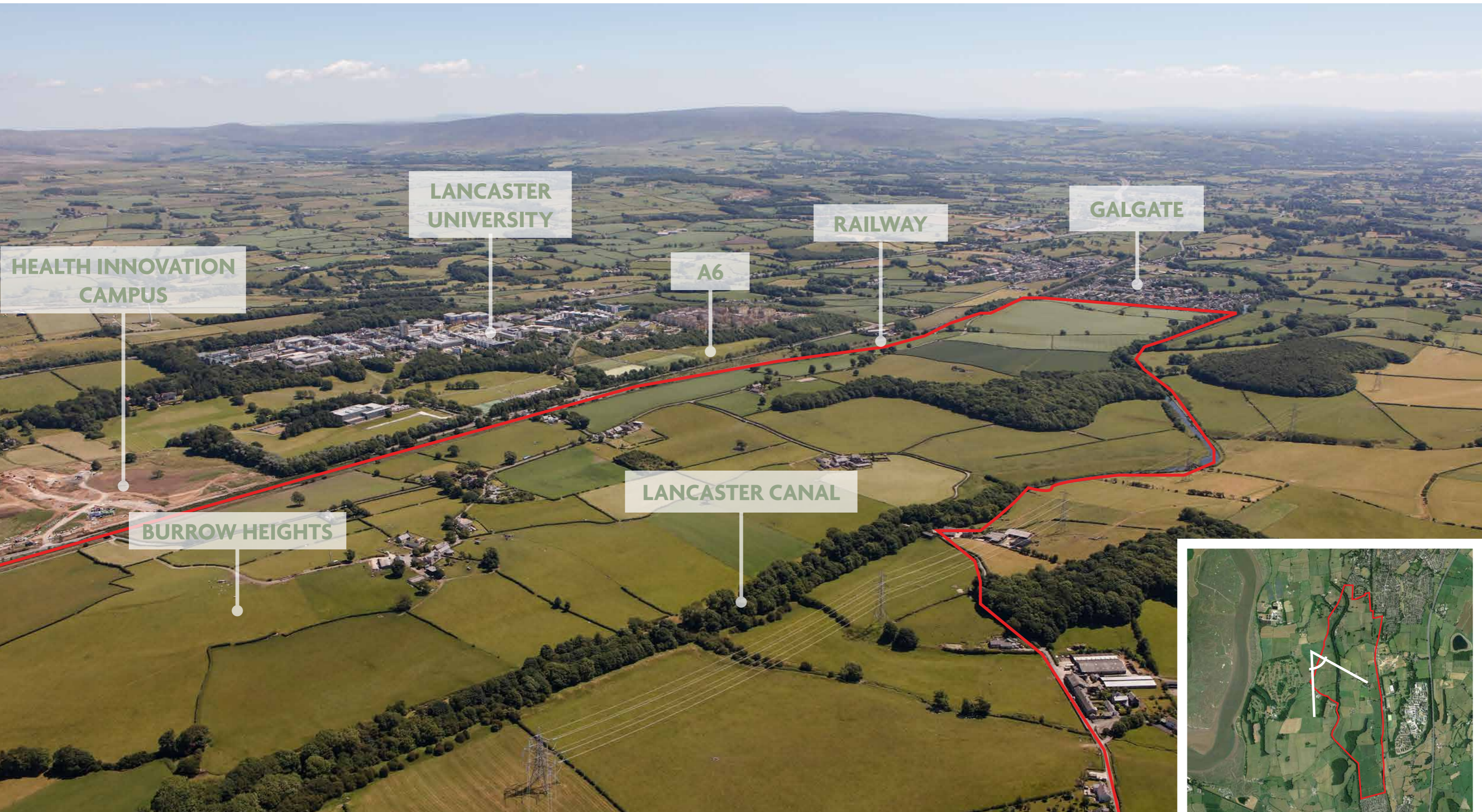
BURROW HEIGHTS

RIVER LUNE

SCOTFORTH

M6

AREAS OF SEARCH



TEAM SITE VISITS



Bailrigg village



Galgate Marina and canal



Lancaster Canal crossing



Bailrigg village

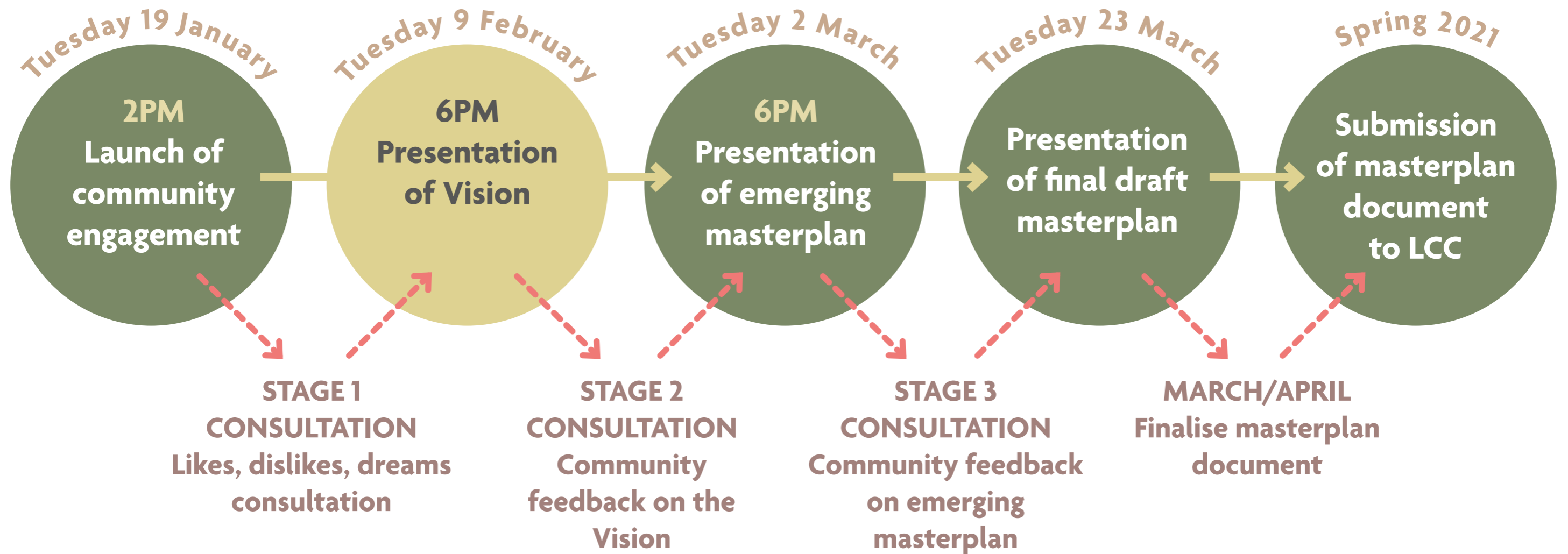


Panoramic view on Burrow Heights



Lancaster Canal

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

- Newsletter 4 with Final Masterplan
- Website updated

STAGE 5

April 2021 - Masterplan Framework submitted

www.BailriggGardenVillage.co.uk

LAUNCH

The launch event was held on 19 January 2021 to begin publicising and explaining the Bailrigg Garden Village Community Planning process to the local community and stakeholders.

There was a presentation with information about the team, the Community Planning process, consultation timeline, the site area and development plans.

A screenshot of a presentation slide titled 'WHAT IS A GARDEN VILLAGE?'. The slide defines Garden Villages as distinct communities of 1,500 to 10,000 homes with six characteristics: Clear Identity, Sustainable Scale, Well-Designed Places, Great Homes, Strong Local Vision & Engagement, and Integrated, Forward Looking & Accessible Transport. A small video inset in the top right shows a woman speaking. The slide footer includes 'COLLABORATIVE PLACEMAKING - JANUARY 2021' and the 'jtp' logo.

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.

COLLABORATIVE PLACEMAKING - JANUARY 2021

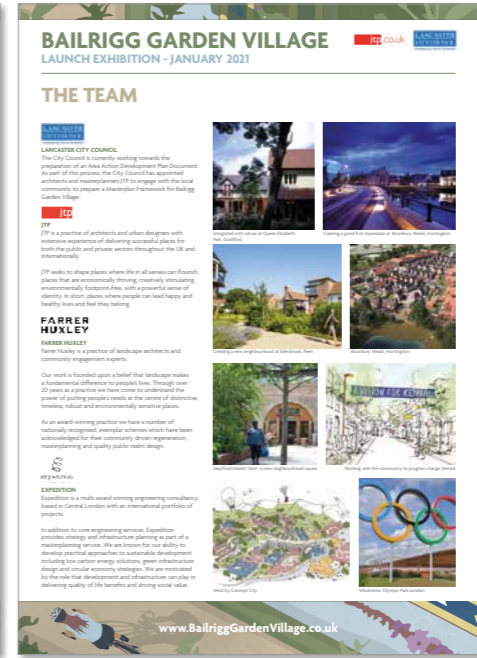
NEWSLETTER AND EXHIBITION

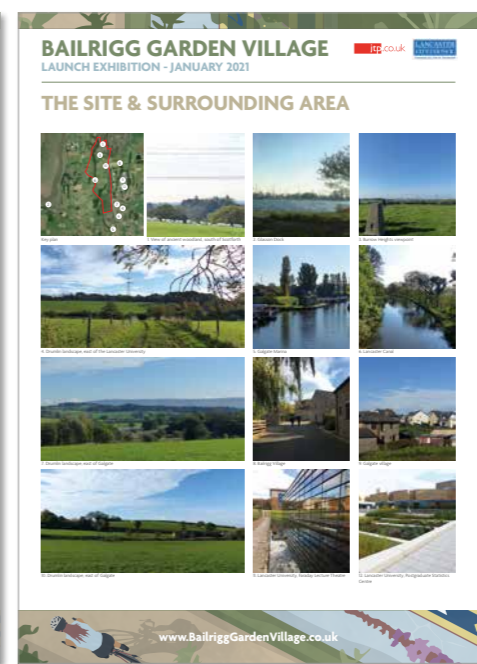
Newsletter and Freepost Post Card

Launch Exhibition January 2021





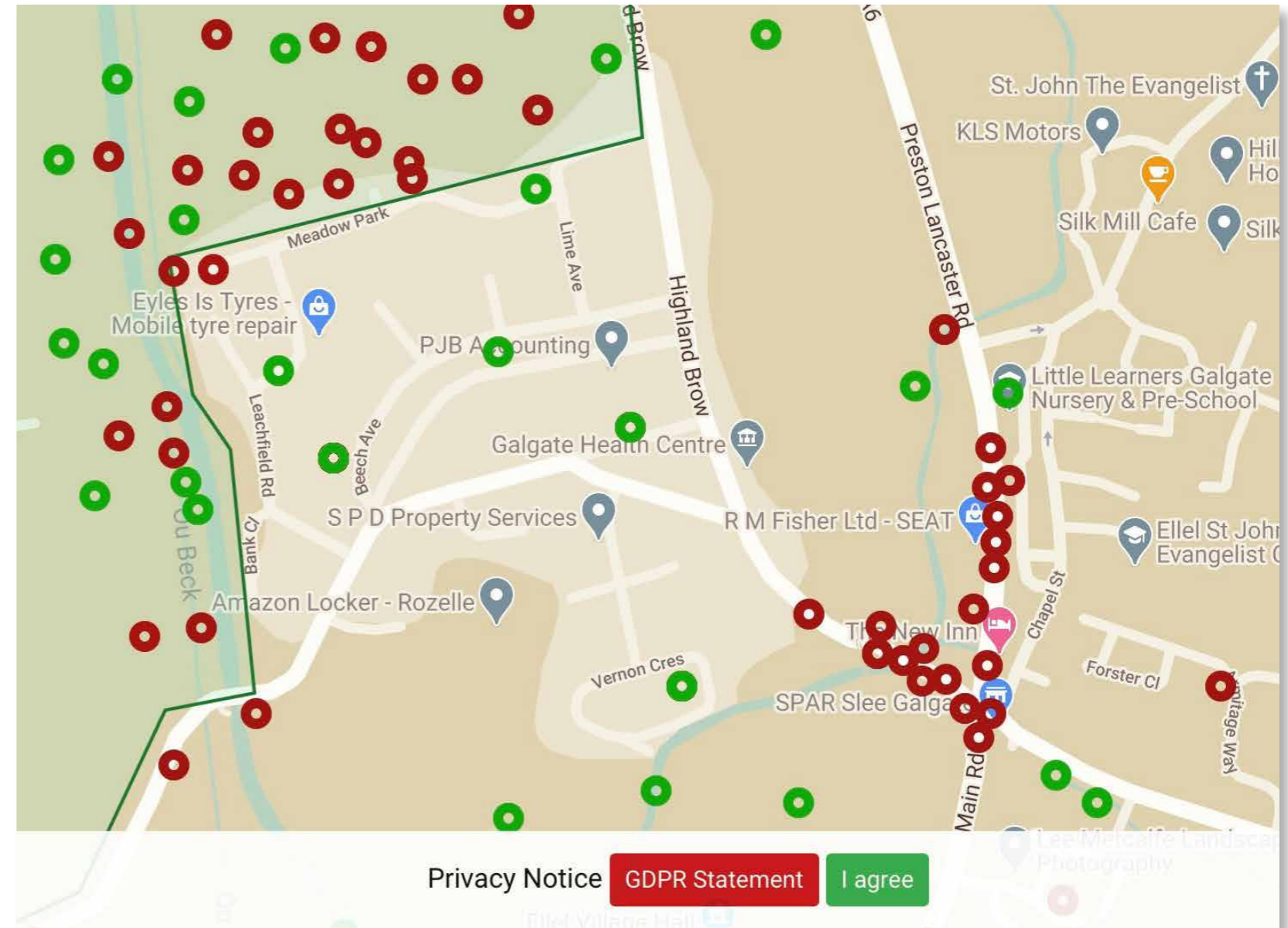
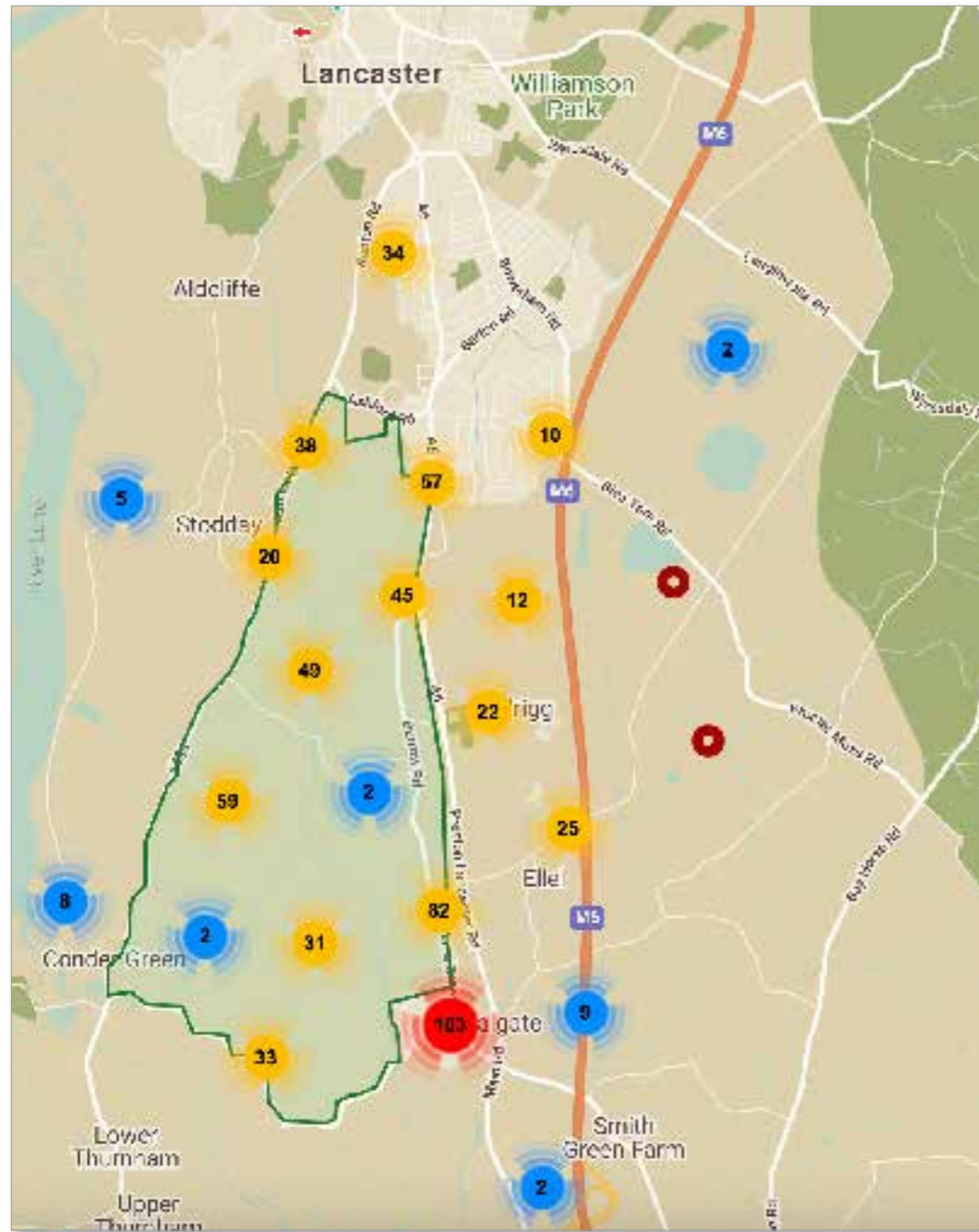




WEBSITE



www.BailriggGardenVillage.co.uk

CREATE COMMUNITIES PLATFORM



SUMMARY OF 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

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 COMMUNITY CONSULTATION

Meetings have been held so far with:

- Lancaster Civic Society
- Bailrigg Hamlet Residents Association
- Scotforth Parish Council
- Burrow Heights Residents
- Galgate Flood Action Group
- Lancaster University
- Landowners, agents and developers

Stage 2 consultation

We look forward to receiving further comments back on the Vision presentation on 9 February during the Stage 2 consultation until the deadline of Thursday 25 February.

We will continue meeting community and stakeholder groups as we go through the process.

KEY THEMES

Principle and 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. ”

KEY THEMES

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.”

KEY THEMES

Lancaster canal - retain character and 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.”

KEY THEMES

Flooding and 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.”

KEY THEMES

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, 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. ”

KEY THEMES

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. ”

KEY THEMES

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. ”

KEY THEMES

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. ”

KEY THEMES

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. ”

LANDSCAPE

ECOLOGICAL DECLINE

13%

UK woodland cover compared to 37% for EU countries

72%

of land in the UK is utilised as agricultural area

25%

priority species are associated with woodland habitats

50%

of the UK's deciduous woodland made up of 'Small Woods'

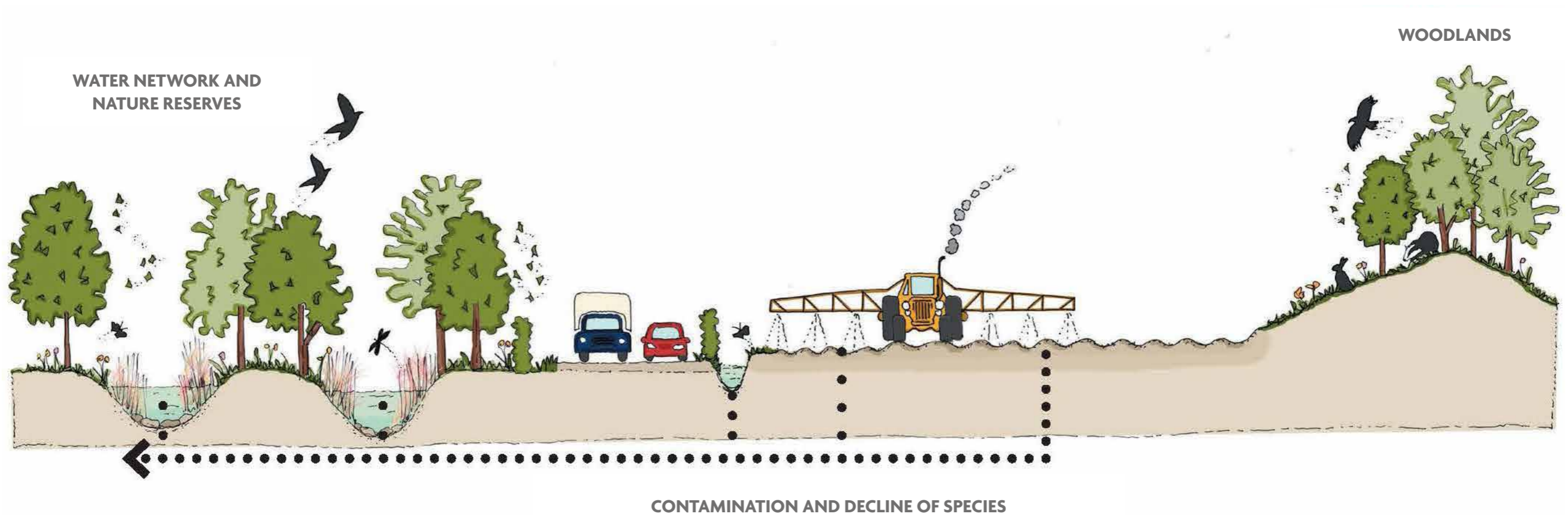
56%

of all species have declined in the past 50 years

only

20%

of rivers are considered healthy



LANDSCAPE

ECOLOGICAL DISCONNECT

15%
of all species in the
UK are now at risk
of disappearing

13%
of freshwater and
wetland species
face extinction in
the UK

11%
of woodland
species are
threatened with
extinction from
Britain

41%
decline of
butterflies since
1976

Agriculture
uses around
70%
of land area
in the UK

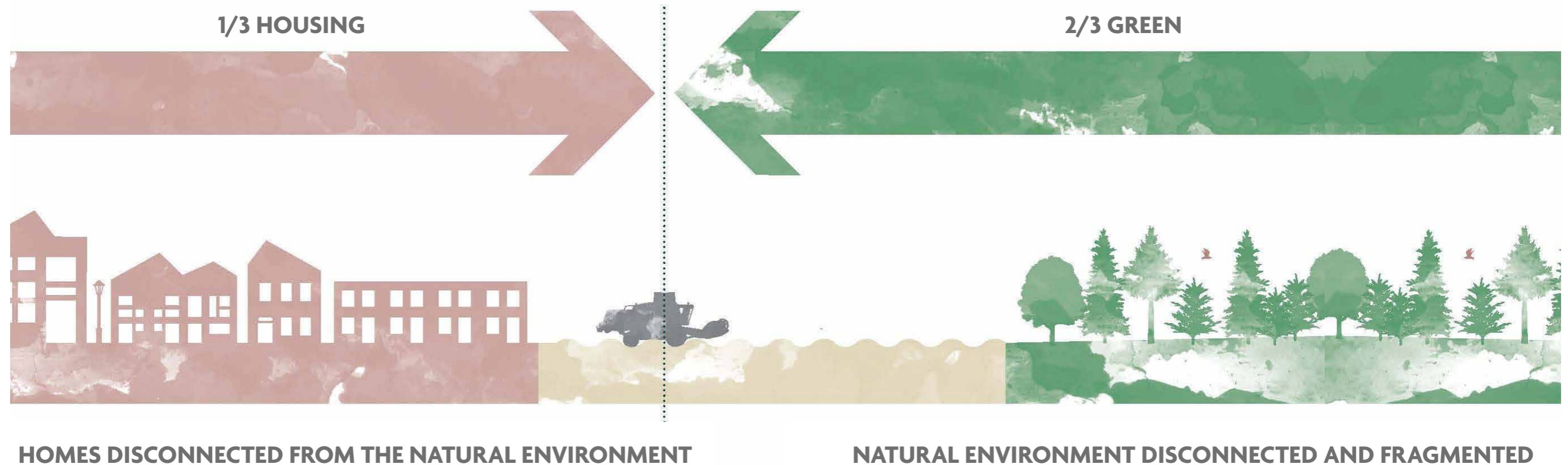
Up to
75%
of all living insects
have been wiped
out



LANDSCAPE

MAKING SPACE FOR NATURE
& FINDING SPACE FOR HOMES

“The key message is a need for more ecological networks and for them to become bigger; better and more joined up.”



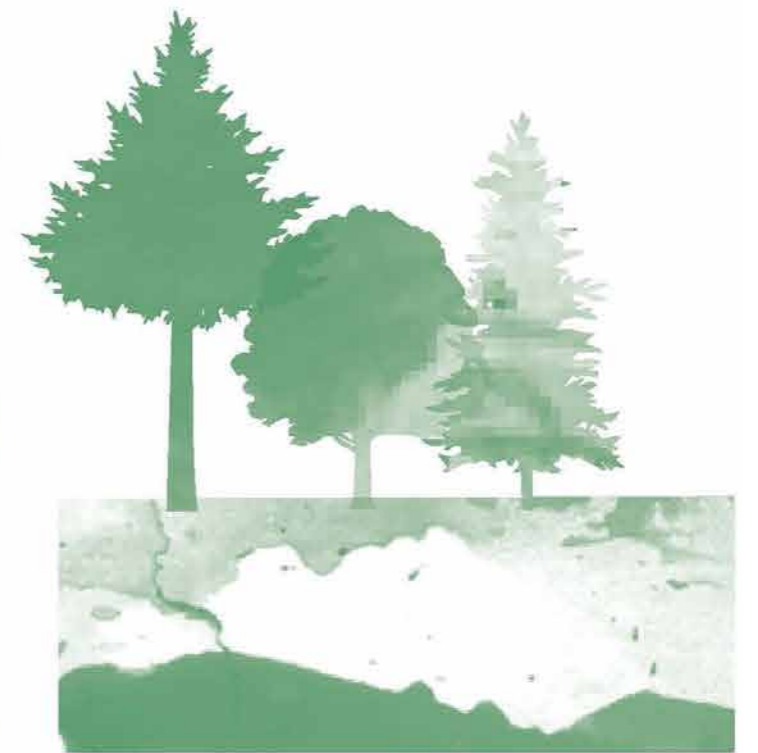
LANDSCAPE

WEAVING A LIVING LANDSCAPE

LIVING WITH NATURE: MORE, BIGGER, BETTER, JOINED UP

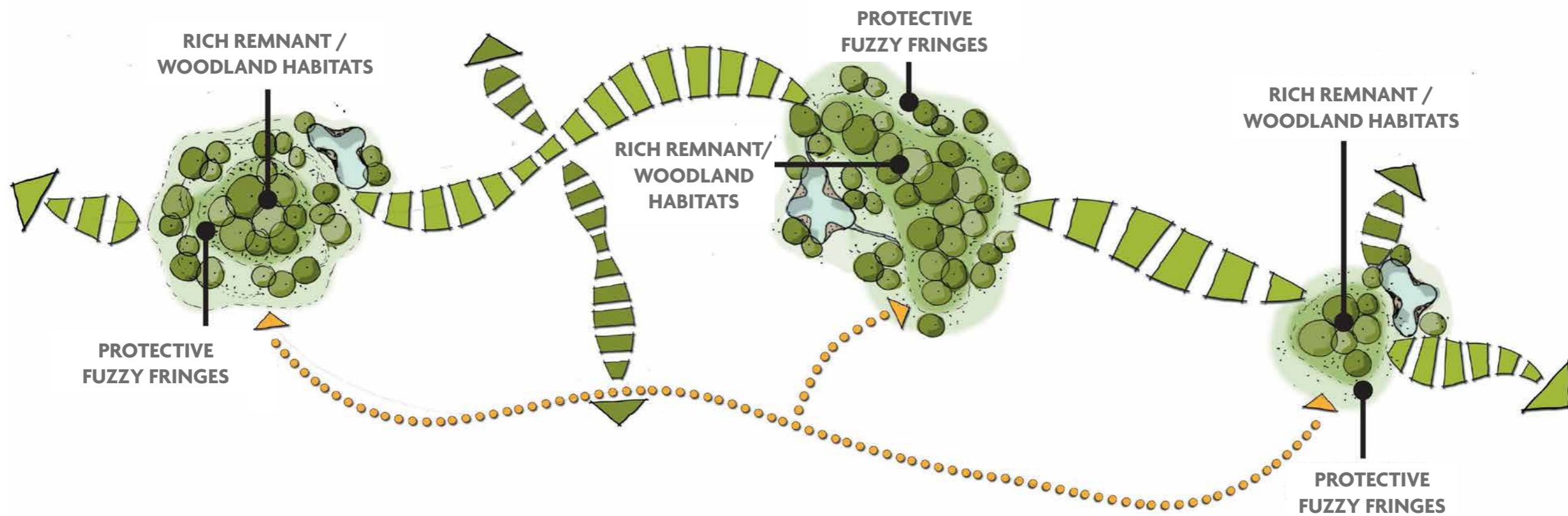
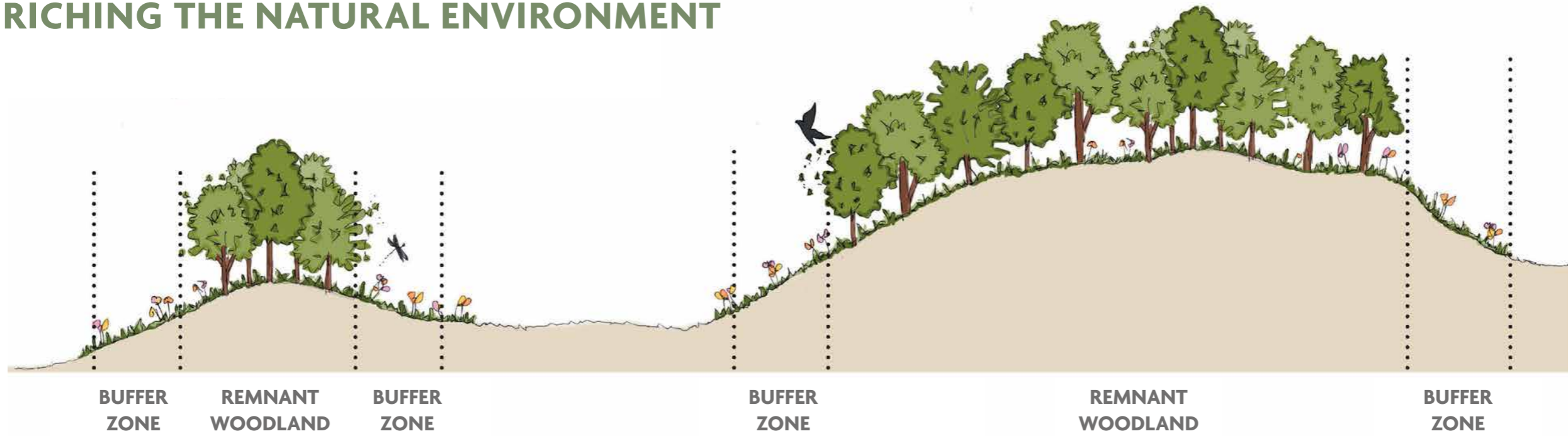
Built in the right way, in the right place, new housing can make a positive contribution to nature and the health and wellbeing of people who live there.

The Wildlife Trust



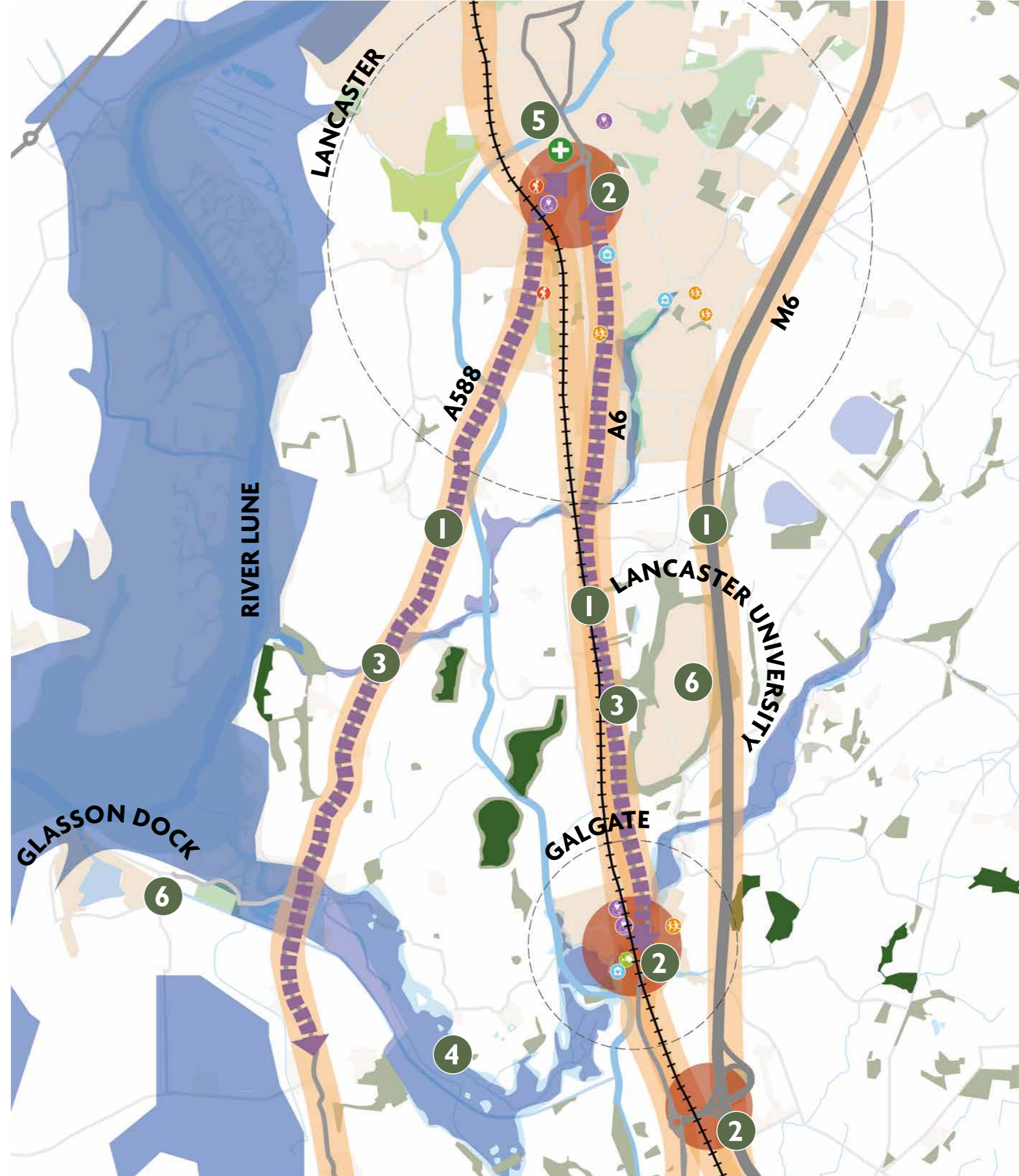
LANDSCAPE

GROWING A COMMUNITY & ENRICHING THE NATURAL ENVIRONMENT



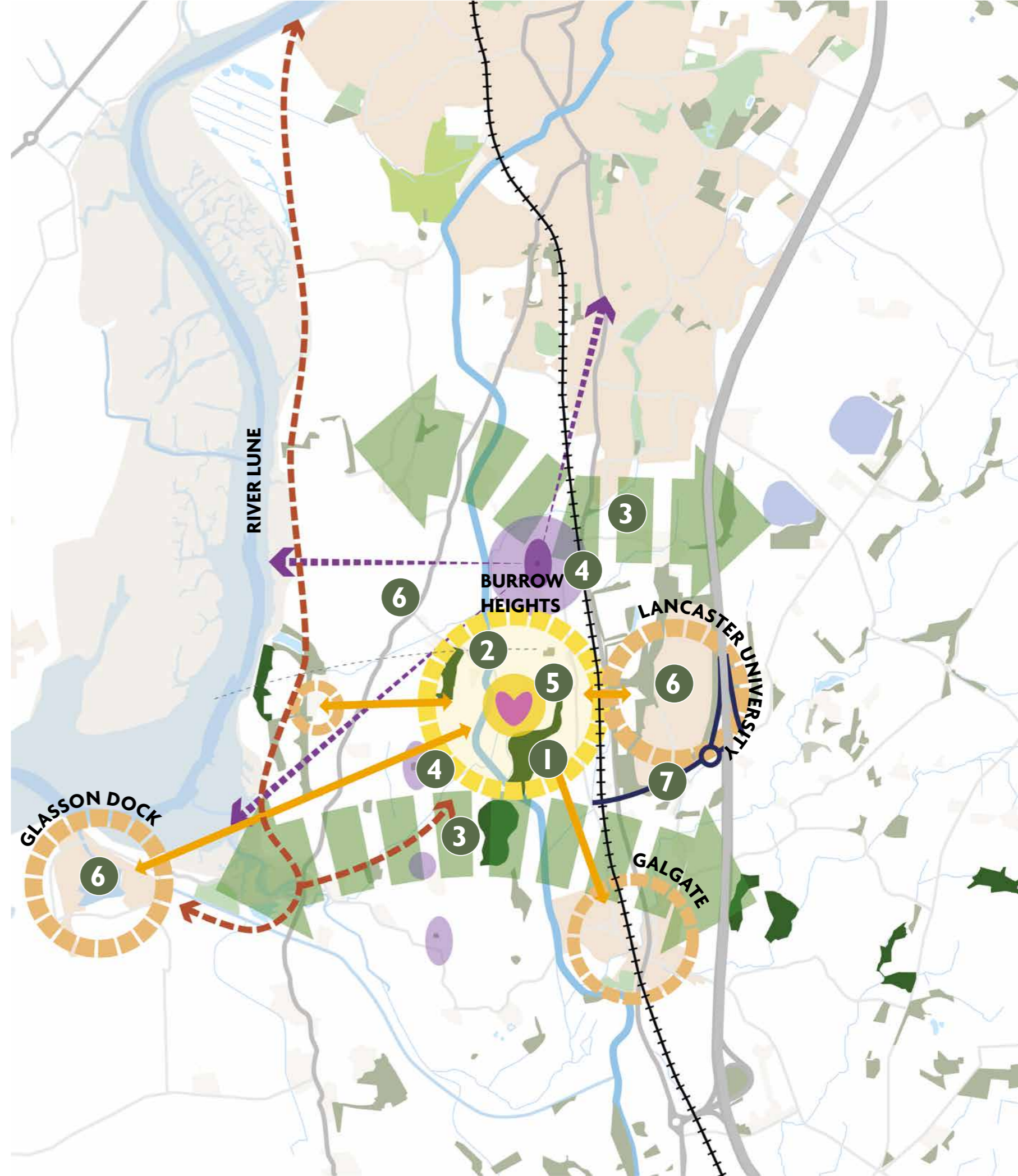
KEY CONSTRAINTS

- 1 High levels of noise and air pollution from the existing Railway line, A6, M6 and the A588.
- 2 Heavy trafficked area in Galgate - the A6 and the Pointer roundabout; and Junction 33.
- 3 Dangerous and narrow existing 'country' roads with heavy traffic flow.
- 4 Flood zones and the serious issue of flood risk particularly in Galgate.
- 5 Pressure on local services including retail, health and education.
- 6 Poor sustainable modes of transport and connections between south Lancaster and surrounding settlements ie. Glasson Dock and the University.



KEY OPPORTUNITIES

- 1 Protect and enhance woodlands and the drumlins.
- 2 Protect and enhance the Lancaster Canal corridor and explore further opportunities for leisure and transport.
- 3 Respecting the existing communities, creating green 'gaps' between South Lancaster and Galgate.
- 4 Keep drumlin tops free of development to protect landscape character and important long views.
- 5 Opportunity to create a lively village centre that benefits both the existing and new residents.
- 6 Provide sustainable transport connections to the City, the University and west to the A558 and towards Glasson Dock.
- 7 New access provided from Hazelrigg Lane towards Burrow Road.



OPPORTUNITIES & IDEAS FOR THE GARDEN VILLAGE

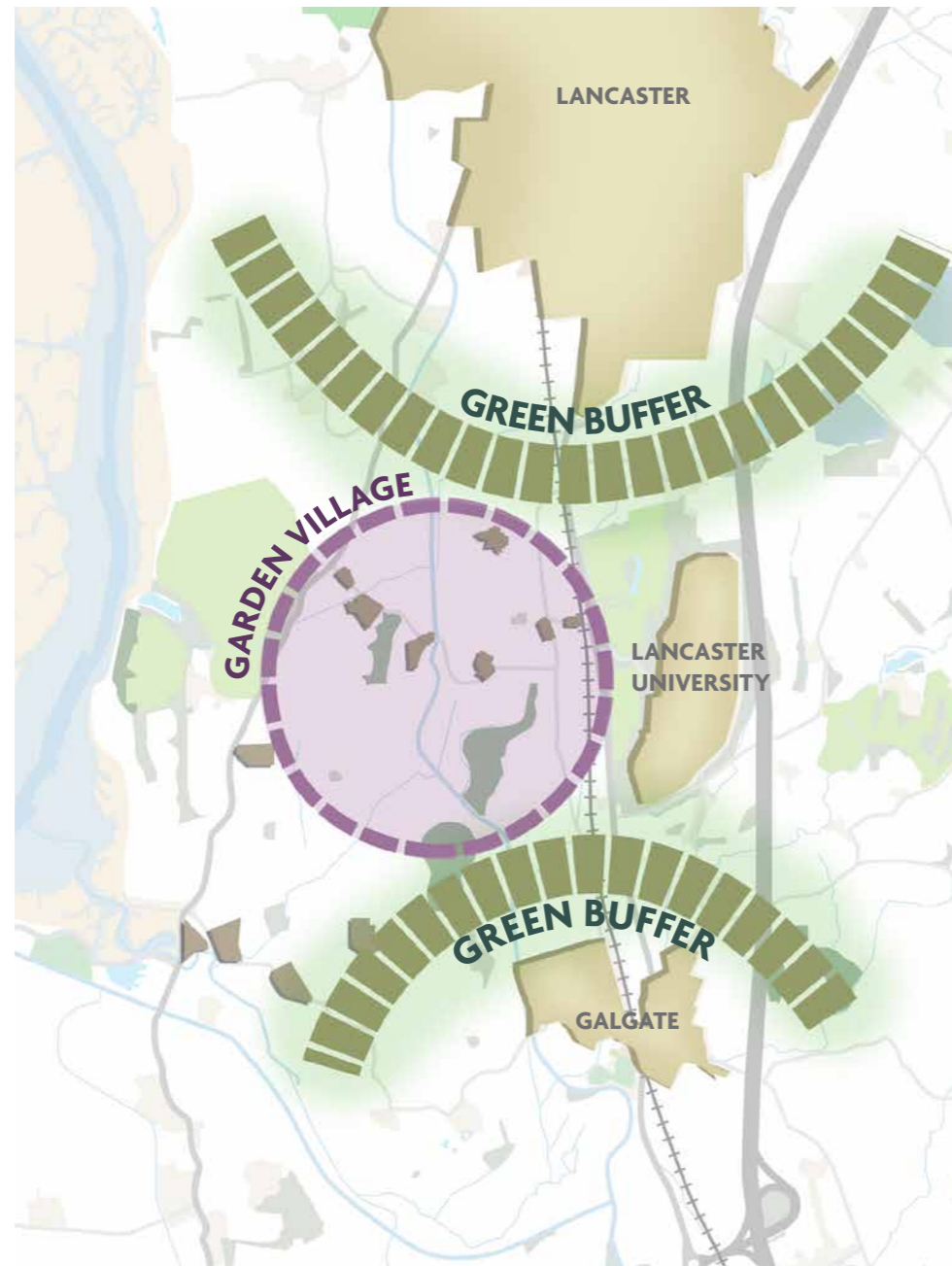
The community made many suggestions for the Garden Village, with ideas including:

- 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 purchasers 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.



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 settlements within the 'Area of Search' to retain visual separation and landscape buffers



4. Restoring the nutrient-poor soil into fertile soil to support productive landscapes and growing areas in close proximity to the Garden Village



DESIGN PRINCIPLES

5. Sensitively position a cluster of new neighbourhoods to in harmony with the existing landscape, supported by a sustainable movement network



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



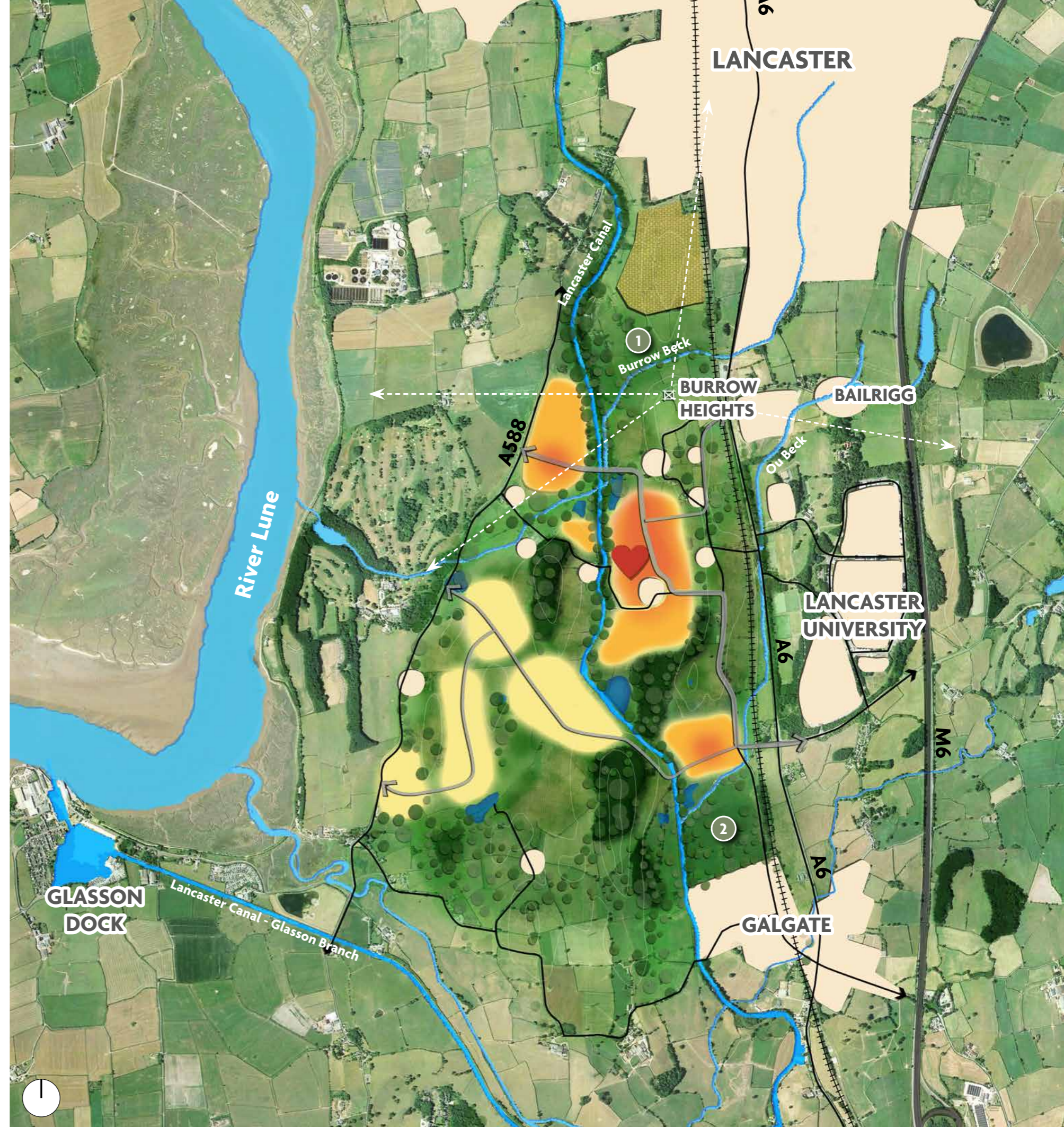
GARDEN VILLAGE CONCEPT

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

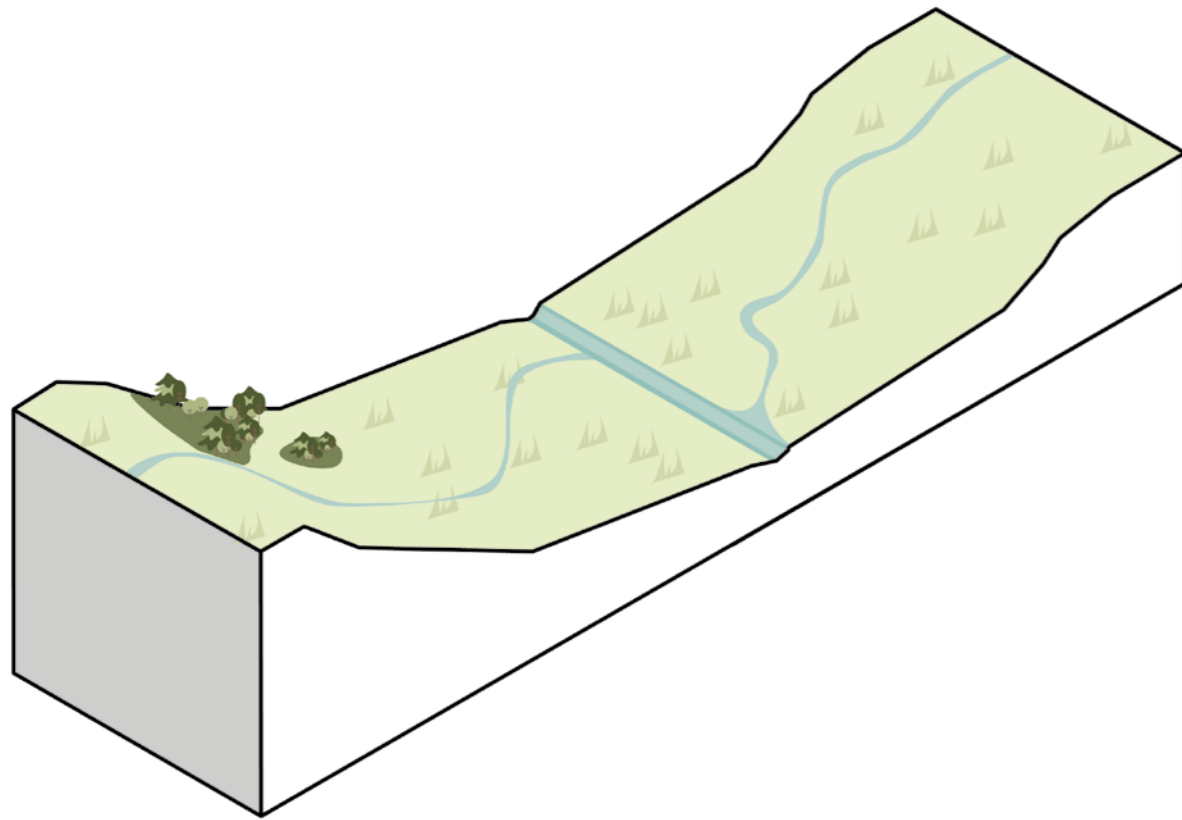
Notes

- 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.

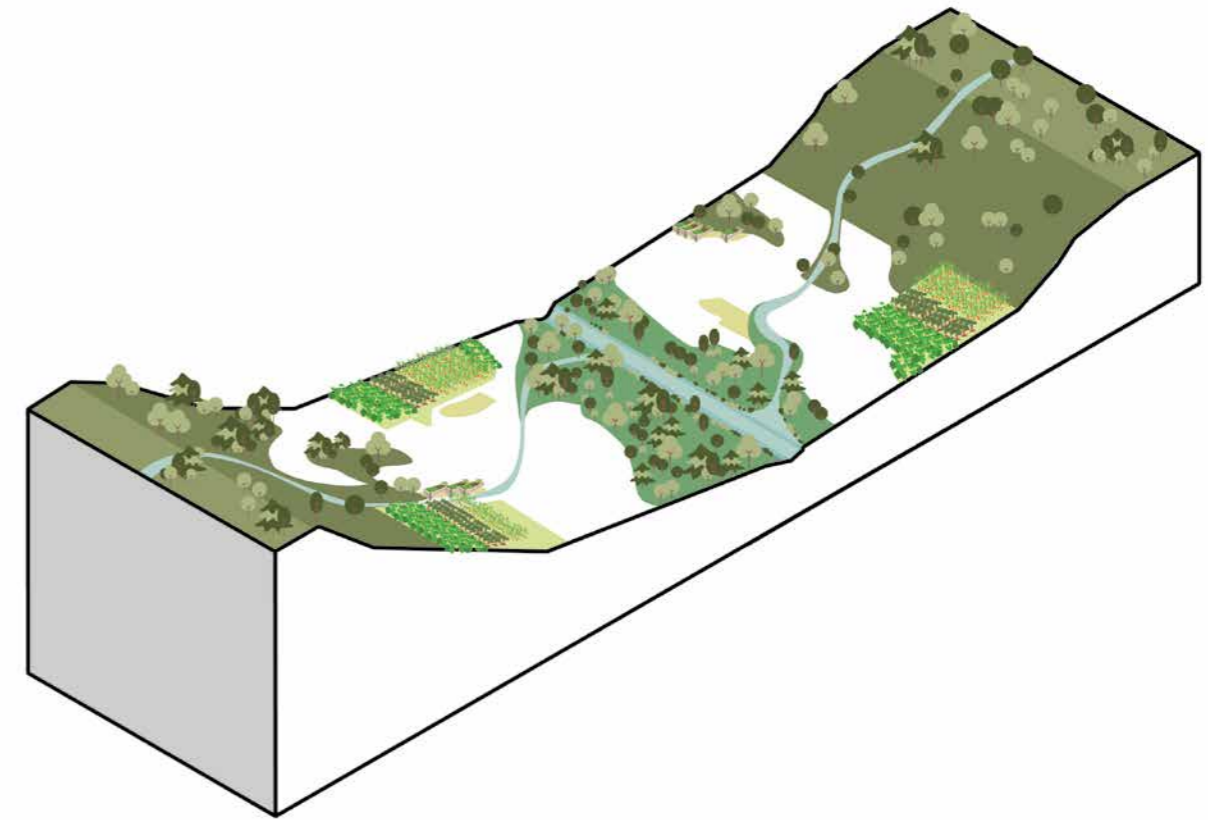


LANDSCAPE-LED DESIGN

We are proposing a landscape-led design approach that will support healthy lives and that is sustainable for all. Below we have explored a sample of this unique drumlin landscape to capture our emerging design principles:



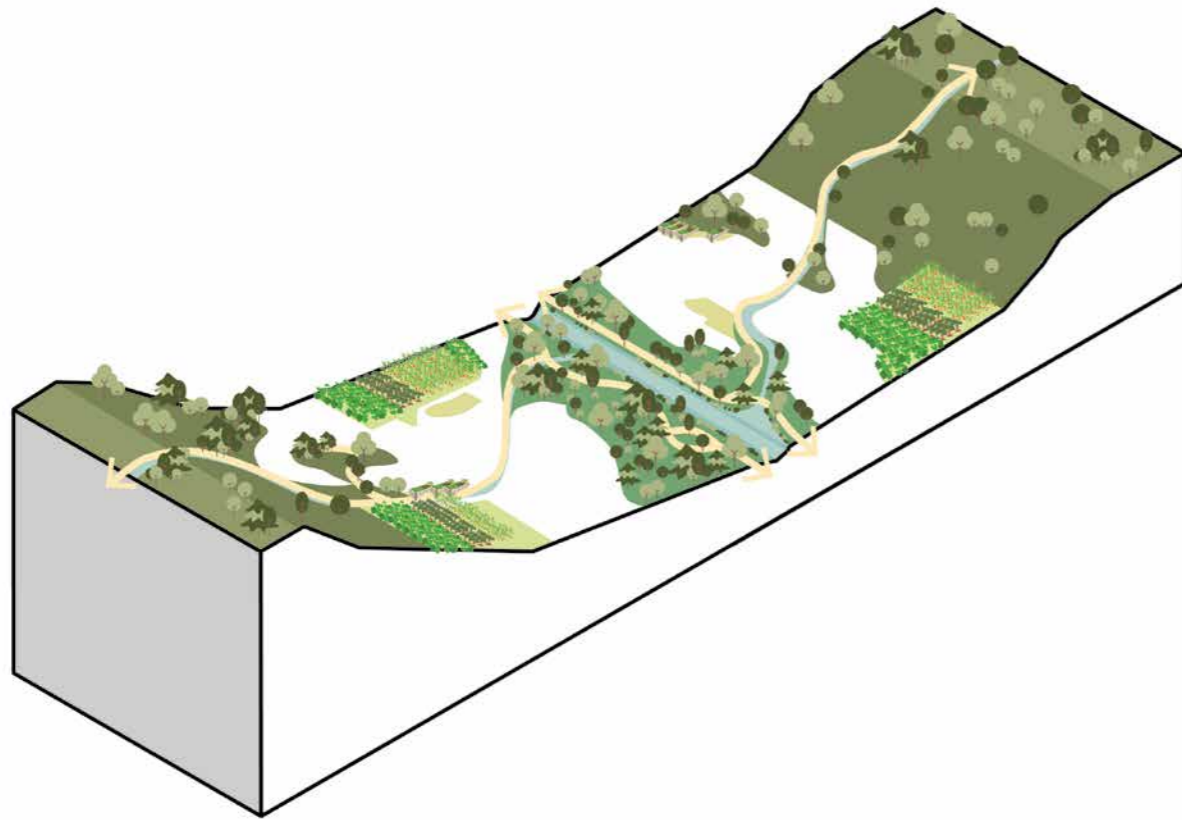
Protect and enhance the unique landscape character of the wet valley areas and the canal corridor.



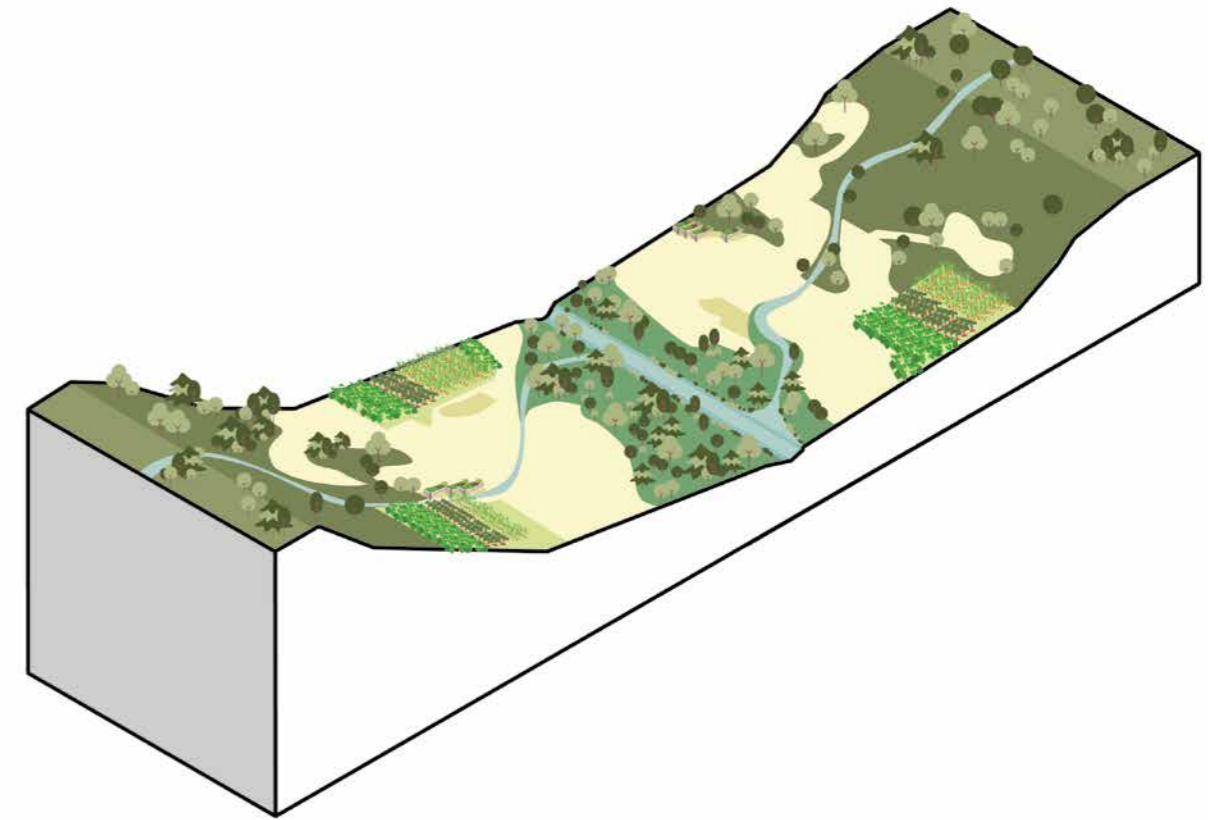
Integrate food growing opportunities and productive landscape close to new neighbourhoods;

Plant new woodland areas maximising ecological and water management value.

LANDSCAPE-LED DESIGN

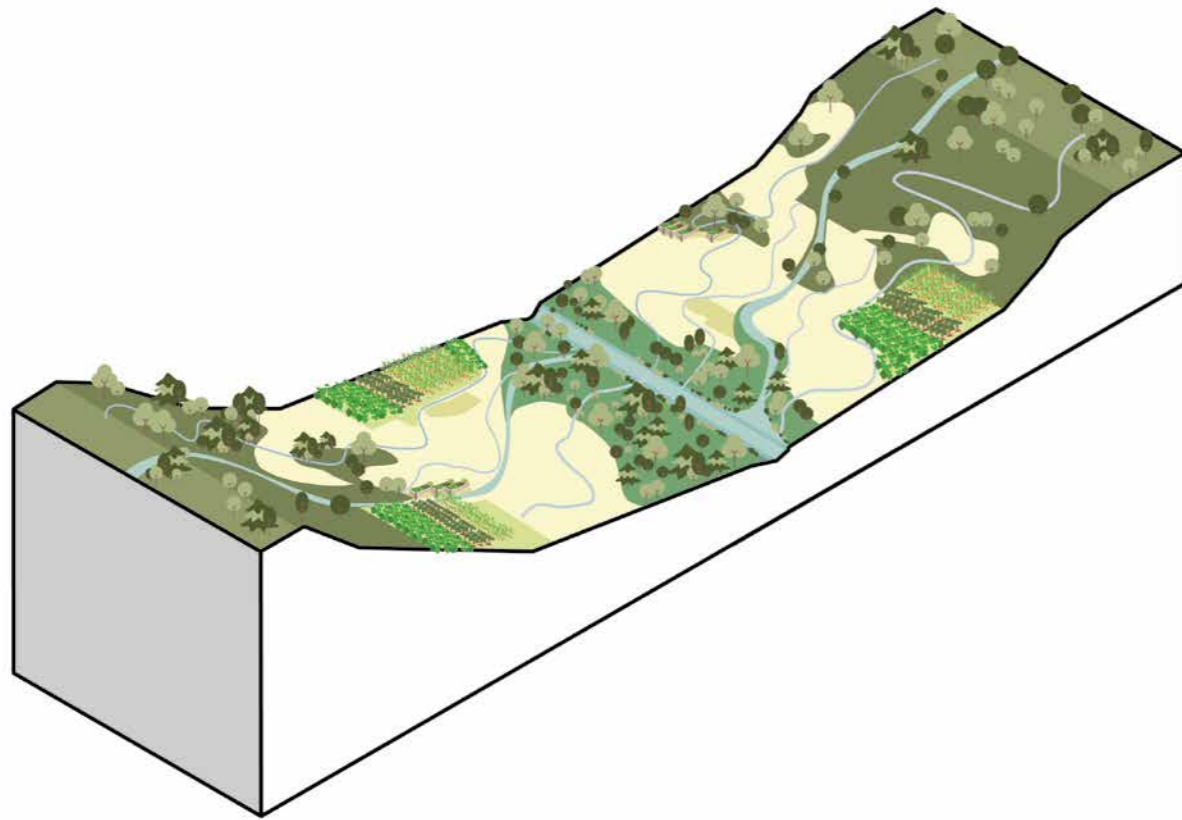


Protect drumlin tops to maintain the character of the landscape and connect with paths to promote access.

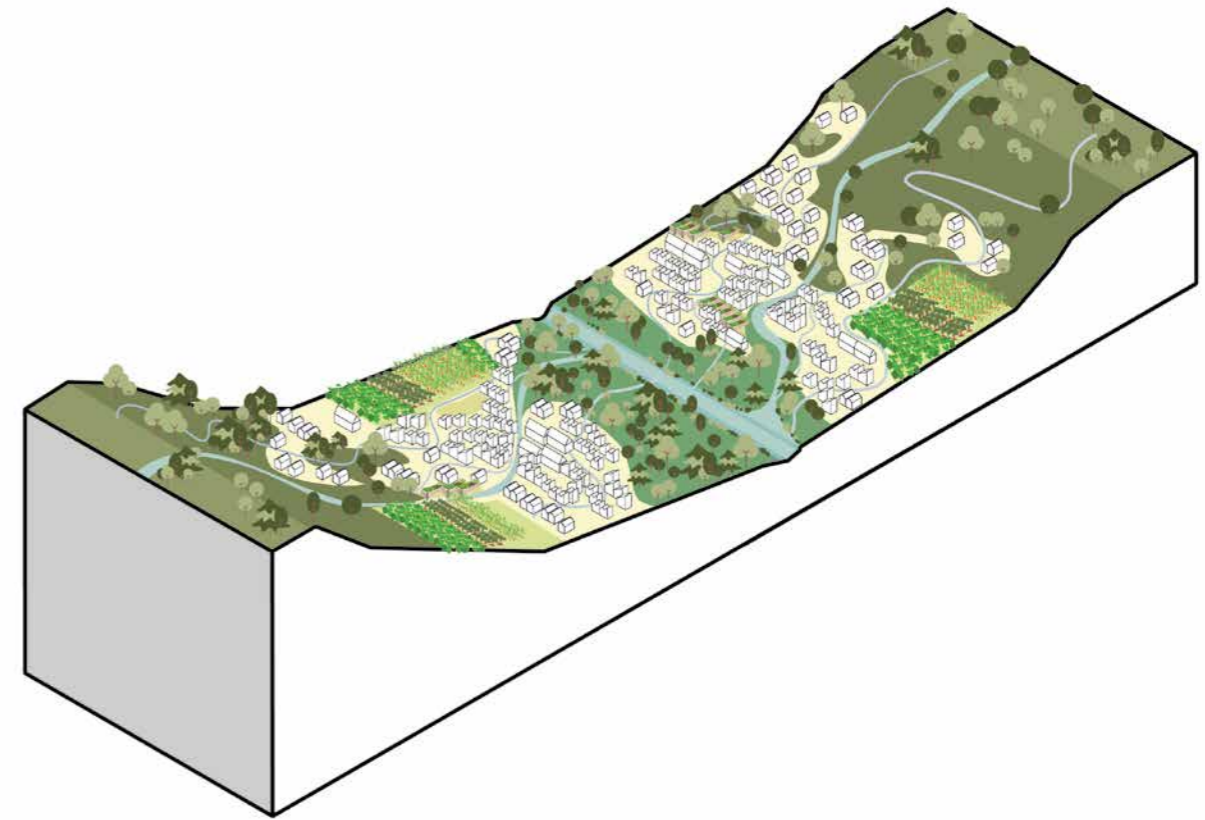


Sensitively integrate new development on the slopes

LANDSCAPE-LED DESIGN

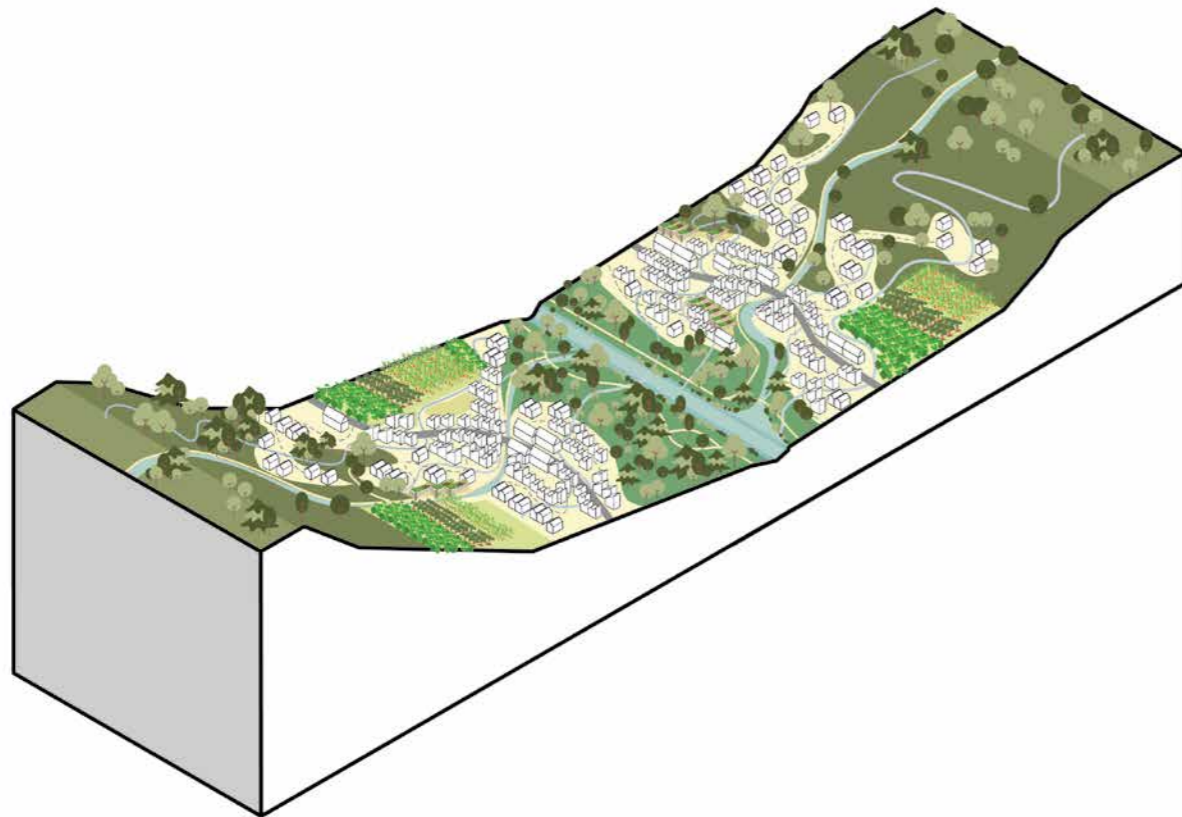


Design-in sustainable drainage strategies to manage water flows and storage.



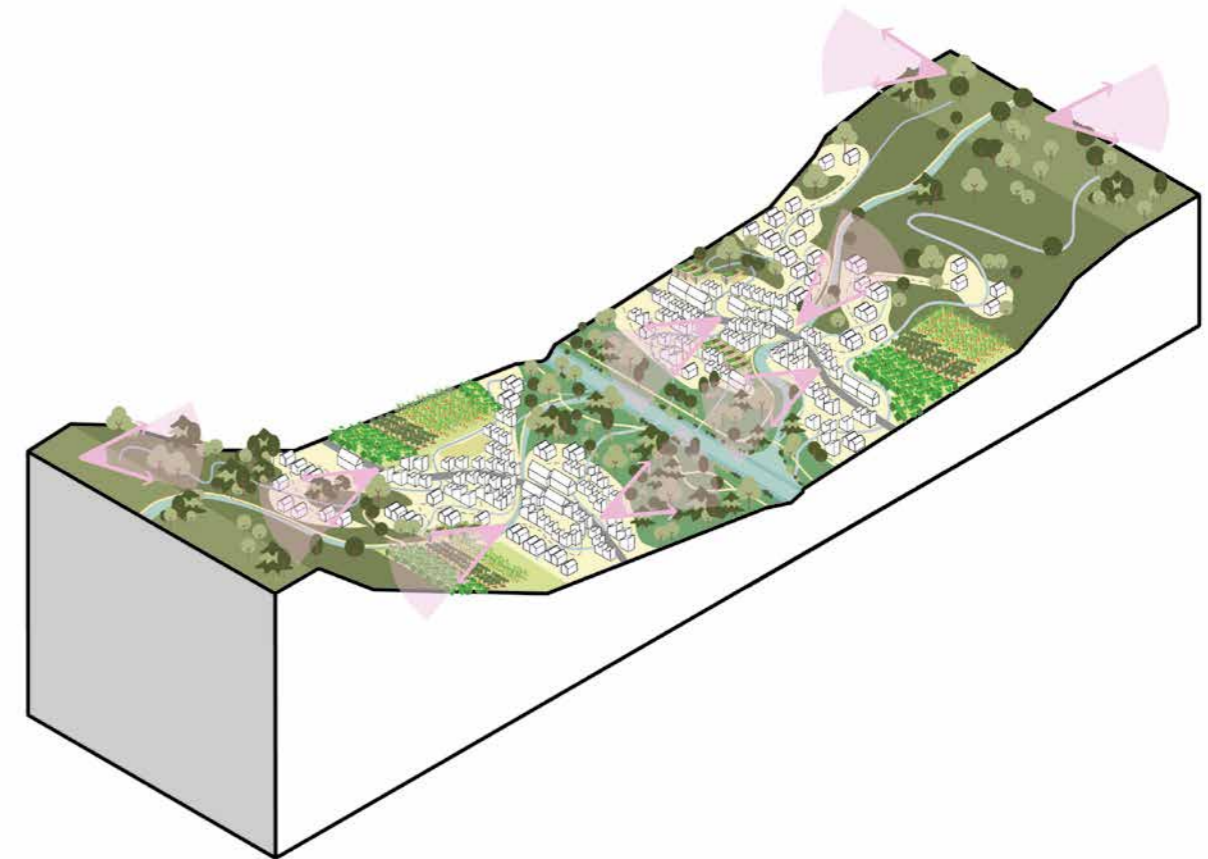
Create tight knit clusters of development that reflect other traditional settlements and protect surrounding landscape character.

LANDSCAPE-LED DESIGN



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.



Run key streets along the contours with views out to the drumlin landscape.

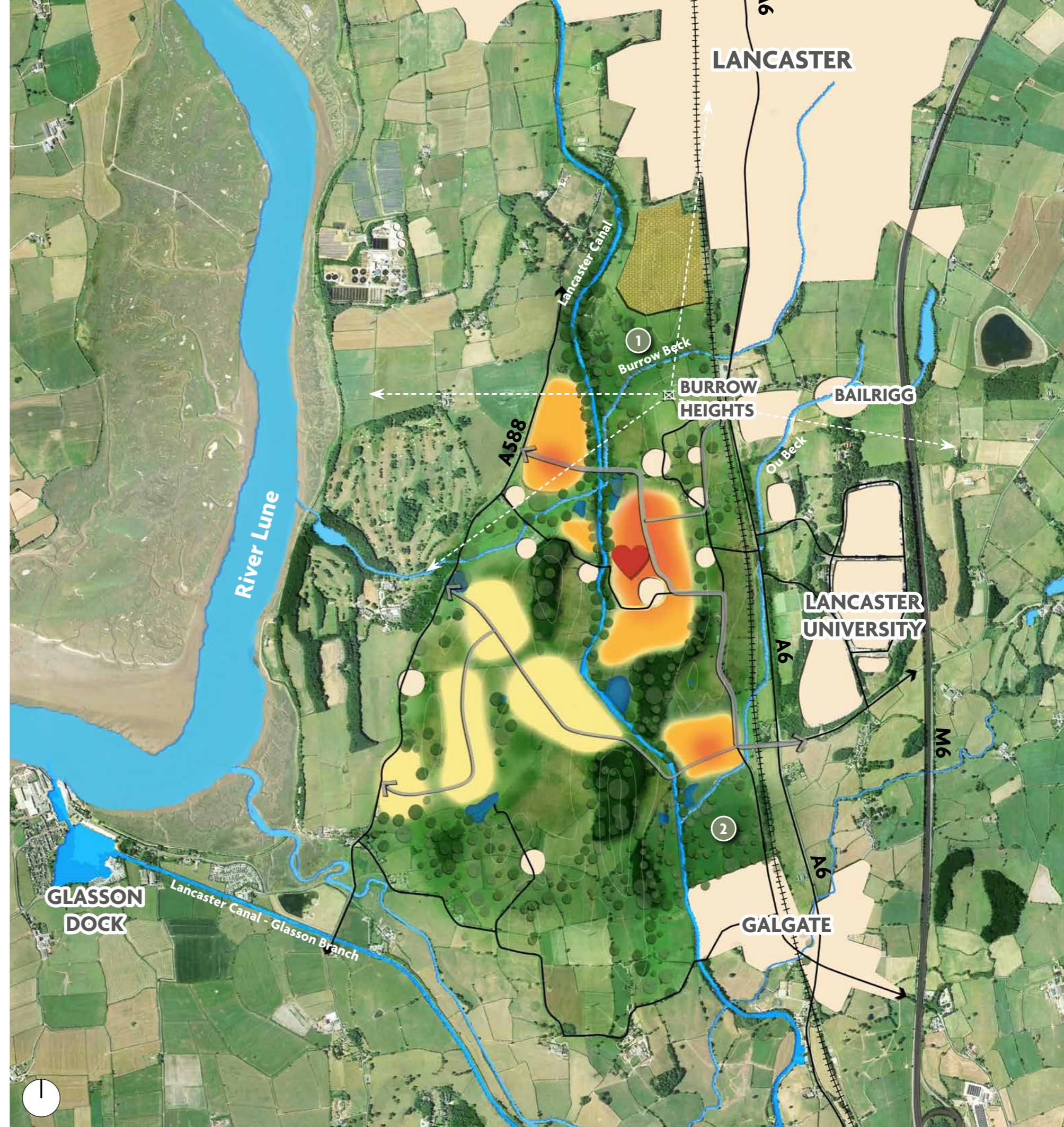
GARDEN VILLAGE CONCEPT

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

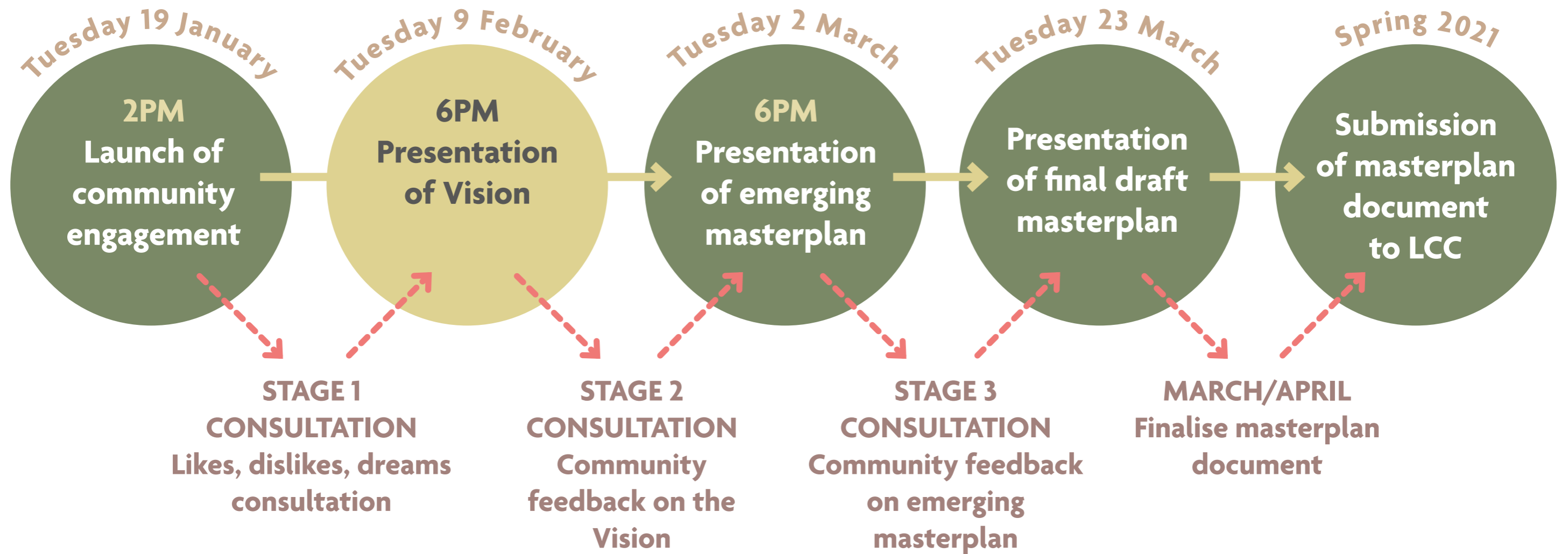
Notes

- 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.

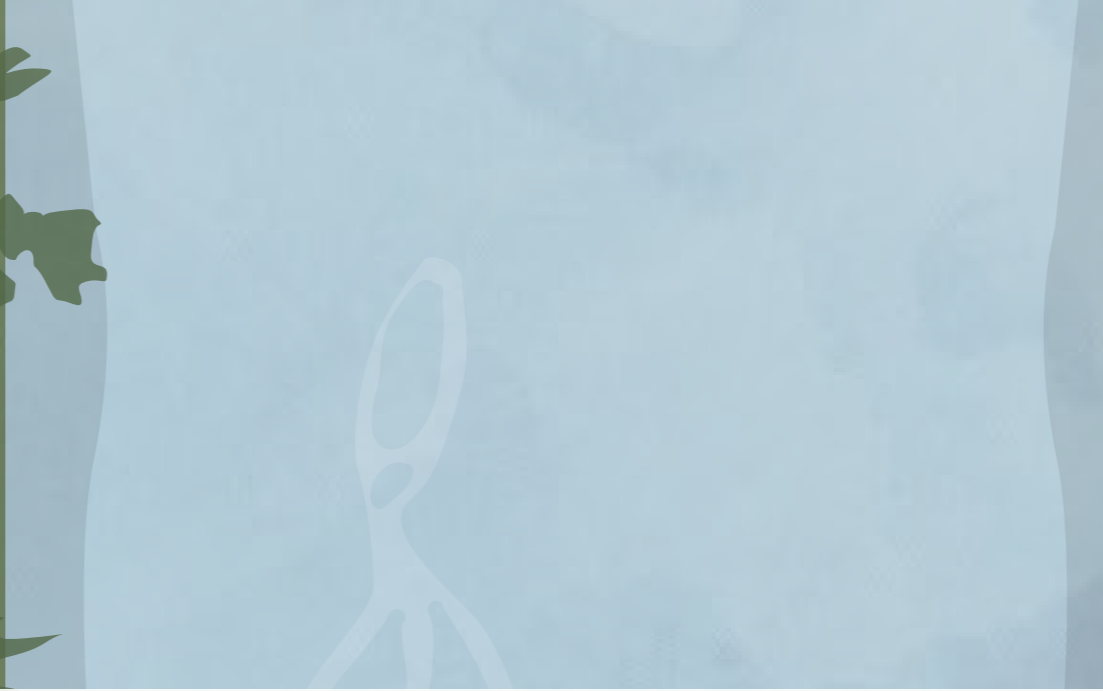


NEXT STEPS

FURTHER ENGAGEMENT



PLEASE SEND YOUR COMMENTS ON THE VISION BY THURSDAY 25 FEBRUARY
BAILRIGGGARDENVILLAGE.CO.UK or FREEPOST JTP



THANK YOU



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.

