

## 12. Bailrigg Garden Village

- 12.1 The National Planning Policy Framework (paragraph 47) states that in order to deliver a wide choice of high quality homes and to boost significantly the supply of housing, local planning authorities should *‘identify a supply of specific, developable sites or broad locations for growth, for years 6 – 10 and, where possible, for years 11 – 15.’*
- 12.2 The Framework also states that the supply of new homes can be sometimes best achieved through planning for a larger scale development, such as new settlements or extensions to existing villages and towns that follow the principle of Garden Cities. For instance paragraph 52 states that *‘Working with the support of local communities, local planning authorities should consider whether such opportunities provide the best way of achieving sustainable development. In doing so, they should consider whether it is appropriate to establish Green Belt around or adjoining such new development.’*
- 12.3 Responding to the Department of Communities and Local Government’s call for locally led Garden Village proposals in March 2016<sup>31</sup>, the Council concluded that the best approach to the delivery of sustainable growth in South Lancaster would be through the development of a self-contained Garden Village which focuses on the delivery of high quality development that has a strong link with a series of open spaces and the wider countryside. As a result the proposals for residential and commercial development in South Lancaster will be expected to have the development principles of the Garden Village, as described in Policy SG1, at their core.
- 12.4 The Local Plan Policies Map has identified a Broad Area of Growth under Policy SG1 in which the Council will prepare a Spatial Development Framework (which will come forward as a specific Development Plan Document entitled ‘Bailrigg Garden Village Area Action Plan’) which will form part of the wider Local Plan for the district.
- 12.5 The Garden Village will facilitate both significant residential and economic growth to meet long term residential and economic needs within the district. Development in this area will include the delivery of at least 3,500 new homes in this location, 1,655 new homes during this plan period and the remainder to follow through future plan periods.
- 12.6 Furthermore the Garden Village proposes a range of commercial and business opportunities to attract business, investment and jobs into the district. This includes the realisation of the Lancaster University Health Innovation Campus which is considered to be of regional economic importance

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<sup>30</sup> Lancashire Cycling and Walking Strategy

<http://www3.lancashire.gov.uk/corporate/consultation/responses/response.asp?ID=323>

<sup>31</sup> <https://www.gov.uk/government/publications/locally-led-garden-villages-towns-and-cities>

to the North West and the delivery of a new local service centre which will include opportunities for convenience and comparison retailing (to meet evidenced local needs only).

- 12.7 More detail on the Spatial Development Framework is provided in paragraphs 12.19 to 12.23 of this DPD, however the preparation of Framework will be guided by the development principles which are outlined in Policy SG1 of this DPD.

**Development Principles for the Garden Village**

- 12.8 In accordance with national guidance<sup>32</sup> the Council has identified a range of broad principles by which new development and the forthcoming Spatial Development Framework will be underpinned. It is important that the principles described in Policy SG1 are seen as the golden thread which runs through the preparation of the Framework and successfully delivered through new development.
- 12.9 Given the status of the Garden Village, the Council will expect that new development for both residential and commercial uses seek to achieve higher standards of construction and design. Whilst achieving positive design and construction is a basic expectation of all new development regardless of location, in the case of the Garden Village the Council has greater expectations given the opportunities to create a new, self-contained, settlement. The Council will require a very high standard of urban design to deliver new development in a holistic and comprehensive manner, creating an attractive environment and a distinct sense of place which defines Bailrigg Garden Village's sense of identity.
- 12.10 Design of development within the Garden Village should be innovative in its manner. Using positive urban design it should seek to deliver distinctive layouts, making use of natural features and topography, applying a variety of densities in the appropriate locations and seeking to use design and construction methods which seek to futureproof buildings. The Garden Village should explore opportunities for car-free development in some areas which can make the best use of significant investments to be made into a Bus Rapid Transit System (linking the Garden Village to Lancaster City Centre and employment areas beyond) and the proposed Cycling and Walking Superhighway network. This should also include investigating energy delivery through the role of district heating systems and the opportunities to encourage a greater role for electric vehicles via the provision of infrastructure for electric vehicles.
- 12.11 Transport and the movement of vehicles and people are key to development within the Garden Village and beyond. There are key interlinkages and interdependencies in the transport network, particularly between Lancaster City Centre and the Garden Village which require improvements to ensure that modal shifts toward more sustainable forms of transport can be achieved. This means that the Bailrigg Garden Village Area Action Plan DPD will need to address transport in a holistic manner looking at interlinkages within the wider urban area.
- 12.12 The delivery of new housing is a significant element of the Garden Village with at least 3,500 new homes being developed within the Garden Village (1,655 of which are anticipated within this plan period). It is important that the Garden Village provides opportunities for people from all sections of the community to live and work there. Accordingly new development must provide for the widest range of housing. This should include appropriate mix of market and affordable housing. Affordable housing should be properly integrated within the Garden Village and deliver a full range of housing products allowing people to rent and buy affordable properties.
- 12.13 The creation of new housing should also ensure that it provides a well-balanced variety of homes

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<sup>32</sup> Locally-Led Garden Villages, Towns and Cities DCLG March 2016)

in terms of size and tenure. The size and tenure of new housing should seek to meet the Council's evidenced needs for new housing within the district making sure there is an appropriate range of housing for all sections of the community.

- 12.14 New commercial and residential development should be delivered by volume national developers, smaller local and regional construction companies and the provision on-site for individuals to construct their own homes or business by custom build programmes. Such a diversity in construction partners will ensure that year-on-year delivery can be boosted.
- 12.15 A key principle of the Garden Village is to provide a 'garden environment' in which new development is set within. To achieve this the Spatial Development Framework will identify a wide range of green and ecological networks which can provide a wide range of benefits. Key networks can provide opportunities for sustainable transport movements (particularly cycling and walking), recreational uses and wider benefits to the natural environment and people's quality of life.
- 12.16 Part of the green network will be the creation of Areas of Separation which will ensure visual separation between the new development and the existing boundaries of South Lancaster and ensure that self-contained settlements, such as Galgate, do not merge with the wider urban areas of the district.
- 12.17 The delivery of green networks will be a fundamental principle as a sustainable approach toward the management of water, reducing flood risk issues associated with the River Conder, Ou Beck and Burrow Beck. A critical element of the Garden Village should seek to set aside land which can be used for water management which can include the creation of wetland and balancing ponds to address drainage and benefit the local environment. Water management proposals for the Garden Village should be at the very heart of new development and deliver water quality improvements on the local catchment to encourage improvement in habitat and species and reduce flood risk for both existing and new residents.
- 12.18 At the core of the Garden Village will be the delivery of new strategic infrastructure to facilitate new growth, this is described in Policy SG4 of this DPD and will be addressed in more detail via the preparation of the Bailrigg Garden Village Action Plan DPD. It is important that necessary infrastructure which is both local and strategic in nature is delivered in the right place, at the right time, to ensure that development can be achieved in a sustainable manner for the benefit of new and existing residents and local businesses. Planning for necessary infrastructure should start during the preparation of the Bailrigg Garden Village Action Plan DPD.
- 12.19 The most significant element of infrastructure will be the delivery of a range of transport improvements, for example the re-configuration of Junction 33 of the M6, the creation of a Bus Rapid Transit System and the creation of a Cycling and Walking Superhighway. The Garden Village is expected to act as a catalyst to begin a modal shift from the over-use of private cars towards more sustainable forms of transport which should deliver a reduction in the number of vehicle movements and start to address issues such as air quality in areas such as Lancaster City Centre and Galgate, both of which are designated as Air Quality Management Areas (AQMAS).
- 12.20 In preparing a Spatial Development Framework it is important that the key principles which are described in Policy SG1 are fully addressed and form the cornerstones of future detailed policy and planning guidance contained within the future Spatial Development Framework / DPD and further masterplanning.

## **Policy SG1: Broad Location for Growth – Bailrigg Garden Village**

The Council has identified a broad location for growth for Bailrigg Garden Village on the Local Plan Policies Maps. This will be a major mixed-use development which focuses on the delivery of at least 3,500 new houses, a number of opportunities for employment and economic growth opportunities including the delivery of Lancaster University Health Innovation Campus.

### **Key Principles of the Garden Village**

The Council has defined a range of principles which will be at the heart of planning and development for the Garden Village, these include:

- Involving local communities in the creation of new development where high-quality urban design promotes sustainable, attractive places to live, defines a sense of place and creates a sense of community for its new residents.
- Seeking a modal shift in local transport movements between the Garden Village, including Lancaster University Campus, Lancaster City Centre and beyond into the employment areas of Morecambe / Heysham through the delivery of a Bus Rapid Transit System and Cycling and Walking Superhighway network.
- Delivering a wide range of market and affordable housing, in terms of type and tenure to ensure that opportunities to live in the Garden Village are available to all sections of the community and contribute significantly to the district meeting its evidenced housing needs particularly in the medium to long term phases of the Local Plan period.
- Ensuring that the necessary infrastructure to deliver sustainable growth is delivered in the right place, at the right time, to address strategic constraints to the delivery of future development.
- The creation of sufficient areas of high quality open spaces to provide a distinct sense of place and deliver a network of green corridors across the Garden Village to the benefit of the local environment and residents. The delivery of such spaces should include distinct areas of separation between the Garden Village and South Lancaster and also Galgate and investigate the opportunities for a new country park.
- The creation of healthy and cohesive communities through the delivery of high quality development and the correct levels of services and infrastructure which is provided in safe and accessible locations.
- The sympathetic masterplanning of new facilities and growth within the campus of Lancaster University for a range of educational facilities and student accommodation.
- Taking proper account of the need to reduce the impacts of Climate Change in the design of new development. This should assure that new development is resilient to the effects of Climate Change.
- Managing water and run-off to safeguard development, assuring public safety and amenity and take active measures to reduce flood risk within the area and downstream for both existing and new residents and businesses.
- Offering opportunities for national housebuilders to work alongside local construction firms and encourage training opportunities for local people, particularly through the construction phases of the Garden Village. The Garden Village should also include opportunity for the provision of self-build and custom-build properties.
- To assure innovative urban design both in terms of the layout and density of new development and the specific design of new buildings. This should include the application of new technologies for buildings and transport where possible.
- Addressing longstanding constraints and capacity issues in the strategic and local road network through the improvements to traffic management and physical interventions to

increase capacity. This will involve the re-configuration of Junction 33 of the M6 to allow direct motorway access into the Garden Village and remove motorway traffic from Galgate which is currently designated as an Air Quality Management Area (AQMA).

To support the delivery of the Garden Village, there will be a requirement for a wide range of both locally important and strategically important infrastructure, including new highways, public transport network, education provision, new local centre(s), open spaces and green network. These are set out in Policy SG3 and will be addressed in more detail in the future Spatial Development Framework, which will form a Development Plan Document (DPD) for the Bailrigg Garden Village.

Future proposals will need to demonstrate that no European designated site would be adversely affected by development either alone or in combination with other proposals, as per the requirements of Policy EN9 of this DPD. In view of the potential for likely significant effects as a result of this allocation the requirements of appendix D must be delivered as part of any future proposal.

To enable a comprehensive and co-ordinated approach to new development and strategic growth, piecemeal or unplanned development proposal within the area which are likely to prejudice its delivery (including the infrastructure required for the area) will not be permitted beyond that which has already secured planning permission and proposals which are sited within the developed footprint of Lancaster University Campus.

***Mechanism for Delivery of the Garden Village***

The Council will prepare and implement a specific Development Plan Document (DPD) for this area of growth, entitled the 'Bailrigg Garden Village Area Action Plan DPD'. As a result development in this area will be delivered in accordance with this Area Action Plan and the Council will not support piecemeal development of this area (beyond existing planning commitments) in advance of the preparation of this DPD.

The recommendations of the Local Plan (Part One) Sustainability Appraisal should be taken into account when preparing this document.

The purpose of the forthcoming DPD will be as follows:

1. To provide more detail on how the development principles set in this policy will be delivered;
2. To set out a Spatial Development Framework as a basis for further masterplanning and to help guide the preparation of future planning applications;
3. To provide a Spatial Development Framework against which future development proposals and planning applications will be assessed; and
4. To enable and support the co-ordination and timely delivery of the infrastructure necessary to facilitate growth in this location.

The potential for the future re-configuration of Junction 33 of the M6 and highway network improvements in South Lancaster will be an integral part of this forthcoming DPD.

To ensure the timely delivery of the Bailrigg Garden Village, work on the Spatial Development Framework and the wider DPD has already commenced and is anticipated to be ready for adoption within the first five years of the plan (i.e. before 2024). Failure to achieve this may result in the need for an early review of the Local Plan to ensure that housing delivery rates are maintained to meet development needs.

**Mechanisms for Delivery of the Bailrigg Garden Village**

- 12.21 Policy SP6 of this DPD sets out the overall housing target and identifies a wide range of development sites which will be required to meet that Local Housing Need. The allocation at Bailrigg Garden Village has identified opportunities to deliver in the region of 3,500 new homes, 1,655 of which the Council believe can be realistically delivered during the course of this plan period up to 2034 due to the strategic infrastructure required to facilitate growth.
- 12.22 However, the sheer scale of the proposal at Bailrigg Garden Village, the constrained context to which it is being delivered in and the need for public sector invention in the delivery of strategic infrastructure means that significant work still needs to be undertaken on the Garden Village proposal. Beyond the matters of infrastructure, the complex nature of land ownership with the broad area of growth requires detailed discussion and exploration with key stakeholders. Such discussion will ensure that matters such as landowner expectations are understood and acceptable agreements across all parties are achieved.
- 12.23 To facilitate this the Council has begun work on a specific Development Plan Document, entitled 'Bailrigg Garden Village Area Action Plan DPD' which will set a framework for future development within the Garden Village. The DPD will set out a Spatial Development Framework which will focus on achieving delivery within the middle five year period of the plan and will seek to direct opportunities for delivery way beyond the conclusion of this plan period.
- 12.24 The Council has already begun to prepare this DPD, with early scoping work on the Spatial Development Framework being undertaken in October 2017 with further work anticipated through the course of 2018. It is anticipated that work will be completed on the DPD by early 2020 and ready for implementation from that point forward. This is anticipated to tie in with the concurrent funding bids to Government in order to deliver the strategic infrastructure necessary.
- 12.25 As a result the Council anticipates that the delivery of housing will begin contributing to meeting the district's housing needs by the middle of the plan period (i.e. no development prior to year 6 of the plan period), continuing on into the latter stages of the period and beyond into the next plan period. The Council believes it is reasonable that levels of growth could be accelerated in the Garden Village to match future demands within the latter stages of the plan period once strategic infrastructure needs have begun to be addressed.

**Lancaster University Health Innovation Campus**

- 12.26 A key element of growth within the Garden Village, and the wider district, is the delivery of the Lancaster University Health Innovation Campus which is sited on land directly to the north of the existing University Campus and identified under Policy SG2 on the Local Plan Policies Map.
- 12.27 The delivery of the Innovation Campus has been a long-standing aspiration of the Council who, along with the Lancashire Local Economic Partnership recognise the regional potential of this site to deliver new knowledge based employment, training and research premises tied to the University. It is anticipated that the Innovation Campus will have a focus on medical and health research alongside other knowledge-led businesses. When fully realised, the Innovation Campus has the potential to deliver in the region of 2,000 new jobs for the district and attract up to £100 million of investment over the course of the plan period.
- 12.28 Planning permission was granted for the first phase of the Innovation Campus in 2016. Given its current planning status the Council anticipates that the delivery of the Campus can begin in advance of the DPD for Bailrigg Garden Village and that the impacts of new development in this location can be satisfactorily accommodated with improvement to local infrastructure.



- 12.29 Proposals for future phases of the Innovation Campus should have due regard to the emerging approaches taken in the Spatial Development Framework / DPD particularly in relation to the locality of the Innovation Park and the potential delivery of new infrastructure.

### **Policy SG2: Lancaster University Health Innovation Campus**

The Council will support the development of a high quality Innovation Campus in the South Lancaster area that provides strong linkages with its position in the Bailrigg Garden Village and in relation to Lancaster University, which is directly south of this site.

Given the site's location within the Garden Village, new development should seek where possible to address the development principles as set out in Policy SG1 of this DPD. This policy approach applies until such a time that the Bailrigg Garden Village Action Plan DPD provides more updated guidance on the matter.

Development proposals for this site should be brought forward via a masterplan process that addresses the development of the whole Innovation Campus which splits its delivery into a number of logical phases. Proposals should seek to address the following matters:

- I. The submission of a suitable and appropriate landscaping plan that should seek to retain existing natural features, including the retention of woodland, copse, ponds and hedgerows which reflect the undulating topography of this location. The landscaping scheme should seek to create landscape buffers between the development site and the A6 which also has due regard to local residential amenity and the historic assets in the locality;
- II. The creation of an attractive entrance point into the Innovation Campus from the A6 with appropriate landscaping to the site's frontage with the A6. This should include the setting back of development by approximately 30 metres from the A6;
- III. The incorporation of cycling and pedestrian access with positive linkages to the existing network, including improvements to cycling and walking links from this site into Bailrigg Garden Village, Lancaster University Campus and Lancaster City Centre, proposals should seek to connect with the Cycling and Walking Superhighway proposed in this area. Proposals for cycling and walking should include the retention of Bailrigg Lane as a pedestrian and cycle route;
- IV. The submission of a detailed design statement, recognising the site's location within the Bailrigg Garden Village area and its location on a key transport corridor (the A6). The design, layout and material used should be sympathetic to the locality and create a strong sense of place, providing a well-designed and high quality environment for its occupants;
- V. The avoidance of large areas of hard-standing and car parking. Proposals should seek to screen areas of car parking when viewed from off-site locations;
- VI. Contribute to the delivery of a green corridor network which will run through the Bailrigg Garden Village area. Opportunities for enhancing biodiversity, recreation and leisure uses should be investigated via any application;
- VII. The protection and enhancement of Ou Beck, a designated Biological Heritage Site (BHS), as a wildlife corridor with new planting and habitat creation provided as part of any scheme;
- VIII. The preparation of a Flood Risk Assessment that details how, through the design, construction and occupation phases of development, proposals will deal with the matter of flood risk, particularly in relation to the Ou Beck watercourse. This should include

**suitable and appropriate mitigation measures which can be delivered to the satisfaction of both the Environment Agency and the Lead Local Flood Authority;**

**IX. The submission of a comprehensive drainage plan which sets out how surface water will be managed on the site. Proposals should have due regard to the Surface Water Drainage Hierarchy which is set out in Policy DM34 of the DM DPD;**

**X. Proposals should include a detailed Travel Plan, in accordance with Policy DM62 to ensure opportunities to reduce transport movements by private vehicles are minimised and the opportunities to access the site via the Bus Rapid Transit service and Cycling and Walking Superhighway are maximised;**

**Development proposals should give due consideration to all other relevant planning policies, particularly those contained within the Development Management DPD (DM DPD).**

- 12.30 The Health Innovation Campus is a significant element of future economic growth within the Garden Village and occupies a prominent position alongside the A6, a key southern gateway into Lancaster City Centre. As a result development proposals will be expected to be of a high standard which reflect a high quality Innovation Park. This should be reflected in the design, layout and materials used.
- 12.31 The site's position alongside the A6 provides a great opportunity to maximise benefits and access to sustainable transport networks and should provide strong pedestrian linkages towards the A6 corridor in order to access the proposed Bus Rapid Transit system and improve cycling and walking linkages, connecting into the Cycling and Walking Superhighway which will link the Garden Village with Lancaster City Centre. Where appropriate, proposals should be accompanied by a Travel Plan which highlights how private vehicle movements should be minimised and how access to more sustainable forms of transport will be maximised.
- 12.32 Given the site's proximity to Ou Beck, proposals will be expected to address any residual matters of flood risk and address matters of drainage in a comprehensive and sustainable manner, making use of the Surface Water Drainage Hierarchy in accordance with Policy DM34 of the Development Management DPD.

#### **Infrastructure Requirement and Delivery in South Lancaster**

- 12.33 There are a number of infrastructure requirements that must be addressed in order to deliver Bailrigg Garden Village and must be integral to the preparation of the Spatial Development Framework. Without the delivery of necessary strategic and local infrastructure it cannot be demonstrated that growth to the scale proposed is acceptable in planning terms.
- 12.34 It will be for the preparation of the separate DPD to explore in more detail the matters of infrastructure (both in a strategic and local sense) in terms of location, design and detailed delivery. However, the Council has a clear understanding over the scale of infrastructure which is required and these requirements are already reflected within the Infrastructure Delivery Plan (IDP) and specifically within the accompanying Infrastructure Delivery Schedule (IDS). These documents set out the infrastructure necessary to make development acceptable in planning terms. The IDP has begun to set out the projects required, their indicative costs, the methods of funding that will be used for delivery and the timescale in the plan period where infrastructure must be delivered.
- 12.35 A key challenge for Bailrigg Garden Village is the improvement to highway capacity on the A6 corridor between Galgate and Lancaster City Centre and providing direct access from the urban extension area to the M6 motorway.



- 12.36 In order to improve accessibility to the motorway network, the City and County Councils are working with Highways England to create a reconfiguration of Junction 33 of the M6. Such a reconfiguration will include shifting part of the junction northwards towards Lancaster University to create a staggered junction that provides both direct access into the Garden Village and a bypass of Galgate for traffic accessing the M6. Information on this project is set out in more detail via the Highways and Transport Masterplan. It is important to note that access to the M6 will be retained for traffic to the south of the district and into areas of Wyre district.
- 12.37 To improve highway capacity on the A6 corridor, the City Council and Lancashire County Council propose a range of infrastructure schemes beyond Junction 33 improvements, which cumulatively will result in improved highway capacity along the A6 corridor. Other key infrastructure improvements will include the following:
- Supporting the route of a new Bus Rapid Transit service, as set out in the Lancaster District Transport Masterplan that will provide regular public transport services between Lancaster University, South Lancaster, Lancaster City Centre, Morecambe, Heysham and Junction 34;
  - Improving linkages into the local cycling and walking network and promoting the use of cycle and pedestrian routes to access Lancaster City Centre and the implementation of a Cycling and Walking Superhighway;
  - The creation of a distributor roads within the Garden Village to provide appropriate and safe access into the local highway network, specifically Scotforth Road / Lancaster Road (the A6) and Ashton Road (the A588). It is anticipated that highway improvements will be required on both the A6 and A588 in relation to highway management and highway capacity.
  - Facilitating the use of low-emission vehicles. In particular the provision of electric charging points within new development; and
  - Supporting the implementation of a HGV movement strategy to limit HGV access through Carnforth, Lancaster, Morecambe and Heysham with the aim to encourage HGV drivers to utilise the Bay Gateway.
- 12.38 The creation of a reconfigured Junction 33 will require significant funding. Approximately £16 million has been secured from the Lancashire Local Economic Partnership, via Growth Deal 3, to begin investigation on the reconfiguration of the junction.
- 12.39 However, the wider funding mechanisms for these improvements will be primarily sourced from other public sector intervention, in particular anticipated funding via the Housing Infrastructure Fund (HIF). A bid to secure £150 million has been made to the HIF process, seeking to secure funding for road infrastructure, public transport infrastructure and other infrastructure elements (such as education facilities) which will facilitate the delivery of new housing and economic growth within the Garden Village. Public sector funding will be supplemented by funding from the private sector through the delivery of new development which will seek to address funding gaps in the creation of new infrastructure. Funding from the development industry will be secured through an appropriate charging mechanism which will address infrastructure delivery in a fair and equal manner.
- 12.40 Whilst highway and transport improvements represent the greatest challenge to delivery, development of this size and scale at this location requires a further range of infrastructure that is needed to make this area a genuinely sustainable Garden Village.
- 12.41 There is an identified need for further education facilities to be provided within the Garden Village; this includes the need for further primary and secondary school provision. New primary school provision will be delivered directly as part of the development of the Garden Village and in partnership with Lancashire County Council. The delivery of a secondary school meets a wider

strategic need for Lancaster and whilst located in the Garden Village it should be funded through an appropriate infrastructure tariff which will be applied to wider growth within the district. Whilst it is anticipated that funding will be generated from an infrastructure tariff it is expected that a site for a new secondary school will be delivered within the Garden Village with its precise location investigated as part of the DPD to be prepared for Bailrigg Garden Village.

- 12.42 A new local centre will be necessary to provide basic local services and community facilities for both existing and new residents for South Lancaster. The precise location of the new local centre (or local centres) will be investigated in more detail as part of the Bailrigg Garden Village Area Action Plan DPD. However, the future role of new local centre(s) should include uses that meet localised needs only and not seek to compete with other local centres or Lancaster City Centre. The facilities provided should include a medium-scale foodstore, in accordance with Policy TC3 of this DPD. The Council will continue to engage with Morecambe Bay Clinical Commissioning Group (CCG) to understand future health requirements associated with the Garden Village.

### **Policy SG3: Infrastructure Delivery for Growth in South Lancaster**

**In delivering strategic growth in South Lancaster via the Bailrigg Garden Village it is critical that the necessary strategic infrastructure can be delivered, at the appropriate time, to make development acceptable in planning terms and to ensure that both the individual and cumulative impacts on local infrastructure are fully addressed.**

**As stated in Policy SG1 of this DPD, it is the Council's intention to prepare a specific DPD for the delivery of the Garden Village (the Bailrigg Garden Village Action Plan DPD) which will address the delivery of infrastructure to facilitate development. The forthcoming DPD will address matters relating to financing and delivery, the phasing of new infrastructure and its specific location.**

**The Council expects that all development contained within the designation of the Broad Area of Growth for Bailrigg Garden Village to contribute to infrastructure requirements in a fair and equal manner. The Council will not permit piecemeal development in this area which does not seek to address matters of strategic infrastructure.**

**The forthcoming DPD will seek to address the following infrastructure matters relating to:**

- **The reservation and management of land to appropriately manage water, provide flood mitigation and provide for new habitats for wildlife.**
- **The delivery of access into the Strategic Highways Network via a reconfiguration of Junction 33 of the M6 to the satisfaction of the strategic and local highways authority. In order to achieve this the Council has identified an area of search for the newly reconfigured Junction 33 via Policy SG3 of this DPD.**
- **Improvements to the local road network as appropriate to address recognised capacity issues and issues of highway safety to the satisfaction of the local highways authority.**
- **Improvements to the public transport network, specifically the creation of a Bus Rapid Transit System linking the Garden Village to Lancaster City Centre, Morecambe and the Employment areas on the Heysham Peninsula to provide genuinely realistic alternatives to private vehicle use.**
- **Improved cycling and walking linkages from the Garden Village to the north, towards Lancaster City Centre and the south, towards Galgate. This will be through the creation of a Cycling and Walking Superhighway which will provide a safe and attractive route for**

pedestrians and cyclists and should seek to improve cycling and walking links along the Lancaster Canal.

- The delivery of sufficient education places at both a primary and secondary school level to the satisfaction of the local education authority.
- The delivery of new local centre(s) provision which will include a range of local services and community facilities in an accessible location for both new residents to the Garden Village and existing residents in South Lancaster. The new centre(s) provision should seek to meet the basic needs of residents to the South of the City and not seek to compete with the retail / commercial offer found in Lancaster City Centre. This should also seek to investigate the needs for new health facilities within the local centre(s).
- The provision of sufficient public open space to fully meet the amenity and recreational needs of the residents in the Garden Village.

The Council has prepared an Infrastructure Delivery Plan (IDP) which accompanies the Local Plan. The IDP has already sought to set out projects which will be necessary for the delivery of the Garden Village and will continue to be updated via the preparation of the specific DPD relating to Bailrigg Garden Village.