

THE CAMPAIGN AGAINST BAILRIGG GARDEN VILLAGE GOES ON!

How to respond to the Lancaster Local Plan, why it is vital to respond by 6 April 2018, some guidance on how to do so. <https://www.cloudbgv2017.co.uk/>

CAMPAIGN GOES ON!

Why respond to the local plan now?

The Local Plan was published 9 February 2018 and is open for public consultation until **5pm on Friday 6th April**.

It is **essential** that all CLOUD supporters do object now. Previous objections to the draft plan last year will **NOT** be taken into account in the next stage of the planning process - they will simply be ignored!

It matters because the comments and objections that go in before 6 April will be examined by an independent Planning Inspector, appointed by central government.

The Inspector will be independent of Lancaster City Council and will decide whether the Plan should go ahead - whether it is legally compliant and sound, to use the official terminology.

This is your last chance - and a crucial one - to object to Bailrigg garden village (BGV).

How to contact Lancaster City Council Planners

email planningpolicy@lancaster.gov.uk

Phone : 01524 582383

Postal address: Regeneration & Planning, Planning & Housing Policy Team, Lancaster City Council, PO Box 4, Lancaster Town Hall, Dalton Square, Lancaster, LA1 1JP.

Making representations is easier than it looks!



This outline takes you through the process step by step.

You can comment on-line or by post.

What to do if you are commenting **online**

1 Where to find the Local Plan

<http://www.lancaster.gov.uk/planning/planning-policy/publication-local-plan>

For full details go to **Publication Documents where you will find**

Part 1 Publication Strategic Policies and Land Allocation Development Plan Document (DPD)

Bailrigg Garden Village is Chapter 12 of this document

For an **important map of Bailrigg Garden Village** Broad Area of Growth', showing how large it might get, see

http://www.lancaster.gov.uk/assets/attach/3344/SPLA_Jan2018_BGV.pdf

Part 2 Publication Development Management Development Plan Document (PDF, 2.3MB)

2. You should read the guidance notes explaining how to complete the online representation form :

<http://www.lancaster.gov.uk/planning/planning-policy/publication-local-plan#>.

3. Filling in the Form

You will need to complete Part A with your personal details and then move on to Part B which is as follows:

Question 1: DPD means Local Plan, you should tick Part 1.

Question 2: Start by selecting Chapter 12 - Bailrigg Garden Village.

Question 3: Legally Compliant? - we advise you to tick Yes. This will take you to Question 5.

Question 5: Do you consider the DPD to be sound? Answer - No.

Question 6: This asks on what grounds you consider the Plan unsound?

The DPD is not positively prepared

The DPD is not justified

The DPD is not effective

The DPD is not consistent with national policy

You may wish to select just one ground but if in doubt tick all that seem appropriate.

Question 7: This gives you space to explain why you consider the Plan is unsound.

We've identified some key issues to help you answer this question. You can of course cut and paste the wording from any of your previous letters of objection about Bailrigg garden village BGV and insert it on this part of the form.



KEY ISSUES



Does Lancaster need the 12,000 new homes proposed in the Local Plan? With say 3 people per house, that's an extra 36,000 residents on top of the present population of 140,000. Is this 25% increase in population realistic?



Is Bailrigg garden village deliverable financially given its high infrastructure costs? How would these costs impact on the price of houses in the village?



How will additional school places be funded? How is the capacity of the hospital to be expanded? How is the capacity of GP surgeries and dentists to be expanded?



Where will the jobs come from for the residents of BGV? Where will people work? What will be the journey to work pattern? Has that been investigated? Is it likely to promote long distance commuting? Is it sustainable or will it increase car dependency? What guarantee is there that an affordable and frequent bus transport system will be introduced?



Have the plans been co-ordinated with major infrastructure providers, such as power, sewage and drainage, and the crossing under or over the railway?

Chapter 12 Specific paragraphs



Paragraph 12.16 Will there be a real area of separation around the garden village? The Council's map shows the BGV boundary extending right up to the existing housing in Galgate at the south and Scotforth to the north without any separation zone being marked. 'Zones of separation' are shown on the key to the map and there is one around Junction 34 but none at BGV.



Paragraph 12.17 The November 2017 flooding in Galgate, the most recent in a sequence, was caused by the River Conder and the Whitley Beck and made worse by the more rapid run-off from recent housing developments in the village. There is no provision in the Local Plan to address these problems.



Paragraph 12.19 Has the Council assessed how many extra car journeys will be generated by BGV? Will it not unavoidably worsen traffic congestion and air pollution, especially at the Pointer Roundabout?



Paragraph 12.19 The creation of a Cycling and Walking Superhighway is a wonderful aspiration, but where and how is this going to be constructed? Will pedestrians and cyclists be kept away from vehicles?



Paragraph 12.38 The reconfiguration of Junction 33 is another aspiration lacking in any real detail at this stage. The only funding so far secured is to 'begin investigation'.



Paragraph 12.39 The funding bid for £150m is just that. Funding has not yet been secured. The £150m has to cover a lot and presupposes a substantial private sector contribution. There is clearly a funding gap here

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Question 8 : We suggest you say that BGV should be removed from the Local Plan until such time as information is publicly available to demonstrate that it is viable, deliverable and affordable. Don't suggest possible alternative locations for housing development - our task is to oppose unnecessary developments not to redraft the Local Plan.

It is obviously premature for Planning to ask for comments on the BGV part of the plan because in **12.24** it is stated that it is '**anticipated**' that work will be '**completed on the DPD by early 2020**'.

Why are we being asked to approve it or not by 6 April 2018? It is also stated in SG1 about BGV that while work on the Spatial Development Framework and the wider DPD has already commenced it is only 'anticipated to be ready for adoption within the first five years of the plan (i.e. before 2024)'. So of what is the public now and indeed the Planning Inspector soon expected to approve?

If all else fails and the online form defeats you send your representations by email to the Planners' email address on front of this flyer.

What to do if you are commenting by post.

Copies of the Local Plan, Guidance Notes and Comment Forms are available for you to read at Lancaster and Morecambe town halls and the libraries in Lancaster, Morecambe, Heysham, Carnforth and Halton. Your objections should say that you consider the Local Plan to be unsound and should set out your grounds for objecting - just follow our guidance for Questions 6 and 7 above and the key issues we have suggested.

Your objections should be posted to Planners' address on front of this flyer.

Remember these objections are being addressed to the Planning Inspector, **through** the City Planners, but **not to** them. Write firmly but politely.

The following link is how another campaign group in Essex responded to proposed developments in their area.

<http://www.cause4livingessex.com/cause-consultation-response-2/>