

## A message from Satnam...

Thank you for attending today's public consultation about proposals to develop a new residential development at New Quay Road, Lancaster.

The display boards show why the development is needed and how the development is planned to be laid out.

Our proposals show a comprehensive development of up to 250 bringing high-quality and open-market houses to the area. The site would be the last to be brought forward for development in this part of the city, and will help to protect other open green belt areas of land around Lancaster.

Our vision includes open-market, retirement, and affordable housing, as well as self-build plots, along with areas of public open space and footpath routes. The proposals will protect the adjacent woodland and the footpaths which cross the site.

We will be submitting an outline planning application, so details of the development - such as the exact numbers of houses, final internal site planning and road layout matters, and the type and style of the houses proposed, will be decided in further detailed applications.

## Feedback

Today's consultation is to find out what you think, and to hear about any concerns you may have about the development proposals.

Members of the project team are available

to answer all of your questions, so please take some time viewing the boards and discussing the proposals with the team.

Feedback forms are available around the room - these can be completed and posted into the Feedback Box or handed to the team before you leave. You can also review the boards and provide feedback and comments electronically from 10am on Thursday 6 April by visiting [www.resultscommunications.co.uk](http://www.resultscommunications.co.uk).

Feedback can be provided until 11.59pm on 26 April 2017.

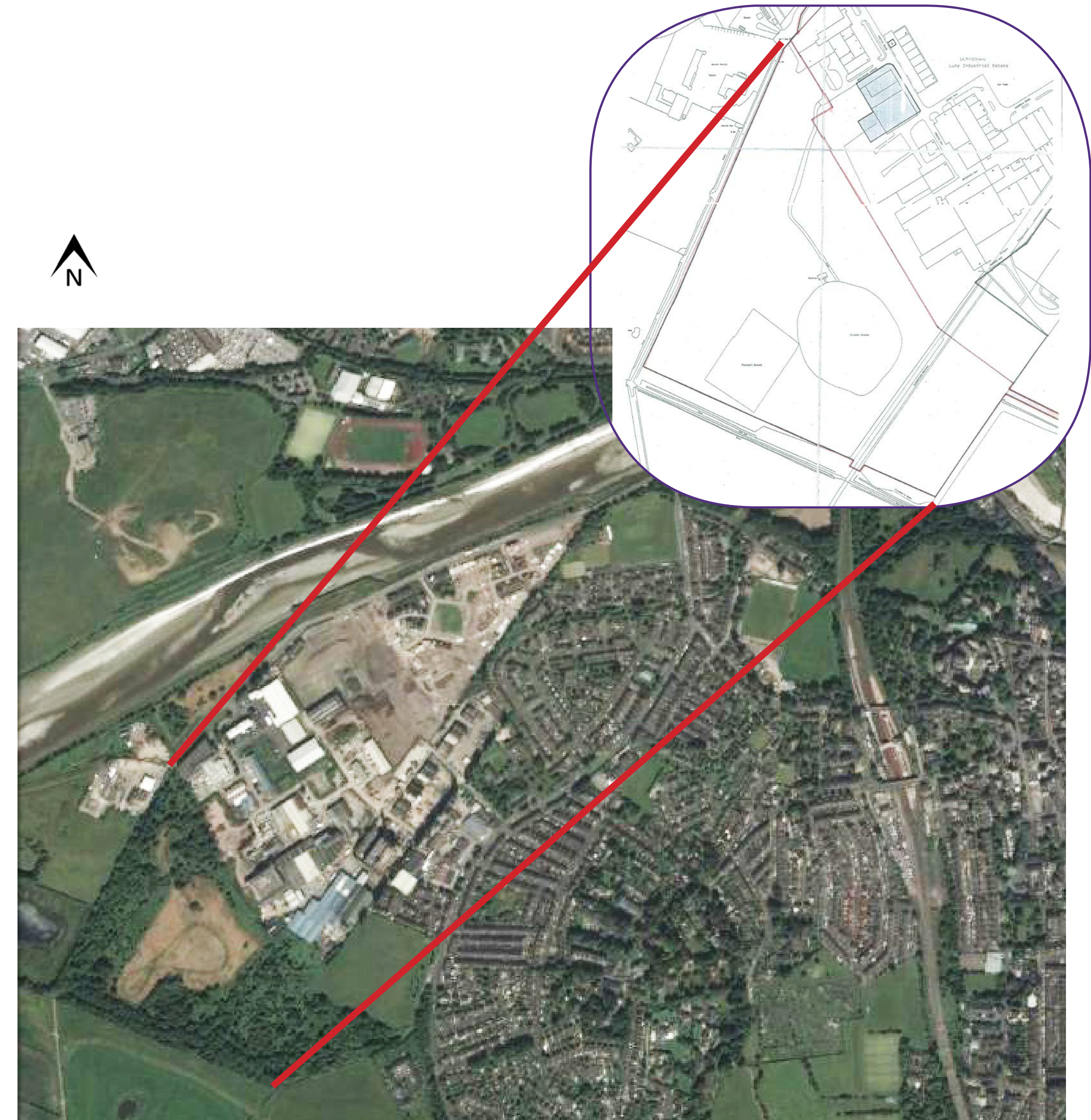
## Next steps...

After today we will spend the next 21 days gathering feedback and comments from visitors here today, those who view the boards and provide feedback remotely, and from stakeholders with whom the project team is continuing to discuss the proposals.

We are planning to submit our planning application for consideration by Lancaster City Council during late Spring. At that point the council will notify the community that the application has been lodged and will open its period of public consultation ahead of making a decision.

A decision is expected within 13 weeks of the application being lodged, although this could happen within eight weeks.

If approval is granted, work to develop the detailed proposals of the masterplan will begin further opportunities to be consulted about the proposals will be notified to you.



Top: Red line boundary showing the proposed New Quay Road site.  
Bottom: Map shows River Lune to the north west, and the former Lune Industrial Estate to the north east.



### The site in context...

The site is located approximately 1.5 km to the west of Lancaster City centre and approximately 0.5 kilometres from the River Lune estuary. An industrial estate is located immediately to the north of the site and housing to the east. The southern boundary lies adjacent to open countryside.

A playing field (Coronation Field) is located to the north east of Freemans Wood, to the south east of the site.

This whole area is designated in the emerging Lancaster Local Plan as an Area of Local Green Space, but this proposed designation is not supported by the specific characteristics of the area, nor does it follow the legislation that governs the creation of such spaces.

The total area of the proposed designation is circa 16.6 hectares of which approximately 10.43 hectares to the north is in the ownership of The Property Trust and Satnam Investments.

The remaining portion to the south together with the Coronation Field is owned by Lancaster City Council. A public footpath lies adjacent to the western boundary of the site and a public bridleway to the north.



Top to bottom: Series of aerial views showing the site in context, with Lancaster to the east



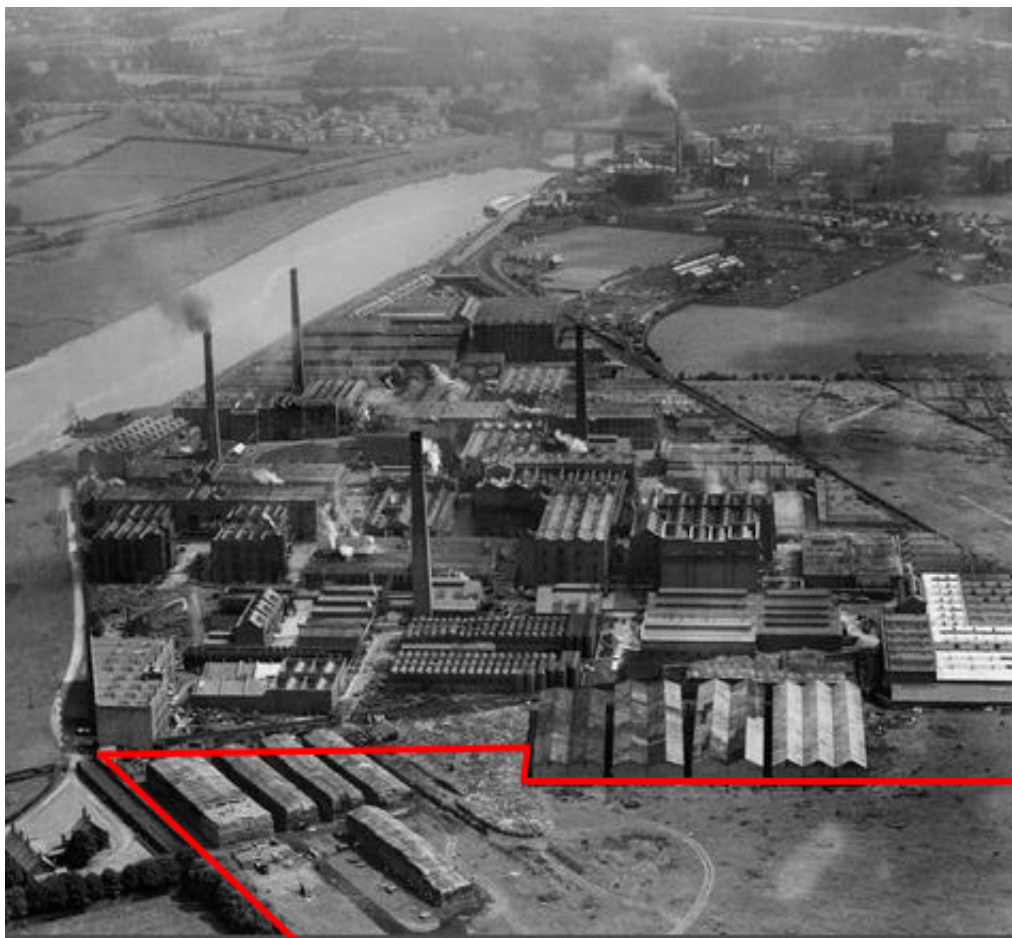


Freeman’s Wood

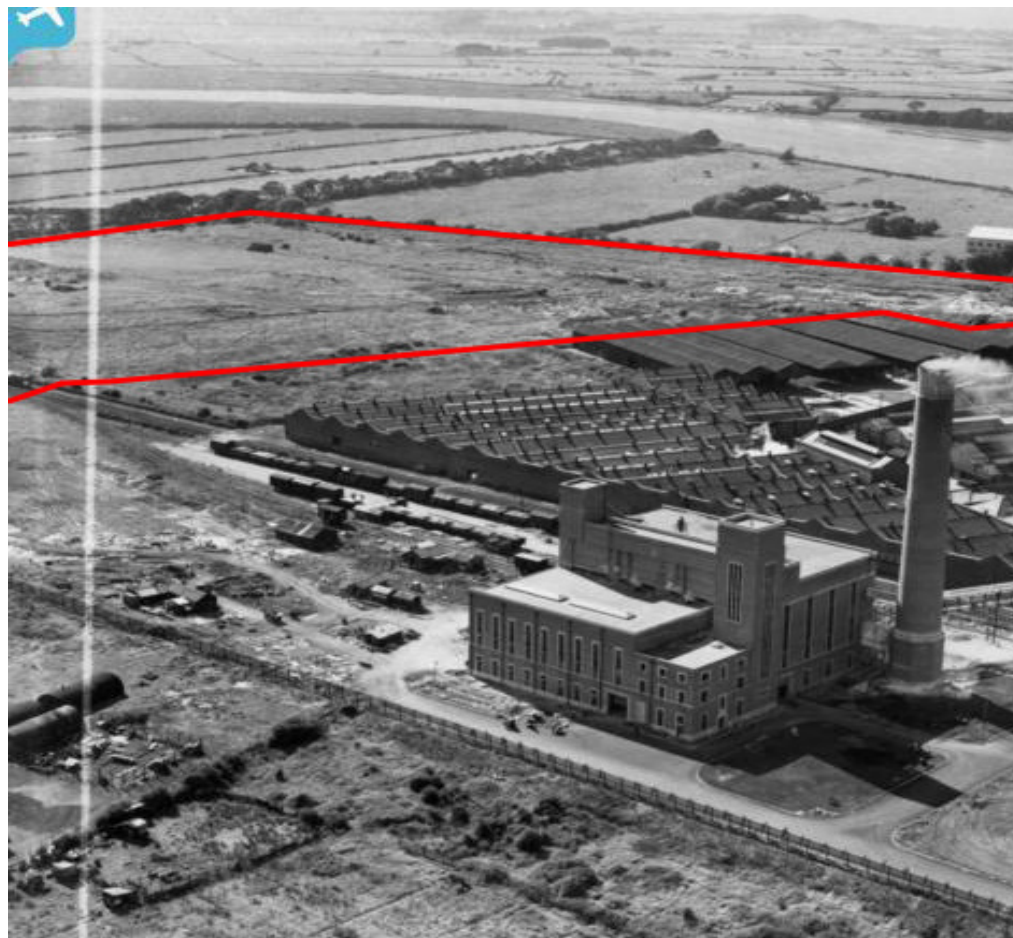
The site consists of grassland, scrub vegetation and regenerating tree cover which is generally located to the boundaries. It is not a woodland and contains a large area of grassland, together with hard standings.

The trees on the site are mainly seedling sycamore and willow, many of pole size and unthinned.

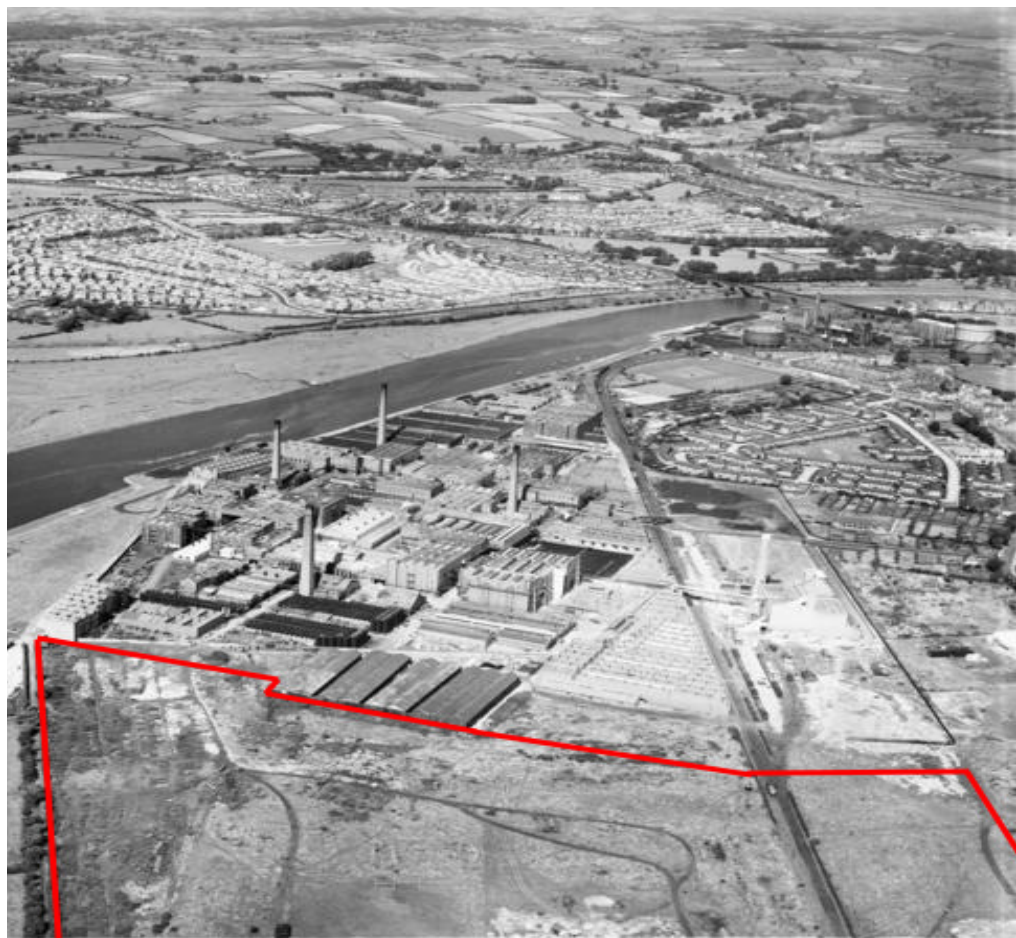
As a result, the trees are crowded and the shading prevents the development of ground flora.



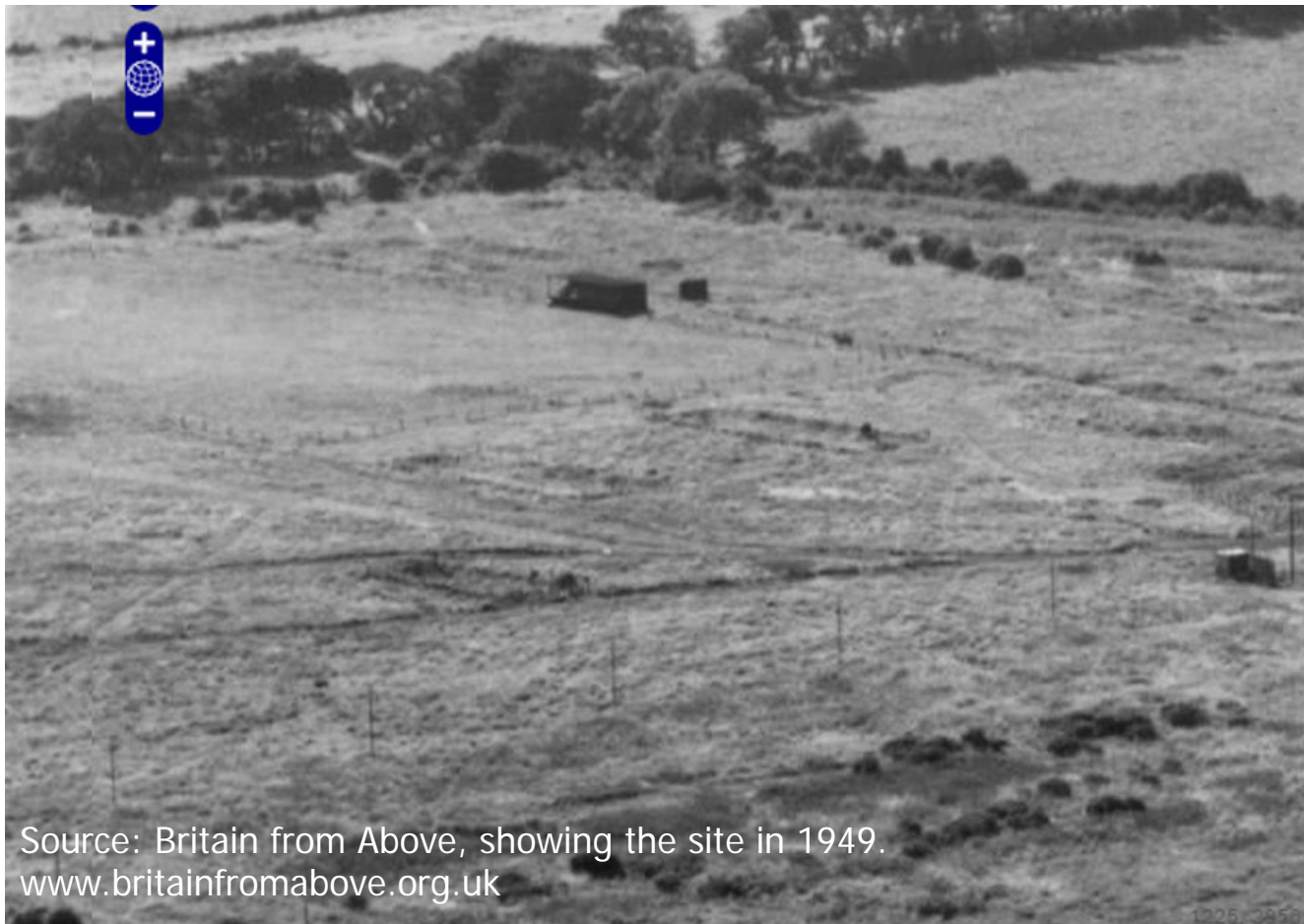
Source: Britain from Above, showing edge of the site in 1933. [www.britainfromabove.org.uk](http://www.britainfromabove.org.uk)



Source: Britain from Above, showing the site in 1949. [www.britainfromabove.org.uk](http://www.britainfromabove.org.uk)



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Previous land uses

The land was formally part of the adjacent industrial estate. Air photographs dating back to the 1930s show this previous land use.

The site has been used for trail bikes and has suffered from fly tipping as the result

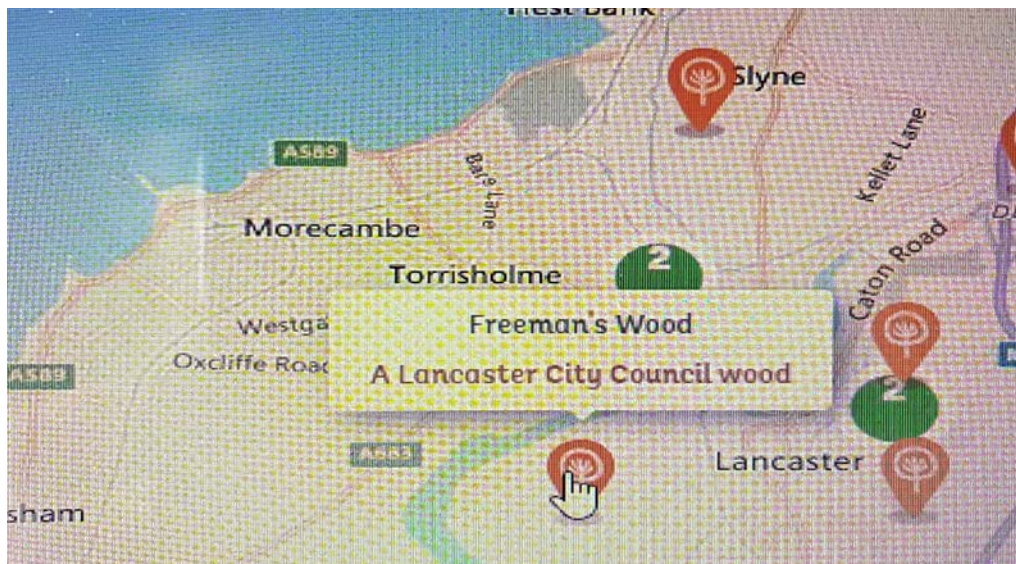
of which the owners have fenced off the area to prevent illegal access. At one stage a football pitch and cricket ground were located on part of the site.

The area to the south of the site (beyond the land owned by the applicants) has a very different character. It is an area of broad leaved woodland which is middle-

aged and post- dates the air photographs shown above.

It is owned by the Local Authority. It is understood that the woodland is protected by a blanket Tree Preservation Order.

None of this woodland will be affected by the proposed development.



Source: The Woodland Trust ([www.woodlandtrust.org.uk](http://www.woodlandtrust.org.uk))

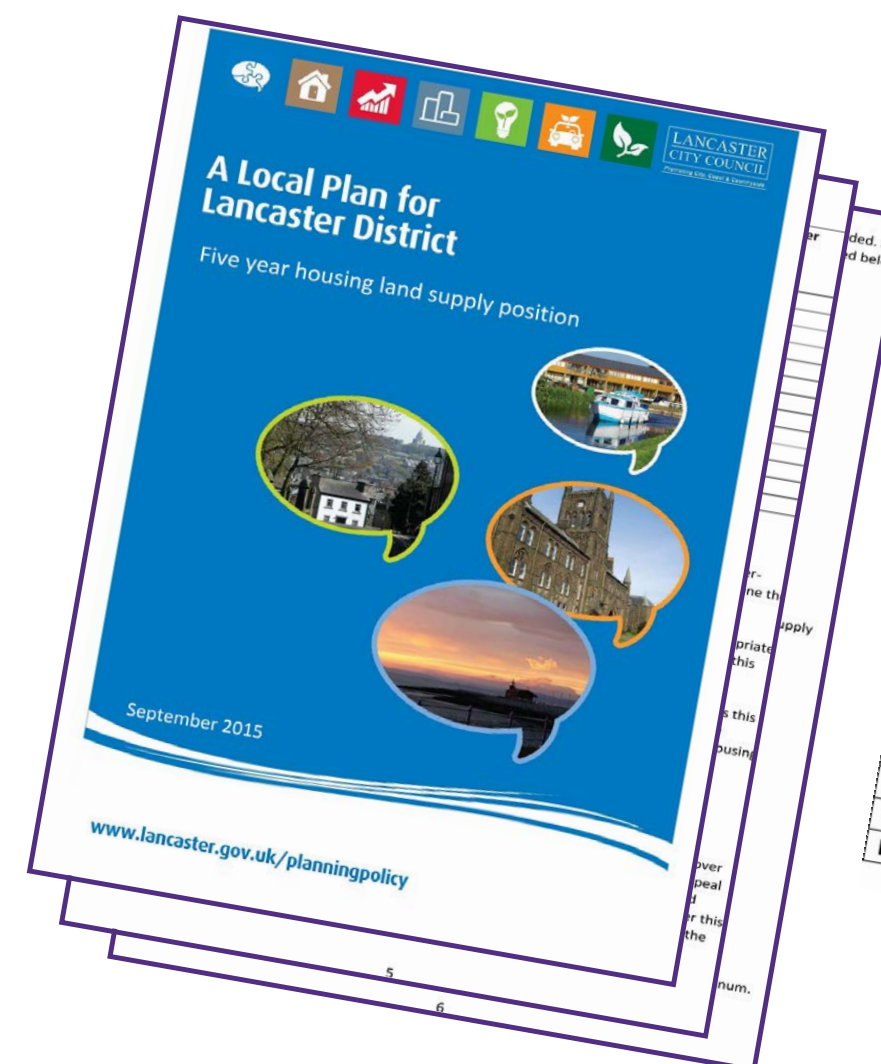






### The Local Plan for Lancaster District (2011-2031)

- Lancaster City Council is responsible for preparing all local plan documents relevant to the district
- The National Planning Policy Framework states that local plans should be drawn up over an appropriate timescale, preferably a 15-year time horizon
- Local Plan should also take account of longer-term requirements and be kept up to date
- The current timetable for the Local Plan for Lancaster District is 2011-2031
- Current Local Plan allows - just - for 15 years of delivery from 2016 onwards.



### Five Year Housing Land Supply Position (Local Plan for Lancaster District) (2015)

- Core Strategy has a Housing Requirement of 400 dwellings per annum (7,200 for the period 2003/04-2021/22)
- National Planning Policy Framework requires local authorities to calculate their Objectively Addressed Housing Need for their area, and to identify and update annually a supply of specific deliverable sites sufficient to provide five years of this housing requirement plus buffer (of five per cent if there has been sufficient delivery in past years or 20 per cent if there has been under-delivery) to ensure choice and competition
- The council accept there has been consistent under-delivery of housing for several years
- As the council has failed to deliver its housing requirement over recent years and starts the next five year period in a position of under-supply, this shortfall is added to the ongoing five year target
- A housing need of 744 homes per annum has been acknowledged by the council
- At present the council cannot demonstrate five-year supply of housing land

Recent housing delivery

3.3 Housing completions since 2003/04 are set out in table 1 below.

Table 1 – Housing completions 2003/04 – 2013/14

Financial Year	Core Strategy Housing Requirement	Dwelling Completions (of which are student and other residential institution units)	Actual over/under completions
2003/04	400	556	
2004/05	400	253	-147
2005/06	400	348	-52
2006/07	400	182	-218
2007/08	400	350	-50
2008/09	400	121	-279
2009/10	400	99	-301
2010/11	400	243 (68)	-157
2011/12	400	144 (3)	-256
2012/13	400	473 (48)	73
2013/14	400	3,178	-1,622
Running Total	4,800		



### The Lancaster Property Blog\* (2016)

- Warned in March 2016 that Lancaster's continuing housing shortage means the number of houses being built continues to be woefully inadequate in meeting the ever demanding needs of the growing population in the city
- In the local authority area as a whole, only 370 properties were built in 2015-16, split down into 270 privately-built properties and 100 housing association with not one council house being built
- Warned the output is not good enough and the shortage of supply is pushing prices up. Higher prices make it harder for people to relocate to, back to, or within, the city
- Availability of homes impacted by reduction in number of properties on the market and for sale.

\* Authored by local business owner John Gallagher, who runs JDG Estate Agents in Lancaster and Morecambe.



The New Quay Road Masterplan has been developed following a series of comprehensive site ecology assessments.

The assessments identified four survey areas which provide an opportunity for the development to retain and enhance strategic landscaping to offer both ecological and amenity value at the heart of this development proposal.

The findings of those assessments are shown here, along with a selection of images of the site, from various points.

Ecological survey work undertaken to date	Key survey findings	Actions
Phase 1 Habitat Survey <i>Undertaken in line with best practice methodology detailed by the Joint Nature Conservancy Council (1993, as amended) and the British Standard BS42020:2013</i>	Site considered of local / parish value due to extent of semi-natural habitats of site and proximity to nature conservation sites	Mature woodland will be retained.  Habitat creation will be incorporated into proposed design.  Lancashire Wildlife Trust and Natural England will be consulted in relation to proximity of the site to Freeman's Pools LWS and Lune Estuary SSSI
Water vole survey <i>Undertaken in line with best practice methodology detailed by The Mammal Society (2016)</i>	Water vole absent from site area and adjacent habitats	-
Otter survey <i>Undertaken in line with best practice methodology detailed by The Mammal Society (2007)</i>	Otter absent from site area and adjacent habitats	-
Great crested newt survey <i>Undertaken in line with best practice methodology detailed by English Nature (2001)</i>	GCN absent from site area and adjacent habitats	-
Breeding bird survey <i>Undertaken in line with best practice methodology detailed by British Trust for Ornithology (1999)</i>	Site of local value to breeding birds	Mature woodland will be retained.  Habitat creation for nesting birds incorporated into proposed design
Badger survey <i>Undertaken in line with best practice methodology detailed by the Mammal Society (1999)</i>	No badger setts within and adjacent to site area	-
Reptile survey <i>Undertaken in line with best practice methodology detailed by English Nature (1996) and JNCC (2004)</i>	Reptiles absent from site area	-
Bat activity surveys <i>Undertaken in line with best practice methodology detailed by Bat Conservation Trust (2016)</i>	Commuting route for nearby pipistrelle maternity roost identified across the site	Commuting corridor will be retained as part of development and a sensitive lighting scheme will be implemented to prevent habitat fragmentation.
Additional Ecological considerations		Actions
Japanese knotweed on site		Method statement will be compiled for the management and eradication of JK from the site









## Proposed masterplan...



Above: Indicative masterplan proposal (Revision D)



Above: Initial concept (A)



Above: Masterplan Revision B

## A considered proposal

The New Quay Road masterplan has been the subject of many discussions, with revisions being made to develop the proposal from initial concept to the indicative masterplan proposal (Revision D) you see today. Revisions include:

- Relocation of public open space from boundary (A) to site centre (B), creating an attractive, landscaped area here and at the eastern boundary
- Creation of public open space at eastern boundary helps to link the two proposed developments, and formalisation of pedestrian routes
- Strengthening of green spaces to maintain the connection with the landscape.



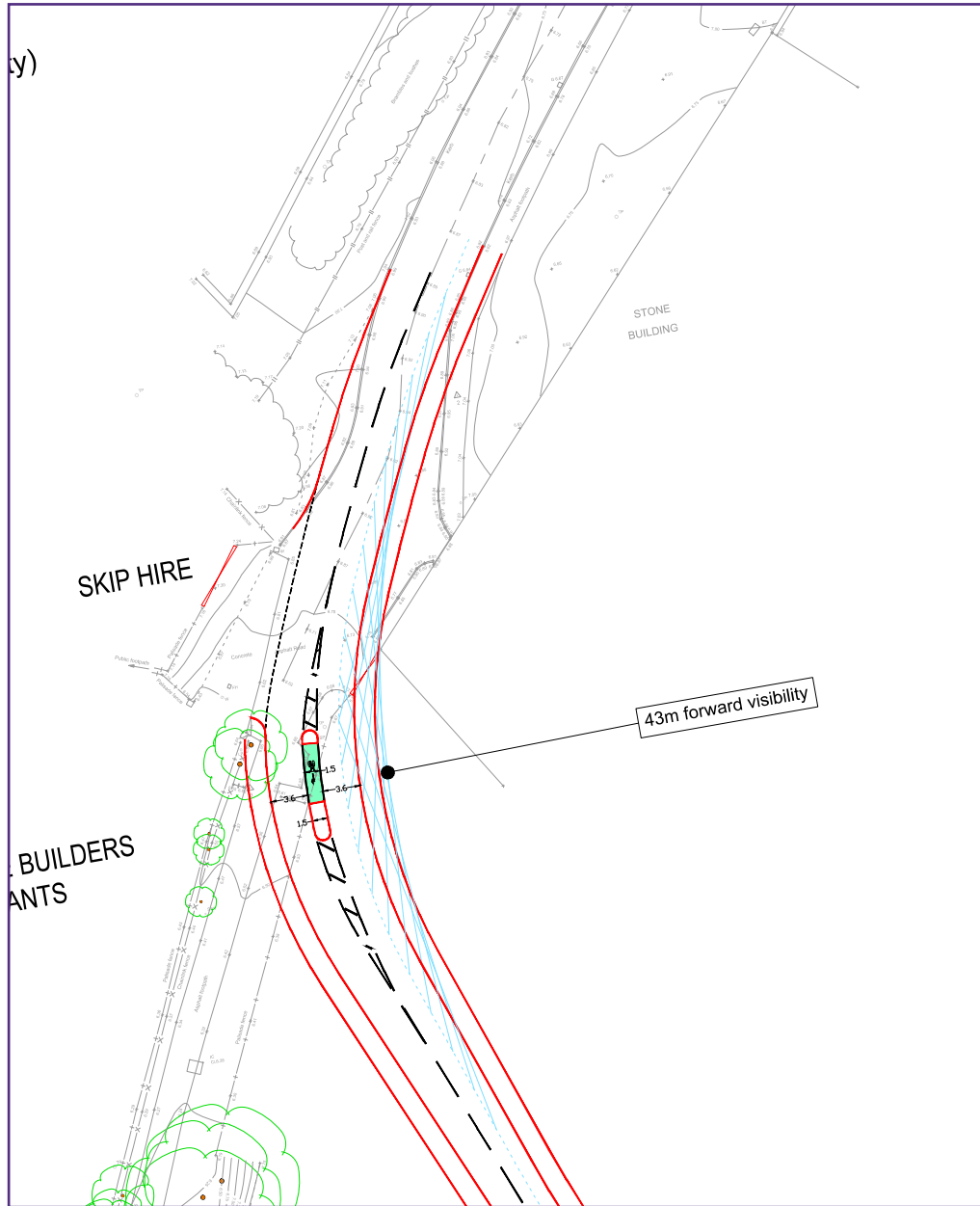
Above: Masterplan Revision C



Proposed masterplan...



Above: Indicative masterplan proposal



A new access road will extend the existing New Quay Road into the development, with all internal routes running off

The Proposed Development

The proposed development shown here allows for 246 residential units, which includes:

- 4-bedroom family homes
- 3-bedroom family homes
- 2 bedroom starter homes
- Self-build plots
- Bungalows
- Terraced homes
- Semi-detached homes
- Detached homes
- Affordable housing





Precedents...

The New Quay Road masterplan has been carefully designed to include precedents and good design while retaining high levels of vegetation and incorporating new landscaping designs.

Housing Masterplan  
Lune, Lancaster  
Precedent Images





Masterplan Key Features

- 1) Public Open Space
- 2) Houses Overlooking Public Open Space
- 3) Tree Lined Streets
- 4) 'Homezone' Shared Streets
- 5) Pedestrian & Cycle Routes
- 6) Creation of Natural Habitats
- 7) Indicative Townhouses
- 8) Indicative House Types

Above: Contextual images showing design precedents

