

Bailrigg Garden Village
Regeneration and Planning Service
Lancaster City Council
Town Hall
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Lancaster
LA1 1QR

SENT BY EMAIL
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11/07/2018

Dear Sir / Madam,

BAILRIGG GARDEN VILLAGE LANCASTER: ISSUES AND OPTIONS PAPER

Thank you for consulting with the Home Builders Federation on the Bailrigg Garden Village Issues and Options paper.

The HBF is the principal representative body of the house-building industry in England and Wales. Our representations reflect the views of our membership, which includes multi-national PLC's, regional developers and small, local builders. In any one year, our members account for over 80% of all new "for sale" market housing built in England and Wales as well as a large proportion of newly built affordable housing.

The HBF wish to make the following brief comments upon the issues and options for the Bailrigg Garden Village. The HBF will provide a more detailed response at later stages of the plan preparation process.

Core Spatial Objectives

The proposed objectives generally appear appropriate and includes reference to the provision of housing to meet needs.

Draft Vision

The proposed vision does not make any explicit reference to housing or the overarching aim of delivery of at least 3,500 dwellings, the HBF consider that meeting the housing needs of the area is a key element of the plan. The HBF therefore recommends reference be made to meeting the housing needs of current and future generations.

The proposed vision states that the Garden Village will set the highest standards of sustainable living in its built environment. The HBF recognise the value of sustainable, well designed buildings; it is, however, important that any design or sustainability standards policy is not overly prescriptive and does not place undue burdens upon development. This is required to ensure that development remains viable and the industry can react to local site and market conditions at the time of the development.

Affordable Housing

The HBF note that the Council are proposing a 40% affordable housing target subject to further evidencing and viability testing. The HBF supports the need to address the affordable housing requirements of the area. The NPPF is, however, clear that the derivation of affordable housing policies must not only take account of need but also viability. The HBF would stress the importance of this evidence, and would suggest that it would have been beneficial to have had this information available before raising public aspirations with a proposal for a 40% target.

Density

The HBF consider that the proposal for around 50dph within some parts of the village may be optimistically high. Whilst the NPPF, paragraph 47, does indicate local authorities can set out their own approach to housing density this should be based upon local circumstances and not harm the overall objective of boosting significantly housing supply. The HBF recommends the Council ensure that the appropriate evidence is available to support this proposal and the appropriate levels of flexibility are incorporated. High-density development can be difficult to market, particularly if it would result in small garden areas, no garages and little parking. It is considered that lower density developments could be more marketable, and the policy should be amended to allow for this flexibility, this flexibility could include allowing developers to take account of market aspirations and viability.

Delivery

The Council is encouraged to engage with the industry to ensure any evidence is realistic, robust and up to date. The HBF and our members can often provide valuable information and experience with regards to the collection of evidence.

The HBF would encourage the Council to continue working closely with landowners, developers and other key stakeholders to deliver the development and infrastructure needed for Bailrigg. It would be beneficial if further documents in relation in the emerging Garden Village can include more detail in relation to how delivery of the site can be facilitated.

Future Engagement

I trust that the Council will find these comments useful as it continues to progress its Garden Village Plan. I would be happy to discuss these issues in greater detail or assist in facilitating discussions with the wider house building industry.

The HBF would like to be kept informed of the publication of the Inspector's report and the adoption of the Plan and associated documents. Please use the contact details provided below for future correspondence.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Joanne Harding', with a stylized, cursive script.

Joanne Harding

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