

- City of London
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JNS/CB/PD6500  
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27 April 2007

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Dear Sir/Madam,

**RE: TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)  
PROPOSED RESIDENTIAL DEVELOPMENT AT THE JUNCTION OF MOOR LANE AND EDWARD  
STREET (PART OF HERON WORKS SITE) LANCASTER - APPLICATION NUMBER 7**

On behalf of our clients, Centros Miller Lancaster LP, we are pleased to enclose an outline planning application for the redevelopment of the above site to provide self contained residential accommodation with associated car parking.

**Background**

This application is one component of the wider proposals for the comprehensive redevelopment of the Canal Corridor North Site for a mix of uses, namely retail, residential, office and leisure development, also being brought forward by Centros Miller Lancaster LP. The component parts of this wider application are set out in the schedule of applications and accompanying plan attached. For ease, this application is referred to as Application 7.

The proposals for the redevelopment of this site have been brought forward in conjunction with the proposals for the wider Canal Corridor North site and have formed part of the masterplanning exercise which was undertaken from November 2005.

Although submitted separately, as this application forms part of the comprehensive redevelopment proposals for the Canal Corridor North site, it is referenced in the supporting and technical documents submitted in relation to the wider site, in particular the Environmental Statement. Also of relevance is the Statement of Community Involvement and overreaching Design and Access Statement.

However, the proposals for this site are for a self contained residential development and therefore are capable of implementation in isolation from the main redevelopment site, albeit that it has a relationship with the wider proposals. Therefore, the application is submitted separately to reflect this and because it is likely to be delivered at a later stage than the main application proposals given the likely role it will play during the construction of the wider site.

**Existing Site and Proposals**

The site covers an area of 0.22 Ha and is located on the north side of Moor Lane in between Mill Hall to the east and the former Methodist Chapel (now used as a youth theatre) to the west. The site encompasses part of Edward Street at its Junction with Moor Lane and part of the site currently occupied by the Heron Works.

The demolition of the existing buildings on site form part of the proposals for the wider site and is referred to as Application 4 (see schedule of applications as mentioned above).

The application proposes redevelopment of the site to provide residential accommodation and associated car parking and landscaping. The application seeks permission for the means of access to the site, scale and layout are reserved matters but are subject to parameters as shown on the submitted Siting Plan (063048-D102 B) and the Minimum/Maximum Height Plan (063048-D-111 A). The application of maximum and minimum siting parameters allows an element of flexibility to remain in the final design of the building which will be brought forward through reserved matters. Other matters reserved for subsequent approval are appearance and landscaping.

**Proposed Minimum Maximum Height Plan (063048-D-111 A)**

This plan sets out the maximum and minimum heights of the built form for the building block. All levels are shown in metres above Ordnance Survey datum levels. No development, including external plant and equipment, but excluding vertical architectural elements will exceed the identified height limits shown on the plan.

The variance between the maximum and minimum building heights allow for the roof forms of each block to be articulated. This is discussed in more detail in the Design and Access Statement, but, for example, if the roof is pitched, the apex of the pitch will not exceed the maximum height as shown.

**Proposed Siting Plan (063048-D102 B)**

This plan shows the siting of the perimeter of the building and the amount of deviation for siting of the perimeter building line within a defined distance, either + or -, from the building line shown on the plan. The amount of deviation is limited or fixed in the more sensitive areas of the site for example adjacent to listed buildings. The location of the building line fronting onto Moor Lane is fixed given the contribution it will make to the street frontage.

It is the intention of the applicant that planning conditions would be imposed upon the grant of outline planning permission requiring the reserved matters to be fully in accordance with the plans as submitted and therefore within the parameters as shown.

As well as setting parameters for the siting and height of the building, the application proposes a minimum and maximum number of residential dwellings to be provided as follows:

|                   | <b>Number of Residential Units Minimum - Maximum</b> |
|-------------------|--|
| Residential Units | 55 - 68  |

The eventual type and mix of units will be dependant upon prevailing market conditions and the needs of the City which will be informed through ongoing consultation with Lancaster City Council. The proportion of affordable housing will be calculated on the basis of the cumulative number of dwellings provided at this site and within the main Canal Corridor North site. The applicant will ensure that a minimum of 25% of the total number of units across these two applications are for affordable housing.

A Design and Access Statement is submitted together with the application which sets out the details of the design work undertaken including an analysis of the site context and location and the key design and access principles influencing the proposal.

A Transport Assessment is also submitted which sets out the likely traffic generation and considers the provision of car parking spaces as proposed. In order for the application proposals to be implemented this will require the part closure of Edward Street. Any such road closure would be pursuant to Application 1.

## **Policy Context**

There is support for the principles of the application in national, regional and structure plan policy given the broad aspirations of these policies for residential use to be focused in existing urban locations in close proximity to public transport, as part of mixed use developments and on brownfield sites.

The site is partly within the Moor Lane Mills Conservation Area, and is therefore subject to the policies within PPG15 which expects that any new development should seek to preserve or enhance the character and appearance of the conservation area.

The objectives set down in PPS are principally to achieve high quality housing, which is of good quality design, featuring a mix of housing types and tenures and which is in suitable locations accessible by a good range of public transport. The site in question will satisfy this aim, being in a central location within close proximity to the majority of the city's bus routes, along with easy access to Lancaster rail station.

Given the scale of the proposal, this statement focuses on relevant Local Plan policy and an assessment of the proposal within this context.

## **Local Policy**

### **Lancaster District Local Plan (Adopted 2004)**

The Lancaster District Local Plan was adopted in April 2004.

Policy H1 states that:

*"The council will aim to ensure that at least 50% of new dwellings completed during the plan period are provided on previously developed land or through the conversion of existing buildings."*

An affordable housing target of 20% affordable housing contribution has been set for specifically identified developments, not including the Canal Corridor North site. On other sites which propose 25 residential units or more, the Council will seek through negotiation, to ensure that a reasonable number of completions are affordable (Policy H10).

The Council will seek to ensure that new residential developments must be of a high design quality and that the distinctive local identity must be retained through the use of complementary materials (Policy H12).

New residential development with a net density of less than 30 dwellings per hectare will not be permitted. Within central Lancaster, densities of more than 50 dwellings per hectare will be a prerequisite. (Policy H13). New residential development will be permitted within existing residential areas where:

- there is not a loss of green space,
- there is not an adverse effect on the residential amenity,
- there is a high quality of amenity; and
- there is an access provision for cycle and car parking. (Policy H19)

Policy E38 states that

*"Development Proposals within Conservation Areas will only be permitted where these reflect the scale and style of surrounding buildings and use complementary materials".*

### **Lancaster District Local Plan Supplementary Planning Guidance Note 8 (SPG)**

This Supplementary Planning Guidance was produced in May 2002 to be used to guide development proposals. On adoption of the Local Plan in 2004, the brief became formal supplementary planning guidance.

The Canal Corridor North site is described in this SPG as,

*"...the main regeneration opportunity in central Lancaster...contains key listed buildings and adjoins the City Centre and the Lancaster Canal...forms the gateway to the commercial heart of the City and links the City Centre with surrounding residential and industrial areas."*

The SPG splits the overall development site into three parts for the purposes of analysis and consideration of appropriate alternative uses: the former Mitchell's Brewery and Bottling Plant, the Alfred Street Workshops and the Heron Chemical Works and St Leonard Gate Car Park. This site falls within the Heron Chemical Works part of the site and the SPG notes that the site lies within the Canal Corridor Housing Opportunity Site and therefore has potential for the inclusion of residential development.

The brief makes it clear, however, through the identification of several cross cutting themes, that a comprehensive approach to redevelopment across the three parts is needed. This is now possible through the development agreements in place between Centros Miller Lancaster LP and Mitchells of Lancaster, and Centros Miller Lancaster LP and the City Council.

### **Local Development Framework (LDF)**

Following the enactment of the new Planning and Compulsory Purchase Act 2004, local authorities are required to produce a Local Development Framework (LDF) which will replace the adopted Lancaster District Local Plan.

In addition to the Statement of Community Involvement (SCI), the Council has recently submitted its Core Strategy to the Government for its consideration. The Core Strategy is the Council's overall framework which will direct more detailed decisions which will be taken through the Local Development Documents (LDDs) in addition to the development control process. While little weight can be attached to the Core Strategy at this stage, it is relevant to consider its emerging policies. The Core Strategy does not contain specific policies for individual sites or allocations.

Policy ER 2 identifies central Lancaster as a Regeneration Priority Area and sets out the following objective:

*"CENTRAL LANCASTER through Design-led Regeneration will be strengthened as a shopping destination, enhanced as a historic city visitor attraction with a restored and enhanced historic environment, as the District's main centre for office based employment and as a cultural centre.*

Supporting paragraph 5.30 states the following:

*"The District's key retail development opportunity is the Canal Corridor site in Central Lancaster. If sound linkages with the City Centre are accompanied by measures to reinforce the vitality of the existing centre, then the Corridor offers the opportunity to combine its current role as a cultural centre with an extension to the City's primary shopping area, with new homes, workspaces and public realm."*

Policy SC1 sets out the location and design specific principles which will be applied to assess whether proposed development will be sustainable. Policy SC2 confirms that:

- '90% of new dwellings
- 95% of new employment floorspace and

- 98% of new retail floorspace  
*Will be accommodated within the existing urban area of Lancaster, Morecambe, Heysham and Carnforth.'*

Policy SC5 sets out the district's housing requirements for the plan period totalling 7,200 homes within the plan period and sets out that the Council will both identify a housing land supply and release sites via the granting of planning consent in accordance with the Core Strategy principles of:

- Urban Concentration, as described in Policy SC2;
- Sustainable Development, as described in Policy SC1; and
- Supporting regeneration within the Regeneration Priority Areas identified in Policy ER2.

### **Policy Assessment and Summary**

The new residential development will be situated on previously developed land, within a site allocated for regeneration within the local plan and emerging LDF. In addition, considerable analysis has been undertaken to ensure that the proposed development is appropriate within the context of the surrounding urban form and will reflect the characteristics in terms of scale and design which are distinctive to the local area therefore complying with Policies H1 and H12 and E38 of the Local Plan.

The inclusion of residential accommodation on the site as a component of the regeneration proposals for the Canal Corridor North is in accordance with both local plan policy in the form of the SPG and the emerging LDF Core Strategy which highlights the site as a key regeneration site, to include new homes.

The requirements for the provision of affordable housing are also met through the applicants' commitment to provide 25% affordable housing on the basis of the cumulative number of units provided on this site and on the main Canal Corridor North Site (Application 1).

Although this site was considered as part of the wider masterplan proposals and therefore is discussed in the overarching design and access statement submitted in support of the main outline application (Application 1) a Design and Access Statement focused on this site and proposal alone is also submitted in support of this application. This document sets out the design rationale, influences and key issues considered in informing the design of this building together with consideration of the access and servicing principles.

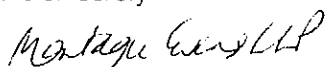
The proposals are the result of the masterplanning exercise undertaken with the Council and local stakeholders and ongoing discussions and consultation with the public and in order to secure the future development which will form the wider site. The extensive consultation undertaken satisfies the Council's requirement for community involvement in the scheme's development.

In order for you to assess the applications, please find enclosed;

- 5 copies of the planning application form and certificate;
- An application fee cheque in the order of £795;
- 5 copies of a red line location plan;
- 5 copies of all drawings, prepared by Reid Architecture;
- 5 copies of a Design and Access Statement, prepared by Reid Architecture;
- 5 copies of a Transport Assessment by Mayer Brown.

If you require any further information please do not hesitate to contact either Julian Stephenson or Catherine Butcher at this office.

Yours sincerely



**MONTAGU EVANS LLP**  
Encs

# Planning Application

Town and County Planning Act 1990  
 Please read the accompanying notes form  
 Before answering each question  
 Please complete in BLOCK LETTERS

|                        |                    |
|------------------------|--------------------|
| <b>Application No:</b> | <b>P1</b>          |
| <b>Date Received:</b>  |                    |
| <b>Fee Paid:</b>       | <b>Receipt No.</b> |

|   |  |                 |                     |                 |                     |             |  |  |     |  |  |        |       |                 |                     |             |
|---|--|-----------------|---------------------|-----------------|---------------------|-------------|--|--|-----|--|--|--------|-------|-----------------|---------------------|-------------|
| <p><b>Question 1</b><br/>                 Name and Address of Applicant:<br/>                 CENTROS MILLER LANCASTER LP</p> <p>Postcode</p> <p>Tel No      c/o agent</p>  | <p><b>Question 1a</b><br/>                 Name and Address of Agent (If Any)<br/>                 MONTAGU EVANS LLP<br/>                 6-12 CLARGES STREET<br/>                 LONDON<br/>                 Postcode      W1J 8HB<br/>                 Tel No      020 7493 4002<br/>                 Contact Name      JULIAN STEPHENSON</p> |                 |                     |                 |                     |             |  |  |     |  |  |        |       |                 |                     |             |
| <p><b>Question 2</b><br/>                 Address or Location of Application Site<br/>                 Indicate on the plan any land in the applicants control.<br/>                 SITE AT THE JUNCTION OF MOOR LANE AND EDWARD STREET (PART OF HERON WORKS SITE) LANCASTER. SEE ATTACHED SITE LOCATION PLAN</p>  | <p><b>Question 3</b><br/>                 Accurate description of the proposed development (including site area if known)<br/>                 OUTLINE APPLICATION FOR THE REDEVELOPMENT OF THE SITE TO PROVIDE SELF CONTAINED RESIDENTIAL ACCOMMODATION AND ASSOCIATED CAR PARKING</p>  |                 |                     |                 |                     |             |  |  |     |  |  |        |       |                 |                     |             |
| <p><b>Question 4</b> <span style="float: right;">Please state Yes in appropriate box</span><br/> <b>Type of application</b></p> <p>a. Full Application</p> <p>b. Full application for a change of use and/or new building/engineering work or alterations</p> <p>c. <b>Outline application</b> for the erection of building(s) <span style="float: right;">YES</span><br/>                 Please state which matters are being applied for:</p> <table style="width: 100%; border: none;"> <tr> <td style="text-align: center;">Layout</td> <td style="text-align: center;">Scale</td> <td style="text-align: center;">Means of Access</td> <td style="text-align: center;">External Appearance</td> <td style="text-align: center;">Landscaping</td> </tr> <tr> <td></td> <td></td> <td style="text-align: center;">YES</td> <td></td> <td></td> </tr> </table> <p>d. <b>Reserved Matters</b> application</p> <p>(i) Please give the reference number of the outline permission</p> <p>(ii) Please state which matters are being dealt with in this application:</p> <table style="width: 100%; border: none;"> <tr> <td style="text-align: center;">Layout</td> <td style="text-align: center;">Scale</td> <td style="text-align: center;">Means of Access</td> <td style="text-align: center;">External Appearance</td> <td style="text-align: center;">Landscaping</td> </tr> </table> <p>e. <b>Continuation of Temporary Permission</b><br/>                 Please give the reference number of the outline permission N/A</p> <p>f. <b>Modification or Removal of a Condition</b><br/>                 Please give the number of the planning permission and the relevant condition N/A</p> |  | Layout          | Scale               | Means of Access | External Appearance | Landscaping |  |  | YES |  |  | Layout | Scale | Means of Access | External Appearance | Landscaping |
| Layout  | Scale  | Means of Access | External Appearance | Landscaping     |                     |             |  |  |     |  |  |        |       |                 |                     |             |
|   |  | YES             |                     |                 |                     |             |  |  |     |  |  |        |       |                 |                     |             |
| Layout  | Scale  | Means of Access | External Appearance | Landscaping     |                     |             |  |  |     |  |  |        |       |                 |                     |             |

|  |   |
|--|---|
| <b>Question 5 Access</b>   |   |
| Does the proposal involve a new vehicular access? NO   | An altered vehicle access? NO   |
| A new pedestrian access? YES   | An altered pedestrian access? NO  |
| Does there exist any public right of way within the application site? NO   |   |
| <b>Question 6 Trees</b>  |   |
| Do you intend to prune or fell any trees as part of the proposed development?  |   |
| If yes, please show the tree(s) on the plan and describe the works proposed.   |   |
| Please State Yes or No<br>NO   |   |
| <b>Question 7 Existing Uses</b>  |   |
| Describe the existing or, if vacant, the last use(s) of the site PART OF HERON CHEMICAL WORKS LTD & COUNCIL OWNED TEMPORARY PORTACABIN   |   |
| <b>Question 8 Additional Information</b>   |   |
| Please state Yes or No   |   |
| a. Is the application for shopping, office, industrial or other commercial use?<br>If so, please complete a Planning Application (Part 2), form P1A  |   |
| NO   |   |
| b. Is the application for, or associated with the winning and working of minerals or waste material? If so, please complete a Planning Application (Part 3), P1M   |   |
| <b>Question 9 Drainage/Water Supply</b>  |   |
| a. How will surface water be dealt with? TO BE DEALT WITH AS RESERVED MATTERS  |   |
| b. How will sewage be dealt with?  |   |
| c. How will water be supplied?   |   |
| <b>Question 10 Materials</b>   | <b>Question 11 Plans</b>  |
| If building works are proposed, please describe all external materials, including roof materials (eg. brick walls, colour, make and type and show them on your plan)<br>SEE SUPPORTING DESIGN AND ACCESS STATEMENT | Please list all the drawings and plans submitted with this application form (4 sets required):<br>SEE ATTACHED SCHEDULE |
| <b>Question 12</b>   |   |
| Please read and sign the following statement:  |   |
| Declaration  |   |
| I wish to apply for planning permission for the development described in this application and accompanying plans and enclose the fee of £530.00  |   |
| Signed <i>Mark Evans LLP</i> (Applicant/Agent)   | Date 27/04/07   |
| <b>Question 13</b>   |   |
| Certificate under Article 7 Town and Country Planning (General Development Procedure) Order 1995 Certificate A   |   |
| I certify that on the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner of any part of the land to which the application relates..                           |   |
| None of the land to which the application relates is, or part of, and agricultural holding.  |   |
| Signed   | Date 27/04/07   |

TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

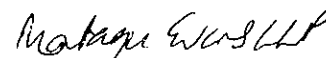
CERTIFICATE UNDER ARTICLE 7  
CERTIFICATE B

THE APPLICANT CERTIFIES THAT:

The Applicant has given the requisite notice to everyone else who, on the day 21 days before the date of the accompanying application, was the owner of any part of the land to which the application relates, as listed below.

| OWNER'S NAME              | ADDRESS AT WHICH NOTICE WAS SERVED  | DATE ON WHICH NOTICE WAS SERVED |
|---------------------------|---|---------------------------------|
| Joseph Storey and Co Ltd  | Mr A Foote, PE Director<br>c/o Joseph Storey<br>Petroferm<br>2416 Lynndale Road<br>Fernandina Beech<br>FL 32034 | 27 April 2007                   |
| Joseph Storey and Co Ltd  | P Wallace<br>Joseph Storey & Co Ltd<br>Heron Chemical Works<br>Moor Lane<br>Lancaster<br>LA1 1QQ                | 27 April 2007                   |
| Lancaster City Council    | Town Hall<br>Lancaster<br>LA1 1PJ<br>For the attention of Graham Cox  | 27 April 2007                   |
| Lancashire County Council | Hampson Lane<br>Galgate<br>Lancaster<br>LA2 0HY<br>For the attention of Clive Holt                              | 27 April 2007                   |

Signed:



Full Name in Block **MONTAGU EVANS LLP**  
Capitals:

On behalf of: **Centros Miller Lancaster LP**

- (a) This Certificate is for use with applications and appeals for planning permission (articles 7 and 9(1) of the Order). One of Certificates A, B, C or D (or the appropriate certificate in the case of certain minerals applications) must be completed, together with the Agricultural Holdings Certificate.
- (b) "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years, or in the case of development consisting of the winning and working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

CERTIFICATE UNDER ARTICLE 7  
AGRICULTURAL HOLDINGS CERTIFICATE

Whichever is appropriate of the following alternatives **must** form part of Certificate B. If the applicant is the sole agricultural tenant he or she **must** delete the first alternative and insert "not applicable" as the information required by the second alternative.

- 
- \*i. None of the land to which the application relates is, or is part of, an agricultural holding.

Signed:

*Montagu Evans LLP*

Full Name in Block

**MONTAGU EVANS LLP**

Capitals:

On behalf of:

**Centros Miller**

**Lancaster LP**

Date:

**27 April 2007**

*\*delete where inappropriate*

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*This Certificate is for use with applications and appeals for planning permission (articles 7 and 9(1) of the Order). One of Certificates A, B, C or D (or the appropriate certificate in the case of certain minerals applications) must be completed together with the Agricultural Holdings Certificate.*

**Planning Application**  
**Application Number 7- Moor Lane Residential**  
**Question 11-Drawings Schedule**

| <b>DRAWINGS FOR APPROVAL</b>                   |                |             |              |
|--|----------------|-------------|--------------|
| <b>Title</b>                                   | <b>Number</b>  | <b>Size</b> | <b>Scale</b> |
| Site Location Plan                             | 063048-D-100 C | A3          | 1:1250       |
| Existing Site Plan                             | 063048-D-101 C | A3          | 1:500        |
| Proposed Siting Plan                           | 063048-D-102 C | A3          | 1:500        |
| Means of Access                                | 063048-D-108 C | A3          | 1:500        |
| Maximum/Minimum Block Height                   | 063048-D-111 B | A3          | 1:500        |
| <b>DRAWINGS FOR ILLUSTRATIVE PURPOSES ONLY</b> |                |             |              |
| Existing Site Photos                           | 063048-D-109 C | A3          | NTS          |
| Demolition Plan                                | 063048-D-110 C | A3          | 1:500        |
| Existing & Proposed Elevation A-A              | 063048-D-103 C | A2          | 1:200        |
| Existing & Proposed Elevation B-B              | 063048-D-104 C | A2          | 1:200        |
| Existing & Proposed Elevation C-C              | 063048-D-105 C | A2          | 1:200        |
| Existing & Proposed Elevation D-D              | 063048-D-106 C | A2          | 1:200        |
| Existing & Proposed Elevation E-E              | 063048-D-107 B | A2          | 1:200        |