

CLOUD 2025 AGM
ACTIVITIES SINCE 2024 AGM
CHAIR'S REPORT TO 23 OCTOBER 2025 MEETING

1. **Gladmans' Planning Application.** In November 2024, the Planning Inspector refused Gladmans' appeal against the City Council decision not to grant planning permission for 644 houses on land NE of Bailrigg Lane. Local residents and groups, including CLOUD, spoke at the appeal hearing against Gladmans. So the Inspector's decision was very welcome and also something of a surprise as we were not very optimistic of our chances beforehand. Even more of a surprise, however, was the announcement shortly afterwards that the Lancaster hospital group had purchased the site from Gladmans and was intending to build the replacement for the RLI there. It then transpired that the NHS would not have funds available for this development until later in the 2030s, and there the matter rests as far as we are aware.
2. **Lancaster Local Plan Revision.** We reported to the 2024 meeting that in September 2024 the City Planners held a consultation event in Galgate village hall to seek views from local residents on this process and answer questions. CLOUD committee members and others attended what were positive and informative sessions. In December 2024 the new National Planning Policy Framework was issued by the government. The new Plan Making process led the City Planners to produce a new timetable for the Local Plan Review. In May 2025 the Planners issued their appeal for potential for housing development sites, stressing that this was just the first stage in the site selection process. On October 1 2025 Lancaster City Council issued their Scoping and Early Participation Stage which will last for 4 months, concluding on Monday 26 January 2026. The Local Plan Hub is accessible and there are regular invitations for queries and for members of the public to signal if anything is unclear, a very welcome development. We encourage you to explore it and get involved in the process.
3. **Lancashire County Growth Plan.** Lancashire County Council issued a revised growth plan in March 2025. From the CLOUD perspective, the most important feature was the absence of any reference to the South Lancaster Growth Catalyst, this being the umbrella term for Bailrigg Garden Village!
4. **Wain Homes.** Back in May 2024, Wain Homes' appeal against refusal of planning permission for the Highland Brow site was rejected by the Planning Inspector. While welcome news we did not expect this to be the end of the matter and so it has turned out. Earlier this month, Wain Homes re-applied for planning permission, this time for a slightly reduced number of houses. The earliest date for this application to come before the City Council's Planning Committee is November 2025. An active group of Galgate residents is campaigning hard against the application and CLOUD is

supporting them. Expect more developments in the next few weeks and we invite all CLOUD members in Galgate who haven't already objected to do so without delay.

5. Anything Else?