

Report by the Chair on CLOUD's activities over the year from October 2025 to date.

Over the last year CLOUD's activities have included :

1. **Gladman's 644 house application on land north of Bailrigg Lane (19/01135/OUT)**

In January 2026, the High Court overturned the Planning Inspector's earlier decision to reject Gladman's application. Gladmans used this as a test case to challenge the complex issue of sequential testing for flood risk. They succeeded in having this rejected as automatic grounds for refusing planning permission.
To further confuse the situation, it was then announced that Gladmans had disposed of this land, which has now been earmarked for the new Lancaster Royal Infirmary. This we understand, is unlikely to be developed until well into the 2030s. Wait and see!

2 Wain Homes secured Outline planning permission for 93 houses on Highland Brow in Galgate.

This was Wain Homes' 2nd application for the Highland Brow site. Lancaster City Council originally refused a 108-dwelling plan in March 2023 over flooding, traffic, and ecology concerns. Wain Homes' appeal against this decision was rejected following a public inquiry in May 2024.
In June 2026, Wain Homes returned with a scaled-down application for 93 houses (including 28 affordable homes) on the 12-acre site. This
drew 299 objections from residents and local councillors worried about sewer capacity, overbearing ground-level changes, and severe traffic congestion on Salford Road. However,

Lancaster City Council planning committee approved the outline scheme in June 2026. Changes to planning rules since 2024 meant that sequential flood-testing no longer applied - thanks to the Gladman's test case I mentioned a moment ago.. Before development can go ahead, a full planning application will need to be submitted and approved.

To oppose the upcoming full planning application, local City Councillor Paul Tynan—who has actively engaged the Galgate community—recommends focusing on **traffic issues**. The development relies on changes to Salford Road that require a Traffic Regulation Order (TRO). Because the TRO must go to public consultation, defeating it represents the best opportunity to stop the development entirely. We also need to work out how best to approach the planners and planning committee to ensure they properly address the real concerns of local residents and businesses.

3. Updates on Local Authority Reorganisation

In December 2024 the new Labour Government announced a review of Local Government organisation and proposed the introduction of unitary authorities in 19 areas, including Lancashire. Much council time was devoted to the proposal for Lancashire. It was, therefore, a shock when, in September 2026, following updated and privileged legal advice, ministers announced they would review plans for Local Government Reorganisation.

There the matter rests at present with considerable uncertainty and frustration all round.

4.Local Plan and failure of Housing Delivery Test

We are facing a period of significant uncertainty concerning planning. In March 2026, new government planning regulations meant further revision to the timetable and arrangements for the Lancaster Local Plan 2029-2044.

The Scoping Consultation, which invited land for development to be identified, closed in July 2026. The Bailrigg Garden Village (BGV) land (between Scotforth and Galgate, west of the A6) has been proposed as one of the potential development sites - all of which the Council is obliged to consider. However, the costs of providing transport infrastructure remain prohibitive, and it was of course, these costs which led to the suspension of BGV in 2024.

In August 2026, Lancaster's failure to meet the Government's official Housing Delivery Test, building just 612 houses or 48% of the target of 1271 dwellings, created uncertainty over the Local Plan and the Planning process. Planners have attributed this shortfall to infrastructure challenges and lack of available land.

How this and the requirement of a 20% land buffer over and above the 5 year land supply works out in practice remains to be seen.