

Lancaster City Council

Explanation of Revised Trajectory Position following discussion on Day 3 of the Examination.

As requested at Day 3 of the examination the Council has provided additional clarification in respect of its five year housing land supply position. This has been updated to include revised evidence on delivery submitted by parties before and during the course of the hearing sessions.

The Council's current position is now that described in [TABLE 4](#).

Trajectory 1:

Document P_001: Trajectory at Submission. 5 year supply (2019/20 to 2023/24) is stated to be **3,733** dwellings.

Trajectory 2:

Document LCC 7.2.1: Submitted with answer to Inspector's Question 2G: 5 year supply (2019/20 to 2023/24) is stated to be **2,973** dwellings. The supply was reduced due to taking a more cautious expectation of delivery.

Trajectory 3:

A new Document for the first five years of supply is submitted with this paper. The 5 year supply (2019/20 to 2023/24) is stated to be **3,602** dwellings. This revised trajectory takes account of updated delivery information discussed on Hearing Day 3. It takes account of factual information about proposals approved since submission, updates of development programmes from applicants, the completion of SoCG agreements, and discussion with South Lancaster Developers Group. The 5 year supply has been increased by **629** dwellings from the Trajectory 2 position of 2,973 to 3,602. The sites that have been revised are shaded in grey in the trajectory.

The total change of 629 is composed of:

SITE 1: Land North of Royal Oak Meadow, Hornby.

Developer has recently advised on development programme. Addition of **23** dwellings to supply

SITE 2: Scotland Road, Carnforth:

Developer has recently advised on development programme. Addition of **213** dwellings to supply

SITE 3: Land East Of A6 and North Of River Conder, Galgate:

Developer has recently advised on development programme Addition of **68** dwellings to supply

SITE 4: Section 106 signed: Farmhouse Tavern and Motel. Morecambe Addition of **14** dwellings to supply

SITE 5: South Lancaster BLG: Reverting to submission plan position from 105 to 205:

As now agreed in SoCG: 2021/22= 30, 2022/23=75, 2023/24=100

(a total of 205 in first five years) Addition of **100** dwellings to supply

SITE 6: East Lancaster Strategic Site: As now agreed in Statement of Common Ground:

2022/23=**20**, 2023/24=**35** (a total of 55 in first five years) Addition of **0** dwellings to supply

SITE 7: North Lancaster Strategic Site: As now agreed in Statement of Common Ground increasing supply from 65 to 170: Now comprised of 2021/22= 20, 2022/23=60, 2023/24=90

(a total of 170 in first five years) Addition of **105** dwellings to supply

SITE 8: Lundsfield Quarry, Carnforth: Delivery increase from 45 to 50 **(+5)** due to confirmation of development trajectory from Homes England

SITE 9: Land East and West of Grab Lane Delivery increase from 50 to 141 **(+91)** due to confirmation of development trajectory from Story Homes.

SITE 10: Stone Row Head: Delivery increase from 0 to 10 **(+10)** due to confirmation of development trajectory from developer CityBlock.

TABLE 1

Council position with the Housing Requirement of 522 proposed by the submitted Local Plan

The Submitted Position as per paragraph 2G.14 of the Council's answer to Question g

The supply in the table below at 3,733 is the updated supply described in Examination Trajectory Doc. LCC7.2.1

Housing Requirement	522*5	2,610
Undersupply (calculated based on completions up to 2016/17 and anticipated completions 2017/18 and 2018/19)	(1,163/12) *5 485	3,095 (2,610 + 485)
20% Buffer	619 (20% of 3,095)	3,714 (3,095 + 619) or 743 per annum
5 year supply position	Supply of 3,733 (as per paragraph 2G.15)	5 years (3,733/743 [5.02])

TABLE 2

Hearing Statement "HBF" Position – AWAITING CONFIRMATION FROM HBF

522 Housing Requirement – this is understood to be the arithmetic stated on the day by Joanne Harding of the HBF (this has not yet been forwarded to the Council). This retains the submitted requirement figure of 522, it does not take account of the proposed stepped approach of 450 for the first 5 years and does take account of updates to supply as described in LCC7.2.1. It references the supply of 2,973. Upon adoption a 5% buffer would apply due to the 2018 NPPF update.

Housing Requirement	522*5	2,610
Undersupply (calculated based on completions up to 2017/18 and anticipated completions 2018/19)	(1,167/12) *5 485	3,095 (2,610 + 485)
5% Buffer	155 (5% of 3,095)	3,250 (3,095 + 155) or 650 per annum
5 year supply position	Supply of 2,973 (as per LCC7.2.1)	4.57 years (3,250/650)

TABLE 3

Hearing Position – This is the table below paragraph 2G.33 with a Proposed Stepped Housing Requirement (as described in the table which follows paragraph 2G.30) of 450 in the first 5 years. The buffer is however now reduced to **5%** (rather than the 10% in the table below 2G.33) as upon adoption a 5% buffer would apply due to the 2018 NPPF update. The housing supply is retained at 2,973 as per 2G.34 in respect of the revised trajectory Document LCC 7.2.1.

Housing Requirement	450*5	2,250
Undersupply (calculated based on completions up to 2017/18 and anticipated completions 2018/19)	(287/12) *5 120	2,370 (2,250 +120)
5% Buffer	120	2,490 (2370 + 120) or 498 per annum
5 year supply position	Supply of 2,973 (as per LCC7.2.1)	5.9 years (2,973/498) [5.97]

TABLE 4

Hearing Position – With Proposed Stepped Housing Requirement (as described in the table which follows paragraph 2G.30) and the increases in supply within Trajectory 3 attached. This provides for an average of 450 new dwellings each year in the first five years.

Housing Requirement	450*5	2,250
Undersupply (calculated based on completions up to 2016/17 and anticipated completions 2017/18 and 2018/19)	(287/12) *5 120	2,370
5% Buffer	120	2,490 (2,370 + 120) or 498 per annum
5 year supply position	Supply of 3,602	7.2 years (3,602/498) [7.23]

TABLE 5

For information only: the overall annual housing requirement figure of 510 figure is shown below in the context of the revised housing supply describe above (510).

Housing Requirement	510*5	2,550
Undersupply (calculated based on completions up to 2017/18 and anticipated completions 2018/19)	(1,167/12) *5 485	3,035
5% Buffer	152	3,187 (3,035 +152) or 637 per annum
5 year supply position	Supply of 3,602	5.6 years [5.65]

Attached:

Revised Trajectory 3 for 5 year supply period [Years 1-5 (2019/2020- 2023/24)]

Lancaster City Council
15-04-2019