

**Barton Willmore on behalf of Story Homes
Examination into the Lancaster District Local Plan
Matter 2 - Housing
Representor ID: 106**

**Response from Story Homes to Additional Information issued to the Lancaster EIP
Matter 2 - Alternative Site delivery – Story Homes sites**

1. During Matter 2, Story Homes presented the background to their three alternative sites:

- Fleet Lane (Gressingham Lane) Hornby – The Site was previously allocated for 60 dwellings at the draft Plan (Reg 18) stage having regard to up to date landscape evidence at that time. We note the Site is subject to a current application for 74 homes and a doctors surgery;

During the course of the Examination Hearing the Council recognised that part of Fleet Lane was considered to be developable in both of the Council's assessments albeit the Council's concern revolved around the scale of the planning application rather (74 units and doctor's surgery) than the original allocation (60 units). The Council's position was that there is further evidence to demonstrate that an area of the Site is developable. It was not made clear what extent of the Site could be brought forward for development but we consider it is clearly an agreed position that at least part of the Site is suitable, deliverable and developable; we consider that the Site (or part thereof) should be allocated for housing development.

To omit the Site when the Council accepts it is developable conflicts with the Council's own methodology for exclusion of reasonable alternatives.

- Ashton Road, Lancaster - Previously allocated for 140 at the draft Plan (Reg 18) stage and falling within the Bailrigg Garden Village area of search; thus benefiting from the Council's proposed modification to SG1; we comment on that point separately.

However, we would note that it remains unclear as to why the Council cannot seek the early allocation of the above Site (and why it was omitted as an allocation). Omission of this site as an independent allocation when the Council accepts early delivery in SG1 is necessary also conflicts with the methodology for exclusion of reasonable alternatives.

2. Story Homes wishes to confirm that these two sites have no constraints. They would be completed entirely within the first 5 years therefore contributing positively to the 5 year housing land supply and whole plan delivery.
 - North of Manor Lane, Slyne-wth-Hest – Smaller parcel of Green Belt land, assessed only as a strategic Green Belt release and not as an individual parcel. It is Story Homes position that this site does not fulfil Green Belt purposes (see Green Belt review and SHLAA). Capacity for circa 150 houses. The failure of the Council to assess the Site at a more refined scale for Green Belt release is a matter of soundness for the Plan and its evidence base to address; particularly where the Council proposes a housing requirement restricted through a lack of supply.
3. Story Homes wishes to confirm that this site has no technical constraints and could deliver 120 homes within the first 5 years, with the remainder in years 6.