

Examination of the Climate Emergency Review of the Lancaster District Strategic Policies and Land Allocations Development Plan Document (DPD) and the Development Management DPD

HEARING AGENDA – DAY 4

Friday 7 October 2022

Note:

- All hearings are taking place virtually. All participants will be sent the links to the relevant hearings by the Programme Officer prior to the hearings.
- All participants are encouraged to familiarise themselves with the hearing statements produced by the Council and other parties in respect of the issues addressed at the hearings. These are available on the Examination website at <https://www.lancaster.gov.uk/planning/planning-policy/local-plan-examination>
- References in square brackets are to questions in the Matters, Issues and Questions (EX/INS/04) which can be viewed on the Examination website.
- The matter statements and the participants are listed on this agenda.

Session 1 – 0930 – 1100 and Session 2 – 1130 - 1300

Matter 8: Viability and First Homes

Do the Plans take a justified and effective approach to the viability and deliverability of sites and policies?

1. Inspector’s Opening Remarks
2. Consistency of viability work with national policy, the PPG, and RICS guidance [8.1]
3. Consideration of inputs, development types, phasing, and local circumstances [8.2, 8.5, 8.7]
4. Engagement with stakeholders [8.3]
5. Consideration of all relevant policy requirements [8.4, 8.6, 8.8]

Is the approach to First Homes consistent with national policy?

6. First homes (Policy DM3) [8.9 – 8.10]

Statements for Matter 8

- EX HS M8 Vi 1 Lancaster City Council
- EX HS M8 Vi 2 Developer Consortium comprising Story Homes, Gleeson Homes, Persimmon Homes, Oakmere Homes, Eric Wright Group, Taylor Wimpey, Rowland Homes represented by Cushman and Wakefield
- EX HS M8 Vi 3 Home Builders Federation
- EX HS M8 Vi 4 Story Homes represented by Barton Willmore now Stantec
- EX HS M8 Vi 5 Taylor Wimpey UK Limited represented by Asteer Planning

Participants for Matter 8

- Lancaster City Council
- Developer Consortium comprising Story Homes, Gleeson Homes, Persimmon Homes, Oakmere Homes, Eric Wright Group, Taylor Wimpey, Rowland Homes represented by Cushman and Wakefield
- Home Builders Federation
- Story Homes represented by Barton Willmore now Stantec
- Taylor Wimpey UK Limited represented by Asteer Planning
- Derwent Development Management Ltd represented by Aylward Town Planning Limited
- Peel L&P Investments (North) Limited represented by WSP

Session 3 – 1400 – 1530

Inspector's review of any actions for the Council

This session will be participated in by the Council and the Inspector only, but will be livestreamed and recorded for other participants to watch if they wish to.