



Meeting Housing Needs Consultation Report

August 2014

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1. Key Findings

- Officers spoke to 1,046 during the 14 consultation drop in events held across the district. 554 responses were received to the consultation including 452 questionnaire responses (including 25 organisations) and 102 emails/letters.

Questionnaire Results

- 65.88% of individual and 21.74% of organisation respondents had attended one of the June consultation drop in events.
- Based on 419 individual and 24 organisation responses. 52.98% of individuals did not support the housing figure recommended by Turley Associates, whereas 62.50% of organisations did. 34.37% of individual and 16.67% of organisation respondents were not sure.
- Based on 399 individual and 24 organisation responses. 52.63% of individuals and 62.50% of organisations supported option 1, however, 9.77% of individuals and 16.67% of organisations were not sure. 7.27% of individuals and 4.17% of organisations said they needed more information.
- Based on 395 individual and 24 organisation responses. 55.70% of individual and 54.17% of organisation respondents did not support option 2. 14.68% of individual and 8.33% of organisation respondents were not sure and 6.58% of individual respondents said they needed more information.
- Based on 394 individual and 24 organisation responses. 54.31% of individuals did not support option 3, whereas 50% of organisations did. 12.69% of individuals and 20.83% of organisations were not sure and 8.38% of individuals said they needed more information.
- Based on 388 individual and 24 organisation responses. 64.95% of individuals and 62.50% of organisations did not support option 4. 15.98% of individuals and 20.83% of organisations were not sure and 7.73% of individuals and 8.33% of organisations said they needed more information.
- Based on 381 individual and 23 organisation responses. 60.89% of individuals and 78.26% of organisations did not support option 5. 13.12% of individuals and 4.35% of organisations were not sure and 8.92% of individuals and 4.35% of organisations said they needed more information.
- Overall, based on 366 individual and 21 organisation responses, the majority of individual and organisation respondents opted for options 1 and 6 as their most preferred options and option 5 as their least preferred option. The majority of individual respondents chose option 1 (52.02%) followed by option 6 (42.95%) as their most preferred option. Option 2 as their second preferred option (30.10%), option 4 (26.99%) as their third preferred option and option 4 and 5 (26.03%) as their fifth preferred option. The majority of organisation respondents chose option 6 (72.73%) followed by option 1 (45%) as their most preferred option. Option 2 and 3 (26.32%) as their second preferred option, option 2 (26.32%) as their third preferred option, option 4 (50%) as their fourth preferred option and option 5 (45%) as their least preferred option.
- A wide range of additional advantages, disadvantages and comments and been provided for each option and have been summarised within the report.

Conclusion

- In conclusion, the majority of questionnaire respondents and many of the other consultation respondents lacked confidence in the housing requirement study, especially in the context of the reduced population projections. However, housing builders and

agents have suggested that the housing figure is not aspirational enough and should in fact be higher.

- There was a mixed response to each option, however, the overall response suggests that option 1 was the most preferred option and option 5 was the least preferred.

2. Introduction

The council carried out a consultation titled 'how can we meet our future housing needs?' from 2 June to 31 July 2014. This included a month of drop in events and a couple of months to provide responses to the online/paper questionnaire.

The consultation sought to identify where opportunities for additional housing in the district could be provided.

An independent housing requirements study prepared on behalf of the City Council (by Turley Associates) highlighted that Lancaster district needs to plan for an additional 12,000 new homes over the next 20 years to meet the housing needs of an increasing population and growing economy.

Sites for approximately 7,000 new homes have already been identified (some via a 'call for sites') through a revised Strategic Housing Land Availability Assessment (SHLAA) of the district. This was also available for factual comment throughout the consultation.

This leaves a gap of approximately 5,000 new homes. The consultation focused on five potential options to identify where this additional growth could be accommodated.

Option 1: A single large urban extension

Option 2: Reviewing the Green Belt

Option 3: Distribution through the district's towns and villages

Option 4: Large-scale expansion of two villages

Option 5: A new settlement

Option 6: Other ideas and alternative options

The consultation took place as part of the preparation of the Land Allocations Document. This document on completion will identify and allocate sites that are suitable for employment, retail, housing and other development. It will also identify the boundaries of the main urban area as well as areas of environmental, recreation and historical importance. This is one of the documents that will make up the council's new Local Plan.

Background

Over the last few years the council has been busy preparing a new Local Plan for Lancaster District. This consists of five documents:

- Land Allocations (currently being progressed)
- Development Management Policies (awaiting approval)
- Arnsdale and Silverdale AONB (currently being progressed)
- Gypsy and Traveller Accommodation Plan (currently being progressed)
- Morecambe Area Action Plan (awaiting approval)

The Land Allocations Document is the next part of the Local Plan that the council needs to progress and includes a Policies Map (Strategic Housing Land Availability Assessment) that will show sites that will be developed and protected. This will include locations for housing, employment, shopping, leisure and open space.

The Development Management Document will provide the policies which are used to consider planning applications. The Arnsdale and Silverdale AONB Document will provide additional policies that consider how to plan in an area with a high landscape value. The Gypsy and Traveller Accommodation Plan will provide policies that consider in detail how to meet the needs of Gypsies and Travellers sites. The Morecambe Area Action Plan describes actions to support regeneration in the central area of Morecambe.

Together these documents will set the planning approach up to the year 2031. The Local Plan will provide more certainty and guidance for both developers and residents about the location of development, as well as the design and sustainability expectations.

This consultation was about the Land Allocations and the Policies Map (Strategic Housing Land Availability Assessment).

Why bother?

Central government has decided that housing targets must now be set locally. This is done by carrying out a local housing requirements study, known as a Strategic Housing Market Assessment (SHMA). Turley Associates carried out a SHMA for Lancaster District in 2013. The SHMA is based on a review of recent housing and population trends, together with forecasts for household, population and jobs growth. This resulted in the calculation of an objectively assessed housing requirement of more than 12,000 homes in the district between 2011 and 2031 (approx. 600 per year).

Please note: new ONS population figures were released a few days before the consultation began. The Council will commission a re-assessment of the housing requirement figure once new household figures are made available.

The implications of identifying less homes include:

- Housing demand will exceed supply (higher process, hidden households, un-met demands)
- A housing and jobs mis-match (increase commuting, jobs lost to other areas)
- Less affordable housing built (as a percentage of total market housing)
- A high risk that the Land Allocations document will be found unsound at examination
- A risk that applications to develop housing will be approved on inappropriate sites, and that infrastructure will not be provided in the most effective and co-ordinated manner.

How can we meet this need?

Firstly, by encouraging planning proposals for sustainable new housing development.

The Development Management Document supports the development of new housing. The council will support sustainable housing developments of all sizes which seek to meet the district's housing needs, providing a range of home types, sizes and tenures and securing the maximum level of affordable homes as a priority. The redevelopment of brownfield land is a priority, but all known available brownfield sites are already 'counted' in the supply. We must also recognise that development of green field sites will be necessary.

Secondly, by identifying sufficient land to meet demand and offer a wide choice of high quality homes, including affordable homes.

The Strategic Housing Land Availability Assessment (SHLAA) gathers together information on potential housing sites. If there is evidence that a site is 'available, suitable and achievable' it is shown in the 2014 SHLAA as a potential housing site (following the consultation this will be updated and re-published in September 2014).

Mind the gap!

The 2014 SHLAA for Lancaster identifies sites with a potential to deliver a total of up to 8,000 homes on more than 100 sites.

However, about 3,000 of these homes current have planning consent. Many of the 2014 SHLAA sites are new and some may not be developable. Therefore the council must identify a further 5,000 sites.

Filling the gap

Evidence suggests that opportunities for additional growth in the district are substantially constrained by environmental designations, infrastructure constraints and flood risks, all of which limit the availability of suitable sites for development. For example, 47% of the district is in an Area of Outstanding Natural Beauty (AONB).

The five potential options worked around these constraints.

3. Distribution and Response Rate

In addition to an online/paper questionnaire, 14 drop in consultation drop in events were held across the district. Both were widely promoted, as a result officers spoke to **1,046** people.

Please refer to Appendix 1 for a list of promotion and drop in venue details.

Overall, **554** responses were received to the consultation including:

- 452 questionnaire responses including 25 organisations.
- 102 emails/letters which have been summarised in appendix 3.

4. Response Confidence

It is important to consider the questionnaire results in the context of how representative the respondents of Lancaster District residents.

Although the consultation was widely promoted, there is always an element of self-selection as residents choose whether to attend a consultation event or complete a questionnaire or not.

Overall, based on the Lancaster District population of 140,575 (based on 2013 mid-year population estimate), the 427 individual questionnaire responses provides a confidence level* of 95% and a confidence interval * (margin of error) of +/- 4.76%.

It is important to note that:

- The majority of respondents were aged between 60 and 69.
- Only 0.52% (2 people) were aged under 18 years old.
- Only 0.27% (1 person) respondents said that they were from other ethnic backgrounds.

*Confidence interval is the plus-or-minus figure usually reported in opinion poll results. For example, if you use a confidence interval of 4 and 47% percent of your sample picks an answer you can be "sure" that if you had asked the question of the entire relevant population between 43% (47-4) and 51% (47+4) would have picked that answer.

*Confidence level tells you how sure you can be. It is expressed as a percentage and represents how often the true percentage of the population who would pick an answer lies within the confidence interval. The 95% confidence level means you can be 95% certain; the 99% confidence level means you can be 99% certain. Most researchers use the 95% confidence level.

5. Report Format

Wordles have been used to display 'at a glance' summaries of the open comments. A wordle shows words in a range of sizes. The bigger the word, the more people that have mentioned it.

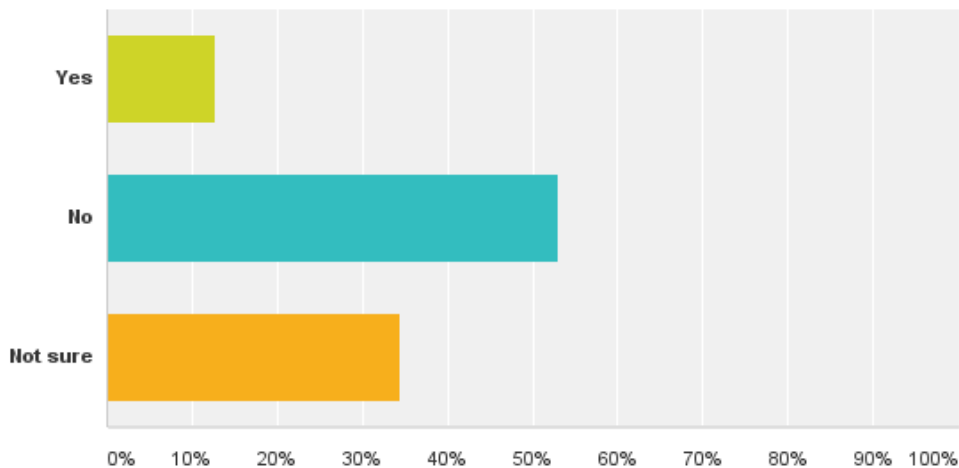
Please refer to Appendix 2 for a full copy of the overall questionnaire results including detailed comments. These have been split into individual and organisation results.

6. Individual Questionnaire Results

66% of individual respondents had attended one of the drop in consultation events.

Q3 Do you support the housing figure recommended by Turley Associates?

Answered: 419 Skipped: 7

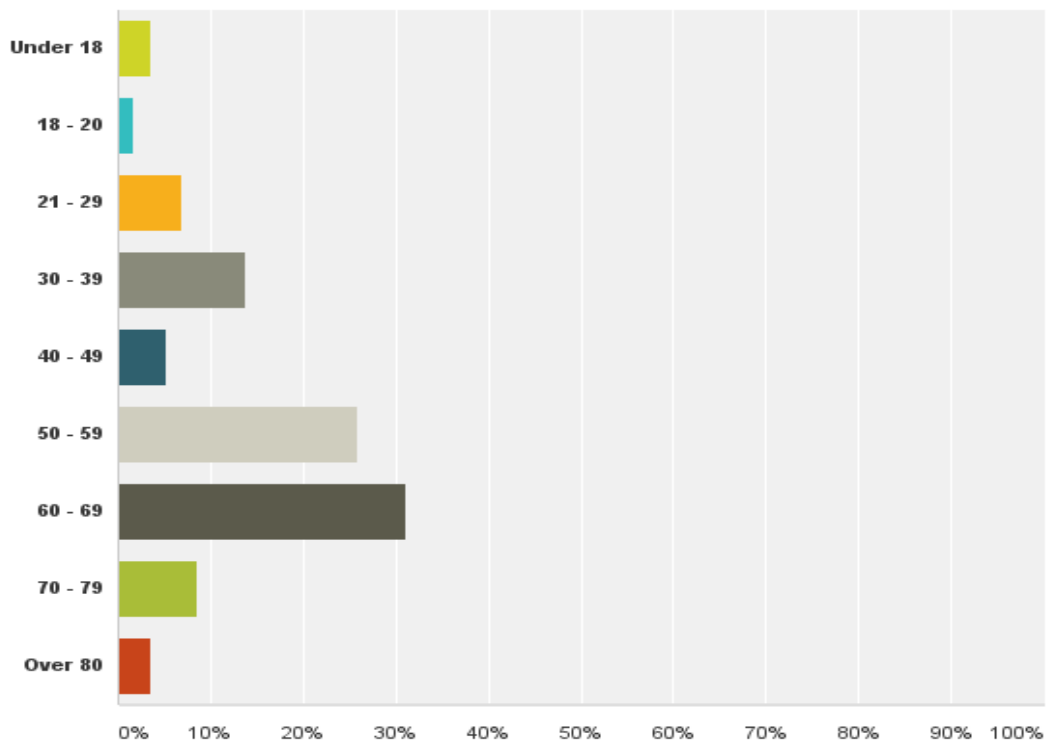


249 comments were provided. The majority of respondents that commented lacked confidence in the figures and potential employment opportunities. Other key issues included the current number of empty properties and houses for sale, the lack of infrastructure to support an increase in population of this scale, concerns about the impact on villages and their character and the need to prioritise the use of brownfield sites. Traffic congestion and the pressure that current local services are under was also raised. A few people said that they needed more information to comment.

Area to Justify Certainty of Employment Demand Economic
 Evidence Factors Far **Figures** Flawed
 Forecast Green Housing Market **Housing**
Needs Housing Requirement **Jobs** Large
 Increase Morecambe **New Homes** New
Housing Not Selling **Population** Revised
 Downwards Say 12000 **Turley Village** Wage

Q25 What is your age range?

Answered: 58 Skipped: 10

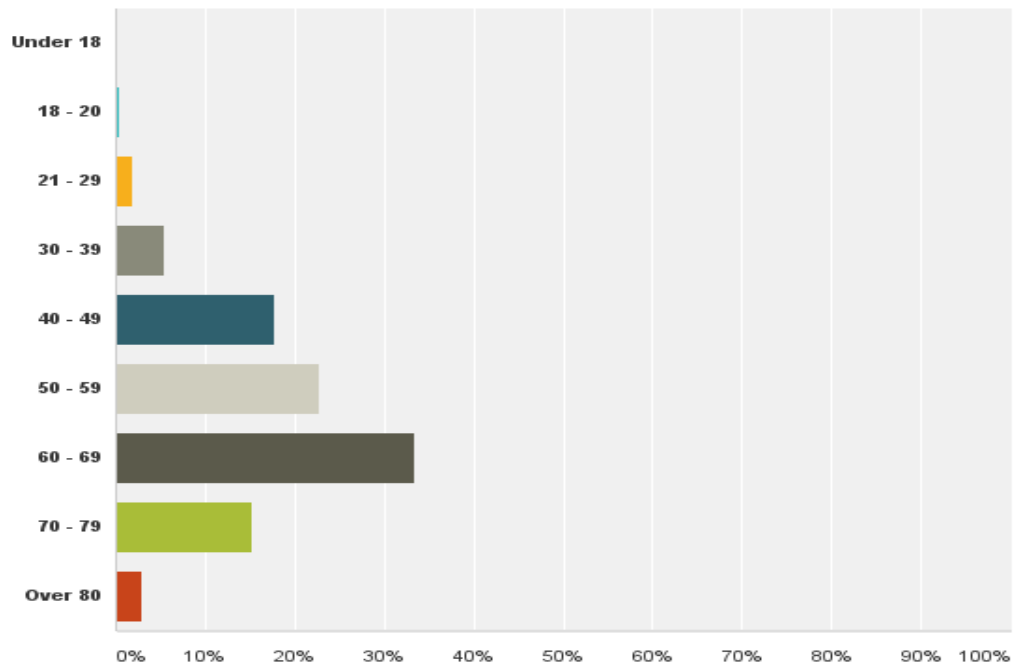


Above shows the age range of the respondents that supported the recommended housing figure. It is interesting to note that more respondents under 40 support the figure than are against the figure.

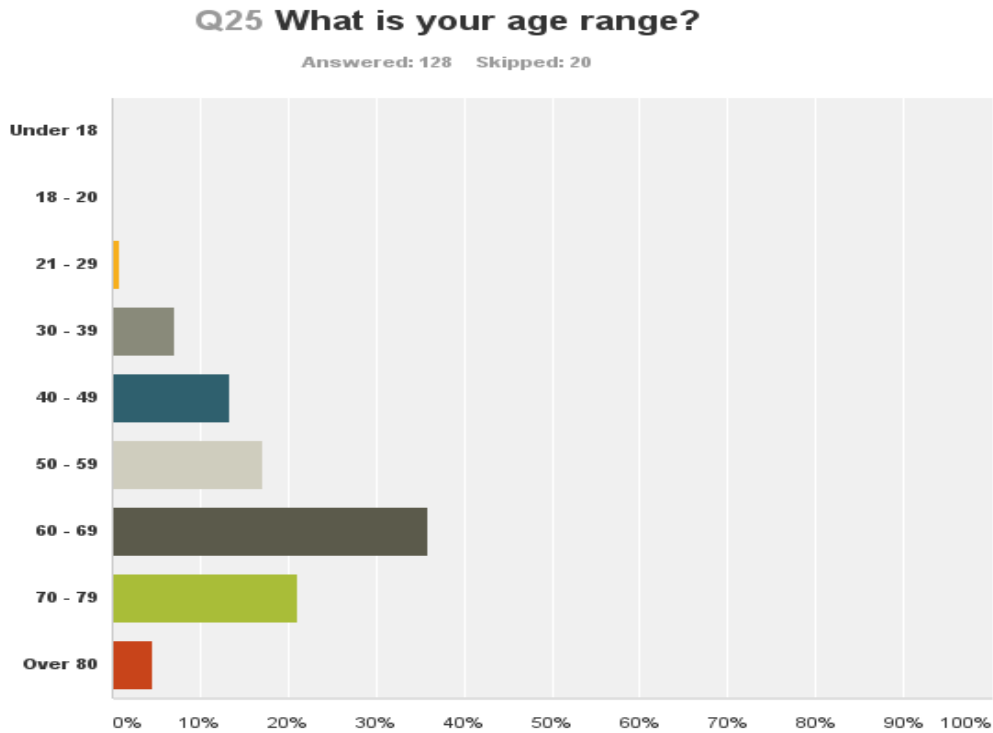
Please see below for age profile of those that did not support the figure. However, it is important to note that overall the majority of respondents were aged between 60 and 69.

Q25 What is your age range?

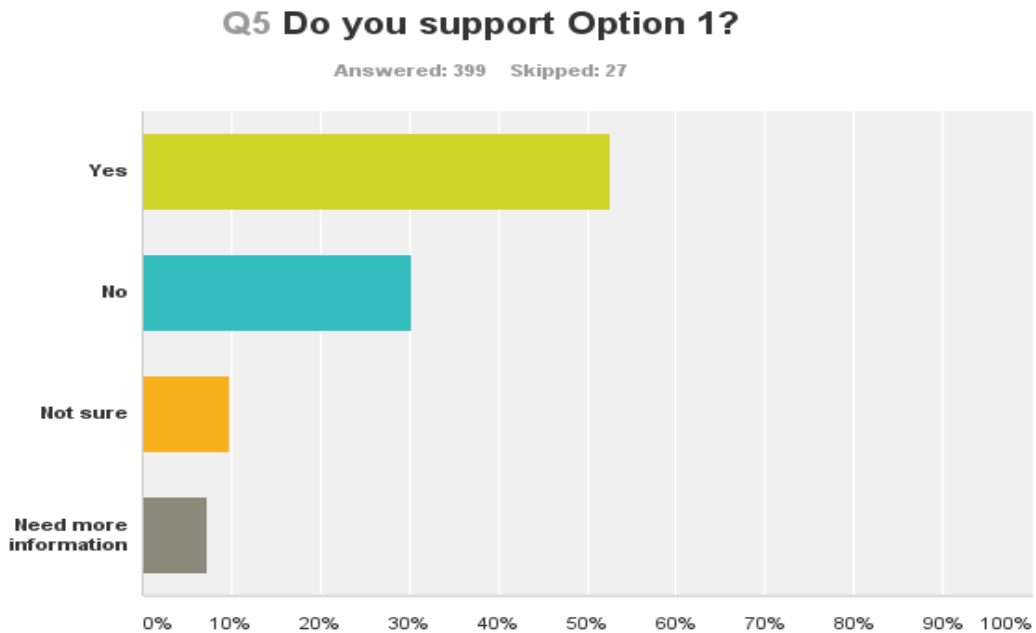
Answered: 203 Skipped: 24



Below shows the age profile of those who were not sure about the housing requirement figures.



Option 1: A single large urban extension



Option1 Advantages

173 comments were provided. The existing infrastructure (ie transport and service provision) and employment opportunities were identified as main advantages including the opportunity for a new m6 junction. Another key advantage was that this provided a single site solution to meet the projected housing need. Others included that this would avoid large scale development in the AONB/countryside and villages in the district, it would be an opportunity to build affordable housing, use brownfield sites and extend the urban area/fill in the gap between Lancaster and the University/Galgate.

Affordable Housing Brown Field Sites Available Built Character
Cheaper Clear Coherent Countryside Disruption Facilities
Good Access Green Belt
Infrastructure Lancaster
Motorway Near to Existing New Supermarket Not
Spoiling Option Particular Railway Line
Transport Travel Urban Extension
Villages

Option 1 Disadvantages

132 comments were provided. In contrast to the advantages, the main disadvantage identified was the need to improve the infrastructure in this area, in particular the roads and traffic congestion. The need for another motorway junction was also raised. There was concern about losing the green fields/agricultural land and damaging the environment as well as the risk of an urban sprawl, merging Lancaster and Galgate together.

Agricultural Land Benefits Capacity Countryside
 Development Galgate Green
 Housing Impact Improve Infrastructure
 Issues **Lancaster** Landscape Live Motorway Junction
 Option Places Planning Residents **Road Schools**
 Sense Support **Traffic** University Urban Sprawl

Option 1 Other Comments

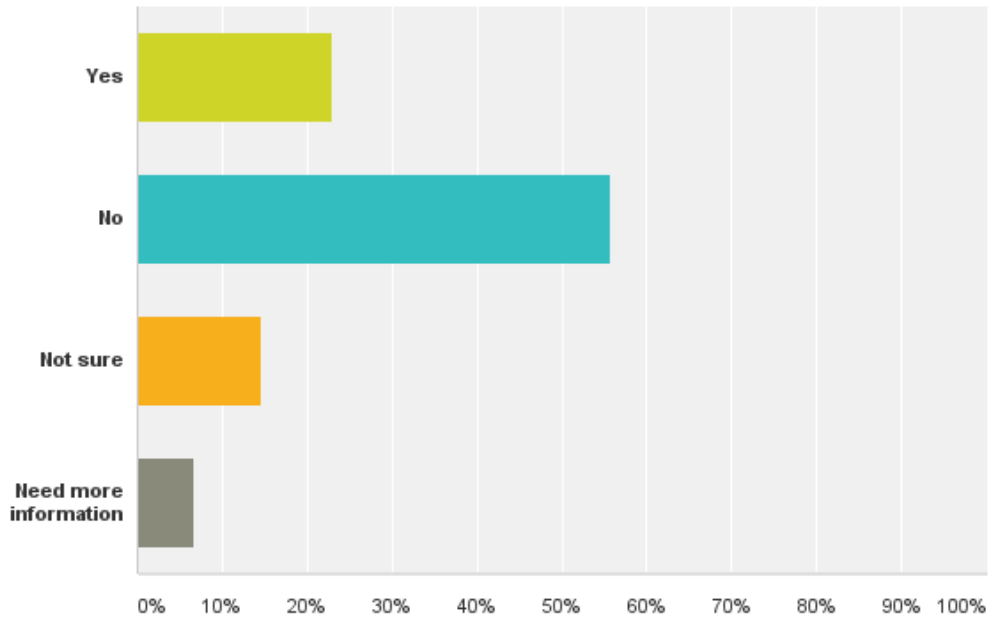
150 comments were provided. Other comments emphasised the existing infrastructure and employment opportunities, although concern was raised about the potential pressure on this if not reviewed ie services, roads and traffic congestion. The need to protect green fields and provide green space was highlighted along with concern about urbanisation and the merging of Lancaster and Galgate. Some suggested that this option could protect other rural areas and that it was important to encourage builders to use land rather than hoard it. A number of people suggested that this was the most appropriate option, however, others suggested that a hybrid option may be better.

Acceptable **Bailrigg Lake Bay Brownfield Builders Congestion**
 Consultation **Development** Disadvantages Follow
 Future Heysham **Housing Lancaster**
 Option Road Run Single Site Solution
 Spread Town Train Station Urban
 Extension Urbanisation **Whinney Carr** Workers

Option 2: Reviewing the Green Belt

Q8 Do you support Option 2?

Answered: 395 Skipped: 31



Option 2 Advantages

109 comments were provided. The majority of respondents who commented identified the existing infrastructure and the opportunity to link/infill to the new m6 link as an advantage. Access to employment, the need to prioritise the use of empty properties and brownfield sites and a potential hybrid approach were also highlighted. A few people used this as an opportunity to raise the need to protect the environment and green belt.

Allow Amenities Brownfield Carnforth Community
 Considered Development Easily
 Environmental Existing Good Connectivity
 Green Belt Housing Infill Infrastructure
 already in Place Jobs Morecambe New
 Bypass Option Reasonable Road Traffic
 Transport Urban Area

Option 2 Disadvantages

130 comments were provided. The main disadvantage identified was the potential environmental damage and the impact on green belt/agricultural land. Others issues included concern over pressure on current infrastructure and the potential urban sprawl.

Concrete Jungle Countryside Employment Given
 Green Belt Green Space
 Housing Impact Increased Land Live Look
 Loss Newlands Area Option 1 Planning
 Require Review River Scale Schools Support Tourism
 Traffic Urban Sprawl Villages vital

Option 2 Other Comments

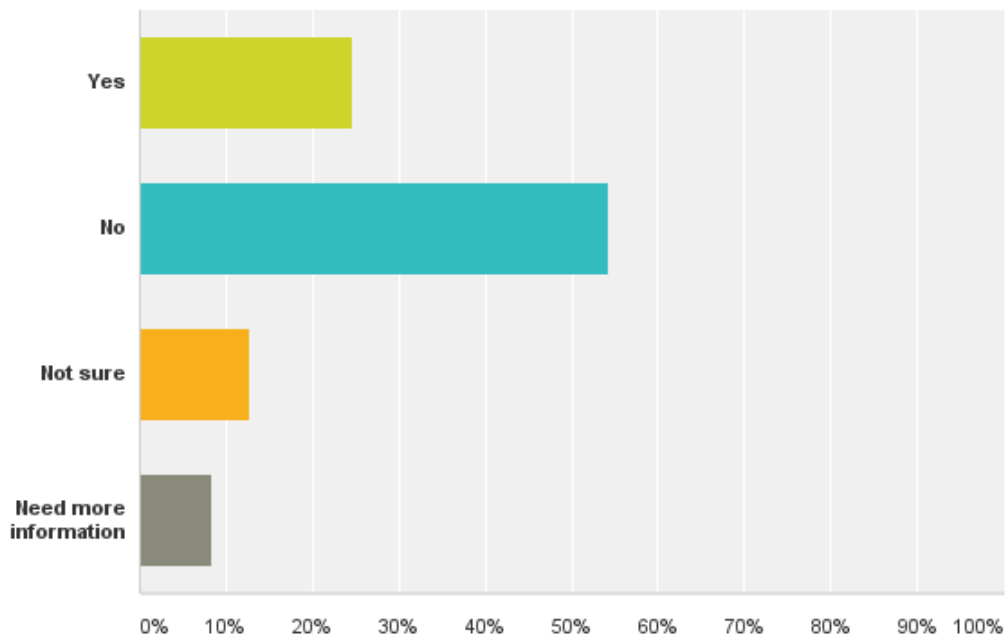
147 comments were provided. The majority of other comments focused on the need to protect the green belt. Others raised the advantages of the existing infrastructure, potential around the new m6 link and access to employment. Some highlighted their support for this option and reviewing part of the green belt was suggested. A number of people raised the need to prioritise the use of brownfield sites before green fields, the need to avoid a merger of towns and villages and that development needed to be in keeping with the local area. A potential hybrid approach was also suggested.

Advantages Beautiful Brown Field
 Carefully Considered Countryside Covers 3%
 of the District Extension Given Good Connectivity
 Green Field Green Spaces
 Housing Lancaster and Carnforth
 Land Little Meet Opportunities Option
 Precious Providing Purpose Remain Sensible Understand
 Urban Wildlife Worst

Option 3: Development throughout the district's towns and villages

Q11 Do you support Option 3?

Answered: 394 Skipped: 32



Option 3 Advantages

138 comments were provided. The main advantage identified was the opportunity to improve and sustain infrastructure eg local services. This was seen as a fair option, sharing both the development and the advantages that this can bring to an area. A number of people raised the need to priorities the use of brownfield sites, the importance of limiting development around villages and ensuring that this was in keeping with the local area. The need for affordable homes to help retain younger people was also highlighted.

Advantages Benefit **Community**
Development Doing Fair Fairest **Housing**
Idea Impact Infrastructure Option Place Public
Transport Rural Areas **Schools** Shares Small
Shops Smaller **Spread Villages**

Option 3 Disadvantages

178 comments were provided. The main disadvantages identified was the negative impact on villages/character and the lack of infrastructure to support development. In particular, the increase in traffic and need to commute to employment. Other key issues included the impact on the AONB/countryside and that any development would need to be limited and in keeping with the local area.

Areas of Outstanding **Character**
Congestion **Development** Expensive
Extra Forest of Bowland Historical
Housing Impact Increased Indicated
Infrastructure Landscape Constraints **Life** Local
Opposition Losing Lost Lune Valley Piecemeal Population
Primary **Roads** Seek **Spoil** Suffer Traffic Problems
Transport

Option 3 Other Comments

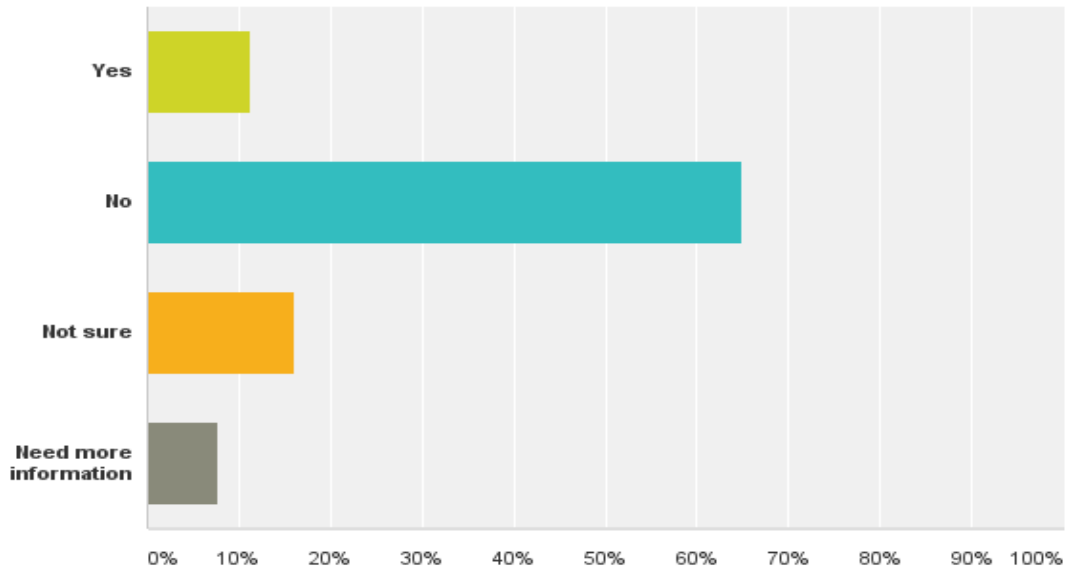
164 comments were provided. The majority of the other comments focused on the impact on village/character and AONB/countryside and lack of infrastructure, although some commented that this could help to sustain some local services. The lack of employment opportunities and the need to limit the expansion/scale and ensure that development was in keeping with the local area were also raised. Other comments included that this was a fair option, current and potential traffic issues, the need to prioritise the use of brownfield sites and potential for affordable/mixed housing provision.

Accommodate **Attractive Brown Field**
Community Concerned **Consideration** Constraints
Consultation Document **Development**
Employment Green Belt Instead Irreversible Longer
Moor Hospital **Option Planning** Politically
Provision **Public Transport** Rail Road
Congestion **Rural Schools** Small Numbers of
Houses Solution **Term** Traffic

Option 4: Large-scale expansion of two villages

Q14 Do you support Option 4?

Answered: 388 Skipped: 38



Option 4 Advantages

79 comments were provided. The majority of comments highlighted the opportunity to improve the infrastructure of two villages, helping to sustain and improve local services. Other comments included access to employment and the potential for an eco-town.

City Centre Concentrated Easier Eco Town Potential
 Existing Good Access Good Plan Good
 Transport Infrastructure Lancaster Little
 Older Park and Ride Place Residents Road Scale
 Services Settlements Shops Villages

Option 4 Disadvantages

152 comments were provided. The majority of comments were focused on the negative impact on the chosen villages and their character plus the lack of infrastructure to support this scale of development. Access to employment and the impact on the AONB/countryside were also raised.

A few people said that it would be dependent on the village in both the advantages and disadvantages.

Communities Development
 Employment Existing Expansion Expensive Green
 Belt Infrastructure Lancaster Larger Live
 Longer LOSS Not Needed Option 1 Option 3 Public Transport
 Roads Rural Solution Spoil Towns Traffic Travel
 Two Villages Unfair Worst

Option 4 Other Comments

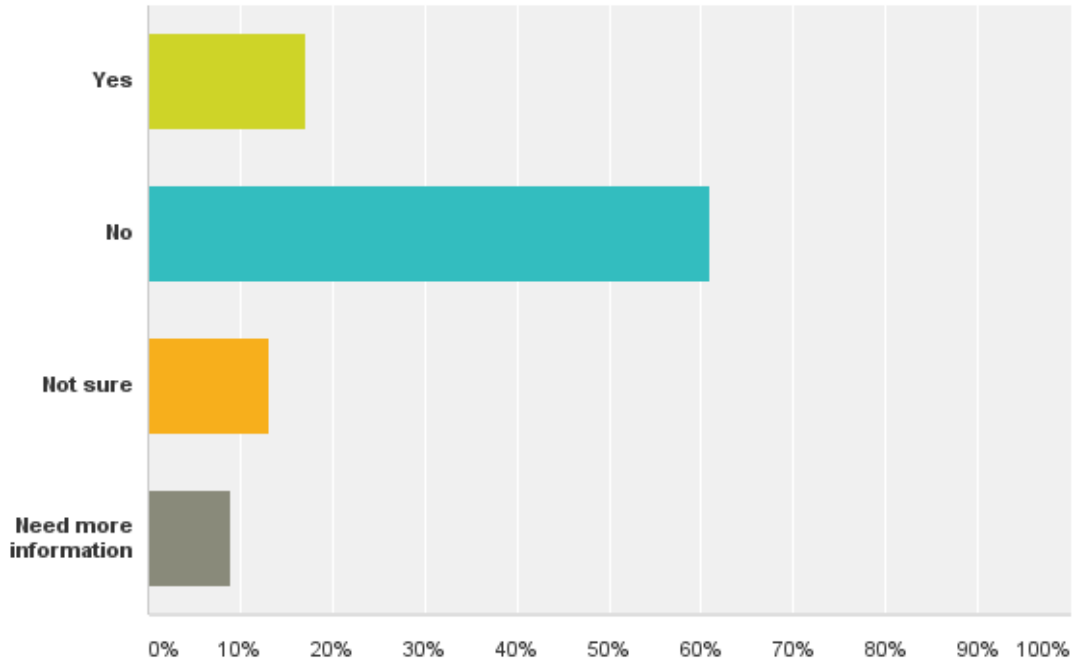
129 comments were provided. The majority of other comments were focused on the lack of infrastructure and impact that large development would have on villages and their character. Some said that it would depend on the village and others were concerned about access to employment, increase in traffic and the impact on the AONB/countryside.

Accommodate Bridge Character
 Communities Costs Demand Depends
 Destroy Development Easy Access to
 Employment Estates Figures Housing Lancaster
 and Morecambe Live Nether Kellet Not Clear
 which Villages Option Produce Provision Public
 Transport Remain Responsible Result Think Two Villages
 Urban Areas

Option 5: A new settlement

Q17 Do you support Option 5?

Answered: 381 Skipped: 45



Option 5 Advantages

99 comments were provided. The main advantage identified was the potential to develop infrastructure and employment as part of a purpose built development, with the opportunity to develop an eco-town or garden city.

Cheap Clean Community Cowan Bridge
 Development Existing Facilities Far
 Housing Infrastructure Live New
 Settlement Northern Link Road Opportunity
 Options Planning Potential Services Solution Special
 Town

Option 5 Disadvantages

159 comments were provided. The majority of disadvantages were focussed on the lack of infrastructure and employment in the suggested area. The impact on the AONB/agricultural land was also highlighted. Other comments included the impact on the rural community, high cost, impact on and provision for Cumbria/Yorkshire Dales and traffic implications. A couple of people said that it would depend on the location.

Bus Service Cost Depending Disadvantages Dormitory
Employment Expensive Option Farming Growth
Housing Identity Infrastructure Insufficient
Consideration of Landscape Quality Kirkby Lonsdale
Lancaster Land Local Loss National
Park New Settlement New Town Option 1
Soulless Spaces Transport Worst Zone

Option 5 Other Comments

139 comments were provided. The majority of other comments reflected the disadvantages and focused on the lack of infrastructure and employment in the area. The other key issue was the impact on an AONB and agricultural land. Other comments included that it would depend on the location, the impact and provision for Cumbria/Yorkshire Dales, high cost, potential for an eco-town, impact on the rural community and traffic implications. A couple of people said that they needed more information.

Able to Afford to Live Consultation Cowan Bridge
Development Figures Green Important
Infrastructure Kirkby Lonsdale
Location Middle Morecambe National Park
Nearer New Settlement New Town
Option Re-use Reach Region Simply Solution SOLVE
Start Towns and Villages Transport Viable Young

Other Ideas and Alternative Options

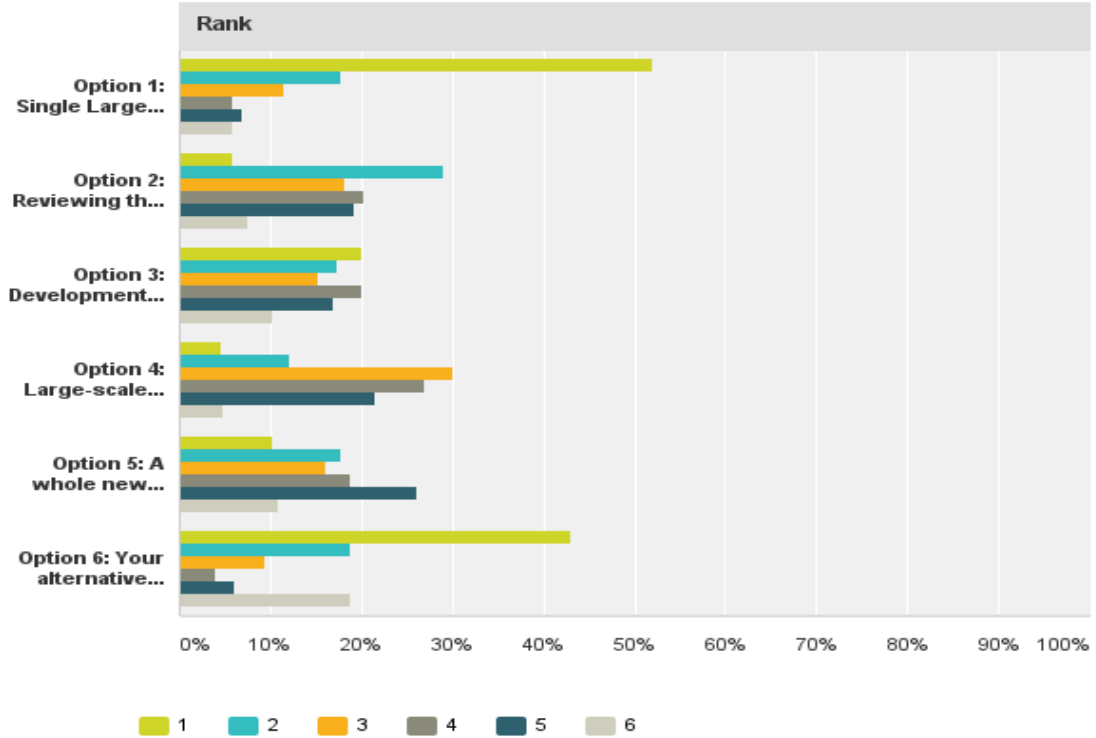
211 comments were provided. The majority of alternative ideas and suggestions focussed on the need to review the figures and prioritise the use of brownfield sites and empty properties.

Other suggestions supported the various options, particularly option 2 in relation to the new m6 link. The need to link to current infrastructure was identified. A number of people highlighted different locations, particularly in relation to regenerating the Morecambe area. The need to protect the AONB and green fields was another key issue. Other issues included the lack of employment opportunities, traffic implications, the need for affordable/mixed housing provision as well as the need to protect villages and their character.

Ability Bed **Brown Field** Central Government
Development Encouraging Estate Excellent
Fair Housing Needs **Lancaster** Match
New Homes Not at the Moment Not Prevent
Option Population Growth Present Prices
Properly Property Ladder Rent Run Second Homes
Solution Sort Space **Villages**

Q21 Please rank the suggested options from 1 to 6 (1 being your most preferred option)

Answered: 366 Skipped: 60



The ranking exercise shows that the majority of respondents opted for option 1 or option 6 as their preferred option and option 5 as their least preferred option. It suggests that option 2 was the second preferred option and option 4 was the third and fourth preferred option.

- 1) Option 1 or 6: A single urban extension/other ideas and alternative options
- 2) Option 2: Reviewing the Green Belt
- 3) Option 4: Large-scale expansion of two villages
- 4) Option 4: Large-scale expansion of two villages
- 5) Option 6: Other ideas and alternative options
- 6) Option 5: A new settlement

Please note: respondents that did not rank the options 1 to 5/6 data has been removed to avoid skewing overall results. However, data has been included where possible eg provided 1 and 5 only.

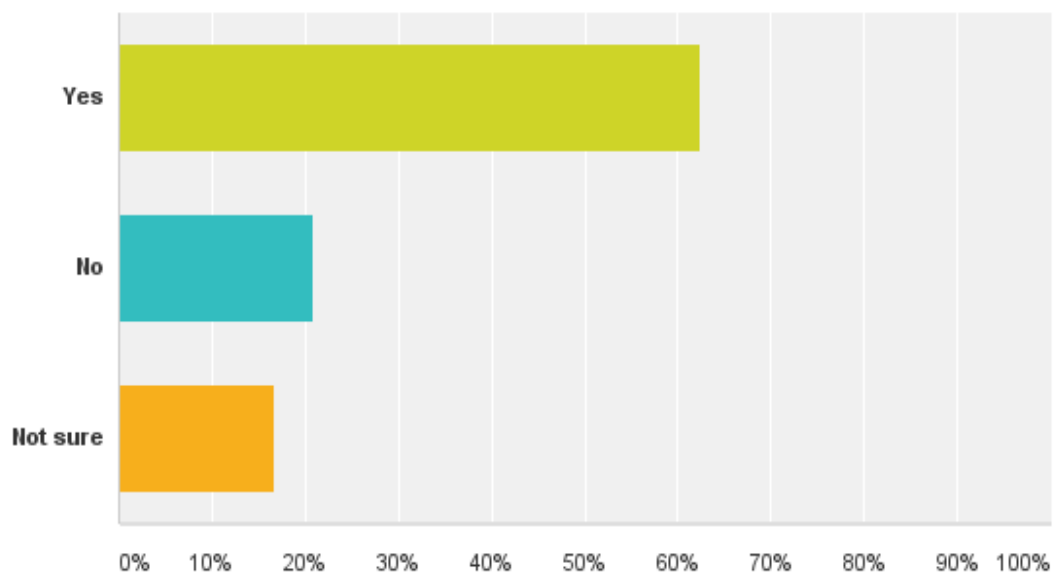
7. Organisation Responses

25 organisations responded to the online questionnaire. However, 5 of these also submitted an email or letter and have been counted in the 99 other consultation responses.

21.74% (5) organisation respondents said that they had attended one of the drop in consultation events.

Q3 Do you support the housing figure recommended by Turley Associates?

Answered: 24 Skipped: 1

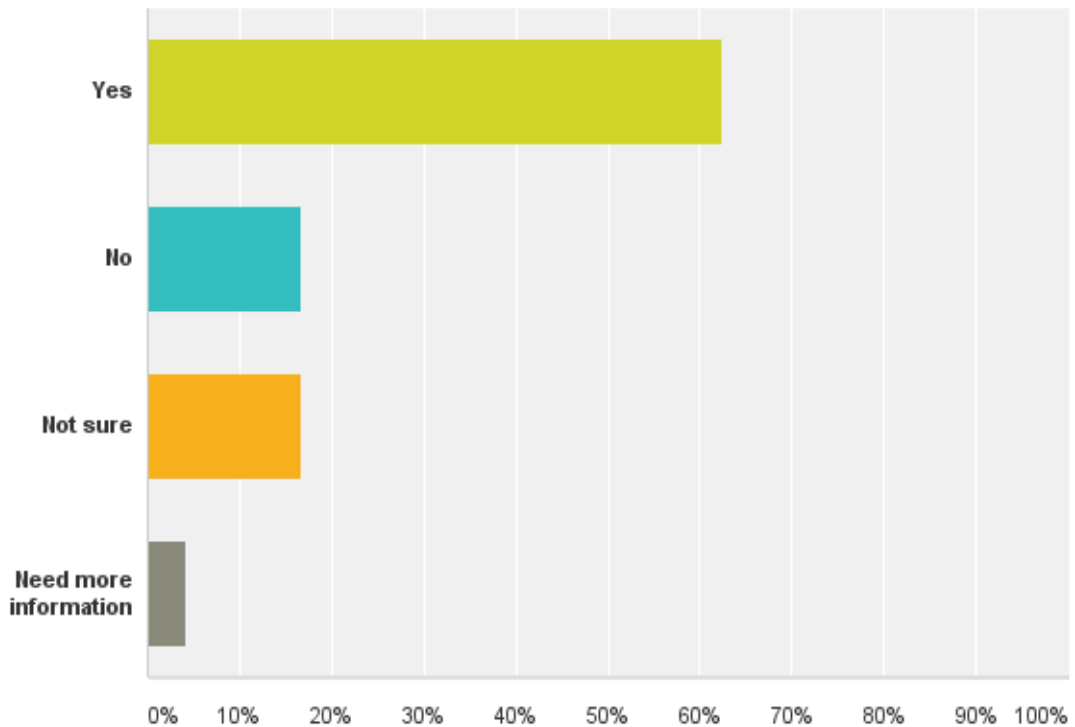


Respondents did not support the housing figure because of a lack of confidence in the figures. One respondent also commented on the lack of infrastructure to support this scale of development.

South Lakeland District Council supports housing, population and employment growth in the Lancaster district. Such growth is viewed to be complementary to South Lakelands own aspirations for growth.

Q5 Do you support Option 1?

Answered: 24 Skipped: 1



Option 1 Advantages

Comments emphasised the existing infrastructure and employment opportunities. A couple of respondents highlighted that this would avoid impacting on other valuable landscape in the district.

Access **Advantage** Development Existing
Infrastructure Potential **Transport**

Option 1 Disadvantages

Comments included the implications for the current congested roads, risk of merging Lancaster with Galgate, scale and complexity implications for speed of delivery, potential to limit the flexibility of the local plan, that this option alone wouldn't meet the housing needs, concern about one site location, loss of countryside/farmland, ecological impact for area and flood risk.

Delivery Forward Galgate Needs **Plan** Terms
Traffic

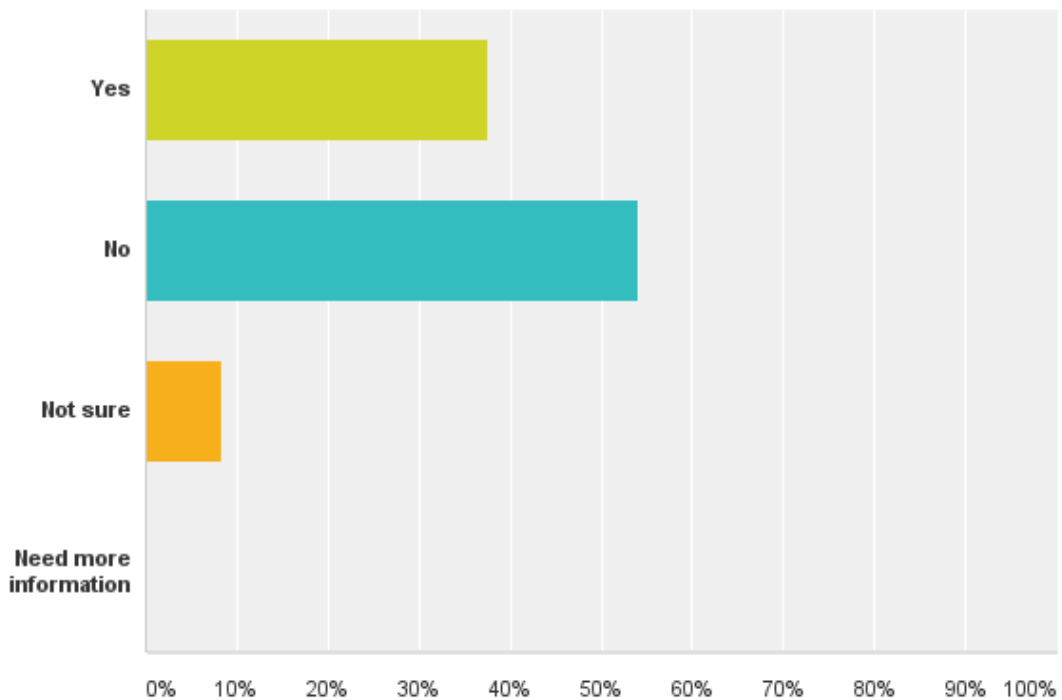
Option 1 Other Comments

Other comments emphasised the existing/potential to improve infrastructure, employment opportunities, potential economic benefits and that this is the most appropriate option. However, some suggested that a hybrid approach will be needed to meet the housing need figures. A phased approach and using the M6 as a boundary was also suggested.

Approach Boundary Community Consider Impact Infrastructure Local Plan Option 1 Provision Sense Support Urban Extension

Q8 Do you support Option 2?

Answered: 24 Skipped: 1



Option 2 Advantages

Comments included the short travelling distance to employment and services, opportunities with the new link road, support for the review, that this option would avoid the AONB, that there is more need in the south, that this would not provide enough to meet the housing need and may take development funds away from infrastructure improvements in the south. There was also concern about merging settlements.

Development Lancaster Review Greenbelt

Road

Option 2 Disadvantages

Comments included the loss of Green Belt land, increased infrastructure requirement, that other options are more sustainable, that there is more need in the south, the need to prioritise the use of brownfield sites and that this option could dilute the funding of additional infrastructure.

Green Belt Infrastructure Review Urban

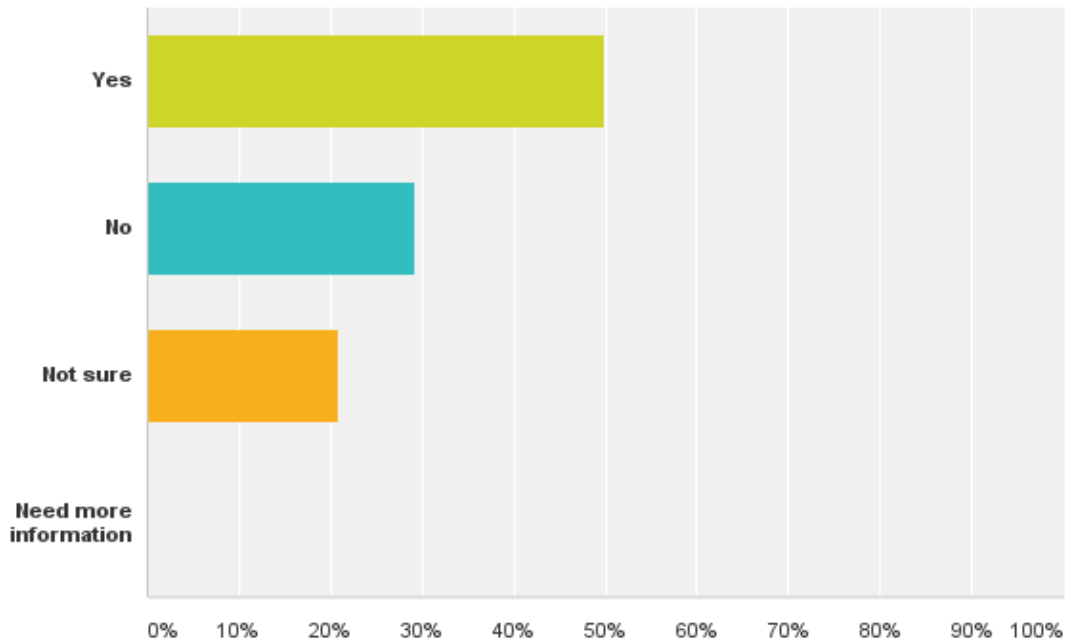
Option 2 Other Comments

Comments included the need to protect the Green Belt, the need to prioritise the use of brownfield and other sites, the need to review green field sites outside of the Green Belt area, potential of the new m6 link road, support for a review to allow for natural expansion, and that more research is required. A number of respondents identified the need to provide a strategic gap between settlements to protect their identities. A hybrid approach was also suggested.

Approach Brought Forward Development Existing Greenfield Land North Lancaster Option Realistic Required Settlements Undertake

Q11 Do you support Option 3?

Answered: 24 Skipped: 1



Option 3 Advantages

Comments supported small scale growth to help sustain village services, and highlighted that this could help young people to remain in the area. It was also suggested that multiple sites were more likely to be delivered.

Growth Services Local Settlements

Option 3 Disadvantages

Comments highlighted the lack of infrastructure, distance from employment, impact on ecology and rural character, that this option would go against national planning guidance and that it could not deliver housing figures alone and would therefore need to be a hybrid approach.

Infrastructure Key National Option Services Sustainability

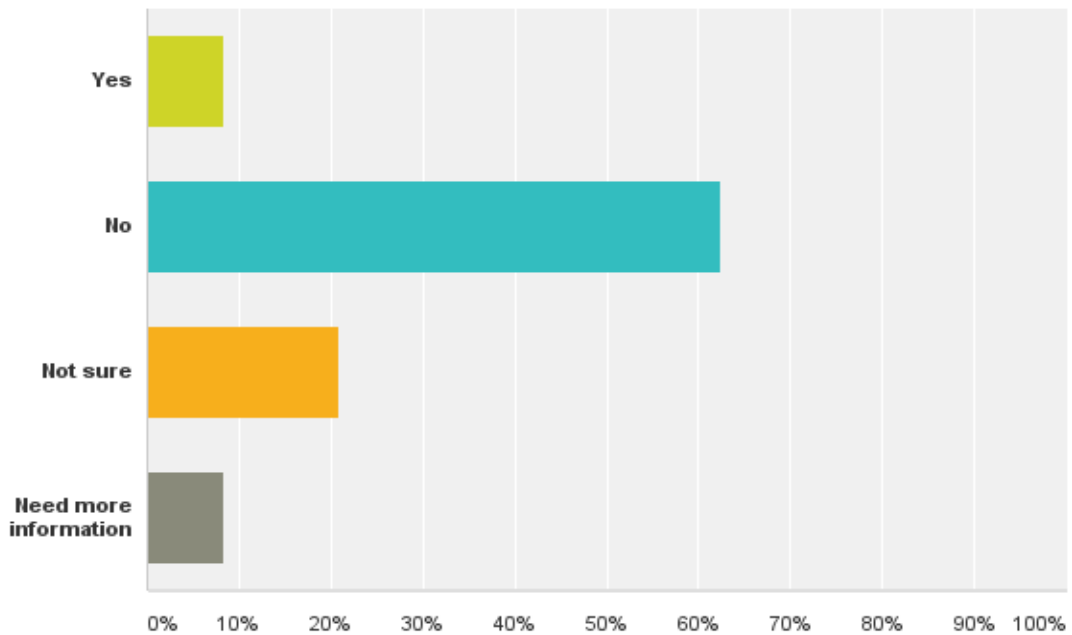
Option 3 Other Comments

Comments included that more ecology research is required, the need to protect the AONB, that small scale in keeping development was more appropriate and that a design guide may help to protect rural village character. Infrastructure improvements would be required, that this option is undeliverable and in breach of National planning policy, that villages without current services should also be looked at and that a hybrid approach should be considered.

Additional Housing Approach Benefit Council Existing New Housing Public Transport Option Services Settlements

Q14 Do you support Option 4?

Answered: 24 Skipped: 1



Option 4 Advantages

Comments included that this could provide improved infrastructure and that it was difficult to comment without knowing which villages would be chosen.

Please note: there is no wordle available due to low number of comments.

Option 4 Disadvantages

Comments included the need to improve infrastructure, the impact on rural character and loss of green field/agricultural land. Again someone highlighted that it was difficult to comment without knowing which villages would be chosen.

Communities Meaning **Infrastructure Loss Option**
Rural Viability

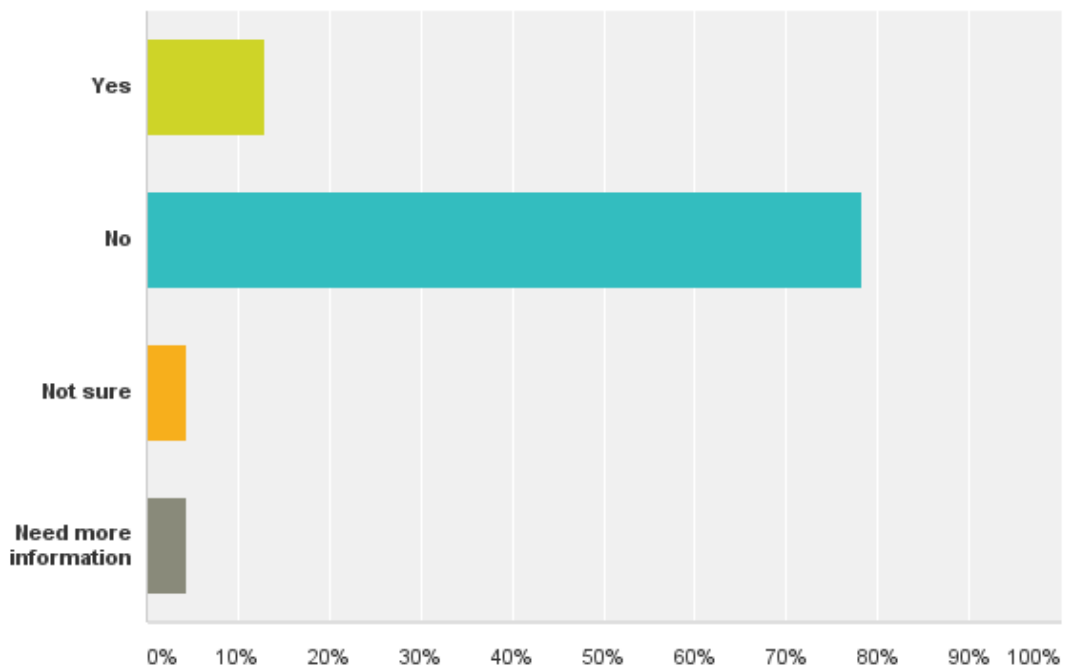
Option 4 Other Comments

Other comments emphasised some of the comments that had already been made including loss of green field/agricultural land, impact on rural community, inadequate/high cost infrastructure and that it would depend on which villages were chosen.

Consider Development **Existing**
Infrastructure Little Local Plan Locations
Meet **Option Requirement** Services Sustainable Transport

Q17 Do you support Option 5?

Answered: 23 Skipped: 2



Option 5 Advantages

Comments included the opportunity to create a sustainable one site solution providing improved infrastructure for both new and current communities. Also that this could also help to meet neighbouring authorities housing needs (particularly affordable housing).

New Settlement Housing Single Sustainable
Development

Option 5 Disadvantages

Comments included the lack of current infrastructure and challenge to phase development, the impact on current communities and local services, traffic implications, landscape impact and loss of countryside.

Development Housing Land Landscape
Impacts Settlement Transport

Option 5 Other Comments

Comments included that the suggested location is not appropriate, that it is too far away from current infrastructure and employment and wouldn't meet the district's housing needs. The landscape and environmental impact was also raised. However, it was suggested that there may be scope to look at limited development based on local needs in this area in future (working with South Lakes District Council). There was concern that this option could limit the flexibility of the local plan and delivery speed.

Community Far Future Local Plan New

Settlement Option 5 Preferred Option
Taken Forward Yorkshire Dales

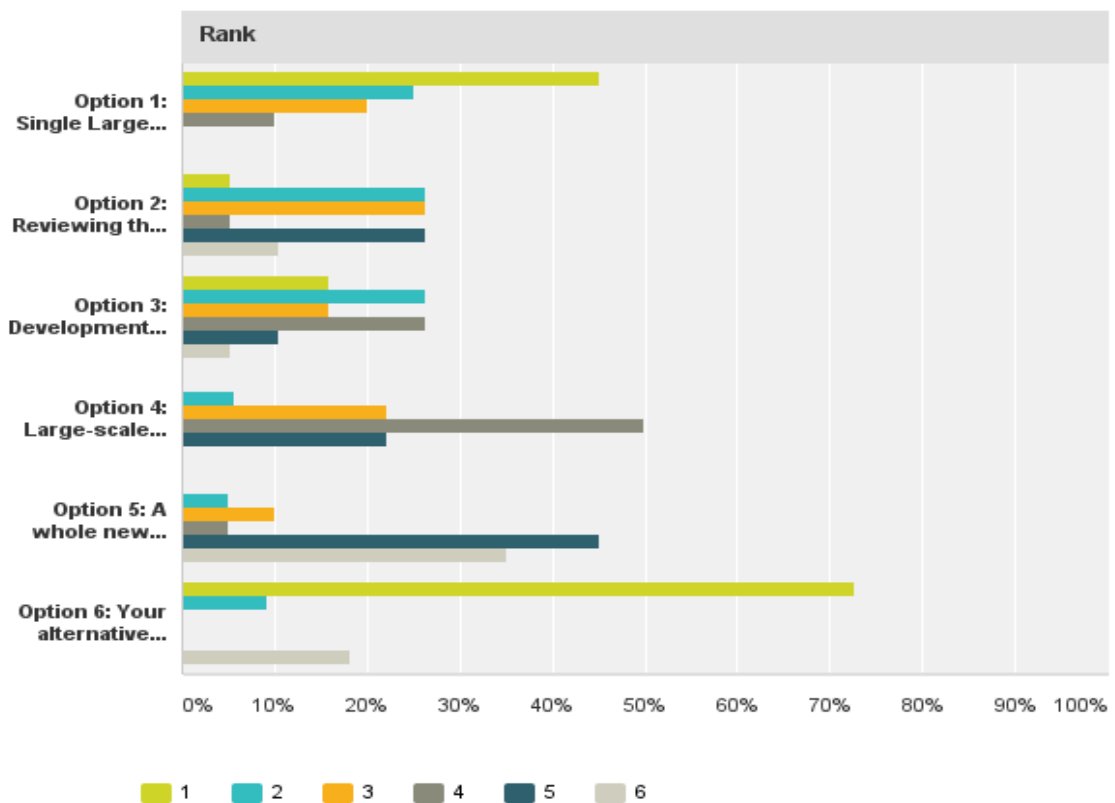
Other Ideas and Alternative Options

Comments suggested growth in other locations, a mixture of hybrid approaches, support for options 1,2 and 3, the need to provide for our increasing older demographic, the need to prioritise the use of brownfield sites and empty properties and to take the council's sustainability policy (reduce not increase journey times) into account.

Alternative **Consider** Further Comments Impact
 Landscape **Needs Older Options 1 Planning**
Sustainable

Q21 Please rank the suggested options from 1 to 6 (1 being your most preferred option)

Answered: 21 Skipped: 4



The ranking exercise shows that the majority of respondents opted for option 6 or option 1 as their preferred option and option 5 as their least preferred option (same as individuals). It suggests that option 1, 2 and 3 were the second preferred options, option 2 was the third and option 4 was the fourth preferred option.

- 1) Option 6 or 1: Other ideas and alternative options/A single urban extension
- 2) Option 1, 2 and 3: A single urban extension/Reviewing the Green Belt/Distributed throughout the district's towns and villages
- 3) Option 2: Reviewing the Green Belt

- 4) Option 4: Large-scale expansion of two villages
- 5) Option 5: A new settlement

Please note: respondents that did not rank the options 1 to 5/6 data has been removed to avoid skewing overall results. However, data has been included where possible eg provided 1 and 5 only.

8. Summary of Other Consultation Responses

102 other consultation responses were received by email or letter. Many reflect the concerns highlighted in the questionnaire results. The other consultation responses have been summarised at Appendix 3.

Please note: 16 respondents have submitted an email/letter response in addition to their questionnaire response (12 individuals and 5 organisations). However, these often only emphasise the points already made in their questionnaire response.

9. Student Consultation

Younger people in our district make up some of the future housing need, therefore it was important to try and engage them in this consultation.

Two sessions were held with students at Ripley High School where students considered each option and provided advantages and disadvantages for each. Each session concluded with the students choosing their most and least preferred options.

The student feedback reflected many of the other consultation responses. Key points included:

Option	Advantages	Disadvantages
1	Provide student accommodation closer to University	Traffic congestion
	Existing infrastructure including services	Too compact/too many houses in one place
	Focussed in one place	Loss of farm land/wildlife
2	Lots of space/potential to spread out	Loss of green belt/agricultural land
	Existing infrastructure and services	Damage to wildlife
		Distance from bypass
3	Fair distribution	Impact on village character
	Provide more choice	Need infrastructure
	Economy/more affordable housing	Traffic issues

Option	Advantages	Disadvantages
	Existing services to build in	Impact on green fields
4	Sustain current services	Impact on village character
	Less travel	
	Provide infrastructure	
5	Opportunity to design from scratch	Distance/travel/commuting
	Employment opportunities	High cost
	Distance from other areas	Infrastructure
		Impact on area eg wildlife

The majority of students chose option 1 as their preferred option and option 5 as their least preferred option.

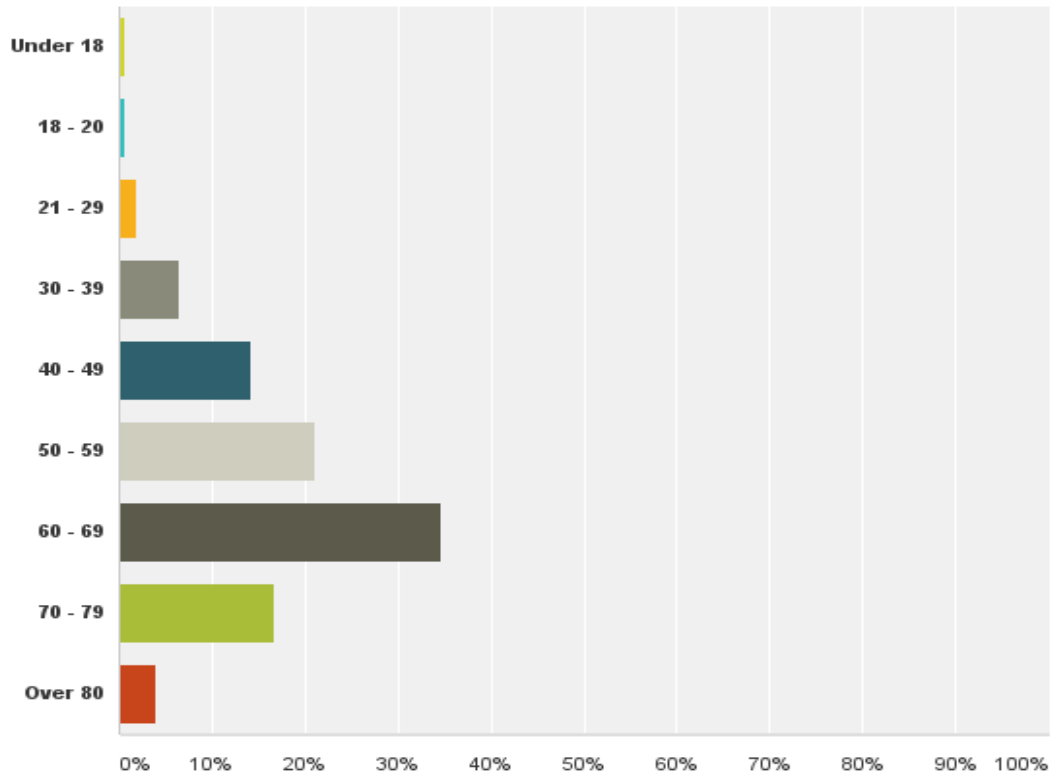
The detailed advantages and disadvantages can be found at Appendix 4.

10. Profile of Respondents

Individual Questionnaire Respondents

Q25 What is your age range?

Answered: 381 Skipped: 45



Officers spoke to 1,046 people at the various drop in events across the district and 547 consultation responses were received.

A wide range of ages responded to the questionnaire, however, the majority were aged 60 to 69 years old. 45 people skipped this question.

An equal balance of males and females responded to the questionnaire. A small percentage preferred not to say (2.09%). 44 people skipped this question.

The majority of respondents were not deaf and did not have a disability. However, a small percentage did (4.38%) and some preferred not to say (6.30%). 61 people skipped this question.

The majority of respondents were White/English/welsh/Scottish/northern Irish/British. A small percentage were white any other background (1.91%) and some preferred not to say (4.90%). 59 people skipped this question.

Postcode maps

The postcode information has been used to create separate maps to show those that supported and were against each option. Please refer to Appendix 5.

These showed that as expected, many of the rural areas supported option one. In particular residents in, Wray, Cowan Bridge and Caton favoured this option. There was high levels of opposition in south Lancaster and surprisingly Cowan Bridge and Hornby.

Surprisingly, some people in Wray supported a review of the Green Belt although there were also high numbers opposing this including residents in Cowan Bridge, South Lancaster, Caton and Hornby.

There was more support for distributing development in the urban areas and opposition in the rural areas, particularly, Cowan Bridge, Wray, Hornby, Caton and South Lancaster.

There was more support for the large scale development of two villages from the urban areas and opposition in the rural areas, particularly, Cowan Bridge, Wray, Hornby, Caton and Dolphinhome (potential village).

There was small pockets of support but the majority of respondents opposed the option of a new settlement, particularly, Cowan Bridge, Wray and Hornby.

The postcode analysis demonstrates a wide spread of responses from across the district and reflects community activism in some of the rural areas ie Cowan Bridge, Wray, Hornby and Caton.

Other Consultation Responses included:

- Members of public: 40
- Developer/Agent: 29
- Parish Councils: 11
- Government Organisations: 7
- Local Authority: 5
- Local Groups: 4
- Utility providers: 2
- MP: 2
- Councillor: 2

11. Conclusion

The majority of respondents lacked confidence in the housing requirement study, especially in the context of the reduced population projections. However, house builders and agents have suggested that the housing figure is not aspirational enough and should in fact be higher.

There was a mixed response to each option, however, the overall response suggests that option 1 was the most preferred option and option 5 was the least preferred.

The main advantages for option 1 was the available infrastructure and employment, whereas these were the main disadvantages for option 5. Although some suggested that a

purpose built development would be an opportunity to encompass and improve this, as well as developing an eco-town/garden city.

Infrastructure (in particular the roads and traffic congestion) was also raised as a key concern for option 1. Traffic implications were also raised as an issue for options 3 and 4.

The opportunity to link to the new m6 link road was highlighted, particularly under option 2. As expected, house builders and agents also support a review of the Green Belt. However, it was recognised that strategic gaps needed to be provided to maintain settlement identities.

The opportunity to improve and sustain infrastructure and services and ensure the vitality of rural communities were raised as advantages for both options 3 and 4.

The need to prioritise brownfield and empty properties, to protect the AONB/green fields/agricultural land/green belt, avoid landscape and biodiversity impacts, avoid merging villages and towns were raised as key issues throughout.

The impact on villages/rural communities and their character was highlighted under most of the options but in particular options 3 and 4. All options attracted comments relating to infrastructure, service provision and employment with concern that existing services would be unable to support the level of additional housing proposed. The need to limit development and ensure it was in keeping with the local area was also raised. The need for affordable/mixed housing provision, to help retain young people in particular, was highlighted under these options.

Questions were raised over reliance on a single large scale site and concern that the options were not flexible enough should they fail to deliver at the rate envisaged. A hybrid approach was offered as a solution to help meet the projected housing need and reduce the impact on one area of the district.