

SD_025

A Local Plan for Lancaster District 2011-2031

Duty to Co-operate Statement of Compliance

May 2018



LANCASTER
CITY COUNCIL

Promoting City, Coast & Countryside

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SUMMARY

- I. This Duty to Co-operate Statement of Compliance supports the Publication and Submission of the core elements of the Lancaster District Local Plan, specifically the Strategic Policies & Land Allocations DPD and the Review of the Development Management DPD. It sets out how the Council has met the provisions of the Localism Act 2011 with regard to the Duty to Co-operate in the preparation of both DPDs in terms of engagement and co-operation with the prescribed bodies of specified in the Act. It will demonstrate how this activity meets the provisions of the Act with regard to both DPDs and the issues it raised of a strategic and cross-boundary nature.
- II. The Strategic Policies & Land Allocations DPD sets out how future development needs will be met in the district for housing, economic growth and other development matters, including a development strategy on how development will be distributed across the district. The DPD will also seek to allocate land for protection of its environmental, economic or social value. The Development Management DPD sets out a series of generic planning policies which will be used by the Council's Development Management Team and Planning Committee in order to determine planning applications. The suite of policies contained in the Development Management DPD is applicable to a wide range of development across the district.
- III. The two DPDs described above add to, compliment and in some cases supersede certain strategic policies. Once adopted the two DPDs will replace any remaining policies in the Saved Version of the old Local Plan, the 2008 Lancaster District Core Strategy and the 2014 Development Management DPD. Whilst the Strategic Policies & Land Allocations DPD and the reviewed Development Management DPD will represent core elements of the new Local Plan for the district, they will be complimented by other DPDs including the Morecambe Area Action Plan DPD and other DPDs which are currently in preparation including the Arnside & Silverdale AONB DPD, Bailrigg Garden Village Area Action Plan DPD, Gypsy & Traveller Accommodation DPD and if required a CIL Charging Schedule DPD.
- IV. It is important that this Duty to Co-operate Statement of Compliance is read in conjunction with the Consultation Statement, which provides a clear record of engagement throughout the plan-making process.

1. INTRODUCTION

- 1.1 Section 110 of the Localism Act 2011 established the legal Duty to Co-operate (DtC) in relation to planning of sustainable development and stipulates that councils are required to engage constructively, actively and on an on-going basis in any process relating to the preparation of development plan documents. The Council must have regard to the activities (insofar as they relate to a strategic matter) of any relevant local planning authority, county council or other prescribed body or person. The engagement should include considering whether to consult on and prepare and enter into and publish, agreements on joint approaches to the undertaking of a number of activities, including the preparation of development plan documents.
- 1.2 The legislation refers to strategic matters which are, in summary, sustainable development of the use of land which would have significant impact on at least two planning areas. Further guidance, however, is included in the National Planning Policy Framework (the Framework) and the National Planning Practice Guidance (NPPG). The Framework refers to Strategic Priorities (paragraph 156) and the NPPG to both Strategic Priorities (paragraph 002) and Strategic Matters (paragraph 001). Whilst

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such advice cannot over-ride the statutory provisions (which refer to strategic matters) it is clear that it must be taken into account because it includes national guidance on the DtC.

- 1.3 Paragraph 178 of the Framework confirms that public bodies have a duty-to-cooperate on planning issues that cross administrative boundaries, particularly those that relate to strategic priorities such as the delivery of homes and jobs needed in an areas and provision of infrastructure, for example in relation to transport. Strategic priorities across local boundaries should be properly co-ordinated and clearly reflected in individual local plans. The implication is that local planning authorities should, for example, work together to assess the opportunities that exist for the substantiated unmet development requirements of one local authority to be met within the area of one or more nearby local authorities. The emphasis is on diligence and collaboration.
- 1.4 For the Lancaster District Local Plan, specifically in the Strategic Policies & Land Allocations DPD and Development Management DPD, to be found sound (as opposed to legally compliant) it must be positively prepared and effective. This means it must be based on effective joint working on cross-boundary strategic priorities and where appropriate and sustainable, on a strategic which where necessary seeks to meet un-met requirements from neighbouring authorities.
- 1.5 Further advice is included in the NPPG which confirms that a proactive, ongoing and focused approach to strategic planning and partnership working will be required. Active and sustained engagement is required, evidence of co-operation must be robust and co-operation should produce effective and deliverable policies on strategic cross-boundary matters. The exchange of correspondence, conversations or consultation between authorities alone is unlikely to be sufficient.

2. STRATEGIC CROSS BOUNDARY MATTERS AND PRIORITIES

- 2.1 The first sentence of paragraph 156 of the Framework is unambiguous – local planning authorities should set out the strategic priorities for the area in the Local Plan. Paragraph 178 goes on to explain that public bodies have a duty to co-operate on planning issues that cross administrative boundaries, particularly those which relate to strategic priorities. Paragraph 179 confirms that local planning authorities should work collaboratively to ensure that strategic priorities across local boundaries are properly co-ordinated and clearly reflected in individual local plans.
- 2.2 The Local Plan is built on five overarching objectives:
 - SO1:** The delivery of a thriving **local economy** that foster investment and growth and supports the opportunities to deliver the economic potential of the district.
 - SO2:** The provision of a sufficient supply, quality and mix of **housing** to meet the changing needs of the population and support growth and investment.
 - SO3:** To protect and enhance the **natural, historic and built environment** of the district.
 - SO4:** The provision of necessary **infrastructure** required to support both new and existing development and the creation of sustainable communities.
 - SO5:** The Delivery of a safe and **sustainable transport network** that improves both connection within and out of the district, reducing the need to travel and encouraging more sustainable forms of transport.
- 2.3 To some degree, these objectives and priorities are relevant throughout the sub-region and so the Council have worked closely with neighbouring authorities and other organisations, including utility providers, to prepare a local plan which ensures that any cross-boundary impacts have been fully considered.

2.4 The remainder of this Statement of Compliance sets out a structure to monitor the mechanics of DtC for Lancaster City Council, based on eight key questions. The statement is an iterative documents and will continue to be updated a relevant points during the plan-making process. The eight questions represent the requirements of the duty:

- (i) Has engagement been constructive from the outset?
- (ii) Has engagement been active?
- (iii) Has engagement been on-going?
- (iv) Has engagement been collaborative?
- (v) Has every effort been made to secure the necessary co-operation?
- (vi) Has engagement been diligent?
- (vii) Is the evidence robust?
- (viii) Has engagement been of mutual benefit (broad outcomes)?

3. HAS ENGAGEMENT BEEN CONSTRUCTIVE FROM THE OUTSET?

It needs to be demonstrated that cross-boundary issues, for example in terms of housing, employment and infrastructure provision, have been fully addressed and that opportunities to be constructive have been given appropriate consideration and where necessary have been acted upon.

- 3.1 Without exception, all DtC engagement has been conducted in a positive and constructive manner. In formal meetings, discussions have usually began with a brief update of the plan preparation process, focusing on key matters of substance (derived from the overarching objectives described in Section 2 of this statement) or procedure (including plan preparation timetables). Meetings then explore common or cross boundary theses which may focus on data collection, analysis or consultation feedback.
- 3.2 The purpose of these discussions is to clarify understanding of the approaches taken, the relative importance of the issues under discussion and crucially whether there are areas of difference or implications from one organisation to the other. The results of this process have been an improved understanding of cross-boundary and/or cross-organisational matters that need to be accommodated and address in the Local Plan process.

4. HAS ENGAGEMENT BEEN ACTIVE?

Can the Council show that it has been sufficient active in seeking engagement with nearby local planning authorities (those with which it acknowledges it has a strong economic and spatial relationship) with a view to quantifying and tacking cross-boundary matters and priorities, particularly (but not exclusively) in terms of housing provision.

- 4.1 The Council has four immediate neighbouring authorities (Wyre, Craven, South Lakeland and Ribble Valley), 14 authorities within or adjoining its Housing Market Area and has regular contact with several other authorities in Lancashire, Cumbria and North Yorkshire, including county councils.
- 4.2 The Council has undertaken regular DtC meetings which its immediate neighbours, pro-actively organising specific meeting or responding to neighbour requests. For more distant neighbours, contact has been less frequent and more usually conducted by formal email or as part of meetings organised for other purposes (such as the regular meeting of Lancashire’s Development Plan Officers

Group or technical officers meetings for the Forest of Bowland AONB). Co-operation also takes place through joint working with other Councils including:

- Combined authority arrangements with the County, District and Unitary authorities in Lancashire;
- The Planning Performance Agreement with eight local authorities collaborating together with the National Grid on the North West Coast Connections NSIP project.
- The preparation of a DPD for the Arnside & Silverdale AONB DPD, jointly with South Lakeland District Council.
- Collaboration with other neighbouring authorities in the delivery of AONB Management Plans in Arnside & Silverdale and the Forest of Bowland.
- Bids for infrastructure funding from the Regional Growth Fund and Housing Infrastructure Fund.

- 4.3 The same approach is taken with other public bodies¹, including statutory organisations, infrastructure providers and the Lancashire Local Economic Partnership (LEP).
- 4.4 A full record of DtC meetings has been maintained (see Appendix A) with details of agreed outcomes recorded in the meeting notes (see Appendix B).

5. HAS THE ENGAGEMENT BEEN ON-GOING?

In order to achieve this objective, there should be continuing and frequent engagement, even if that engagement is only to provide an up-to-date on issues of strategic relevance.

- 5.1 Yes. The summary table provided in Appendix B shows the key actions from DtC meetings attended by officers and elected members from the Council. Most of these meetings were initiated by officers at the Council. Some include arrangements for the follow-up meetings or other actions. Where follow-up meetings have not been highlighted, the usual practice has been for the Council to arrange DtC at key stages of the plan-making process, such as prior to the consultation on draft DPDs.
- 5.2 The arrangements for the more specific elements of work described in Section 4 are more sophisticated and involve regular meetings to establish much closer day-to-day working relationships with key partners. This includes the joint commissioning of evidence, joint working on report preparation, site visits and consultation with interested parties including local stakeholders. These projects also include the regular involvement of elected members, through reporting, consultation and stakeholder briefings.

6. HAS THE ENGAGEMENT BEEN COLLABORATIVE?

The Council needs to demonstrate that it has worked with the relevant bodies in a co-operative and positive manner. There is no obligation on the Council to agree with its neighbours but unless it has entered fully into debate, it is difficult to conclude that there has been collaboration.

- 6.1 The tone of all DtC engagement involving the Council is always co-operative and positive. The purpose of the meetings is always to understand the key issues faced by each party and the implications that follow. Neighbouring authorities routinely invite each other to scrutinise draft briefs and reports covering topics such as housing needs, green-belt boundaries, transport capacity, infrastructure delivery which all have the benefit of improving cross boundary collaboration. In this

¹ As set out in Part 2 of the Town & Country Planning (Local Planning) (England) Regulations 2012

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way there is a closer understanding of key issues and the need to work together to find optimal strategies and solutions.

- 6.2 Collaboration with other public bodies and infrastructure providers often take a different approach, often requiring the Council to understand more about funding cycles and priorities for investment. Even where this introduces a constraint on some aspects of development, it adds understanding of strategic issues and helps the Council improve the deliverability of the Local Plan.
- 6.3 Examples of where collaboration has achieved mutual benefit include discussions with Wyre and Lancashire County Council on the best ways to invest in transport infrastructure serve the various interests of residents, businesses and visitors of South Lancaster and North Wyre. Without collaboration, there would be a tendency to under estimate adverse impacts of some of the options under consideration.
- 6.4 Further evidence of collaboration comes via the joint preparation of the Arnside & Silverdale AONB DPD where the plan-making process has been undertaken jointly by neighbouring authorities. Joint evidence has been commissioned in relation to various matters including housing needs and landscaping. Officers from both councils have worked with the AONB unit to assess site suggestions throughout the whole AONB. The result of the collaboration is that officers have a much better understanding of the key strategic planning issues and special circumstances of the whole AONB.

7. HAS EVERY EFFORT BEEN MADE TO SECURE NECESSARY CO-OPERATION?

The Council needs to demonstrate that no stone has been left unturned in the pursuit of co-operation. Action and sustained engagement should be the objective.

- 7.1 This has never been a problem in the experience of this Council. Whilst all DtC partners are busy, it is apparent that all will respond to reasonable requests for meetings or feedback on some aspect of common strategic interest. On occasion where it has been necessary to chase up replies to correspondence, we would always ensure that we obtain replies from our immediate neighbours and other key co-operation partners.

8. HAS ENGAGEMENT BEEN DILIGENT?

In order to demonstrate diligence it is reasonable to conclude that the Councils approach should have been careful, thorough and with commitment.

- 8.1 The Council has given thought to the frequency and nature of its engagement. Key moments include the commissioning or reporting of new evidence on strategic priorities and key stages in the preparation of DPDs. All engagement is noted and formal meeting minutes are circulated and agreed.

9. IS THE EVIDENCE ROBUST?

Do the Councils submission strike the right balance between necessary and comprehensive co-operation?

- 7.2 Whilst no council has the resources to co-operate full time with all potential partners, there are times where this Council has taken extra trouble over its DtC responsibilities. For example, the

calculation of the Council's Objectively Assessed Housing Need (OAN) required two separate Housing Requirement Studies, in 2013 and 2015. These were undertaken by the same consultants, but the second study was commissioned following the publication by the ONS of revised population and household projections.

- 7.3 The second study ensured a greater correlation between housing growth and economic growth. Both reports required detailed DtC engagement to ensure that the City Council's understanding of its housing and employment needs could be set into the sub-regional context and so the Council engaged with all authorities in or adjoining Lancaster Housing Market Area and Economic Footprint. The DtC engagement with neighbouring authorities is summarised in Appendices C (2013 study) and D (2015 study).
- 7.4 In order to find sites for housing growth to meet the OAN calculations, the Council has made extensive efforts to understand the availability of land to meet such needs through a number of 'Call for Sites' processes and a review of its Green Belt.
- 7.5 In order to ensure to ensure that a comprehensive approach can be taken to the delivery of new development within the district, and to assist in the justification of release Green Belt land to meet future needs, the Council has formally asked authorities within the Housing Market Area to meet some of its requirements. **Responses from these authorities have highlighted that there have been no opportunities for delivery of this district's housing needs in areas outside of the local authority boundary**, as shown by the exchanges of correspondence summarised in Appendix E.
- 7.6 Appendix F shows an exchange of DtC correspondence between councillors from Lancaster City Council and their counterparts at neighbouring councils, to illustrate that engagement has been a political as well as a technical matter pursued by the City Council.

10. HAS ENGAGEMENT BEEN OF MUTUAL BENEFIT (BROAD OUTCOMES)?

It may not be possible to achieve a high level of mutual benefit and there is no requirement for Council's to agree. However, if that is the case then robust evidence has to be available to demonstrate that at least the achievement of mutual benefit has been sought.

- 10.1 One conclusion arising from meetings of the exchange of letters about housing need is that many local authorities in the sub-region are finding it difficult to meet their objectively assessed housing needs, and in some cases this result in pressure on previous local allocation or policy approaches. For example the Council has exchanged letters and had dialogue with neighbours Wyre, with each asking to other to assist in meeting their housing requirements whilst also reviewing their respective Green Belt. As neither can meet each other's needs, it seems that both authorities have co-operated but have not reached an agreed outcome, meaning that the respective housing needs will need to be met with co-operation with others or by policy changes.

APPENDIX A: SCHEDULE OF DUTY TO CO-OPERATE MEETINGS & ENGAGEMENT

REPORTS TO ELECTED MEMBERS						
REPORTS TO PLANNING POLICY CABINET LIAISON GROUP	11-03-2013	08-05-2013	19-07-2013	08-10-2013	27-05-2014	02-09-2014
	17-11-2014	11-03-2015	21-07-2015	16-09-2015	04-11-2015	09-12-2015
	27-01-2016	23-08-2016	28-10-2016	16-02-2016	09-05-2017	13-06-2017
	02-08-2017	24-10-2017	28-11-2017			
REPORTS TO FULL COUNCIL	12-09-2012	11-09-2013	17-12-2014	16-12-2015	03-02-2016	14-12-2016
	12-04-2017	20-12-2017				
MEMBER BRIEFINGS	02-09-2014	15-12-2014	30-07-2015	29-09-2015	30-09-2015	30-03-2016
	27-09-2016	10-11-2016	17-11-2016	26-10-2017	8-11-2017	12-12-2017
DUTY TO CO-OPERATE MEETINGS – NEIGHBOURING AUTHORITIES						
WYRE	26-06-2013	13-06-2014	15-04-2015	30-11-2015	21-02-2017	05-07-2017
	14-07-2017	14-11-2017				
SOUTH LAKELAND	05-12-2012	xx-xx-2014	03-12-2015	07-02-2017		
CRAVEN	28-02-2014	01-12-2015	28-04-2016	07-02-2017	07-07-2017	
RIBBLE VALLEY	06-09-2013	25-03-2014	01-12-2015	15-03-2017		
PRESTON	25-02-2017	05-07-2017	14-07-2017	14-11-2017	30-11-2017	
FYLDE	05-07-2017	14-07-2017	14-11-2017	30-11-2017		
BLACKPOOL	05-07-2017					
BARROW	12-01-2017					
YORKSHIRE DALES NATIONAL PARK	07-04-2017					
CUMBRIA	14-08-2013					
LANCASHIRE LOCAL ECONOMIC PARTNERSHIP	07-10-2013					
LANCASHIRE – HIGHWAYS	21-01-2015	29-10-2015	17-06-2015	21-09-2015	23-09-2015	17-03-2016
	03-05-2016	09-05-2016	09-08-2016	25-10-2017	02-11-2017	09-11-2017
LANCASHIRE – EDUCATION	26-11-2013	12-02-2014	09-11-2015	25-10-2016	24-07-2017	
LANCASHIRE – PUBLIC HEALTH	02-02-2016	07-01-2016	19-07-2017	07-11-2017	08-09-2017	07-11-2017
LANCASHIRE – LEAD LOCAL FLOOD AUTHORITY	06-01-2015					
LANCASHIRE – WASTE & MINERALS	20-10-2017					
DUTY TO CO-OPERATE MEETING – STATUTORY BODIES and OTHER PUBLIC BODIES						
NATURAL ENGLAND	30-09-2014	18-01-2016	04-04-2017			
HISTORIC ENGLAND	12-08-2014					

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ENVIRONMENT AGENCY	25-11-2014	22-11-2015	22-10-2016	13-1-2017	18-7-2017	28-11-2017
HOMES ENGLAND	09-11-2017					
LOCAL CLINICAL COMMISSIONING GROUP	07-11-2012	09-04-2015	19-04-2016	16-08-2017	06-04-2018	
NHS PROPERTY SERVICES	18-09-2013	05-12-2016	03-01-2017	04-04-2018		
MARINE MANAGEMENT ORGANISATION	20-04-2016					
DUTY TO CO-OPERATE MEETINGS – INFRASTRUCTURE PROVIDERS						
UNITED UTILITIES	08-12-2014	25-09-2015	07-12-2015	11-02-2016	11-11-2016	01-03-2017
	25-07-2017					
HIGHWAYS ENGLAND	14-03-2016	25-10-2017				
CANAL AND RIVER TRUST	09-08-2017					
DEVELOPER MEETINGS – STRATEGIC SITES						
BAILRIGG GARDEN VILLAGE	13-04-2016	23-09-2016	15-11-2016			
EAST LANCASTER STRATEGIC SITE	03-01-2016	09-08-2017	21-09-2016	02-11-2016	27-01-2017	27-03-2017
	27-09-2017	01-11-2017				
NORTH LANCASTER STRATEGIC SITE	27-07-2016	14-03-2017	25-07-2017			
SOUTH CARNFORTH	13-04-2016	23-09-2016	08-09-2017			
SUSTAINABILITY APPRAISAL						
MEETING WITH SA CONSULTANTS	04-02-2014	18-01-2016				
SA WORKSHOPS	13-05-2014	01-10-2015				
NEIGHBOURHOOD PLANNING						
GENERAL	29-10-2014	13-10-2014	04-12-2014	24-04-2014	01-11-2017	
WRAY-WITH-BOTTON NEIGHBOURHOOD PLAN	09-07-2014	04-09-2014	07-10-2014	02-11-2014	17-02-2015	28-05-2015
	23-07-2015	16-03-2016	29-06-2016	15-02-2017	23-11-2017	
MORECAMBE NEIGHBOURHOOD PLAN	18-11-2014	15-07-2015	23-01-2018			
HALTON-WITH-AUGHTON NEIGHBOURHOOD PLAN	28-04-2015	02-09-2015				
SLYNE-WITH-HEST NEIGHBOURHOOD PLAN	07-07-2015	26-10-2016	17-01-2017	09-05-2017	10-08-2017	31-01-2018
WENNINGTON NEIGHBOURHOOD PLAN	10-05-2016	19-06-2017				
DOLPHINHOLME NEIGHBOURHOOD PLAN	15-06-2016	21-11-2016	10-03-2017	19-7-2017		
CARNFORTH NEIGHBOURHOOD PLAN	04-01-2017	22-02-2017	14-11-2017			
CATON-WITH-LITLEDAL NEIGHBOURHOOD PLAN	29-08-2017	18-09-2017				
COCKERHAM NEIGHBOURHOOD PLAN	17-02-2015					
DEVELOPER FORUMS						
	02-09-2014	29-09-2015	27-09-2016	05-10-2017		

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DEVELOPMENT PLANS OFFICERS GROUP						
				02-11-2015	04-02-2016	11-04-2016
	04-07-2016	03-10-2016	23-01-2017	05-06-2017	04-09-2017	04-12-2017
DEVELOPMENT PLANS OFFICERS GROUP						
	15-01-2016	26-02-2016	08-04-2016	13-05-2016	24-06-2016	12-08-2016
	14-10-2016	18-11-2016	27-01-2017	03-03-2017	28-04-2017	16-08-2017
	25-08-2017	06-10-2017	17-11-2017	19-01-2018		

APPENDIX B: SUMMARY OF KEY ISSUES AND OUTCOMES ARISING FROM THE DUTY TO CO-OPERATE DISCUSSIONS WITH PRINCIPAL AUTHORITIES

COUNCIL	SHARED ISSUE IDENTIFIED	OUTCOMES OR RESOLUTIONS	HOW REFLECTED IN THE PLAN?
WYRE	<ul style="list-style-type: none"> OAN Methodology and Calculation (HMA Overlap) 	<ul style="list-style-type: none"> Shared information (both Lancaster and Wyre use Turleys consultants). Requests by both Council's to meet some of each other's OAN: both declined in the context of local constraints. 	<ul style="list-style-type: none"> None directly, but common approaches noted. Statement of Common Ground under consideration in relation to this matter (subject to emerging guidance from Government).
	<ul style="list-style-type: none"> Dolphinholme Neighbourhood Plan 	<ul style="list-style-type: none"> Common approach agreed (Dolphinholme NP area is partly in Lancaster and partly in Wyre). 	<ul style="list-style-type: none"> Lancaster City Council to take the lead role in assisting the NP group (the main settlement is located in this authority area).
	<ul style="list-style-type: none"> Dolphinholme Conservation Area Character Appraisal 	<ul style="list-style-type: none"> Information shared with Wyre. 	<ul style="list-style-type: none"> None.
	<ul style="list-style-type: none"> Highways and Transport Planning for South Lancaster / North Wyre via Junction 33 Reconfiguration 	<ul style="list-style-type: none"> Joint work with Lancashire County Council in the reconfiguration options for Junction 33. 	<ul style="list-style-type: none"> Local Plan Policy identifying Bailrigg Garden Village and reconfiguration of Junction 33.
	<ul style="list-style-type: none"> Employment and Economic Growth Strategies 	<ul style="list-style-type: none"> Shared information (Wyre use Lichfields) and common issues agreed including a pro-growth agenda, for example the servicing of off-shore windfarms in Morecambe Bay. 	<ul style="list-style-type: none"> None. No conflicts between the two district's employment strategies.
SOUTH LAKELAND	<ul style="list-style-type: none"> OAN Methodology and Calculation (HMA Overlap). 	<ul style="list-style-type: none"> Shared information (SLDC use Arc4 Consultants). 	<ul style="list-style-type: none"> Informed the need for the Council to review its Green Belt and propose the release of land for development in South Carnforth.
	<ul style="list-style-type: none"> Employment and Economic Growth Strategies. 	<ul style="list-style-type: none"> Shared information. 	<ul style="list-style-type: none"> None. No conflicts between the two districts employment strategies. Further collaborative working understanding opportunities for economic growth in the Morecambe Bay Area (study prepared by BE Group).

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COUNCIL	SHARED ISSUE IDENTIFIED	OUTCOMES OR RESOLUTIONS	HOW REFLECTED IN THE PLAN?
	<ul style="list-style-type: none"> • Opportunity for common approach to planning within the protected landscape of the Arnsdale & Silverdale AONB. 	<ul style="list-style-type: none"> • Resolution to prepare a joint AONB DPD beginning with a Memorandum. DPD submitted to the SoS in February 2018. 	<ul style="list-style-type: none"> • Full co-operation on the preparation of a joint AONB DPD.
RIBBLE VALLEY	<ul style="list-style-type: none"> • OAN Methodology and Calculation (HMA Overlap). 	<ul style="list-style-type: none"> • Shared information (RVBC use Lichfields). 	<ul style="list-style-type: none"> • None. Common boundary is very sparsely populated and commuting links are weak.
	<ul style="list-style-type: none"> • Opportunity for common approach to planning within the Forest of Bowland AONB. 	<ul style="list-style-type: none"> • Officer discussions: shared policy wording based on experience in preparing the Arnsdale & Silverdale AONB. 	<ul style="list-style-type: none"> • Modification of several Development Management Policies, consistent with the Arnsdale & Silverdale AONB DPD.
Craven	<ul style="list-style-type: none"> • OAN Methodology and Calculation (HMA Overlap). 	<ul style="list-style-type: none"> • Shared information (Craven use Edge Analytics). Advised Craven of the risks in not applying their OAN in their Local Plan. 	<ul style="list-style-type: none"> • Craven modified its approach in their Draft Local Plan.
	<ul style="list-style-type: none"> • Draft housing allocation in and around Bentham. 	<ul style="list-style-type: none"> • Acknowledge the relevance to the local housing market in nearby villages. 	<ul style="list-style-type: none"> • None.
	<ul style="list-style-type: none"> • Planning alongside the Yorkshire Dales National Park. 	<ul style="list-style-type: none"> • Shared experience in advance of boundary changes in August 2016 when part of this district came under the Yorkshire Dales National Park. 	<ul style="list-style-type: none"> • Yorkshire Dales National Park area removed from the Lancaster District Local Plan.
	<ul style="list-style-type: none"> • Opportunity for common approach to planning within the Forest of Bowland AONB. 	<ul style="list-style-type: none"> • Officer discussions: shared policy wording based on experience in preparing the Arnsdale & Silverdale AONB DPD. 	<ul style="list-style-type: none"> • Modification of several Development Management Policies, consistent with the Arnsdale & Silverdale AONB DPD.
LANCASHIRE	<ul style="list-style-type: none"> • Duty to Co-operate Memorandum of Understanding between Lancashire County Council and Lancaster City Council signed in March 2016. 	<ul style="list-style-type: none"> • Memorandum covers sustainable transport; economic growth; education; public health; heritage asset protection; natural heritage protection. Signed by senior elected members. 	<ul style="list-style-type: none"> • Provides a structure for liaison and joint working with Lancashire County Council in order to shape the preparation of the Local Plan.
	<ul style="list-style-type: none"> • Understanding the requirements for education provision through the plan period. 	<ul style="list-style-type: none"> • Regular meetings to understand new education provision and plan how it relates to housing and infrastructure provision. 	<ul style="list-style-type: none"> • Informed policy wording and future education requirements in light of the development growth. Provision of information over infrastructure costs.

DUTY TO CO-OPERATE STATEMENT OF COMPLIANCE – PUBLICATION FEBRUARY 2018

COUNCIL	SHARED ISSUE IDENTIFIED	OUTCOMES OR RESOLUTIONS	HOW REFLECTED IN THE PLAN?
	<ul style="list-style-type: none"> Understanding the impacts on highways and transportation for the district, including the provision of new infrastructure to deliver housing and economic growth. Collaboration on county-wide strategic issues as part of the Combined Authority. Understanding the public health implications arising from the Local Plan. Understanding linkages between the Local Plan and the Waste and Minerals Local Plan (Lancashire CC are the Waste and Minerals Authority). 	<ul style="list-style-type: none"> Extensive collaboration on preparation of the Local Plan and the preparation of the Lancaster District Transport and Highways Masterplan. Meetings and engagement on the preparation of the Local Plan, Sustainability Appraisal and the preparation of a Health Impact Assessment Common approach agreed to ensure that ensures a positive relationship between the Local Plan and W&M Local Plan. 	<ul style="list-style-type: none"> Alignment of the Local Plan and the Transport and Highways Masterplan. Informed policy wording in relation to public health in the Local Plan. Informed the preparation of the Sustainability Appraisal process. Alignment of the Local Plan and the Waste and Minerals Local Plan, for example the safeguarding of Mineral deposits in the Local Plan.
CUMBRIA	<ul style="list-style-type: none"> Sub-regional NSIP projects requiring collaboration, including Walney Island Offshore Windfarm and North West Coast Connections project for electricity transmission. Mapping of vertical infrastructure 	<ul style="list-style-type: none"> Lancaster’s participation in the PPA arrangements with Cumbria County Council, Lancashire County Council and several other Cumbrian authorities. Lancaster’s existing and proposed vertical infrastructure mapped on Cumbrian database. 	<ul style="list-style-type: none"> Land Allocations and Development Management policy changes in respect of approach to major energy projects. Principal benefit is for development management, especially for new infrastructure applications close to the county boundary.
LANCASHIRE LOCAL ECONOMIC PARTNERSHIP	<ul style="list-style-type: none"> Relationship between the LEP’s Strategic Economic Plan and Growth Deal Priorities and Lancaster’s Local Plan. 	<ul style="list-style-type: none"> Involvement in joint working on key infrastructure projects, for example Lancaster Canal Corridor, Bailrigg Garden Village, Heysham Gateway, Lancaster University Health Innovation Campus and M6 Junction 33 Reconfiguration. 	<ul style="list-style-type: none"> Joint working provides context to the preparation of the Local Plan and provides evidence over deliverability.
PRESTON	<ul style="list-style-type: none"> OAN Methodology and Calculation. 	<ul style="list-style-type: none"> Shared information (Preston use GL Hearn). 	<ul style="list-style-type: none"> None. Preston is not within this district’s housing market area.

DUTY TO CO-OPERATE STATEMENT OF COMPLIANCE – SUBMISSION MAY 2018

COUNCIL	SHARED ISSUE IDENTIFIED	OUTCOMES OR RESOLUTIONS	HOW REFLECTED IN THE PLAN?
	<ul style="list-style-type: none"> • Opportunity for common approach to planning within the Forest of Bowland AONB. 	<ul style="list-style-type: none"> • Officer discussions: shared policy wording based on experience in preparing the Arnside & Silverdale AONB DPD. 	<ul style="list-style-type: none"> • Modification of several development management policies, consistent with the Arnside & Silverdale AONB DPD.
BARROW	<ul style="list-style-type: none"> • OAN Methodology and Calculation 	<ul style="list-style-type: none"> • Agreed no requirement for Barrow to meet with some of Lancaster’s housing requirements. 	<ul style="list-style-type: none"> • None.
	<ul style="list-style-type: none"> • North West Coast Connections Project, led by National Grid. 	<ul style="list-style-type: none"> • Continued collaboration through the PPA group. 	<ul style="list-style-type: none"> • None
YORKSHIRE DALES NATIONAL PARK	<ul style="list-style-type: none"> • Boundary changes in August 2016, when parts of Lancaster District came under Yorkshire Dales National Park for planning purposes. 	<ul style="list-style-type: none"> • Data and responsibilities have been transferred, but the City Council will continue to supply housing monitoring data for the Yorkshire Dales Planning Authority. 	<ul style="list-style-type: none"> • The Yorkshire Dales National Park Area has been removed from the Local Plan and policy wording has been reviewed in relation to the setting of protected landscapes.

**APPENDIX C: HOUSING LAND REQUIREMENTS DUTY TO CO-OPERATE
ENGAGEMENT (2013)**

**APPENDIX D: HOUSING LAND REQUIREMENTS DUTY TO CO-OPERATE
ENGAGEMENT (2015)**

APPENDIX E: HOUSING NEEDS DUTY TO CO-OPERATE

APPENDIX F: POLITICAL ENGAGEMENT AND DUTY TO CO-OPERATE



Contact: David Porter
Telephone: (01524) 582335
E-mail: dporter@lancaster.gov.uk
Website: www.lancaster.gov.uk
Our Ref: DP
Your Ref:

LANCASTER
CITY COUNCIL

Promoting City, Coast & Countryside

REGENERATION AND PLANNING SERVICE

Planning and Housing Policy Team

PO Box 4
Town Hall
Dalton Square
Lancaster
LA1 1QR

5 November 2013

Dear Sir/Madam,

Duty to Co-operate request: Housing Land Requirements

Lancaster City Council has appointed Turley Associates to undertake an independent housing requirements study, which includes an update of our Strategic Housing Market Assessment (SHMA) for the district. Turleys have prepared an advanced draft of their report, which I am attaching for your information. The City Council intends that the finalised report will form part of the evidence base for its Local Plan, and be used to develop policies including the calculation of a dwellings requirement figure.

Duty to co-operate is well described in the National Planning Policy Framework (NPPF), especially in paragraphs 178 to 181, and in paragraph 156 which identifies the delivery of homes and jobs as a strategic priority. Paragraph 158 goes on to stress the importance of authorities having up-to-date and relevant evidence, and paragraph 159 sets out the key elements required to assess housing needs. Finally, the first bullet point in paragraph 47 requires local planning authorities to “use their evidence base to ensure that their Local Plan meets the full, objectively assessed needs for market and affordable housing in the housing market area....”

Before finalising the City Council's report, I would like you to consider if there are any implications on our duty to co-operate with neighbouring local authorities or neighbouring housing market areas. To help you in your response, may I invite you to respond to the following questions?

1. Does the report prepared by Turley Associates look at the key components of housing, population and jobs change in the recent past?
2. Does the report use sound guidance, information and techniques to forecast population, households and jobs over the period of the Local Plan?
3. Given that part of your local authority lies within (a) the Lancaster Strategic Housing Market Area, or (b) a neighbouring Housing Market Area, do you consider that the evidence indicating needs in Lancaster district of between 507 and 649 dwellings per



Andrew Dobson
Chief Officer (Regeneration & Planning)



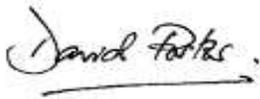
annum to be sound (the report actually recommends a requirement of 560 dwellings per annum)?

4. Do you consider that the City Council has over-estimated or under-estimated its housing requirements, or that the City Council's calculations will have an impact on the housing requirements in your council area or housing market area? If your answer to any of these questions is yes, please explain how the City Council would need to adjust its figures.
5. Overall, do you consider that the City Council has derived a sound evidence base on its housing requirements, especially in relation to neighbouring housing market areas?
6. Do you have any other comments or questions on this aspect of the duty to co-operate between our respective authorities?

In order that we may finalise the housing requirements study, and then continue in preparing our Local Plan, could you please reply before Friday 29 November 2013. If we do not receive a reply from your authority before this date, we will conclude that you are content with the duty to co-operate arrangements on this matter, and that you have no substantive points to make on the housing requirements study.

Please contact me if you wish to discuss any aspect of this evidence.

Yours faithfully,

A handwritten signature in black ink that reads "David Porter". The signature is written in a cursive style and is underlined with a single horizontal line.

David Porter
Senior Planner

This letter addressed to the planning policy contacts at the following local authorities:

Blackburn with Darwen
Blackpool
Burnley
Craven
Fylde
Hyndburn
Lancashire
Pendle
Preston
Ribble Valley
South Lakeland
South Ribble
Wyre

Responses received from Craven District Council, Fylde Borough Council, South Lakeland District Council, Wyre Council, South Ribble Borough Council and Ribble Valley Borough Council

From: Stephen Brown [SBrown@cravenc.gov.uk]

Sent: 06 November 2013 17:34

To: Porter, David

Subject: RE: Lancaster City Council Housing Requirements Study: Evidence Base Update. Duty to Co-operate

Attachments: Shaping a Spatial Strategy and Housing Figure Discussion Paper (August 2012) A4.pdf; Sub-Area Event Feedback Report Ingleton.pdf; Bentham.pdf
David,

Thank you for sending through the report which is particularly useful for the duty to cooperate in respect of objectively assessed housing requirements in relation to housing market/ travel to work areas. I am pleased that the document picks up relationships between the City of Lancaster and parts of North Craven – it would be helpful if the 5 related Craven wards are named. I attach for your information the following documents from our emerging Local Plan evidence base:

1) Emerging spatial strategy discussion paper identifying a distinct North Craven sub-area and its relationships with Lancaster District.

2) Edge Analytics population and household growth forecasts for Craven sub areas:
<http://www.cravenc.gov.uk/article/2965/Craven-District-Population-Estimates-and-Projections-March-2012>

3) Transcriptions of the outcome of summer 2013 informal engagement on emerging Local Plan housing and employment land strategies – the attached transcriptions are specifically feedback from the North Craven sub area and include consultation responses supporting North Craven / Lancaster housing market and travel to work relationships.

I do not have any particular concerns with the report and appreciate your sending it through. However, the above information may be of assistance in finalising your report.

Regards,

Stephen

Stephen Brown
Principal Planning Officer (Planning Policy Team)

t: 01756 706228

e: SBrown@cravenc.gov.uk

1 Belle Vue Square, Broughton Road, Skipton, BD23 1FJ
www.cravenc.gov.uk

From: Glaister, Julie
Sent: 29 November 2013 12:22
To: d.porter@lancaster.gov.uk
Cc: Evans, Mark
Subject: Lancaster City Council Housing Requirements Study: Evidence Base Update. Duty to Co-operate

Dear David, just to confirm we will not be making any comments on the above study.

Kind regards Julie

Julie Glaister
Planning Policy Manager
Fylde Borough Council

DDI: 01253 658687

Main: 01253 658658

Fax: 01253 713113

Visit our new website for all the latest information at your fingertips:

<http://www.fylde.gov.uk>

From: Hudson, Daniel [d.hudson@southlakeland.gov.uk]

Sent: 06 November 2013 11:15

To: Porter, David

Cc: McNeill, Alastair

Subject: RE: Lancaster City Council Housing Requirements Study: Evidence Base Update. Duty to Co-operate

Hi David

That's a very interesting piece of work and when we come to update our Core Strategy we will have to do something similar. Some initial thoughts;

- i) The study emphasises how self contained Lancaster is – from what I can remember there was a long term increase from 1961 to 1991 of the proportion of the workforce commuting out and you seem to have stemmed an increasing trend towards commuting out. It will be interesting to see what the 2011 Workplace and Movement data tells us.
- ii) South Lakeland is clearly your strongest relationship but even so the cross border flows are relatively small. In terms of duty to co-operate, I think a more detailed understanding of the local spatial distribution of the main flows is important in understanding any potential development relationships. I guess there is a combination of long commutes into Lancaster from Arnside and the Furness Coast, Kendal-Lancaster commutes and shorter cross border movements from smaller settlements in South Westmorland. My intuition would be that, in the reverse direction, the flow would be much more focused on Lancaster/Morecambe/Carnforth-Kendal movements. We have much stronger and more spatially concentrated links between Ulverston and Barrow.
- iii) I think its fair to say that SLDC is not at present looking to Lancaster to meet any of SLDCs development needs. Even in the context of the AONB plan, the assumption is that needs will be met locally.
- iv) In terms of where SLDC is, we are expecting our inspectors report imminently and we are reasonably confident of a favourable outcome. We will be revisiting our overall development strategy including housing numbers in 2017. It is possible that the Inspectors report may change the picture. The scale of development proposed in the Core Strategy is running ahead of what current population and household projections are forecasting. We will refresh our SHMA once the Inspector's report is received.

We should probably have a Duty to Co-operate meeting to talk about this more fully once the Inspector's report is received.

Regards

Dan

Daniel Hudson
Development Strategy and Housing Manager
South Lakeland District Council

From: McGrath, Paul [Paul.McGrath@wyre.gov.uk]

Sent: 29 November 2013 15:22

To: Porter, David

Cc: Brophy, Maurice

Subject: RE: Lancaster City Council Housing Requirements Study: Evidence Base Update. Duty to Co-operate

Dear David,

Please find Wyre Council's responses to your questions about Lancaster's draft SHMA.

1. Does the report prepared by Turley Associates look at the key components of housing, population and jobs change in the recent past? **Yes**
2. Does the report use sound guidance, information and techniques to forecast population, households and jobs over the period of the Local Plan? **Yes**
3. Given that part of your local authority lies within (a) the Lancaster Strategic Housing Market Area, or (b) a neighbouring Housing Market Area, do you consider that the evidence indicating needs in Lancaster district of between 507 and 649 dwellings per annum to be sound (the report actually recommends a requirement of 560 dwellings per annum)? **The SHMA shows a range of 507 using the Experian Balanced Commuting (2011 Headship rate) scenario to 649 using the 2010 Re-based SNPP (2008 Headship rate) scenario, with a recommended 560 dwellings using the Experian (Employment-led) scenario recommendation. On the basis of the draft report, the evidence base is considered to be "sound".**
4. Do you consider that the City Council has over-estimated or under-estimated its housing requirements, or that the City Council's calculations will have an impact on the housing requirements in your council area or housing market area? If your answer to any of these questions is yes, please explain how the City Council would need to adjust its figures. **No**
5. Overall, do you consider that the City Council has derived sound evidence on its housing requirements, especially in relation to neighbouring housing market areas? **Yes**
6. Do you have any other comments or questions on this aspect of the duty to co-operate between our respective authorities? **Wyre Council is in the process of updating its own housing evidence base and, along with Blackpool and Fylde Councils, has commissioned Turley Associates to undertake the Fylde Coast SHMA. This report is being prepared and is not currently available. However, I can confirm that Wyre Borough will not be able to accommodate any of Lancaster's housing requirement during our Local Plan period.**

If you have any queries about this matter, please do not hesitate to contact me.

Many Thanks

Kindest Regards

Paul

Paul McGrath
Planning Policy Manager
Wyre Council

Paul.McGrath@wyre.gov.uk
01253 887473
Civic Centre, Breck Road, Poulton-le-Fylde, Lancashire, FY6 7PU

Date: 25 November 2013

Your ref:

Our ref: ZH

Please ask for: Zoë Harding

Extension: 5451

Direct Dial Tel: 01772 625451

Fax: 01772 622287

email: zharding@southribble.gov.uk



▶
Mr D Porter
Senior Planner
Planning & Housing Policy Team
PO Box 4
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◀

Civic Centre, West Paddock,
Leyland, Lancashire PR25 1DH
Tel: 01772 421491
Fax: 01772 622287
email: info@southribble.gov.uk
website: www.southribble.gov.uk

Dear Mr Porter

Duty to Co-operate request: Housing Land Requirements

With reference to your letter of 5 November 2013 concerning the above, I confirm that South Ribble Borough Council Planning Policy Team considers that Lancaster City Council has derived sound evidence on its housing requirements and we are content with your duty to co-operate arrangements.

One minor point that we would wish to make, however, is that you have referred to the Preston City Deal in paragraph 4.16 – the correct title of this is the Preston, South Ribble and Lancashire City Deal and we would be grateful if you could reflect this in your document.

Yours sincerely

A handwritten signature in black ink that reads 'Zoë Harding'.

Zoë Harding
Planning Officer

RIBBLE VALLEY BOROUGH COUNCIL

please ask for: JOANNE MACHOLC
direct line: 01200 413200
e-mail: joanne.macholc@ribblevalley.gov.uk
my ref: JCM
your ref: DP
date: 27 November 2013

Council Offices
Church Walk
CLITHEROE
Lancashire BB7 2RA

Switchboard: 01200 425111
Fax: 01200 414488
www.ribblevalley.gov.uk

Dear David

LANCASTER CITY COUNCIL: HOUSING LAND REQUIREMENTS DUTY TO CO-OPERATE

Thank you for seeking the views of Ribble Valley Council in relation to the above work which forms part of your recent SHMA update undertaken by Turley Associates. I have had the opportunity to consider the document and consider the questions raised in your letter of 5th November and can offer the following comments:

Emerging housing requirements is a key issue for our Core Strategies/emerging plans and has been the subject of on-going discussions between our respective authorities as a cross boundary issue and under Duty to Co-operate; and within the wider sub-regional context. You will be aware that Ribble Valley has recently updated its evidence to support the housing requirement of the Core Strategy which has been submitted for Examination (the Hearings are due to commence on 14th January 2014). The work undertaken by NLP for Ribble Valley BC was subject of discussion with district colleagues at a meeting on 24 July 2013.

Our view is that Ribble Valley's Housing Market Area is discrete from Lancaster's and therefore we are a neighbouring authority rather than an authority within the same Strategic HMA. This view is informed by the work undertaken in 2008 for the NWRA by the consortium of Nevin Leather Associates, Inner City Solutions and the University of Sheffield: *The definition of housing market areas in the North West region*. I note that the work undertaken by Turley's relies on the definitions of housing market areas as within the study undertaken for CLG by the NPHAU in 2010. Whilst this shows different housing market areas at a local level (e.g. Ribble Valley is mainly within an Accrington MA but with parts in Preston, Blackburn, Burnley and Nelson) it does show that Lancaster's local MA is discrete from Ribble Valley's (as far as can be ascertained from the level of detail on the NPHAU maps). Whilst the two districts share a common boundary, the Bowland Fells and the AONB, which lack significant transport corridors, are significant barriers to overlap between the two housing market areas.

I am unable to comment on the methodology and techniques employed in the study to generate the range of housing requirements. The recent work undertaken to inform our own evidence utilised the HEaDROOM model; where your own utilises different but widely accepted inputs. At a general level the outputs appear represent typical scenarios related to this type of work.

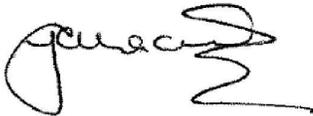
It is noted that a requirement in the middle of the range suggested would go a considerable way to supporting economic growth, meeting newly emerging affordable housing needs and population change. As such it appears a reasonable approach. However it is noted that the report considers that a requirement at the top end of the range would be dependent on high levels of in-migration (higher than recent historic trends) to support the economic growth envisaged. I am not in a position to comment whether this particular aspect is deliverable.

A cross boundary/Duty to Co-operate issue may arise where the policy approach/housing requirement selected by yourselves would not meet fully the objectively assessed needs and that any unmet need may need to be addressed within the wider housing market area. It is not known at this stage whether this situation will arise in your subsequent plan making but is unlikely to affect Ribble Valley due to the discreteness of the functional housing market areas. However, Ribble Valley would not be in a position to accommodate unmet needs in neighbouring districts as recent rates of development have been below strategic requirements resulting in a level of supply below the five year requirement. In other words, Ribble Valley has not been meeting its own strategic requirements and would not be in position to meet unmet needs arising in other districts. Ribble Valley is also conscious that its housing requirements must be considered in the light of its impacts on the regeneration and other priorities of its neighbours in Pennine Lancashire.

As a general point, a significant issue facing our own authorities and others is that emerging housing requirements are significantly above recent delivery rates and rates included in the former RSS and therefore the delivery of them presents challenges. Nonetheless, the recent studies provide the latest evidence of objectively assessed needs.

I hope that these comments are useful in informing your consideration of future housing requirements.

Yours sincerely



JOANNE MACHOLC
SENIOR PLANNING OFFICER

David Porter
Regeneration and Planning
PO Box 4
Town Hall
Dalton Square
Lancaster
LA1 1QR



Contact: David Porter
Telephone: 01524 582335
E-mail: dporter@lancaster.gov.uk
Website: www.lancaster.gov.uk
Our Ref: **DP**
Your Ref:

LANCASTER
CITY COUNCIL

Promoting City, Coast & Countryside

**REGENERATION AND
PLANNING SERVICE**

**Planning and Housing
Policy Team**

PO Box 4
Town Hall
Dalton Square
Lancaster
LA1 1QR

20 March 2015

Dear Sir/Madam,

Duty to Co-operate request: Housing Land Requirements methodology

In November 2013 I wrote to inform your authority of the results of our independent housing requirements study, undertaken by Turley Associates, which included an update of our Strategic Housing Market Assessment (SHMA) for the district. As well as informing you of the work, I invited comments on various matters related to the duty to co-operate between neighbouring authorities. With no comments received justifying any significant amendment to the study, the City Council published a final version of the document.

As you know, new household projections were published in February this year, and the City Council has invited Turley Associates to revisit the 2013 study. As well as using up to date demographic information, we want to ensure that our housing market assessment includes the up to date evidence of an economic recovery, and so we have asked Turleys to integrate the new housing research with its recently completed Employment Land Review (2015) and Economic Strategy (about to be published) for Lancaster.

I am attaching a copy of the scope of the work that Turleys are undertaking for the City Council. This is mainly for information, but importantly I would like you to consider whether there are any implications on our duty to co-operate with neighbouring local authorities or neighbouring housing market areas. If so, please contact me before Friday 1st May 2015. If we do not hear from your authority before this date, we will conclude that you are content with the approach that the City Council is taking on this matter, and that you have no substantive points to make on the methodology for the housing requirements study.

Yours faithfully,

David Porter
Senior Planner



Andrew Dobson
Chief Officer (Regeneration & Planning)



This letter addressed to the planning policy contacts at the following local authorities:

Blackburn with Darwen

Blackpool

Burnley

Craven

Fylde

Hyndburn

Lancashire

Pendle

Preston

Ribble Valley

South Lakeland

South Ribble

Wyre

**Responses received from Fylde Borough Council, South Lakeland District Council,
South Ribble Borough Council and Wyre Council**

Dear David,

Turley have recently completed a SHMA, plus addendum which takes account of the 2012 SNPP for the Fylde Coast Sub Region of Fylde, Blackpool and Wyre. They are currently revisiting that work in light of the 2012 Household Projections.

The SHMA referred to neighbouring housing market areas including Lancaster.

Fylde do not have any comments to make on the methodology at this stage.

We would like an opportunity to comment on the draft report before it is finalised.

Kind regards Julie

Julie Glaister
Planning Policy Manager
Fylde Borough Council

DDI: 01253 658687

Main: 01253 658658

Hi David

This all seems very sensible.

In terms of SLDCs SHMA, which was reviewed in 2014, South Lakeland as a whole is self-contained in terms of travel to work and is distinct from Lancaster HMA although there are a few edge effects. SLDC has an adopted Core Strategy and Land Allocations document which will meet our Objectively Assessed Need until 2025. We intend to commence preparation of a replacement Local Plan in 2017. This will cover the period 2021-2035 and will require an updated OAN assessment and SHMA which will review the functional and market relationship between South Lakeland and Lancaster District. We are of course co-operating with Lancaster CC on a joint Local Plan for the Arnside Silverdale AONB Local Plan.

Dan



Dan Hudson MRTPI | Development Strategy and Housing Manager
South Lakeland District Council, South Lakeland House, Lowther Street, Kendal, Cumbria LA9 4DQ
Tel: 0845 050 4434 | Direct Tel: 01539 793378 | Email: d.hudson@southlakeland.gov.uk
Website: www.southlakeland.gov.uk

South Lakeland District Council *Making South Lakeland the best place to live, work and explore*

Hi David,

As requested in your earlier email, I can confirm we do not consider there are any implications on the Duty to Co-Operate with South Ribble Borough Council.

Please let me know if you need anything else,

Kind Regards

Rachel Peckham

Planning Policy Officer

South Ribble Borough Council

01772 625388

Available: Wed, Thurs, Fri

Lancaster City Council
P.O. Box 4 Town Hall
Dalton Square
Lancaster
LA1 1QR

Please ask for: Mrs T Hirst
Telephone No. 01253 887239
Email: tracey.hirst@wyre.gov.uk
Our Ref:
Date: 31 March 2015

Dear Mr. Porter,

Lancaster Housing Needs Assessment Update

Thank you for your recent e –mail in connection with the above matter.

Wyre Council does not consider that the methodology for the Housing Needs Assessment update will have any implications on our duty to cooperate as Turleys undertook the Fylde Coast SHMA and will be providing associated updates in due course. It is assumed that any further update work in the Lancaster area will be consistent in methodology terms with the work Turleys undertake in the Wyre area. Although the Fylde Coast and Lancaster are two separate housing market areas, it should be noted that there may be some overlap between the housing market areas in our two adjoining authorities which might affect how housing need could be met.

Yours sincerely,

Tracey Hirst
Planning Officer
Wyre Council



Contact: David Porter
Telephone: 01524 582335
E-mail: dporter@lancaster.gov.uk
Website: www.lancaster.gov.uk
Our Ref: **DP**
Your Ref:

LANCASTER
CITY COUNCIL

Promoting City, Coast & Countryside

REGENERATION AND PLANNING SERVICE

Planning and Housing Policy Team

PO Box 4
Town Hall
Dalton Square
Lancaster
LA1 1QR

13 October 2016

Dear Sir/Madam,

Duty to Co-operate request: Housing Needs

In November 2013 and March 2015 I wrote to inform your authority of the results of our independent housing requirements studies, undertaken by Turley Associates, which included an update of our Strategic Housing Market Assessment (SHMA) for the district. As well as informing you of the work, I invited comments on various matters related to the duty to co-operate between neighbouring authorities. With no comments received justifying any significant amendment to the studies, the City Council published final versions of the documents.

Since receiving the advice from Turleys, the City Council has formulated its Objectively Assessed Need (OAN) figure at between 650 and 700 dwellings per annum. The Council is now involved in identifying the best locations to allocate for the development of this level of assessed need over the 15 year span of the Local Plan, informed by responses to two recent consultation exercises (in summer 2014 and autumn 2015). The evidence indicates that Lancaster cannot meet its OAN on unconstrained land without considering the release of Green Belt land, and so a review of the North Lancashire Green Belt is currently under way.

As well as informing your Council of the progress made on our Local Plan, I am writing to ask for your consideration of the City Council's approach to the preparation of the Plan, especially regarding its Green Belt review. Rather than assume that the only way for Lancaster to meet its OAN is to review and then potentially release Green Belt land, we need to explore whether neighbouring Local Authorities could meet some of Lancaster's housing needs. Therefore I am writing to ask formally under duty to co-operate, whether your Council could meet a proportion of Lancaster's housing needs over the next 15 years.

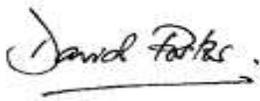
I'd be glad to receive any initial comments on this matter before 28th October. Should your Council be in a position to meet some of Lancaster's housing needs, we will need to meet and discuss matters in some detail.



Andrew Dobson
Chief Officer (Regeneration & Planning)



Yours faithfully,

A handwritten signature in black ink that reads "David Porter". The signature is written in a cursive style and is underlined with a horizontal line.

David Porter
Senior Planner

This letter addressed to the planning policy contacts at the following local authorities:

Barrow-in-Furness
Blackburn with Darwen
Blackpool
Burnley
Craven
Fylde
Hyndburn
Lancashire
Pendle
Preston
Ribble Valley
South Lakeland
South Ribble
Wyre

Responses received from Craven District Council, Hyndburn Borough Council, Lancashire County Council, Pendle Borough Council, Ribble Valley Borough Council, South Lakeland District Council and Wyre Council

Local Authority	Response
Barrow-in-Furness	Possible, subject to evidence of commuting. Meeting proposed.
Blackburn with Darwen	No reply
Blackpool	No reply
Burnley	No reply
Craven	Verbal reply, possible scope but for very small quantities
Fylde	No reply
Hyndburn	No, expect to meet some local needs within own Green Belt
Lancashire	No reply – included for information only
Pendle	No, expect to meet some local needs within own Green Belt
Preston	No reply
Ribble Valley	No, not meeting own needs at present, separate markets
South Lakeland	No, constrained development capacity and no 5 year supply
South Ribble	No reply
Wyre	No, expect to meet some local needs within own Green Belt. Offered to prepare a joint statement of common ground.

1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ



David Porter
Regeneration and Planning
Service
Planning and Housing Policy
Team
Po Box 4
Town Hall
Dalton Square
Lancaster
LA1 1QR

Telephone: 07904 119403
E-mail: mcollins@cravenc.gov.uk

Please address correspondence on this matter to:
Matthew Collins – Temporary Planning Officer
Planning Services

Date: 08 February 2017

Dear David,

Duty to Co-operate request: Housing Needs

Further to your email and letter dated 13th October 2016, the subsequent telephone conversation with Matthew Collins and the recent meeting, we have given the matter further consideration. I am sorry for the delay in responding.

To confirm matters and in response, the starting point is that there is a relative paucity of brownfield land available to accommodate development in Craven, and all of the available brownfield land has been, or will be, allocated to meet development needs in any event. Invariably, this is likely to mean that accommodating some of Lancaster's OAN will mean the release of additional greenfield sites of potentially of higher environmental value and sensitivity.

As you will know, Craven is subject to a higher level of designation (e.g. SSSI, SPA, SAC, AONB and National Park setting) and as I am sure you will appreciate, one of the key challenges is balancing development needs against the extent of designation in Craven. It is a difficult balance to strike, and one that has proven a challenge for us, in the formation of emerging plan proposals, without consideration of accommodating a proportion of other housing needs as well.

As such given the above, it is officer opinion that the Council will not be in a position to accommodate a proportion of Lancaster's OAN.

I hope that this clarifies the position for you, but if you would like to discuss, please contact Matthew Collins at this office.

Yours sincerely

David Smurthwaite – Strategic Manager Planning and Regeneration
Craven District Council

Hi David

Thanks for your email. I do not believe that it is appropriate to consider accommodating any of Lancaster's objectively assessed housing needs within the Borough of Hyndburn for two key reasons:

1. We do not share or even border a housing market area with Lancaster;
2. We have a severe shortage of land supply in the Borough ourselves, specifically a lack of available, suitable, achievable sites within the urban boundary. In all likelihood therefore we will have to accommodate some of our own needs within our own Green Belt. Any accommodation of other area's needs would only therefore serve to impact to a greater extent on our own Green Belt.

Please note that this is an Officer view and this is not an official Council response approved by Members as there has not been sufficient time to go that route based on your deadline provided as I am on leave next week. Should you however wish to receive a more formal (Member approved) response then please let me know.

Regards

Darren Tweed Principal Planning Officer (Policy) BA(hons) MSc MRTPI

Planning Policy

Hyndburn Borough Council Scaitcliffe House Ormerod Street

Accrington Lancashire BB5 0PF

' 01254 380174

* darren.tweed@hyndburnbc.gov.uk

David,

I'm guessing I have been included in this circulation for information only, as we don't have any planning remit over green belt or housing need. As such I'm not anticipating that we will respond to this consultation or arrange a D2C meeting in relation to this.

Richard

Richard Sharples

Planning Officer

Planning and Environment

Lancashire County Council

01772 534294

Richard.sharples@lancashire.gov.uk

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Strategic Services

Planning, Building Control & Licensing

**Town Hall, Market Street, Nelson,
Lancashire, BB9 7LG**

David Porter BA MA MRTPI
Senior Planning Officer
Regeneration and Planning Service
Lancaster City Council
Morecambe Town Hall
Marine Road East
Morecambe
LA4 5AF

Telephone: (01282) 661661
www.pendle.gov.uk

Date: Thursday 13th October 2016

Our ref:

Your ref:

Ask for: John Halton

Direct line: (01282) 661330

Email: john.halton@pendle.gov.uk

Service Manager: Neil Watson

Dear David,

Duty to Co-operate Request: Housing Needs

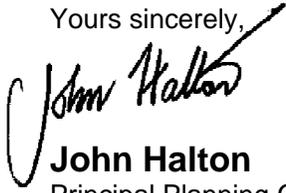
Thank you for your letter of 13th October 2016 advising of the current position with regard to the emerging evidence base for the Lancaster Local Plan. I note from your letter that it is unlikely that Lancaster will be able to meet its Objectively Assessed Need (OAN) for housing without considering the release of Green Belt land or by requesting neighbouring authorities to meet some of this need.

In response to the formal request, made under the duty to co-operate, I must advise that it will not be possible for Pendle to meet a proportion of Lancaster's housing needs over the next 15 years, for the reasons outlined below:

- (1) It is also unlikely that Pendle will be able to meet its Objectively Assessed Need (OAN) for housing (298 dpa) on unconstrained land up to the end of the plan period (i.e. 2030). As a consequence Pendle Council has commissioned a review of the Green Belt within its area.
- (2) Like Lancaster, part of Pendle lies within the Forest of Bowland Area of Outstanding Natural Beauty (AONB). However, there is little synergy between our two authorities. The Burnley & Pendle Strategic Housing Market Assessment (Nathaniel Lichfield, 2014) does not identify any significant interactions between our respective housing markets, whilst the physical distance and relatively poor transport connections between our two authorities mean that Pendle is not well placed to meet any housing needs associated with the Lancaster City region.

I trust that this letter offers a satisfactory explanation of Pendle's position. Should you require any additional information or advice, please do not hesitate to contact me.

Yours sincerely,

A handwritten signature in black ink that reads "John Halton". The signature is written in a cursive style with a large, looping initial "J".

John Halton

Principal Planning Officer

Planning Policy & Conservation

Dear David

Response to Duty to Co-operate request: Housing Needs

I write in response to your letter of 13th October 2016 and in particular your formal question regarding whether Ribble Valley could meet a proportion of Lancaster's housing needs over the next 15 years. My view is that Ribble Valley is not able to meet such a need for the following reasons:

1. Ribble Valley's own Objectively Assessed Need (OAN) of 5600 dwellings was derived as part of the preparation of the Core Strategy and subsequently incorporated in the adopted plan (date of adoption: December 2014). Whilst the Council is seeking to meet the OAN fully within the plan period (2008-2028), to date there has been a shortfall in provision. Since the Council is not fully meeting its own needs at present, it would not be in a position to meet any further need from neighbouring districts.
2. I am of the view that the Housing Market Areas of the two authorities are distinct and function separately. The Bowland Hills, the AONB and lack of transport connections across them further emphasise the functional separateness of the two districts. Therefore I consider that the needs of a Lancaster HMA would not be adequately met by locating any part of them in Ribble Valley.

Please note that these views are made at officer level under delegated powers to respond. I will contact you again should members wish to discuss the issues further.

I trust that this information is helpful.

Kind regards

Joanne Macholc

Joanne Macholc BSc(Hons), Dip TP, MRTPI | Senior Planning Officer | Ribble Valley Borough Council
Tel: 01200 413200
Email: joanne.macholc@ribblevalley.gov.uk



Mr David Porter
Senior Planning Officer
Morecambe Town Hall
Marine Road East
Morecambe LA4 5AF

South Lakeland District Council
South Lakeland House
Lowther Street
Kendal
Cumbria
LA9 4DQ

Tel: 01539 733333
www.southlakeland.gov.uk

Our Ref: 60.12.47

Your Ref:

Date: 3 November 2016

Dear David,

Housing Needs in Lancaster: Duty to Co-operate request

Thank you for your email letter and email of 13 October 2016. As you know, South Lakeland co-operates actively and continuously with Lancaster District on a range of activities including the Arnsdale Silverdale AONB DPD and forthcoming study work on cross-Morecambe Bay.

South Lakeland District Council has an adopted Local Plan, comprising a Core Strategy (adopted 2010) and Land Allocations DPD (adopted 2013). This was prepared following an exhaustive site selection process, resulting in a housing land supply which meets evidenced needs to 2025.

All of the housing sites identified and allocated as suitable for development in the Local Plan are required to meet the needs identified in the Core Strategy. In addition the Council continues to have a challenging position in terms of 5 year land supply. At the present time therefore we are not in a position to accommodate any additional residential development needs arising within Lancaster District at the present time. We would also note that the identified Housing Market Areas in the South Lakeland Strategic Housing Market Assessment (SHMA, updated 2014) do not extend into the Lancaster City area.

Looking ahead the Council is about to embark on a review of the Local Plan, to meet needs to 2036. Early work will include an update of objectively assessed housing need and also an update of site capacity. While this work has not yet been undertaken, development capacity within South Lakeland is likely to remain heavily constrained. There is at present no robust basis for assuming the possibility of longer term reliance on significant additional development in South Lakeland to meet needs originating in Lancaster.

Kind regards,

Alastair McNeill

Alastair McNeill
Development Plans Manager



David Porter
PO Box 4
Town Hall
Dalton Square
Lancaster
LA1 1QR

Ask for: Réa Psillidou
Email: Rea.psillidou@wyre.gov.uk
Tel No: 01253 887243
Our Ref: Wyre LP

Date 24th October 2016

Dear David,

Thank you for your letter dated 13th October 2016 raising a formal request for assistance under the Duty to Cooperate.

As you will be aware Wyre's Chief Executive wrote to Lancaster earlier this year (letter dated 11th May 2016) formally asking your authority under the duty to cooperate for assistance in meeting our OAN requirement. Within that letter we set out the significant constraints faced in Wyre and explained the reasons why we could not meet our OAN.

On 26th May 2016 Wyre received a response from Mark Cullinan at Lancaster setting out reasons why Lancaster considered it could not assist Wyre. It stated the view that *"making additional provision for housing in Lancaster over and above the district's OAN would not realistically contribute to meeting needs of households whose locational requirements are actually in Wyre District"*. It also set out the various constraints faced in Lancaster, and contained details of the Green Belt Review that was being undertaken and stated that he would *"fully expect other authorities to commit to the same process before they could anticipate a positive response from the Duty to Cooperate authorities challenged with similar needs and constraints"*. He concluded that *"The housing market linkages between the two authorities are very limited and realistically prospective residents of housing in Wyre are unlikely to have their needs satisfactorily met by housing in Lancaster district"* and with regards to the Green Belt he expected *"Wyre to take similar action before concluding that it cannot meet its own OAN in full"*.

Wyre responded to this letter on 23rd June 2016 clarifying that a Green Belt Review had been undertaken by independent consultants. This publically available document assessed land parcels against the green belt criteria in the NPPF and recommended potential changes to green belt boundaries. The study concluded that there are two land parcels which could be released from the Green Belt without affecting the integrity or function of the Green Belt in Wyre. The Council is giving due consideration to releasing these parcels for housing development. However, even if these sites were released the Council would still not be capable of meeting its OAN.

Your letter does not reveal any of the conclusions from the Green Belt review in Lancaster and I understand that it is not yet publicly available. Although I did not attend the Housing Workshop in September, I understand from officers in the team who attended that Lancaster could meet its OAN requirements, albeit it may have to release Green Belt land (as part of the hybrid option).

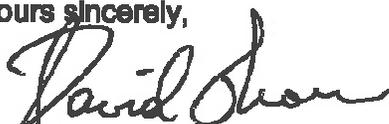
I was surprised to read in your letter that Lancaster is exploring opportunities to meet its OAN requirements outside the Lancaster's HMA before exhausting all opportunities within the HMA; not least because of the views expressed by your former Chief Executive (I understand he left in July).

It is my view that Lancaster should consider all land within District/HMA (including any suitable sites that may be released from the Green Belt) before asking its neighbours for assistance. This is the approach adopted by Wyre Borough Council. Wyre only wrote to adjoining local authorities where potentially there could be an overlap of housing markets. This echoes the sentiment expressed by your former Chief Executive. In writing to you earlier in the year, I believe that if Lancaster were able to accommodate some of Wyre's needs these would be appropriately met albeit outside the Borough.

As explained in our previous correspondence summarised above, Wyre is not in a position to meet its own OAN needs and therefore also unable to meet any of Lancaster's unmet housing need. Your letter however does not state that you are not unable to meet your OAN but rather that you are exploring the option of meeting your OAN outside Lancaster before considering releasing land from the Green Belt. I do not have the conclusions from your Green Belt review, but in principle, in my view this would be the wrong approach.

Wyre suggested in our letter dated 23rd June that it may be worth preparing a joint Statement of Common Ground to set out the position agreed between our Councils. This Statement would need to reference any evidence that the councils are relying on to justify their position, and if necessary could outline areas of disagreement. We are still keen to adopt this approach and would welcome discussion on this basis.

Yours sincerely,


PP
Rea Psillidou

Planning Policy and Economic Development Manager



Contact: David Porter
Telephone: 01524 582335
E-mail: dporter@lancaster.gov.uk
Website:
Our Ref: DP
Your Ref:

LANCASTER
CITY COUNCIL

Promoting City, Coast & Countryside

REGENERATION AND PLANNING SERVICE

Councillor Mrs MA Thomson
Deputy Leader and Planning Committee
Chair
Borough of Barrow-in-Furness
Town Hall
Duke Street
Barrow-in-Furness
LA14 2LD

PO Box 4
Town Hall
Dalton Square
Lancaster
LA1 1QR

29 June 2017

Dear Councillor Thomson,

Planning Policy Duty to Co-operate

Since the publication of the National Planning Policy Framework (NPPF) in 2012, there have been a number of opportunities to develop the Duty to Co-operate ethos by working more closely with our neighbours on a range of planning policy matters. In this, local planning authorities are expected to demonstrate evidence of having effectively co-operated to plan for strategic issues with cross-boundary impacts when their Local Plans are submitted for examination.

We have held periodic meetings to discuss progress on planning policy documents, sometimes in great detail to ensure that we understand the implications that our policy initiatives may have on other places. We have also written letters inviting comment on planning research, including housing land requirements and our green belt review. At Barrow our key contact has been Helen Houston.

I am writing as Portfolio Holder for Economic Regeneration and Planning at Lancaster City Council, to show my support for the Duty to Co-operate process, and to emphasise my wish to ensure that the exchange of information continues in a positive manner. I am attaching a note of the most recent Duty to Co-operate meeting between our respective officers, and of a working note which summarises the Council's current understanding on Duty to Co-operate compliance.

I am confident that the issues explored do not give rise to any strategic planning challenges or conflicts. May I invite you to comment on the co-operation between our authorities on planning policy matters, and let me know if there are any matters that need to be discussed or resolved.

I trust that we will continue the important dialogue to fulfil our Duty to Co-operate.

Yours sincerely,

Councillor Janice Hanson
Economic Regeneration & Planning Portfolio Holder



Andrew Dobson
Chief Officer (Regeneration & Planning)



Letter addressed to:

Councillor Mrs MA Thomson, Borough of Barrow-in-Furness
Councillor AO Sutcliffe, Craven District Council
Councillor P Moss, Preston City Council
Councillor Mrs A Brown, Ribble Valley Borough Council
Councillor J Brook, South Lakeland District Council
Councillor P Murphy, Wyre Council
Councillor C Lis, Yorkshire Dales National Park Authority

Responses received from Barrow Borough Council, Craven District Council, Preston City Council, Ribble Valley Borough Council, South Lakeland District Council, Wyre Council and Yorkshire Dales National Park Authority



Councillor J Hanson
Regeneration and Planning Service
PO Box 4
Town Hall
Dalton Square
Lancaster
LA1 1QR



Planning Policy
Regeneration & Built Environment
Directorate

TOWN HALL DUKE STREET
BARROW-IN-FURNESS CUMBRIA LA14 2LD
FAX: (01229) 876543
DX No: 63917 BARROW-IN-FURNESS
Email:developmentplans@barrowbc.gov.uk

Our Ref: LP3
Your Ref: DP

Contact Name: Helen Houston
Direct Line: 01229 876363

Date: 15th September 2017
Email:developmentplans@barrowbc.gov.uk

Dear Cllr Hanson,

Planning Policy Duty to Co-operate

Thank you for your letter of 29th June 2017.

I fully support staff from Barrow Borough Councils Policy Team engaging in ongoing dialogue with Lancaster City Council, which will demonstrate evidence of having effectively co-operated to plan for strategic issues with cross-boundary impacts when our respective Local Plans are submitted for examination.

Having spoken to Helen Houston the positive approach taken by Lancaster to engage with Barrow Borough Council has been very useful and discussions on matters relating to housing, employment, commuting between our districts and infrastructure requirements will benefit both our authorities plan making.

I do not foresee any strategic conflicts between our authorities and through discussion our relevant staff will continue to share information should any arise.

I can confirm Barrow Borough Council will continue the important dialogue with Lancaster City Council to fulfil our Duty to Co-operate.

Yours sincerely

MA Thomson

Cllr MA Thomson
Deputy Leader and Planning Committee Chairman
Barrow Borough Council

Executive Director
Phil Huck

Director of Resources
Susan Roberts

1 Belle Vue Square
Broughton Road
SKIPTON
North Yorkshire
BD23 1FJ



Councillor Janice Harrison
Lancaster City Council
PO Box 4
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Dakon Square
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LA1 1QR

Telephone: 01756 706287
E-mail: clr.jdawson@cravencd.gov.uk

Please address correspondence on this matter to:
Councillor John Dawson
Date: 22 August 2017

Dear Councillor Hanson,

Planning Policy Duty to Cooperate

Thank you for your letter dated 29 June 2017 and I apologise for the delay in replying. This was due to me not receiving the letter until recently.

At the outset, Craven District Council is supportive of co-operation between planning authorities on matters that cross administrative boundaries. There has been ongoing engagement and co-operation between Craven District Council and Lancaster City Council on this matter, the most recent meeting taking place on 7th July 2017, as part of consultation on a Craven District pre-publication draft local plan. A note of that meeting is attached.

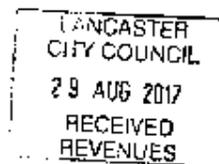
The outcome of the ongoing engagement is that the dialogue has not given rise to any strategic planning challenges or disagreements. The ongoing dialogue between the authorities has been positive and constructive.

In particular, there are no issues between Craven District Council and Lancaster City Council that require further discussion or resolution, and the Council is keen to ensure that the Duty to Co-operate is fulfilled accordingly.

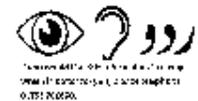
I hope that this sets out our understanding of the position between our Councils and I look forward to Officers continuing the dialogue as Craven District Council moves towards publication of the Craven Local Plan.

Yours sincerely

Councillor John Dawson
Chair Spatial Planning Sub Committee



For: Stephen, Chief Executive
This may be recorded for training and monitoring purposes
For general enquiries telephone 01756 706287
www.cravencd.gov.uk



Date: 15 August 2017
Your reference DP
Our reference



Preston
City Council

Development Directorate
Town Hall
Lancaster Road
Preston
PR1 2RL

Councillor Janice Hanson
Economic Regeneration & Planning Portfolio Holder
Lancaster City Council
PO Box 4
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Dalton Square
Lancaster
LA1 1QR

www.preston.gov.uk
Tel: 01772 906703

m.mohyrcoux@preston.gov.uk

Dear Councillor Hanson,

RE: Planning Policy Duty to Cooperate

Thank you for your letter of 29th June 2017 regarding the Duty to Co-operate under S110 of the Localism Act 2011.

As you will be aware Preston and Lancaster City Councils work together on a number of non-planning issues including, of course, the shared revenues and benefits service as well as in the combined authorities approach to addressing strategic issues.

The Duty to Co-operate under the Localism Act and the NPPF relates specifically to strategic planning matters. Although our two Councils do not share a boundary with each other we do share mutual boundaries with Wyre and Ribble Valley Councils and officers meet regularly in the context of strategic issues arising in those areas as well as through the formal Development Plans Officer Group. I expect that to continue. Our two Councils also have a shared interest in the Forest of Bowland AONB and regular officer and member meetings are held in the context of that.

I am confident that we will continue to seek to address jointly those matters that are of interest to both our Councils and to exchange information in the interests of positive planning.

Yours Sincerely,

Councillor Peter Moss
Cabinet Member for Planning and Regulation

Thank you for your letter dated 29 June. I am happy to confirm that RVBC will continue to co-operate with our neighbours and I am sure that the exchange of information will continue in the future. At present I am not aware of any particular issues between our two authorities,

Sincerely yours,

Dr Alison Brown.

Chairman of Planning and Development Committee, RVBC.



Councillor Janice Hanson
Economic Regeneration and Planning Portfolio
Holder
Lancaster City Council
PO Box 4, Town hall
Dalton Square
Lancaster LA11 1QR

South Lakeland District Council
South Lakeland House
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Kendal
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LA9 4DQ

Tel: 01539 733333
www.southlakeland.gov.uk

Our Ref: JB/2017/JH

Your Ref:

Date: 22 September 2017

Dear Councillor Hanson,

Planning Policy Duty to Co-operate

Thank you for your letter of 29 June 2017. I apologise for the delay in getting back to you.

I am pleased to confirm that from the perspective of South Lakeland District Council as a neighbouring planning authority to Lancaster City Council, that there has been a high level of co-operation and exchange of information in the course of preparing our respective Council's planning policy documents. Of particular note of course, is the joint preparation of a single Development Plan Document for the Arnsdale and Silverdale AONB, which is progressing very effectively. Can I take this opportunity to thank you for the excellent level of co-operation and support which we have experienced from your officers in the course of preparing this document to date.

As you note, there are regular and on-going Duty to Co-operate meetings between the planning officers from both Councils. This provides the opportunity to discuss progress on planning policy documents and consider any strategic and cross boundary issues. I am advised that there are no areas of strategic conflict or of cross-boundary concern. Additionally, I note that both authorities are confident that their respective housing requirements can be met in full within their local authority boundaries.

I also share your wish to ensure that the exchange of information continues in a positive manner and I am confident that this will take place. By way of examples, both authorities have consulted each other in the recent past on their respective Strategic Housing Market Assessments and both are liaising closely in the preparation of evidence on viability, including jointly for the AONB Development Plan Document.

In summary, I am confident that there has been effective cooperation with South Lakeland District Council in the preparation of the Lancaster Local Plan and other planning policy documents and supporting evidence and that these do not give rise to any strategic or cross boundary issues or conflicts.



INVESTORS
IN PEOPLE

Dear David, thank you very much for the information. I am aware from Rea that our two teams have worked together re local plans, even if neither is in a position to help!
I'm sure that Rea will continue dialogue when she returns from leave.
Thanks again,

Peter Murphy

Councillor - Planning and Economic Development Portfolio Holder
Brock with Catterall

Pete.Murphy@wyre.gov.uk

01253 886753 / 07901 640250

Civic Centre Breck Road, POULTON-LE-FYLDE, Lancashire, FY6 7PU



YORKSHIRE DALES
National Park Authority

Cllr J Hanson
Lancaster City Council
PO Box 4
Town Hall
Dalton Square
Lancaster
LA1 1QR

Your Ref DP
Our Ref Chairman

13 July 2017

Dear Councillor Hanson

Re: Duty to Co-operate

Thank you for your letter dated 29th June regarding the above.

The Authority welcomed the opportunity to discuss, at an Officer level, cross boundary issues in relation to our respective Local Plans. The meeting held in April between Peter Stockton and David Porter was constructive and the note of that meeting attached to your letter represents a true record of the discussion.

We are satisfied that the cross boundary issues have been fully discussed and that there are no outstanding matters that require further action at the present time. We will of course continue this dialogue moving forward to ensure cross boundary issues are kept under review so that both our organisations discharge the Duty to Co-operate.

Yours sincerely

CARL LIS OBE
CHAIRMAN



INVESTORS
IN PEOPLE

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Tel: 0300 458 0030 or 01988 862300
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Chief Executive: David Battenworth

