

Examination of Lancaster District Strategic Policies & Land Allocations Development Plan Document and Development Management Development Plan Document Submission Drafts

Response from Lancaster City Council at 23rd November 2018 to Inspector's Pre-Hearing Note to the Council of 19th November 2018

Re: Draft Suggested Modifications

The Council informally consulted on "draft suggested" main and additional (minor) modifications from 5 October 2018 to 2 November 2018 to scope possible text revisions that might further improve the soundness of the Local Plan. The purpose of this informal consultation was to assist with the consideration of the potential to modify the plan to further improve soundness through exploring possible text changes through informal consultation. These were not proposed as amendments to the DPDs as submitted; they were intended only to assist with consideration of how improvements might be made.

If requested by the Inspector, the Council will forward the documentation and the consultee responses.

Following this informal consultation the Council is suggesting only a very short list of suggested changes to plan wording where it considers that this would redress specific soundness issues raised or identified since publication of the Strategic Policies and Land Allocations DPD. It is suggested that the Inspector may wish to consider this short list of suggested changes during the Examination. It is fully understood that after submission changes can only be recommended by the Inspector.

Following the Pre-hearing Note to the Council, and as requested by the Inspector, the Council has divided the draft suggested modifications to the Plan into two schedules.

Suggested Main Modifications

1. A table listing a short set of suggested "Main Modifications" with an explanation / justification for the changes. This short list relates only to the Strategic Policies & Land Allocations DPD. This is accompanied by a revised 'Tracked Changes' version of the Strategic Policies & Land Allocations DPD showing the suggested "Main Modifications" in context and an extract of the local plan policies map. These three documents are attached.

Schedule 2: Additional (minor) Modifications

2. Draft suggested additional (minor) modifications to further improve soundness in both the Strategic Policies & Land Allocations DPD and the Development Management DPD. The Inspector is asked to advise if he wishes the Council to forward these to him, and when that would be appropriate, and when it would be appropriate to publish them on the Council's webpage. Tracked Changes versions can also be made available at the Inspector's request and if so.

Re: Evidence

As previously reported to the Inspector, the Council has continued to develop its evidence base to improve the soundness of the Local Plan. A number of evidence base documents which have interdependencies are approaching completion. All will be finalised by 24 January 2019:

- Transport Assessment Stage 1 (Junction Capacity)
(Prepared by external consultants WYG)
- Transport Assessment Stage 2 (Mitigation Measures)
(Prepared by external consultants WYG)
- Viability Assessment
(Prepared by external consultants Lambert Smith Hampton)
- Air Quality Position Statement
(Prepared by external consultants Air Quality Consultants)
- Open Space Study: Standards Paper
(Prepared by external consultants KKP)
- Playing Pitch and Outdoor Sport Strategy
(Prepared by external consultants KKP)

The following evidence base or supporting documents have been completed since the submission of the Local Plan and the final versions already appear on the Council's webpage:

- Identified Sites: Landscape & Visual Assessment
(Prepared by external consultants Arcadis)
- Level 2 Strategic Flood Risk Assessment [SFRA]
(Prepared by external consultants JBA)
- Low Emissions & Air Quality PAN
(Lancaster City Council)
- 2018 Housing Land Monitoring Report with Trajectory and a 5 year Land Supply Statement (Lancaster City Council)
- Background Housing Standards Paper (Lancaster City Council)
- Inclusive Growth Study (Prepared by external consultants Hall Aitken)

It is suggested that the above documents are also included in a forthcoming 6-week period of publication that follows the completion of the documents described in the previous paragraph.

Since submission the Council's Strategic Housing and Employment Land Availability Assessment (SHELAA) has been further developed and is now available in a web-map-based interactive format with site specific links to evidence. It is also suggested that the SHELAA is made available during the forthcoming 6-week period of publication.

As suggested by the Inspector in compliance with Regulation 19 of the Town and Country Planning (Local Development) (England) (Amendment) Regulations 2012 the Council proposes to consult on this evidence for 6 weeks from Friday 1 February 2019 to 12 noon on Friday 15 March 2019 and submit all consultee responses by Wednesday 20 March 2019. Can the Inspector please confirm if he is happy for us to proceed on this basis?

In line with the Planning Inspectorate Procedural Practice Timeline – Examination, we propose that this would permit the Examination hearing sessions to start in the week commencing 13 May 2019.

Maurice Brophy MSc BSc(Hons) DipTP MRTPI CIHM
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