

## Lancaster City Council Local Plan

### Strategic Policies and Land Allocations Development Plan Document (DPD) and Development Management DPD

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#### Inspector's initial questions

Following the Council's further consultation on the Submission Drafts of the Lancaster District Strategic Policies & Land Allocations Development Plan Document and Development Management Development Plan Document, I would like the Council to provide an update to the following questions which were first published on 5 September 2018.

1. The Council refers to Policies SO1 to SO5 "to some degree, being relevant throughout the sub-region" but could the Council be specific as to how these and any other policies would have an impact on any other local planning authority area?
2. The Council refers in the Duty to Co-operate Statement to how co-operation with South Lakeland District Council informed the need to review the Greenbelt in relation to OAN methodology and calculation. Could the Council be more specific on this matter? How did the Council co-operate with adjoining authorities in respect of any unmet housing need?
3. Has consultation been carried out in accordance with the Statement of Community Involvement and the relevant Regulations; how would the Council secure the mitigation outlined in Table 16 of the Habitats Regulation Assessment Report following the detailed screening of sites affected by policies in the DPDs (in particular SG14, SG15, EC1)?
4. The identified objectively-assessed need (OAN) for housing for the area is 14,000 new dwellings (an average of 700 per year). The Council, as set out in policy SP6, identifies a requirement of 12,000 new dwellings at a rate of 522 per year. Are the constraints identified by the Council sufficient justification for not meeting the full OAN for housing in the District?
5. What provision has the Council made for any unmet housing need and does the housing requirement take appropriate account of the need to ensure that the identified requirement for affordable housing is delivered?

6. Is the plan clear as to the identified need for additional pitches for gypsies and travellers (policies SP6 and DM9) and is the identified need soundly based and supported by robust and credible evidence?
7. How do the DPDs take account of the requirements under the Equalities Act 2010, the Public Sector Equality Duty and the Human Rights Act 2008?
8. Could the Council provide clarification on the amount of housing to be provided within individual neighbourhood plans (policies SC1 and DM54)?
9. Is the spatial strategy as set out in policies SP1, SP2, SP3, SP4, SP5 and SP6 and their supporting text soundly based? Is the settlement hierarchy soundly based? Would the spatial strategy be sound if no provision was made for any unmet housing need for Lancaster District either within the District or within the wider Strategic Housing Market Area?
10. Would the Policies of the DPDs provide flexibility and choice for employment land within the District in line with the Employment Land Review?

These questions and the Council's responses must be put on the Examination website.

*Richard McCoy*

INSPECTOR

22 February 2019