

# **Examination of the Submission Draft Lancaster Strategic Policies & Land Allocations DPD**

## **Hearing Statement on behalf of Applethwaite Ltd**

**Matter 2            Housing**

**Questions            (I)**

April 2019

## **Matter 2      Housing**

**Main issue      Whether the Council’s strategy for meeting its housing requirement is sound?**

**Question (I)      Are policies EN6 Strategic Policies & Land Allocations DPD and DM49 of the Development Management DPD on the Green Belt consistent with the NPPF?**

- 1.1 Policy EN6 sets out the extent of the Council's planned alterations to the Green Belt boundary.
- 1.2 Applethwaite controls land within the Green Belt at Sea View Drive, Hest Bank within the Slyne-with-Hest Neighbourhood Plan area. The submitted DPD does not proposed to remove its land from the Green Belt and Applethwaite has objected to this omission from the DPD in its representations. These set out why Applethwaite disagrees with the findings of the North Lancashire Green Belt Review undertaken for the Council in 2016, and why removal of the land will not harm the openness and function of the wider Green Belt due to the presence of the Lancaster Canal adjacent to the site, which should form the logical, defensible and durable Green Belt boundary in this location in accordance with paragraph 85 of the 2012 Framework.
- 1.3 However, since the DPD was submitted in February 2018, Applethwaite has engaged with the Slyne-with-Hest Neighbourhood Plan steering group to explain the details of its proposed bungalow development for the land and the benefits it will deliver. Applethwaite understands there is interest within the Neighbourhood Plan steering group to see bungalow development come forward and this is acknowledged by the Council.
- 1.4 The Council therefore proposed an alteration to the Green Belt boundary in its draft suggested modifications to the DPD in October 2018 so that the land controlled by Applethwaite would be removed, and could be included in the Slyne-with-Hest Neighbourhood Plan as a housing allocation in conformity with policy EN6, so the basic conditions of neighbourhood planning will be satisfied.
- 1.5 Whilst the Council cannot modify the submitted DPD, Applethwaite notes the suggested change set out in Appendix 5 of the 'Approach to Delivering Housing Supply in Lancaster' paper submitted with its Matter 2 Hearing Statement. This identifies the land controlled by Applethwaite (LPSA 167), which the 2019 SHELAA confirms is fully deliverable, and explains that the Council would like to explore a further alteration to the Green Belt boundary to support the removal of the land and the development proposal Applethwaite wishes to deliver.

- 1.6 Applethwaite agrees with the Council at paragraph 2L.5 of its Matter 2 Hearing Statement that the inability to meet the local housing need for Lancaster on land outside the Green Belt within the District or within the wider housing market area, constitutes exceptional circumstances to justify the proposed alteration of the Green Belt boundary and supports a main modification to the DPD for a further alteration to remove its land at Hest Bank.
- 1.7 Applethwaite also draws attention to the latter part of paragraph 136 of the 2018 Framework which explains that; '.....Where a need for changes to Green Belt boundaries has been established through strategic policies, detailed amendments to those boundaries may be made through non-strategic policies, including neighbourhood plans.' This provision is not included in the 2012 Framework however so a main modification is necessary to make this aspect of the submitted DPD and Policies Map sound by enabling the Slyne-with-Hest Neighbourhood Plan to help meet the housing needs of older people in the Neighbourhood Plan area.