

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

Hearing Statement on behalf of J and S Lamb

Matter 3 Spatial Strategy

Question (a)

April 2019

Matter 3 Spatial Strategy

Main issue Whether the Council's spatial strategy for development within the District is sound?

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- i) Is the spatial strategy as set out policies SP1, SP2, SP3, SP4, SP5 and SP6 and their supporting text soundly based?**
- ii) Is the settlement hierarchy soundly based?**
- iii) 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?**

- 1.1 J and S Lamb consider that the settlement hierarchy is not soundly based.
- 1.2 They have submitted representations to demonstrate that Glasson Dock is a sustainable rural settlement as the Council's evidence in the Interim Sustainable Settlement Review (February 2018) confirms. This is based on a robust methodology and is a sound piece of evidence.
- 1.3 The Settlement Review confirms that Glasson Dock is a sustainable settlement due to the range of services and amenities it contains and provides.
- 1.4 Whether the village is a suitable location for additional housing growth, above solely local needs housing, is a separate matter and is not an indicator or determining factor in the rank of the village in the DPD settlement hierarchy. Glasson Dock should clearly be included in the list of sustainable rural settlements in Tier 3 of the Lancaster Settlement Hierarchy in policy SP2 of the submitted DPD. The apportionment of growth and decision whether to allocate the land owned by J and S Lamb at Glasson Dock, for housing development in Policy H2, is a consideration for that policy and not policy SP2.
- 1.5 Therefore whilst the village should not be a 'focus for growth outside the urban area' to the same extent and scale as other Tier 3 Sustainable Rural Settlements, the 'all or nothing approach' resulting from classifying Glasson Dock as a Tier 4 settlement does not maximise the potential that the land owned by J and S Lamb provides, and which the 2019 SHELAA has now confirmed is available, achievable and is unconstrained when assessed on its merits.
- 1.6 The unsound ranking of the village in the settlement hierarchy and the limitation this places on housing development, is an important missed opportunity on the basis that the Council considers that the OAN cannot be met in full, and unnecessarily limiting growth in a Sustainable Rural Settlement to only 10 no. affordable dwellings over the 20 year plan period, will not maintain the long-term sustainability of Glasson Dock and it will be at risk of losing its

facilities, which include a primary school, and becoming less sustainable. There has been no new housing development in Glasson Dock for 25 years and failing to address the need for new housing does not represent positive planning.

- 1.7 The assessment of suitability should be based on the merits of the site and the availability of infrastructure. Glasson Dock is a sustainable rural community in which new market and affordable housing is required. Notwithstanding tidal flooding of the unprotected section of the B5290 on the approach to the village, it is served by an alternative route to the south that does not flood and it functions on a daily basis as a successful location for housing, community uses (primary school, meeting hall and churches), a working port, industry, 25 no. businesses, agriculture, retail and commercial uses, tourism (visitors) and leisure (marina / boat owners). Consequently there is daily activity and vehicle (car and commercial vehicles), cycling, walking and public transport trips to and from the village by residents, business owners, workers, school children, visitors and delivery drivers etc.
- 1.8 The village is protected by modern flood defences and there is no evidence to demonstrate the Council's opinion that tidal flooding on the B5290 prevents safe access to the village, to the extent that its community cannot function, and thereby indicating that it is not a sustainable and suitable location for appropriate new housing development. The Parish Council and local community is also developing an Emergency Plan in conjunction with Lancaster City Council that will further mitigate and reduce any risk associated with flooding.
- 1.9 In conclusion, J and S Lamb maintain their objection to the inaccurate and unsound ranking of Glasson Dock in the proposed settlement hierarchy in the submitted DPD, and confirm that the land they own at Tithebarn Hill, Glasson Dock is a suitable and sustainable location to accommodate development and it can be successfully developed to provide a mix of up to 40 no. dwellings without any technical and environmental constraints to its delivery.