

## **Lancaster Local Plan Examination**

Strategic Policies and Land Allocations Development Plan Document and the Development Management Development Plan Document

### **Matter 2: Housing**

**Comments on Revised Five-Year Housing Land Supply Trajectory (Ref. HD21.1 and 21.2)**

**Peter Brett Associates**

April 2019

On Behalf of Hurstwood Holdings







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# 1 COMMENTS ON REVISED FIVE-YEAR HOUSING SUPPLY TRAJECTORY

- 1.1 These comments are submitted to the Examination into the Lancaster Local Plan 'Strategic Policies and Land Allocations' and 'Development Management' Development Plan Documents on behalf of Hurstwood Holdings.
- 1.2 Following the Hearing Session on 'Matter 2: Housing' that took place on Thursday 11 April 2019, the Inspector has invited comments on the revised five-year housing land supply trajectory (Refs. HD21.1 and 21.2) issued by the Council.
- 1.3 Hurstwood Holdings is the majority landowner at the Lune Industrial Estate, which is located off New Quay Road in Lancaster. The draft 'Strategic Policies and Land Allocations' DPD identifies the wider estate as a 'Development Opportunity Site' under proposed Policy DOS4, which is allocated for the development of 200 dwellings under proposed Policy H1.
- 1.4 As noted in our Hearing Statement, we fully endorse and support the allocation of this site for residential redevelopment. However, we wish to make the following brief comments in relation to the revised five-year housing land supply trajectory:
  1. We have previously confirmed that the land could accommodate in the region of 250 dwellings, rather than the 200 currently allocated. We consider that the site is capable of making a greater contribution to the housing supply than currently envisaged by the Council, especially given its sustainable urban location, and this will assist the Council in providing additional choice and flexibility in the supply of anticipated housing land.
  2. The revised trajectory does not anticipate the delivery of any housing at the site until the final two years of the initial five-year period post adoption of the Local Plan (i.e. from year 2022 onwards). We wish to inform the Inspector that a planning application for the development of the site is at an advanced stage and will be submitted within the next few months. Our client has confirmed interest from a national housebuilder to deliver the scheme and we understand that a deal to purchase the site has been provisionally agreed subject to planning. We would therefore anticipate that housing could be delivered at the site by 2021 at the latest, and possibly even as early as 2020 subject to the discharge of any conditions.
  3. As a point of clarification, the trajectory refers to the site as 'DOS3' and the submitted Local Plan variously refers to the site as both 'DOS3' and 'DOS4'. There is a need for this inconsistency to be rectified, and we believe the correct reference is 'DOS4'. To avoid any future confusion, we request that this typographical error is fixed in the final version of the new Local Plan.