

Turley Briefing Note to Lancaster Local Plan Examination

April 2019

1. Turley Planning and Turley Economics are separate teams within Turley and operate as distinct business units. This is typical of large multi-disciplinary consultancies.
2. Turley Economics was first appointed by the Council to provide evidence on housing needs in 2013. An Objective Assessment of Need (OAN) for Lancaster was calculated and concluded in 2015. This was then included in the Independent Housing Requirement Study (IHRS) which was made available to the Council for consideration in 2015. This independent assessment followed the extant Planning Policy Guidance (PPG) and National Planning Policy Framework (NPPF) of the time. The IHRS was subject to the Council's scrutiny procedures relating to its planning policy evidence base.
3. In mid-2016 Turley's Planning team was approached separately by Peel to provide planning advice on the promotion of their land interests in the Whinney Carr site. This site has long been promoted as a site for housing development and was formally recognised on the 2nd of January 2017 by DCLG as part of the Garden Villages programme.
4. A conflict of interest check was run when Turley Planning was initially approached by Peel to provide planning advice in accordance with Turley's in-house conflict checking process. This highlighted that Turley Economics had provided OAN evidence to the Council. Following a review it was concluded that this did not constitute a conflict of interest due to the nature of the advice sought by Peel, namely:
 - The site-specific planning promotion of the land, which was not predicated on making a challenge to the earlier OAN evidence provided by Turley Economics to the Council.
5. The potential for conflict of interest to arise has been managed as follows:
 - Work for Lancaster City Council has been led and delivered by the Turley Economics team;
 - Work for Peel has been led and delivered by Turley's Planning team; and
 - Separate project administration and filing of information has been implemented.
6. Subsequent to 2016 Turley Economics has continued to work with the Council to verify the OAN (Verification Study 2018); the findings of which were subject to officer and elected member scrutiny. All data in relation to Turley Economics housing needs work for the Council has been fully disclosed to elected members upon request.

Contact

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25 April 2019