

Lancaster City Council

Revised Trajectory Position for discussion on Tuesday 21st May 2019

As requested following the submission of the revised 5 year land supply trajectory (**HD21.1-21.2**) the Council has published the full trajectory for the district covering the period up to 2033/34 (appendix 1).

The appended trajectory reflects the full delivery period and takes account of further updates to delivery updating that submitted as part of the Councils HD21.1-21.2 additional evidence. It takes account of factual information about proposals approved since submission, updates of development programmes from applicants, the completion of Statements of Common Ground agreements and discussions with South Lancaster Developers Group.

Sites which have been subject to change since the Council's Matter 2 Hearing Statement are shaded grey within the trajectory. Further details of the updated sites is provided in appendix 2.

Amendments to the supply has inevitably resulted in further updates to the Council's five year supply position. This is discussed further below.

Updated 5 Year Supply Position

As identified during the hearing sessions the Council is looking to progress a housing requirement of 510 dwellings per annum for the district via a stepped delivery programme. This remains the case.

Table 1 updates the 5 year supply calculations taking account of the improved delivery rates described in appendix 1.

Housing requirement	450*5 = 2,250	
Undersupply (completions up to 2017/18 and anticipated completions 18/19)	287/12 *5 120	2,370 (2,250+120)
NPPF buffer (5%)	119 (5% of 2,370)	2,489 (2,370+119) 498 per year
5 year supply position	Supply of 3,469	5 years (3,469/498= 6.97)

Appendix 1 – Amended Trajectory

Appended 2 – Updated Site Delivery

LPSA Reference Number	Site	Commentary
240	Land North of Royal Oak Meadow, Hornby	<p>The scheme benefits from outline approval (15/01593/OUT). A RM application is currently awaiting determination.</p> <p>A full application for 28 dwellings on the site has recently been refused permission (18/01611/FUL).</p> <p>Whilst evidence from the developer indicates early delivery, on the basis that the scheme remains an outline and in view of the recent refusal the council has removed the scheme from its 5 year supply. The council recognise that delivery of the site should be kept under review.</p>
869	Rectory Gardens, Cockerham	<p>The Section 106 Agreement for this site was signed on the 7th February 2019 (17/00723/OUT). On this basis the site has been removed from the pending applications section of the trajectory submitted in the Council's Matter 2 statement and is now included as part of the commitment in the revised trajectory.</p> <p>The site only benefits from outline permission. In the absence of additional information delivery is not expected within the 5 year supply.</p>
138	Land East of A6 and North of River Conder, Galgate	<p>The Section 106 Agreement for this site was signed on the 27th February 2019 (17/00944/OUT). On this basis the site has been removed from the pending applications section of the trajectory submitted in the Council's Matter 2 statement and is now included as part of the commitment in the revised trajectory.</p> <p>Whilst only an outline Hollins Strategic Land have submitted evidence to confirm that they would be looking to commence development in Q3 of 2019/20 with completions in Q1 of 2020 at a build out rate of 25 dwellings per annum. On this basis the Council consider it reasonable to expect some completions within the</p>

		next 5 years. The trajectory has been amended to include an expectation for earlier delivery from this site.
669	Land South of Forge Lane, Halton	<p>The site benefits from Reserved Matters (RM) approval. The overall capacity for this site was reduced under the RM application. This was reflected in the Council's amended trajectory prepared as part of the Council's Matter 2 hearing statement.</p> <p>New evidence from Story Homes confirms progress on site delivery with the first units expected to be completed in July 2019 and a build out rate of 35 dwellings per annum expected. The revised trajectory has been amended to reflect this new information.</p>
870	Land Rear of Ingleborough View, Hornby	<p>The Section 106 Agreement for this site (17/013327/OUT) was signed on the 26th February 2019. On this basis the site has been removed from the pending applications section of the trajectory submitted in the Council's Matter 2 statement and is now included as part of the commitment in the revised trajectory.</p> <p>The site only benefits from outline permission. In the absence of additional information delivery is not expected within the 5 year supply.</p>
836	Land adjacent to Church Bank and Greenways, Over Kellet	<p>The Section 106 Agreement for this site was signed on the 7th February 2019 (16/01572/OUT). On this basis the site has been removed from the pending applications section in the Council's Matter 2 statement and is now included as part of the commitment in the revised trajectory.</p> <p>The site only benefits from outline permission. In the absence of additional information delivery is not expected within the 5 year supply.</p>
793	Scotland Road, Carnforth	The outline application remains subject to a S106 Agreement. A housebuilder is noted to be interested in the site and the agent for the site has indicated that construction could start in late 2019.

		<p>Whilst the site is only outline the council is confident on the basis of its evidence and discussions with Development Management colleagues that some development on this site could take place within the next 5 years. On this basis some development has been included within the 5 year supply. This should be kept under review.</p>
871	Farmhouse Tavern and Motel, Morecambe	<p>Despite remaining subject to a S106 Agreement the site is for a full application. On this basis and in light of evidence from the agent the site has been included within the Council's five year supply.</p>
136 / 807/132/813/814/818/141/134/145/146/148/779/138/819/820/253/327/334/344/375/377/378/137/709/739/130/808/809/815/816/840	Bailrigg Garden Village	<p>Delivery expectations have been amended to reflect those provided at submission.</p> <p>This aligns to the delivery rates discussed and agreed by parties during the hearing sessions and the agreed position established in the signed Statement of Common Ground (HD08).</p>
710/275/304	Greenbelt North of Lancaster/Land North of Canal, Hammerton Hall/Beaumont College, Lancaster Road, Lancaster	<p>Information provided as part of the Statement of Common Ground (SoCG04) indicates increased delivery from that identified within the amended trajectory included as part of the Council's Matter 2 Statement.</p> <p>The Council agree that there is the opportunity for amendments to the delivery rate for this site. This is reflected in the revised trajectory.</p>
717/718/858	Greenbelt South of Carnforth/St. Michaels Lane/Land west of Dunkirk Avenue, Carnforth	<p>Information provided as part of the Statement of Common Ground (HD33) indicates increased delivery from that identified within the amended trajectory included as part of the Council's Matter 2 Statement.</p> <p>The Council agree that there is the opportunity for amendments to the delivery rate for this site. This is reflected in the revised trajectory.</p>
61	Lundsfield Quarry, Kellet Road, Carnforth	<p>Information provided as part of the Statement of Common Ground (HD33) indicates increased delivery from that identified within the amended trajectory included as part of the Council's Matter 2 Statement.</p>

		<p>This confirms an increased capacity for this site increased from 200 dwellings at submission to 250 dwellings.</p> <p>The Council agree that there is the opportunity for amendments to the delivery rate for this site. This is reflected in the revised trajectory.</p>
321	Land East and West of Grab Lane, Lancaster	<p>New information has been provided by Story Homes. This provides a revised timetable and build out rates for this site.</p> <p>The Council agree that on the basis of this information there is the opportunity for amendments to the delivery rate for this site. This is reflected in the revised trajectory.</p>
Part of 369	Ridge Lea Hospital, Lancaster	<p>Whilst the Council still consider it reasonable to expect some delivery within the next five years it recognises that in the absence of evidence this site should not be included within the Council's five year supply. On this basis delivery has been moved to years 6 to 10 in the revised trajectory</p>
Part of 389	Stone Row Head, Lancaster	<p>The site is now in the control of a developer. Evidence from the developer confirms that construction is anticipated within the next 24 months subject to planning.</p> <p>On this basis the Council consider it reasonable to expect this site to contribute to its five year supply.</p>

