



Committee: OVERVIEW AND SCRUTINY COMMITTEE

Date: WEDNESDAY, 14 OCTOBER 2015

Venue: MORECAMBE TOWN HALL

Time: 6.00 P.M.

Councillors are reminded that as Members of overview and scrutiny they may not be subjected to the Party Whip, which is prohibited under the Lancaster City Council Constitution.

A G E N D A

1. Apologies for Absence

2. Minutes

Minutes of the Meeting held on 9th September, 2015 (previously circulated).

3. Items of Urgent Business authorised by the Chairman

4. Declarations of Interest

To receive declarations by Members of interests in respect of items on this Agenda.

Members are reminded that, in accordance with the Localism Act 2011, they are required to declare any disclosable pecuniary interests which have not already been declared in the Council's Register of Interests. (It is a criminal offence not to declare a disclosable pecuniary interest either in the Register or at the meeting).

Whilst not a legal requirement, in accordance with Council Procedure Rule 10 and in the interests of clarity and transparency, Members should declare any disclosable pecuniary interests which they have already declared in the Register, at this point in the meeting.

In accordance with Part B Section 2 of the Code Of Conduct, Members are required to declare the existence and nature of any other interests as defined in paragraphs 8(1) or 9(2) of the Code of Conduct.

5. Discussions with Councillor Margaret Pattison

Cabinet Member with responsibility for:

- Markets
- Voluntary Sector
- Older People
- ICT

Councillor Pattison has been invited to the meeting.

6. Five Year Housing Land Supply (Pages 1 - 36)

Report of Chief Officer (Regeneration and Planning).

7. Consideration of any requests for Councillor Call for Action (in accordance with the process)

8. Consideration of any Petitions (in accordance with the process)

9. Locality Working

10. Appointments

11. Work Programme Report (Pages 37 - 41)

Report of Chief Officer (Governance).

ADMINISTRATIVE ARRANGEMENTS

(i) Membership

Councillors Nigel Goodrich (Chairman), June Ashworth (Vice-Chairman), Lucy Atkinson, Alan Biddulph, Brett Cooper, Rob Devey, Caroline Jackson, David Whitaker and Phillippa Williamson

(ii) Substitute Membership

Councillors Tracy Brown, Geoff Knight, Roger Mace, Terrie Metcalfe, Abi Mills, Nicholas Wilkinson and Conservative Group vacancy

(iii) Queries regarding this Agenda

Please contact Jenny Kay, Democratic Services - telephone (01524) 582065 or email jkay@lancaster.gov.uk.

(iv) Changes to Membership, substitutions or apologies

Please contact Democratic Support, telephone 582170, or alternatively email democraticsupport@lancaster.gov.uk.

MARK CULLINAN,
CHIEF EXECUTIVE,
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DALTON SQUARE,
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Published on Tuesday, 6th October, 2015.

OVERVIEW & SCRUTINY**Five Year Housing Land Supply
14th October 2015****Report of Chief Officer (Regeneration and Planning)****PURPOSE OF REPORT**

To advise members of the methodology followed in calculating the council's five year housing land supply position, providing information on the guidance followed and the judgements made in calculating this figure.

This report is public

RECOMMENDATIONS

- (1) **Members note the content of the report**
- (2) **Members agree and endorse the methodology followed**

1.0 Introduction

1.1 As a result of a motion to Council on 15 July 2015 (council minute 36) Officers have been asked to provide advice to this Committee on the calculation of the council's five year housing land supply position, providing information on the methodology followed and the judgements made in calculating this figure. This report provides an overview of this process and supplements the content of a more detailed presentation which will be presented to members on the evening of the 14th October 2015.

1.2 The council's current five year housing land supply position is described in the 'Five Year Housing Land Supply Position Statement' (September, 2015), a copy of which is appended to this report (appendix 1).

2.0 DetailsNational Planning Policy Framework

2.1 National planning policy requires local authorities to plan for and identify a continuous supply of housing that is appropriate to the specific needs, characteristics and requirements of local communities in order to meet their full objectively assessed housing needs.

2.2 In delivering this the National Planning Policy Framework (NPPF) (2012) requires authorities to identify and update annually a **supply of specific deliverable sites sufficient to provide five years of their housing**

requirement with an additional 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. This is increased to 20% where there has been a record of persistent under delivery (paragraph 47).

- 2.3 To be considered deliverable footnote 11 of the NPPF states that sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. It goes onto state that sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer demand for that type of units or sites have long term phasing plans.
- 2.4 The NPPF makes it clear that where a local authority is unable to demonstrate a five year supply its policies in relation to the supply of housing cannot be viewed to be up-to-date and as such its ability to determine applications in relation to its local planning policies is significantly weakened (paragraph 49 of the NPPF).
- 2.5 In such circumstances the NPPF states in paragraph 14 that decisions should be made in accordance with the presumption in favour of sustainable development. For decision making this means:

Where the development plan, in relation to its housing supply, is out of date granting permission unless:

- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or
- Specific policies within the framework indicate development should be restricted.

Housing Requirement

- 2.6 The housing requirement is that currently set by the 2008 Core Strategy. This sets a requirement for the period 2003-2021 of 7,200 dwellings, equivalent to 400 dwellings per annum and 2,000 dwellings over a five year period.
- 2.7 The current 400 per annum figure was established through the regional planning process. As members will be aware this level of planning has now been abolished with local authorities now given responsibility for determining their own development needs.
- 2.8 The city council is currently in the process of determining its future housing requirement. When adopted the new housing requirement will set the context for determining the council's five year housing land supply position.
- 2.9 It should be noted that whilst this authority still uses the adopted 400 per annum figure as its housing requirement the use of historic Regional Strategy based figures are being increasingly challenged at appeal. This is confirmed by the High Court Gallagher Homes decision (Gallagher Homes Ltd & Another) v Solihull Metropolitan Borough Council) (EWHC 1283) which upheld a judicial review by Gallagher Homes that Solihull Metropolitan district council

had failed to take account of policy changes introduced by the NPPF in calculating its housing supply. The Judge concluded that extreme caution should be taken in using historic Regional Strategy based figures.

- 2.10 This view is confirmed in paragraph 30 of the National Planning Practice Guide which has been prepared by central government to support the NPPF. This states that evidence which dates back several years such as that drawn from now revoked Regional Strategies may not reflect current needs and that information provided in the latest full assessment of housing need should be considered.

NPPF Buffer

- 2.11 Having established the housing requirement the next stage in calculating the council's five year supply position is to determine whether a 5% or 20% buffer should be applied to this figure.
- 2.12 Paragraph 47 of the NPPF requires all authorities to apply a 5% buffer to their housing requirement. The purpose of which is to increase the stock of housing consents in an area so that more opportunities are provided for housing to come through the system and deliver the housing needs of the community. Importantly this does not increase the overall requirement of an area and is simply moved forward from the later part of the plan period. The overall housing requirement, as currently adopted, remains 7,200 dwellings.
- 2.13 Where an authority has a record of persistent under delivery of housing the NPPF requires the buffer to be increased to 20%.
- 2.14 There is no definition of persistent under delivery and it is for each local authority to determine which level of buffer to apply.
- 2.15 As reported in table 1 below the council has consistently under delivered against its housing requirement over recent years. As of the 31st March 2015 the council was in a position of undersupply by 1,622 dwellings.

Table 1 – Historic Housing Completions

Financial Year	Core Strategy Housing Requirement	Dwelling Completions (of which are student and other residential institution units)	Actual over/under completions
2003/04	400	556	156
2004/05	400	348	-52
2005/06	400	253	-147
2006/07	400	182	-218
2007/08	400	350	-50
2008/09	400	330	-70
2009/10	400	121	-279
2010/11	400	79	-321
2011/12	400	99	-301
2012/13	400	243 (68)	-157
2013/14	400	144 (3)	-256
2014/15	400	473 (48)	73
Running Total	4,800	3,178	-1,622

- 2.16 Whilst historically under delivering, completions for the most recent financial year, 2014/15, report improved conditions with 473 dwellings completed, exceeding the housing requirement for the first time in 11 years. Officers have therefore taken the view that the definition of persistent under delivery is no longer appropriate since it can no longer be claimed that this authority is in a position of continued under delivery against its housing requirement. The lower 5% buffer has therefore been applied.
- 2.17 Application of the 5% buffer increases the five year housing requirement to 2,100 dwellings.
- 2.18 Again this is likely to be challenged at appeal. Research undertaken by the Campaign to Protect Rural England (CPRE) notes that since the publication of the NPPF two thirds of appeals for residential development on greenfield land have applied the 20% buffer with appeals noting that where delivery is noted to have fallen short on a continuous basis, a 20% buffer should be applied. Very few authorities have been able to justify a 5% buffer at appeal.
- 2.19 Whilst Officers would argue that the low levels of completions is beyond the control of the council, coinciding with both the policy of constraint in the early part of this century and then more recently the economic recession, this is likely to be given little weight at appeal. Recent appeal decisions have confirmed that the economic downturn should not be used as a reason for not applying the 20% buffer.

Under-delivery

- 2.20 As reported above the council starts the current five year period in a position of under-supply, having failed to deliver 1,622 dwellings of its housing requirement.
- 2.21 Any shortfall in delivery represents unmet need. This need still needs to be addressed with local authorities required to meet their full housing requirement for the plan period. The 1,622 dwellings cannot therefore be discounted.
- 2.22 Whilst not prescribing how an authority should address under-delivery there are two main methods used by local authorities: the Sedgefield Method and the Liverpool Method. Both methods were established at planning appeals and both have been used at subsequent appeals. It should be noted that generally the Sedgefield method is the more favoured method at appeal.
- 2.23 Under the Liverpool method any past period of under-delivery is spread across the remainder of the plan period. In our case this would spread the 1,622 dwellings over the remaining 6 years of the plan period, resulting in an additional 270 dwellings per annum. Whilst this approach has experienced some success at appeal it is generally not favoured, being at odds with the government's requirement for local authorities to significantly boost the supply of housing.
- 2.24 The Sedgefield method by contrast requires past periods of under-delivery to be addressed within the next five year period. For Lancaster district this results in an additional 324 dwellings per annum over the next five years.
- 2.25 As noted above the Sedgefield method is emerging as the favoured approach

for dealing with this issue at appeal. It is also noted to be the approach promoted by central government with the Planning Practice Guide stating that local authorities should aim to deal with any undersupply within the first 5 years of the plan period, where possible (paragraph 35).

- 2.26 In line with best practice this authority applies the Sedgefield method when calculating its five year housing land supply.

Five Year Housing Requirement

- 2.27 In view of the above information the 'Five Year Housing Land Supply Position' reports the following calculation

Five year housing requirement
 $7/200/18 \times 5 = \mathbf{2,000}$
+
5% NPPF Buffer = **100**
+
Previous undersupply = **1,622**
=
3,722 dwelling requirement over 5 years or 744 dwelling requirement per annum

Student and Institutional completions

- 2.28 Student and institutional completions completed since 2012 are included within the supply position for the district. This follows revised guidance by the Government in relation to housing monitoring data and then more recently under paragraphs 37 and 38 of the Planning Practice Guide.
- 2.29 In line with best practice properties are converted into dwelling units, with each unit counted separately. For example a student hall with 8 bedrooms and a kitchen and living space would be counted as 1 dwelling unit.
- 2.30 A total of 230 student bedrooms have been recorded in the district since 2012, equivalent to 42 units. 98 institutional bedroom completions have been recorded since 2012 equivalent to 77 units.
- 2.31 Whilst officers have included these completions it should again be noted that this inclusion is likely to be challenged. A recent High Court decision (June 2015) (Waddeton Park versus Exeter City Council) confirms that for student housing to be included within the five year housing land supply position it must have been explicitly included within the original assessment of housing market need. The court also made clear that council's wishing to include student housing in their figures must be able to show strong evidence that the development will release other housing into the market.
- 2.32 Student housing and other institutional housing were not included as part of the calculation of housing need within the 400 per annum housing requirement of the Regional Strategy. The council is therefore likely to face significant challenge on the inclusion of this data.

Calculating future housing land supply

2.33 The calculation of what contributes to the district's future housing land supply is based on an assessment of:

- sites with planning permission; and
- sites identified through the allocation process (Strategic Housing Land Availability Assessment (SHLAA)).

2.34 For a site to be included within the council's five year supply it must be deliverable. As identified earlier in this report the definition of what constitutes deliverable development is expanded upon under footnote 11 of the NPPF.

Sites with planning permission

2.35 Whilst the NPPF states that sites with planning permission should be considered deliverable it clarifies that this may not always be the case with a number of caveats noted (e.g. where a scheme is no longer viable, there is no longer demand for the type of units or sites have long term phasing plans).

2.36 As of the 1st April 2015 the housing commitment for the district stood at 2,615 dwellings. Of these permission Officers have identified 1,863 dwellings as being expected to be delivered within the next 5 years, 71% of the total commitment.

2.37 It is understood that members are interested in understanding why all of the 2,615 dwellings with permission are not included within the five year supply. The main reasons for this are:

- Long term phasing plans - not all of the sites will be completed within the next five years. Evidence and dialogue with developers indicate an average annual build out rate of 30 dwellings per annum per site with developers in general unable to build out at rates much beyond this, often relying on sales on these completions before advancing further development.

712 dwellings from approved large sites (27% of the total commitment) in the district are expected to continue to be built out past the five year period and as such cannot be included within the 5 year supply. This includes anticipated completions at Lundsfield Quarry in Carnforth (110 dwellings), Luneside East in Lancaster (29 dwellings) and the former Pontins Holiday Camp at Middleton (573 dwellings).

- Anticipated lapses in permissions – not all small sites will be built out. Generally a lapse rate of 5-10% is applied by local authorities.

331 small sites have planning permission. In calculating the five year supply position an assumption has been made that just under 10% of these will not be built out, equivalent to 30 dwellings. This is supported by a recent appeal at Stratford upon Avon (APP/J3720/A/14/2215757) which recommended a 10% lapse rate.

- No allowance has currently been made for completions delivered through the prior approval route.

This is a new area of planning which allows in certain circumstances the change of use from an office to residential development without planning permission. To date 10 dwellings have been approved through this route. As this is a new area of planning Officers have not forward planned potential completions from prior approvals. Whilst the number of dwellings delivered via this route is likely to be small officers will keep this under review.

Strategic Housing Land Availability Assessment (SHLAA)

- 2.38 644 dwellings identified through the 2014 SHLAA are anticipated to be delivered in the next five year period. These are sites that do not yet benefit from planning permission but based on a detailed assessment of deliverability are viewed to be deliverable in the next five years.
- 2.39 Whilst paragraph 31 of the Planning Practice Guidance allows for the inclusion of sites that do not yet currently benefit from planning permission the council is likely to face challenges from the development industry on the deliverability of these sites.

Five Year Housing Land Supply Position

- 2.40 As identified above the council has identified a five year supply of 2,507 dwellings. Based on the adjusted 744 dwelling per annum housing figure (400 dwelling requirement + 5% buffer + undersupply) the council is able to demonstrate **3.4 years of supply** (2,615/744).

3.0 Conclusion

- 3.1 The council is currently unable to demonstrate that it can evidence a 5-year housing land supply. This report has set out the methodology followed by officers in arriving at this position, highlighting the use of best practice at other local authorities, appeals and judicial review decisions from the Planning Inspectorate and High Court and, importantly, the application of national policy and guidance. Members are also highlighted of the recent dismissal at appeal of 12 dwellings at Aldcliffe. This provides further support to the council's five year housing land supply methodology with the Inspector supporting the approach followed by the council in calculating this figure (appendix 2). Officers are confident that the methodology presented represents a comprehensive and robust approach to the calculation of its five year housing land supply position.
- 3.2 The report confirms that this position is calculated on the basis of the housing requirement of 400 dwellings per annum, this is established by the adopted Core Strategy. The start date for this figure is 2003. This is the local development plan position and it will remain the local development plan position until a replacement strategic plan is prepared and adopted. The council is currently preparing a new local plan that will set a new requirement figure.
- 3.3 In line with paragraph 47 of the NPPF a 5% buffer (extra) is additionally applied to the 400 housing requirement (moved forward from later in the plan period). This 5% figure is the lower of the two buffer figures which the NPPF directs must be applied. In circumstances where there has been persistent under delivery the NPPF directs that the buffer added should be 20% of the

five-year requirement. The council has achieved lower than the annualised requirement in every year between 2003/04-2013/14, however, because last year delivery exceeded the annualised requirement (that is 473 dwellings were completed) Council officers have taken the view that the condition of “persistence” no longer applies: thus the lower of the NPPF buffer directions (i.e. 5%) is being applied by officers to the 2,000 dwelling five-year requirement. The current rate of under-delivery stands at 1,622 dwellings. Taking these factors into account the five-year dwelling requirement is 2,100 plus the 1,622 under delivery. At a total of 3,720 dwellings, this means that in order to demonstrate a five-year land supply the council would need to evidence how it intends to see an average of 744 dwellings delivered over *each* of the next five years.

- 3.4 The report goes onto describe how officers can identify a five-year supply that of 2,507 dwellings.
- 3.5 This includes sites with planning permission and additionally sites identified through the SHLAA process, the latter of which do not benefit from planning permission. The SHLAA provides an assessment of supply across the district; the delivery prospects of all sites known to council officers is assessed. It is unlikely that further supply could come forward in addition to the sites shown in this document. As noted in the report the incorporation of SHLAA sites can be considered optimistic as these sites do not currently benefit from planning permission. In the event that planning applications are received on these SHLAA sites the community has the right to object to these proposals, even though the council is already counting delivery from these sites in the supply.
- 3.5 It is for very good reasons that not all sites that have consent are included in the five year supply figure. Officers have determined that more than 70% of the overall commitment, of 2,615 approved dwellings, will be completed over the next five years. More than 25% of the commitment will be completed in subsequent years. Should the council refuse a residential planning application then if that is the subject to an appeal, evidence on delivery of individual sites will be tested at appeal. The council will have to demonstrate how it knows that any individual site is to be developed; in practice delivery cannot be based upon an assumption that a site will be delivered due to the existence of a permission.
- 3.6 The report has also confirmed that student and other institutional housing completions are included within completion figures for the district. The inclusion of student and institutional equivalent completions against the overall requirement does need to be treated with caution; as student and institutional needs are not included in the calculation established the 400 per annum housing requirement. Members are advised that at any planning appeal the inclusion of student and institutional completions is likely to be challenged.
- 3.7 Based on the described methodology officers report a five-year housing land position, as of the 31st March 2015, of 3.4 years. Whilst officers consider this to be a reasonably robust approach it should be noted that at planning appeals the council’s calculation will face significant challenge from the development industry. The advice provided by officers is a local application of national principles that are well understood. It is unclear how alternative approaches could be advanced.

- 3.8 Additional information is being presented by Officers at the 14th October meeting. This will include further details on the sites included within the housing trajectory as well as an opportunity for further analysis and discussion.

CONCLUSION OF IMPACT ASSESSMENT

(including Health & Safety, Equality & Diversity, Human Rights, Community Safety, Sustainability and Rural Proofing)

Failure to deliver the district's housing needs would result in the council failing in its responsibility to meet the development needs of the district. This would have clear health and equality impacts for residents.

National planning policy makes it clear that local authorities should be looking to boost significantly the supply of housing. There is therefore a clear presumption that the council should be positively planning to meet its housing needs. Failure to do this would result in existing and future resident housing needs not being met.

LEGAL IMPLICATIONS

Any legal challenge to the Council's position on housing supply would be by way of a planning appeal against the refusal of planning permission to the Secretary of State under Section 78 of the Town and Country Planning Act 1990 or via judicial review if it was considered that the authority acted unlawfully in making its planning decision.

FINANCIAL IMPLICATIONS

Adoption of an alternative approach would increase the council's vulnerability to legal challenge resulting in increased attendance at appeal, additional legal costs and officer time together with potential cost claims if it could be demonstrated that the council acted unreasonably.

OTHER RESOURCE IMPLICATIONS

Human Resources:

Adoption of an alternative approach is likely to have increased resource implication with increased officer time spent defending the council's position.

Information Services:

No implications for Information Services.

Property:

No implications for Property Services.

Open Spaces:

No implications for Open Space.

SECTION 151 OFFICER'S COMMENTS

The Section 151 Officer has been consulted and has no further comments.

MONITORING OFFICER'S COMMENTS

The Deputy Monitoring Officer has been consulted and has no further comments.

BACKGROUND PAPERS

National Planning Policy Framework (2012)

National Planning Policy Guidance (2015)

Five Year Housing Land Supply Position
(September 2015)

Contact Officer: Rebecca Richards
(Planning Policy Officer)

Telephone: 01524 582591

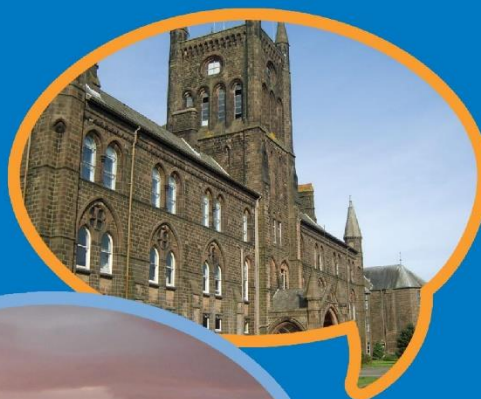
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Ref: N/A



A Local Plan for Lancaster District

Five year housing land supply position



September 2015

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Appendix 1 – Five year housing land supply housing trajectory	

1. Introduction

- 1.1 This statement has been prepared, and should be read in conjunction, with the 2015 Housing Land Monitoring Report (HLMR). The statement describes the council's five year housing land supply position.
- 1.2 The statement is supported by a detailed housing trajectory setting out the sites where the council anticipates delivery and the expected rate of completions envisaged on each site. Completions are reported against the council's adopted Core Strategy housing requirement of 400 dwellings per annum.
- 1.3 The delivery projections of sites contained within the trajectory is based on the conclusions of the council's 2014 Strategic Housing Land Availability Assessment (SHLAA) and new information from developers and agents where available. The 2014 SHLAA dwelling numbers and projected delivery rates have been updated where new information is available.
- 1.4 Whilst neither this report nor the 2015 HLMR are able to set out policy they are material considerations in the determination of planning applications for dwellings, for proposals which result in the significant loss of dwellings (either through demolition or change of use) and for proposals which affect land which could be considered suitable for housing development.

2. Background

- 2.1 Local authorities are required to plan for and identify a continuous supply of housing that is appropriate to the specific needs, characteristics and requirements of local communities in order to meet their full objectively assessed housing needs.
- 2.2 The National Planning Policy Framework (NPPF) (March, 2012) makes it clear that in planning for new homes local authorities must identify and update annually a supply of specific deliverable sites sufficient to provide five years of their housing requirement with an additional 5% buffer to ensure choice and competition in the market. The NPPF states that where there has been a record of persistent under delivery of housing, the buffer should be increased to 20%.
- 2.3 The NPPF makes clear that where a local authority is unable to demonstrate a five year supply its policies in relation to the supply of housing cannot be viewed to be up-to-date and as such its ability to determine applications in relation to its local planning policies is significantly weakened.
- 2.4 In such circumstances the NPPF states that decisions should be made in accordance with the presumption in favour of sustainable development. For decision making this means:

Where the development plan, in relation to its housing supply, is out of date granting permission unless:

- Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole; or
- specific policies within the framework indicate development should be restricted.

- 2.5 How a local authority intends to meet its five year housing requirement should be described in a housing trajectory, illustrating the expected rate of housing delivery through this period.
- 2.6 The council has prepared a housing trajectory to support this paper. This utilise information from the 2014 Strategic Housing Land Availability Assessment (SHLAA) of the district. The methodology for which is described in more detail from the following link <http://www.lancaster.gov.uk/planning/local-plan/evidence--monitoring-and-information/housing/strategic-housing-land-availability-assessment-shlaa/>
- 2.7 In identifying sites the SHLAA utilised information from the following sources:
- Sites with planning permission;
 - Existing Local Plan allocations;
 - Sites submitted and assessed through the 2008 SHLAA process;
 - Sites submitted through the 2011 and 2013 call for sites process;
 - Sites submitted through the wider Local Plan consultation process; and
 - Sites identified through other evidence base sources.
- 2.8 All sites above 0.4 hectares or 4 dwellings were then subject to a detailed deliverability assessment. This investigated their suitability, availability and achievability for housing taking account of a range of factors including ownership information (including any leaseholds and tenancies), developer interest, constraints (flood risk, environmental and highway designations) utility and infrastructure information as well as dialogue with agents, landowners and other council officer colleagues.
- 2.9 Using this information officers have been able to prepare an up to date housing trajectory for the district. This information is reviewed annually as part of the HLMR process taking account of new information from developers and agents. Information on new sites is also provided as and where they are identified. The deliverability assessment within the trajectory has been updated to reflect this information.

3. Five Year Housing Land Supply

- 3.1 As identified above local authorities are required to identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing requirement with an additional buffer (moved forward from later in the plan period).
- 3.2 Whilst under review the housing requirement for the district remains that currently described in the Core Strategy. This sets a requirement of 400 dwellings per annum equivalent to 7,200 new dwellings for the period 2003/04 to 2021/22. The council's five year housing land supply has been prepared in this context (trajectory 1).

Recent housing delivery

3.3 Housing completions since 2003/04 are set out in table 1 below.

Table 1 – Housing completions 2003/04 – 2013/14

Financial Year	Core Strategy Housing Requirement	Dwelling Completions (of which are student and other residential institution units)	Actual over/under completions
2003/04	400	556	156
2004/05	400	348	-52
2005/06	400	253	-147
2006/07	400	182	-218
2007/08	400	350	-50
2008/09	400	330	-70
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2013/14	400	144 (3)	-256
2014/15	400	473 (48)	73
Running Total	4,800	3,178	-1,622

Shortfall in delivery

- 3.4 The NPPF does not provide any guidance on the meaning of a 'record of persistent under-delivery' and as such it is for officers to interpret the meaning of this phrase and determine the appropriate level of buffer to apply to its five year housing land supply position.
- 3.5 It is officers view that having regard to the definition of 'persistent' it is no longer appropriate to apply the 20% buffer since it can no longer be claimed, as evidenced by completions this year, to be in a position of continuing to under-deliver against its adopted housing requirement. The council has in fact exceeded its housing requirement in the reported monitoring period confirming that, whilst in the past it has under delivered, completions this year and in future years are in fact projected to exceed the housing requirement for the district putting into question the definition of 'persistent'. In view of this the five year housing calculation uses the 5% buffer and not the 20% buffer.

Five year housing land supply position

Calculating the housing requirement – Sedgfield Method

- 3.6 As identified above Lancaster City Council has failed to deliver its housing requirement over recent years and starts the next five year period in a position of undersupply. Recent appeal decisions relating to housing land supply advise Local Authorities to apply the Sedgfield method for calculating future delivery when dealing with a period of undersupply. Under this approach any shortfall in housing from previous years is added to the next five years of the plan period.

3.7 Using this method the total requirement is generated for the plan period. This is then divided by the number of years in the plan period and multiplied by five to achieve a base five year housing requirement. The NPPF buffer is then applied (in Lancaster’s case 5%) to the requirement. As identified above previous periods of undersupply must then be included. As such the method for describing the districts five year housing requirement is described below:

$$\begin{aligned} &\textbf{Five year housing requirement} \\ &= \\ &\textbf{7200/number of years in the Plan Period) x 5} \\ &+ \\ &\textbf{Buffer @ 5\%} \\ &+ \\ &\textbf{Housing shortfall since the beginning of the plan period} \end{aligned}$$

Five year housing requirement

3.11 Following the method above the calculation for the district’s five year housing land supply position at 1st April 2015 is as follows:

$$\begin{aligned} &\textbf{Five year requirement} \\ &\textbf{7,200/18 x 5= 2,000} \\ &+ \\ &\textbf{Buffer @ 5%= 2,100} \\ &+ \\ &\textbf{Previous undersupply = 1,622} \\ &= \\ &\textbf{3,722 or 744 homes per annum} \end{aligned}$$

3.12 Consequently using the Sedgfield method it is calculated that Lancaster’s housing requirement over the next five year period is 3,722 dwellings or 744 dwellings per annum.

Current housing supply

- 3.13 As of the 1st April 2015 Lancaster District had an assessed five year housing land supply of 2,507 homes. This includes 1,863 homes with planning permission and a further 644 identified through the SHLAA, these are those sites which do not currently benefit from planning permission but through the SHLAA process have been assessed as being potentially deliverable for housing in the next five year period.
- 3.15 In view of the level of work undertaken through the SHLAA it was not determined appropriate at this point in time to include an allowance for windfall allowances. It is the council's view that given the amount of sites submitted and assessed through the SHLAA process and in view of the currency of this work it would not be appropriate or realistic to expect a large level of unknown sites to come forward at this point in time. An allowance for windfalls has not therefore been included.
- 3.16 It should also be noted that in monitoring future delivery the council has not forward planned the completion of student and other institutional accommodation. These will be included as part of the completion figures recorded through the HLMR process.
- 3.18 Taking into account the above housing requirement calculation it is the council's case that based on its adopted housing requirement of 400 dwellings per annum it is able to demonstrate **3.4 years** worth of supply.
- 3.19 It remains the case that the council is unable to demonstrate a 5 year housing supply.

4. Conclusion

- 4.1 The accompanying trajectory confirms that the council, based on current identified supply, is unable to meet its short term housing needs. As a consequence there is a clear expectation that unless material considerations imply otherwise sites that offer the opportunity to deliver additional housing should be considered favourably. The failure to demonstrate a five year housing requirement will be a significant consideration in the determination of planning applications. In such circumstances the council will have to balance carefully the effects of proposals against the significant need for new homes.
- 4.2 Opportunities to address the longer term delivery of housing are currently under investigation as part of the Land Allocations process. This will be reported separately as part of the Land Allocations process.

For further information on individual housing sites and other housing monitoring issues in Lancaster district please contact:

The Planning and Housing Policy Team
Regeneration and Planning Service
Lancaster City council
PO Box 4
Town Hall
Dalton Square
Lancaster
LA1 1QR

Email: planningpolicy@lancaster.gov.uk
Telephone: 01524 582519

Other Small Site Approvals	17-19 Northumberland Street, Morecambe 90 Land opposite Greendale Drive, Mill Lane, Warton Brindle Close, Lancaster			144		16	8	10	11											8	21 16
Total Small Site Completions			144		104	92	42	91	4	10											126
Total Committed Supply				473		405	430	460	292	276											1863
Assessed housing supply (2014 SH LA)																					
	11 Land east of Arkholme Methodist Church 32 Railway crossing, St Michaels Lane, Bolton-le-Sands 34b Coastal Road, Bolton-le-Sands								6	4											10 0 42
	42 Land North of Brewers Barn, North Road 43 Brewers Barn, North Road								20	22											0 0 0
	44 Springwood, Camforth 47 Greengate Lane, Camforth									9											9 9 0
	57 Land South Of Camforth Cemetery, Kellert Road 68 24 Haws Avenue 75 Keer Bridge, Camforth																				0 0 0 0
	76 Norfolk Service Station, Scotland Road 83 Windermere Road Garages 84 Former TDG Site, Warton Road																				0 0 0 0
	90 Land West Of Mill Lane 99 Land West Of Quernmore Lane 100 Land South West Of Quernmore Lane									22											22 0 0
	101 Land East And South Of Catton Community Primary School 108 Sand Villa Farm, Marsh Lane 109 Woodlands, Garsang Road																				1 1 1 1
	120 Burr Tree Meadow, A85 125 Land east of Corress Farm, Anyon Lane, Dolphinholme 126 Land North Of Dolphinholme Cot E Primary School, Star Bank Lane									5	13										18 0 0
	127 Land West Of Starbank Lane 129 Land North Of Anyon Lane 130 Land north of Abbeystead Road																				0 0 0
	140 Galgate Mill, Chapel Lane 142 Land North Of Stoney Lane 147 Land East Of Ellet House, Chapel Lane				15			30	26												0 71 0
	156 Land East Of Village Hall, Brodrie Hill 157 Land East Of Tibbarn Hill 163 Land North Of High Road 167 Land South Of Low Road								5												5 0 0 0
	207 Garage, Grosvenor Road 208 Sunacre Court, Heysham 220 Vacant Land, Draycombe Court, Draycombe Drive																				0 0 0 0
	241 Barn North East Of Ingleborough View 245 Land adjacent to Royal Oak Meadow, Melling Road, Hornby 259 Land South West Of Bailrigg Lane, Bailrigg Village																				9 20 0
	265 Ridge Hotel, Lancaster 267 Land at Royal Albert Fields, Ashton Road, Lancaster 296 Derwent Court, Lancaster																				6 0 0 0
	304 Royal Albert Fields North, Ashton Road 323 Damside Street Car Park, North Of 50-62 Church Street 328 Grab Lane, Lancaster																				0 0 0 0
	329 The Greaves Hotel, Lancaster 331 The Knoll, Westbourne Road																				17 0 54 1

334 Land North, And East Of Bailrigg Lane														0
437 1-3 Osborne Grove														5
341 Land At Whinny Carr, Carr Lane														0
350 Canal Corridor North Development Site														0
351 Land North Of Bailrigg Lane														0
376 Ridge Lea Hospital														0
378 Land North Of Quermore Road														0
385 Land East Of Deep Cutting Farm, Ashton Road														0
386 Land South Of Pinewood Close, Ashton Road														0
389 Land North Of Newlands Road														0
391 Stone Row Head														0
393 Land North Of Ambleside Road And Honister Road														15
397 Land South East Of Lancaster Leisure Park, Wyresdale Road														0
398 Moor Park, Quermore Road														35
410 Land North Of Carr Lane														25
481 Morecambe Town Hall Car Park														0
492 Club, Victoria Street, Morecambe														8
506 Nursery On White Lund Road, White Lund														0
510 Land South Of Betony Road														1
511 Land West Of 113 White Lund Road, Oxcliffe Road														4
522 179 Torrishome Road, Lancaster														0
525 Land at Regents Bridge, Morecambe														20
540 Grove Street Depot, Morecambe														8
553 Playing Field, Acre Moss Lane														0
554 Land East Of Briar Lea Road														0
559 Yard Area, Old Hall Farm														4
560 Land North Of Winder Garth And Kirkby Lonsdale Road														32
574 Langthwaite Filter House, Langthwaite Road														2
637 Land North Of Homes, Wernington Road														0
638 Appletree Barn														4
639 Wood Ho														6
643 Land East Of Home Farm Close														0
Assessed Supply Delivered				15	103	113	228	185	644					
Total Committed + Assessed Supply				420	533	573	620	461	2507					
TOTAL SUPPLY				420	533	573	520	461	2507					
Running Supply (including Supply to date)				420	953	1526	2046	2507						
Base Housing Requirement		400		400	400	400	400	400						
Balance (Annual Under/Over Delivery)				-1602	-1469	-1296	-1176	-1115						

Appeal Decision

Hearing held on 3 September 2015

Site visit made on 3 September 2015

by David Spencer BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 2 October 2015

Appeal Ref: APP/A2335/W/15/3033373

Land off Aldcliffe Hall Lane, Aldcliffe, Lancaster LA1 5BQ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Mr Mustaq Mister against the decision of Lancaster City Council.
 - The application Ref 14/00626/OUT, dated 5 June 2014, was refused by notice dated 12 November 2014.
 - The development proposed is outline planning application for erection of up to 12 No. two storey dwellings (including access) with all other matters reserved.
-

Decision

1. The appeal is dismissed.

Procedural Matters

2. The application was submitted in outline with all matters reserved except for highway access. Nevertheless it was accompanied by supporting information including, amongst other things, a transport statement including survey work, a Landscape and Visual Appraisal, a Habitat Regulations Assessment, a flood risk assessment, arboricultural reports and an extended phase 1 habitat survey.
3. The accompanied site visit took place after the hearing on 3 September. I informed the hearing that I had made an unaccompanied site visit on 2 September to the appeal location, including the nearby National Cycle Route, the public footpath to the south and east of the appeal site and the settlements of Stodday and Heaton in the Lune Estuary. Parties at the hearing confirmed that they were satisfied that I had visited these locations on an unaccompanied basis.
4. At the hearing the appellant submitted a planning obligation under the provisions of Section 106 of the Town and Country Planning Act 1990 in the form of a Unilateral Undertaking (UU). I am satisfied that the Local Planning Authority has had an input into the content of the UU, particularly the provisions relating to affordable housing. However, various ancillary parts of the UU were not provided at the hearing. Consequently, and at my request, the appellant provided a complete version of the UU after the hearing closed. The proposed contributions in the complete UU would need to be assessed against the statutory tests set out in the Community Infrastructure Levy (CIL) Regulations 2010.

Background and Main Issues

5. The Council as part of its appeal submissions, in light of further representations from Natural England informed by the Habitat Regulations Assessment submitted by the appellant with the appeal, no longer sought to pursue its reason for refusal relating to a precautionary approach on uncertain impacts for protected European habitats. I have considered the comments of Natural England¹, who are the government's statutory adviser for the natural environment in England, and given they no longer object to the proposal I do not consider the matter to be a main issue for this appeal. However, biodiversity at the site has been raised by a number of third parties and I will deal with this in the decision.
6. It has also been put to me that the wider sustainability of Aldcliffe for the scale of development proposed is a main issue for this appeal. This is a debatable point and one which is presently intertwined with the supply of deliverable housing land in the District. I have written evidence before me on these matters and a notable part of the hearing was taken up discussing the location of Aldcliffe, the planning policy position and current housing land supply. I therefore consider that no party would be prejudiced were I to consider sustainability of location as a main issue including the appeal location in terms of planning policy and housing land supply.
7. The main issues in this appeal are therefore:
 - Whether the proposal would be in a sustainable location;
 - The effect of the proposed access arrangement on the safety of vehicular and other highway users on Aldcliffe Hall Lane; and
 - The effect of the proposed development on the character and appearance of Aldcliffe Hall Lane and the surrounding area, having particular regard to the location of the appeal site within the low coastal Drumlins landscape character type.

Reasons*Policy Context, housing land supply and sustainable location*

8. The development plan for the area comprises of those policies of the Lancaster District Local Development Framework Core Strategy 2008 (the CS) and the more recently adopted Development Management Development Plan Document 2014 (the DMDPD). It also includes those saved policies from the Lancaster District Plan 1996-2016 which was adopted in 2004 and reviewed in 2008. The overarching spatial strategy and growth levels for the District are set out in the CS which adopts an urban concentration strategy to deliver growth of 400 net new dwellings per annum which is based on the former Regional Spatial Strategy (RSS) requirement.
9. The Council is working towards a new Local Plan for Lancaster District 2011-2031 of which the DMDPD will be part of a suite of planning documents. It will be accompanied by a Land Allocations DPD which will translate revised housing requirements into a strategy of sites to meet future development needs in the District. Whilst there is no draft version of a Site Allocations document before

¹ Letter from Natural England dated 6 August 2015

me, I was advised that the DPD will be submitted for examination in 2016 and that presently five strategic options were being explored as part of the consultation process. These options respond to ongoing work by Turley Associates on the objectively assessed housing need (OAHN) for the District. I was informed that initial housing requirement outputs from this work represented an appreciable upwards step-change for housing delivery in the District based on the latest household projections and updated work on employment land modelling.

10. I understand that these figures are being questioned at a local level in the District as part of the Local Plan process. However, I have very little evidence to confirm that OAHN going forward will remain at the RSS levels given the various requirements at paragraph 47 of the National Planning Policy Framework (NPPF) to significantly boost the supply of housing. Additionally, past performance also points to a need to increase the supply of deliverable housing land in the District given that the annual 400 dwelling target has only been delivered once in the past five years. Consequently, local housing need within the wider strategic housing market area is not being met. Factoring in the backlog arising from under-performance and applying the Sedgefield methodology with a generous 5% buffer still results in a yearly target of 744 dwellings to be delivered over the next 5 years to help towards a balanced housing market. Against this requirement the Council acknowledges it only has a 3.3 year supply of deliverable housing land².
11. In my view, this is a serious and significant shortfall. The Council submits that the shortfall is primarily accountable for by recessionary factors and that recent performance has improved, notably in 2014/15. It was also put to me that small sites, such as the appeal site would do little to remedy the scale of the shortfall. However, the Site Allocations DPD remains some two years from adoption and as such there cannot be a moratorium in the interim on releasing deliverable³ housing land, however small the scale, given the extent of the shortfall. Accordingly, paragraph 49 of the NPPF applies in that housing applications should be considered in the context of the presumption in favour of sustainable development⁴ and that relevant policies for the supply of housing should not be considered up-to-date.
12. Aldcliffe is a small rural settlement with no services or facilities and no bus service, as a consequence occupants of the appeal proposal would be reliant on the use of the car and the proposal would not maintain or enhance the vitality of the local community. It was therefore put to me that limited sustainability credentials of location would mean the appeal proposal would be contrary to DMDPD Policy DM42. The appellant avers that Policy DM42 titled 'Managing Rural Housing Growth' is relevant to the supply of housing and has referred to case law⁵ that it should be considered out-of-date in light of the housing land supply.
13. From the evidence before me I am not persuaded that Policy DM42 has been applied by the Council as an in-principle barrier to further housing growth of the scale proposed. The Council's assessment of the appeal proposal carefully

² Doc 6, paragraph 3.18

³ As per the definition at footnote 11 to Paragraph 47 of NPPF

⁴ Defined at paragraph 14 of the NPPF, and in particular for decision-making the second bullet, that planning permission should be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF when taken as a whole.

⁵ Doc 2

considers Aldcliffe in relation to Policy DM42 but recognises that the proximity to the built up area of Lancaster is a notable factor. As a consequence the Council's determination of the appeal proposal states. "...the site cannot be considered to wholly geographically unsustainable."⁶ The report goes on to say. "There are deficiencies in terms of the sustainability of location, however, it is not considered that the principle of development within Aldcliffe can be ruled out particularly given the lack of a five year land supply."⁷ The same approach is reflected in the Council's approval, at the same Committee meeting that the appeal proposal was considered, for 6 dwellings on land off Aldcliffe Hall Drive, another greenfield site on the edge of the settlement⁸.

14. Whilst there may be a lack of facilities in Aldcliffe on which additional housing could rely on, the settlement is only a short distance from the built-up edge Lancaster and facilities within this city. Whilst most of these facilities are beyond a reasonable walking distance, they are nonetheless within a sensible cycling distance and only a very short journey by car. I was informed at the hearing that Aldcliffe Hall Drive was not in its entirety a public right of way and as such not a through route to Aldcliffe Road. I have little evidence to dispute this and the alternative would be to walk or cycle along Aldcliffe Road the relatively short distance to the canal tow path which provides a good off-road route into the city and its facilities. This short section of Aldcliffe Road has no footways but it is within a 30mph speed limit. Whilst I accept that it may not form a desirable pedestrian connection, I am not persuaded that the short on-road section would deter some residents from walking and I have little evidence as to why it would not form part of a safe, direct and convenient cycle route into the city. As such I share the Council's assessment that Aldcliffe is not wholly geographically unsustainable due to its proximity to Lancaster.
15. In terms of the development plan, the appeal proposal is in countryside, at the edge of a rural settlement. Policy DM42 identifies a number of sustainable rural settlements where new housing will be supported, which does not include Aldcliffe, as well as criteria setting out general requirements for rural housing. I understand that the DMDPD was examined to be found sound in the context of the NPPF and the five year land supply position. The Council also submits that Policy DM42 is not setting out housing supply figures which is represented by the 10% allowance in CS Policy SC3 and as such this DM policy only updates the development management aspect of this CS policy.
16. However, Policy DM42 identifies specific settlements and as such it potentially affects the location and distribution of housing development. It is located in a section of the DMDPD titled 'Sustainable Housing Growth'. Consequently, in light of the five year housing land supply, I do not find the approach, specifically to 'sustainable rural settlements', in Policy DM42 to be up-to-date in the context of paragraph 49 of the NPPF in that it should act as an in-principle constraint on further housing growth in other rural settlements.
17. I therefore conclude that the Council's assessment of the principle of development at the appeal location has been the correct one with regard to the broad location relative to Lancaster and the lack of a five year supply of deliverable housing land. Accordingly, this means that the proposal should be considered within the provisions of paragraph 49 and 14 of the NPPF and as

⁶ Paragraph 7.2.5, Report to Planning and Highways Regulatory Committee 10 November 2014

⁷ Paragraph 7.2.7, Report to Planning and Highways Regulatory Committee 10 November 2014

⁸ Docs 12, 13 & 14

such planning permission should be granted unless, when applying the planning balance, any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

Highway Safety

18. The appeal proposal is in outline for up to 12 dwellings and whilst it may follow that a detailed scheme could be for fewer dwellings I have nonetheless considered the proposal on the basis of the maximum 12 dwellings for highway safety purposes. Access is not reserved and a single point of vehicular access is shown onto Aldcliffe Hall Lane at a point approximately opposite the entrance to Oaklands Court, a small residential estate. Aldcliffe Hall Lane is a no through route for vehicles and varies in width. For the significant majority of its length it is predominantly narrower than 4.1metres⁹ which is a recognised width to enable two way car traffic or for a larger vehicle to pass a cyclist.
19. I have before me highway survey work outputs from the appellant recorded between 3 and 9 October 2014 and a traffic survey undertaken by the Local Highway Authority (LHA) in July 2015 which has been assessed and presented by Sanderson Associates on behalf of a third party. From what I heard at the hearing, both of these surveys were undertaken at points on Aldcliffe Hall Lane between the proposed appeal site entrance and the turn into Aldcliffe Hall Drive. Whilst I appreciate some caution may need to be applied in respect of whether some of the survey work was carried out in school holidays, both surveys confirm what I observed on site in that Aldcliffe Hall Lane can reasonably be described as a lightly trafficked route.
20. Looking at the evidence I note that the pattern of vehicle flows broadly follows what Mr Price described in evidence as "tidal", in that there are distinct AM peak and PM peak movements, generally consistent with a commuter pattern, with relatively low levels at other times of the day. Average vehicle flows (combined two flow directions) from the data available point to a maximum of 1 vehicle every 2 minutes. These low volumes are perhaps not surprising given that Aldcliffe Hall Lane at the point of access to the appeal site principally serves the small residential estates at Oaklands Court and Craiglunds Court and a small informal car park where the road terminates.
21. In terms of potential vehicular conflict, parties have applied the well-established TRICS methodology and estimated that 12 dwellings at the appeal location would generate 7 two-way vehicle movements per hour in the AM and PM peaks respectively. Taking the worst case scenario, based on available survey work this would represent an increase of some 25% on existing flows. However, it needs to be borne in mind that the appeal proposal would represent only a moderate numerical increase on the base position and as such perspective needs to be applied to the percentage increase. Accordingly, I am satisfied that vehicle movements associated with the appeal site would be small in number and the risk of conflict with additional traffic would be very slight given there are not significant volumes of two-way traffic either at the appeal site entrance or elsewhere on Aldcliffe Hall Lane.
22. In terms of the access point I note that the LHA does not object to the proposed vehicular visibility splays¹⁰. My attention has been drawn to

⁹ Paragraph 3.1.4 and Appendix D (page79 of Manual for Streets) – Sanderson Associates report

¹⁰ As shown on Drawing No. BB076-400_C

paragraph 7.5.9 of Manual for Streets (MfS)¹¹ given the notable downhill gradient for the traffic direction from the east, including cyclists. Given these conditions it is submitted that stopping distances necessitate a 38 metre splay in this direction. I noted that Aldcliffe Hall Lane is 30mph and speed survey data from both the appellant and Sandersons Associates shows traffic speeds at the 85th percentile appreciably below 30mph¹². I am not persuaded that the appellant has significantly underestimated traffic speed on Aldcliffe Hall Lane in determining the visibility splay requirement. I am also persuaded by Mr Price's submission, contrary to that presented in the Sanderson Associates report that the restricted width, the occasional bends and overall rural ambience would result in more cautious driver behaviour. This was disputed by local residents, however I was only pointed to occasional paint scrape marks on the corner of the stone wall opposite Ivy Cottage and faint tyre skid marks at the entrance to Oaklands Court. This is not persuasive evidence of regular incidences of excessive speed resulting in dangerous highway conditions.

23. Notwithstanding the gradient on Aldcliffe Hall Lane, vehicle speeds are typically below the speed limit and there is a reasonably straight alignment to the highway beyond the proposed visibility splay. Visibility is then extended to the west by the downhill traffic direction being on the outside of the curve in the highway. This visibility, in my opinion, would also safeguard against conflict with fast moving cyclists on the downhill descent. As such, although the visibility splay would be below the MfS guidance the degree of risk is significantly reduced by the alignment of the highway and cautious traffic behaviour in response to width of the highway.
24. In also considering the adequacy of the proposed visibility splays and degree of conflict on Aldcliffe Hall Lane between additional traffic generated by the appeal proposal and existing users of the lane I have looked to the available accident data¹³. I noted the submissions from local residents that approaches to the LHA and police for accident data have yielded contradictory responses on where data may be held. Local residents refer to minor collisions and vehicles being written-off but I have very little evidence on the date, scale, location or circumstances around these incidents. I do, however have 1 personal injury record and whilst it is recorded as a serious injury I noted that it occurred at 4am and involved only 1 vehicle (motorcycle). Accordingly, I am not persuaded that highway conditions in the vicinity of the appeal site are unsafe and I attach weight to the fact that the LHA has not objected on this basis and that they appear to be content with the proposed vehicular visibility splays.
25. Objectors also asserted that agricultural contractors with large vehicles use the lane, with little care or attention. However, I have very limited evidence, including from the traffic surveys, that these are regular users of the lane and their presence would particularly coincide with the AM or PM peak periods when vehicle flows would be greater. In my view users of the rural lane would be aware of the likelihood of larger and more visible agricultural vehicles and would drive accordingly. As a result I do not consider this conflict to be severe in highway safety terms.

¹¹ Appendix D, Sanderson Associates report (p91 Manual for Streets)

¹² The appellant submits eastbound speeds of 22mph and westbound speeds of 25mph; Sanderson Associates report submits eastbound speeds of 25mph and westbound speeds of 26mph (All speed measurements at 85th percentile)

¹³ Presented at Appendix G, Sanderson Associates report

26. The LHA wishes to secure a footway along the eastern visibility splay. This would extend a further 2 metres beyond the proposed vehicular splay and would require land outside of the appellant's control. Aldcliffe Hall Lane does not benefit from footways although there are sporadic street lights. There are occasional driveways where pedestrians can step aside. The appellant has also submitted that an alternative pedestrian access could be secured from the appeal site to the public footpath to the east which emerges on Aldcliffe Hall Lane close to the entrance to Aldcliffe Hall Drive. In my view this would provide an appropriate alternative route which would reduce potential conflict. However, given the highway conditions on Aldcliffe Hall Lane, including the speed limit and a notable lack of accidents, I am not persuaded that the absence of a footway along the eastern visibility splay or the presence of a small number of additional pedestrians in the highway would be severely harmful to highway safety on this rural lane.
27. I therefore conclude that the effect of the proposed access arrangement on the safety of vehicular and other highway users on Aldcliffe Hall Lane would not be severely detrimental. Whilst the visibility of the junction in the east direction is below the standards in MfS1 taking account of the gradient it is no so substandard allowing for local highway conditions that appeal proposal should be prevented on transport grounds. The residual cumulative effects are not severe and as such the proposal would not offend paragraph 32 of the NPPF.

Character and Appearance

28. Turning first to the character of Aldcliffe Hall Lane, this road starts on higher land within the settlement of Aldcliffe, however, as it descends west towards the Lune Estuary development continues on the northern side and the southern side of the lane has a distinctly rural character due to the presence of protected trees and undulating pasture land beyond. Tall verdant hedging, occasional trees and established and muted stone walling along the appeal site boundary to Aldcliffe Hall Lane positively contribute to the rural appearance which blends into the adjoining pastoral landscape.
29. Aldcliffe Lane at the appeal site sits appreciably below the land level of the appeal site such that any new access arrangement including visibility splays would have to significantly cut into the land to secure both the gradient of access and also the necessary visibility splays. Whilst this would not affect the protected trees to the east and west of the proposed access it would nonetheless remove a significant length of hedge and established stone walling across an approximate 60 metre frontage. The appellant submits that replacement stone wall and hedging¹⁴ would be provided. However the initial impact would be a striking denudation of the verdant qualities on this rural part of Aldcliffe Hall Lane, irrespective of the age or species mix of the hedge lost.
30. Whilst the proposed replacement perimeter hedging and new stone walling would partially offset the harm, it would take time to become established leaving a notable interim period when the full extent of the harmful loss of the existing rural boundary would be experienced. In any event, the proposed planting would not disguise or compensate the scarring effect that would result from the appreciable gouging into the established bank to form a replacement retaining arrangement for the higher land levels of the appeal site. Because the retaining walls and hedging would be set back behind visibility splays and

¹⁴ Indicated on Landscape Mitigation Plan, Figure 4, LVA and Drawing No. BB076-400_C

footways, the result would be a particularly urban, highways dominated threshold to the proposed development. This would conspicuously contrast with the established rural character along the southern edge of the lane.

31. Whilst I noted the entrances to Craiglands Court and Oaklands Court have a suburban character they are relatively modest in scale and appearance. In any event these developments were approved some time ago and whilst they would have undoubtedly altered the appearance of Aldcliffe Hall Lane, the effect is confined to short lengths of the northern side of the lane such that they are not dominant in the street scene. The appellant also submitted that parts of the retaining boundary wall were in poor repair and needed addressing. However, I do not see this as justification for the extensive remodelling of the present rural site boundary at the position of the proposed site access. I therefore find the location and scale of the proposed site access would harmfully erode the rural character and appearance in this part of Aldcliffe.
32. The appeal location is within the Low Coastal Drumlins landscape character area. This landscape area is defined by its relationship to coastal waters such as the nearby Lune Estuary and the distinctive undulating drumlins which are low whale-back hills surrounded by flat lowlands and shallow river valleys. The baseline description for the landscape character area states, amongst other things, that it encompasses areas of high tranquillity, particularly around the Lune Estuary¹⁵.
33. The Council made reference to valued landscapes in the context of paragraph 109 of the NPPF but there are no specific landscape designations at Aldcliffe and as such the value is primarily a local one. However, the NPPF states at paragraph 17 that it is a principle of the planning system to take account of the different roles and character of different areas, including recognising the intrinsic character and beauty of the countryside. This is reflected in DMDPD Policy DM28 which seeks to protect locally important landscapes, with specific reference to the Lune Estuary, by supporting developments which are in scale and keeping with the landscape character.
34. The current settlement at Aldcliffe is largely nestled within a fold in the topography such that more recent development at Craiglands Court and Oaklands Court are largely enveloped by landform and vegetation such that they are not prominent in the landscape. More established settlement around Bank Farm and more recent housing along Aldcliffe Hall Drive is on higher land close to the summit of the landform which rises at Aldcliffe. Whilst it was not confirmed at the hearing, the 33-35 metre AOD summit of the landform at Aldcliffe would be consistent with other drumlins in this part of the Lune Estuary. However, these higher dwellings are largely seen filtered through the mature wooded landscape, some of which is shown on historical maps¹⁶ around the former Aldcliffe Hall.
35. This arboreal envelope for existing settlement at Aldcliffe includes the protected trees to the north and east of the appeal site and the tall verdant hedge along the southern boundary to Aldcliffe Hall Lane. The appeal site occupies rising pasture land outside of this wooded setting. It is conspicuously open to the south and west as a consequence of the absence of any established southern boundary to the appeal site, the sporadic hedge and fence boundary to the

¹⁵ Paragraph 1.4.1, p4, LVA

¹⁶ Doc 9

- west from the electricity sub-station to the public footpath and the pronounced, sharply rising topography on the site, which includes an exposed slope rising in a relatively short distance from 11 metres AOD to a plateau at approximately the 22 metres AOD level.
36. The appellant has submitted a Landscape and Visual Appraisal (LVA) including a visual analysis plan¹⁷. There has been some criticism from local residents about the methodology of the appellant's LVA but I find the overall approach and study area to be appropriate. In a number of areas I share the findings of the LVA based on my own observations. A number of the nearby drumlins provide a screening landform such that the appeal site is largely not visible from the north, from the south at Stodday and from the east. I also accept that due to hedgerows and landform it would not be noticeable from Aldcliffe Road including to the south of the dwelling known as 'Croagh Patrick'.
37. However, the landform of the site, which is on the mid-slopes of the hill at Aldcliffe, faces west towards the Lune Estuary. The rising pasture land of the appeal site is clearly visible in views from Aldcliffe Hall Lane facing east from the informal car park along to West Lodge, which is a designated link to the National Cycle Route¹⁸. The site is also evidently visible from the former railway line which now forms part of the River Lune Millennium Park Multi-use Path (which forms part of National Cycle Route 6), the elevated public footpath along the embankment to the River Lune (FP31) and from gateway entrances in the public footpath (FP 50) to the south and east of the site. It is also clearly discernible in longer range views from the public highway in Heaton on the Heysham peninsula.
38. Given the degree of the visibility of the appeal site in the Low Coastal Drumlins landscape its development would conspicuously introduce a new built edge in contrast to the extensively filtered treed edge to Aldcliffe from these perspectives. The proposed dwellings would also be elevated above the existing housing at Oaklands Court and Craiglunds Court. As such the stark appearance of settlement on the mid slopes of what is a drumlin type landform would not be characteristic of these landscape features which tend to be open pasture land topped by small groups of trees or solitary established buildings. I therefore cannot share the appellant's submission, even allowing for reduced foliage on trees in winter, that the appeal proposal would be read as part of the existing settlement in Aldcliffe and would not change key landscape characteristics. It therefore follows that the effect on this locally important coastal landscape character would be significantly greater than the moderate/minor adverse impact that the appellant suggests.
39. The appellant submits that the degree of visibility from the National Cycle Route 6 would be only partial due to the varying density of vegetation along the eastern boundary of this former railway. This route is in places slightly elevated above the land to the east before it starts to slope up to towards the appeal site. In combination with some appreciable gaps and lower sections in the vegetation the appeal site is in places clearly visible to users of this route. Moreover, because there is thick vegetation on the estuary side of this path, the field of view of users of this route is predominantly towards the inland drumlins landscape including the appeal site. From my observations of being on this path, which I appreciate can only provide a snapshot, it appears to be a

¹⁷ Figure 2, Appellant's LVA

¹⁸ Doc 8

well-used by both cyclists and walkers. As such the appeal proposal would harm the experience and appreciation of this tranquil rural landscape from this public perspective and other public vantage points in the wider Lune Estuary environment including the local footpaths referred to above, Aldcliffe Hall Lane and Heaton. In my opinion, this harm would be appreciably greater than the moderate or less effect identified in the appellant's LVA.

40. I have also considered the appeal proposal's degree of compliance with the management strategy for the Low Coastal Drumlins landscape. Whilst it would not represent ribbon development that would result in amalgamation with an adjacent settlement it nonetheless remains that the appeal site would not represent an appropriate opportunity to conserve the pattern of rural settlement as the landscape strategy seeks. The boundary to settlement at Aldcliffe at the appeal location is well-defined by the established vegetation such that the appeal site does not represent a sympathetic infill site or 'rounding-off' of the settlement. Nor does it present a situation where planting would help to delineate the boundary of the settlement. Consequently, I am not persuaded that the appeal proposal would accord with the landscape strategy for this area.
41. The appeal site is a sizeable area for up to 12 dwellings and as such it would provide scope for appreciable levels of landscaping both on individual plots and more strategically at the southern edge to the site. The appellant has submitted an indicative landscape mitigation plan¹⁹ which shows that a 10 metre wide woodland buffer could be created along the southern boundary to the site and reinforcement planting around the electricity sub-station and site entrance. I accept that landscaping could be secured by condition, but at present there is negligible landscaping to the southern and western aspects of the site for additional landscaping to augment. Mr Halliday in evidence suggested a time frame of up to 10 years for woodland planting to have a meaningful mitigation effect. This is an appreciable period during which the visual impact of the appeal proposal would be widely experienced. Furthermore, because of the marked change in land levels across the site I am cautious to accept that landscaping on the lower parts of the site would adequately mitigate the visual impact. I also find merit in the Council's submission that the proposed arbitrary sub-division of this field with a woodlad belt would erode the strong field pattern identified as a key feature of the local landscape character.
42. I recognise matters such as layout are not for determination at this stage but a sizeable majority of the site is on rising land and the higher plateau of the site. Only a very small proportion is on the lower slopes close to the electricity sub-station and consequently, in my view, any efficient use of the appeal site for up to 12 dwellings would inevitably require development on the upper contours of the site. As such landform at the appeal site offers little in the way of mitigation. From the higher parts of the site it is evident that new residential development would be conspicuously elevated above the levels of Aldcliffe Hall Lane and residential development to the north. Therefore because of the significant changes in land level and the length of time it would take for any woodland buffer to become established at this exposed location I consider that the visual harm and wider landscape harm arising from a two storey residential development at the appeal site could not be adequately mitigated within an

¹⁹ Figure 4, Appellant's LVA

acceptable time period and would be greater than the generally moderate effects identified by the appellant.

43. The appeal proposal would also be noticeable from Aldcliffe Hall Lane and in the outlook from certain properties, notably West Lodge. Whilst I recognise the submission that no one has the right to a view, the visual effects of the appeal proposal for some of the properties would lead to a major/moderate effect as the appellant's LVA identifies. This visual effect may be capable of mitigation but much would depend on layout, detailed design of the dwellings and additional landscaping along Aldcliffe Hall Lane. Those are matters that could be secured by condition but as the LVA acknowledges the impact on these properties would only reduce to moderate in the medium to long term. Consequently, there would be an appreciable period when the visual impact of the appeal proposal for these dwellings would be distinctly harmful.
44. On the site visit my attention was drawn to the inter-visibility to Abraham Heights, a residential estate to the west of Lancaster city centre. This is over some distance and I am not persuaded that this limited visual connection, which cannot be widely appreciated from public vantage points, should set the pattern for development in this landscape area.
45. I was also referred to a solar farm development recently approved in the Low Coastal Drumlins landscape, a short distance to the south at Arna Wood. I have relatively few details on the size of the solar panels and the height of the framework to which they would be attached and it was confirmed to me that the proposal has yet to be implemented. However, I note from the submitted plans that whilst the site is adjacent to National Cycle Route 6 in contrast to the appeal proposal it is on lower lying land that avoids the mid and higher slopes of the drumlin at Arna Wood. I also note from the decision notice²⁰ that the proposal has a 25 year lifespan and I have little evidence that the site could not be returned to farmland after this period. As such I see little comparison with the appeal proposal. The landscape strategy for the low coastal drumlins area does not preclude development and clearly each proposal needs to be considered on its own merits and on the individual context of its location within that landscape area.
46. In the context of the particular circumstances at the appeal location, I conclude that the appeal proposal would result in significant and demonstrable harm to the character and appearance of Aldcliffe Hall Lane and the surrounding area, having particular regard to the location of the appeal site within the low coastal Drumlins landscape character type. The proposal would therefore be contrary to Core Strategy Policies SC1, SC5 and E1 which, amongst other things, require proposals to be appropriate to the character of the landscape, to preserve and enhance features of significant landscape importance and enhance the positive characteristics of the surroundings, including quality of the landscape and public realm. It would be contrary DMDPD Policies DM28, DM35 and DM41 which require, amongst other things, development in locally important landscapes, including the Lune Estuary, to be in scale and keeping with the landscape character, and for new developments to contribute positively to identify and character. It would also be contrary to saved Policy E4 of the Lancaster District Local Plan²¹ which requires development to be in keeping with the character and natural beauty of the landscape and appropriate to its

²⁰ Doc 1

²¹ Strike-Through Edition, September 2008

surroundings in terms of siting. It would also fail to accord with the objectives of the NPPF at paragraph 17 to recognise the intrinsic character and beauty of the countryside and to secure high quality design. In respect of design, this is the broader concept, as espoused at paragraph 64 of the NPPF that development should take opportunities to improve the character and quality of an area and the way it functions.

Other Matters

47. The appeal site is a short distance to the east from the Morecambe Bay Special Protection Area (SPA) and Special Area of Conservation (SAC) both of which encompass wider estuarine environments including the Lune Estuary and come under the umbrella of Natura 2000 sites. Morecambe Bay is also RAMSAR designation. It is therefore incumbent on decision makers under the Habitat Regulations²² to consider whether there would be any likely significant effects on the integrity of Natura 2000 sites. Concerns at the application stage have largely focussed on the SPA. The appellant has undertaken a Habitat Regulations Assessment (HRA) which states that the SPA is of European importance for migratory birds, notably species of geese, duck, terns and other wading birds. The HRA utilises independent bird observation records from a variety of local and national ornithological bodies and I have little reason to doubt the veracity of this evidence. Similarly, Natural England having considered the HRA and the evidence within it has agreed with its conclusion that the proposal would not have a likely significant effect on the Morecambe Bay SPA, SAC and Ramsar. I attach significant weight to the views of Natural England as the statutory adviser on the natural environment in England.

Local residents submit, and I have some supporting photographic evidence, that the appeal site is used for feeding, particularly in winter months, by bird populations which are part of the qualifying feature of the SPA. Consequently, the loss of the appeal site, in combination with other approved developments²³ would have a likely significant effect. Given the proximity of the appeal site to the estuarine marshes and waters I have little doubt that bird populations associated with the SPA will feed from time to time on the appeal site and adjoining pasture land. However, I have very little evidence that the loss of the appeal site, which the appellant submits at 2 hectares represents an infinitesimal quantity of available feeding ground around the SPA, even in combination with other proposed developments, would have a likely significant effect on SPA bird populations. I was also advised that there is no buffer restricting the principle of development within a certain distance of the SPA. Accordingly, I find the appellant's HRA conclusions, and the evidence it is based on, persuasive that there would be no likely significant effect on the integrity of Natura 2000 sites.

Conclusions and Planning balance

48. I have concluded that Aldcliffe would be a sustainable location for the scale of development proposed and given the lack of a five year supply of deliverable housing land in the District the NPPF's presumption in favour of sustainable development would apply to the appeal proposal. However, the NPPF does not define sustainable development in narrow terms and sets out at paragraphs 6 to 9 that the three dimensions of sustainable development (economic, social

²² Conservation of Habitats and Species Regulations 2010

²³ Specific reference to Arna Wood Solar Farm development

- and environmental) must be sought jointly and simultaneously. This is consistent with the planning balance required by paragraph 14 of the NPPF to determine that the appeal proposal would represent the sustainable development for which there is a presumption in favour.
49. I have very little evidence on the economic benefits of the appeal proposal, other than to draw a generalised conclusion that it would result in employment during the construction phase. In terms of the social dimension of sustainability the appeal proposal would be safe in highway terms and would not result in a severe residual harm to detriment of the health of users on the local highway network. However, this is an expected requirement of development and as such it is neutral effect rather than a positive benefit.
50. The appeal proposal would provide new homes including either a proportion of affordable housing on-site or a contribution towards such provision elsewhere. Given the scale of unmet housing need arising from the under-delivery against the current housing requirements the boost to the supply of housing through the appeal proposal would be a notable positive factor to weigh in the balance in terms of the social dimension of sustainable development.
51. In terms of the environmental dimension of sustainable development I have found that the appeal proposal would not result in likely significant effects on Natura 2000 sites. However, the position of the appeal proposal at the rural edge of Aldcliffe on land that is conspicuously elevated in a locally important and distinctive landscape of low coastal drumlins along the Lune Estuary would mean that the appeal proposal would have a significant and demonstrable adverse impact on the wider landscape and the localised character of Aldcliffe Hall Lane. The harm would be experienced from numerous public vantage points within a tranquil estuarine environment which is widely used for recreation purposes including the nearby River Lune Millennium Park Multi-use. Due to the rising landform, which has the characteristics of a drumlin, the harm would not be capable of effective mitigation in the short to medium term. As such the incongruously exposed extension to the pattern of settlement at Aldcliffe would be contrary to the established strategy for managing this distinctive landscape.
52. Accordingly, I find that the adverse environmental impacts on the character and appearance significantly and demonstrably outweigh the benefits that have been identified including the contribution to housing supply. As such the appeal proposal does not constitute the sustainable development for which there would be a presumption in favour of.
53. The appellant has submitted a signed and dated UU which would make a financial contribution towards the provision of affordable housing. However, because I am dismissing the appeal for other reasons it is not necessary for me to consider in detail its provisions further.
54. For the above reasons, and having regard to all other matters raised, I conclude that the appeal should be dismissed.

David Spencer

INSPECTOR.

APPEARANCES

FOR THE APPELLANT:

Mr Mustaq Mister	Appellant
Mr Paul Tunstall	JWPC Ltd
Mr Petros Price	Modal Group Ltd
Mr Ken Halliday	Director, Stephenson Halliday

FOR THE LOCAL PLANNING AUTHORITY:

Ms Eleanor Fawcett	Planning Officer, Lancaster City Council
Ms Rebecca Richards	Planning Policy, Lancaster City Council

INTERESTED PERSONS:

Mr Chris Norman	Local Resident
Mr Eddie Graves	E G Planning on behalf of Mrs G Waters
Mr Nick Webster	Local Resident

DOCUMENTS Submitted at the Hearing

1. Site Location Plan and Decision Notice Arna Wood Farm Solar Arrays
2. Decision of Hopkins Homes Ltd v. SSCLG & Suffolk Coastal District Council Case No: CO/3971/2014 [2015] EWHC 132 (Admin)
3. Lancaster District Local Plan Proposals Map Inset 1 – April 2004
4. Extracts from 2014 Strategic Housing Land Availability Assessment
5. 2015 Housing land Monitoring Report – Lancaster City Council
6. July 2015 Five Year Housing Land Supply Position – Lancaster City Council
7. Map showing Bus Routes and Bus Stops
8. Map Showing National Cycle Network
9. Map showing extract from OS 1st Addition for Aldcliffe
10. LERN Map showing Appeal Site relative to Biodiversity Sites
11. Decision Notice for Arna Wood Farm Solar Arrays, Ref 14/00907/FUL
12. Site Location Plan for Land to The South of Aldcliffe Hall Drive Dwg L3189/01/A

13. Decision Notice for Land To The South of Aldcliffe Hall Drive, Ref 14/00671/OUT
14. Committee Report for Land To The South of Aldcliffe Hall Drive, Ref 14/00671/OUT
15. Unilateral Undertaking Signed and Dated 3 September 2015
16. Amended Plan BB076 at 1:1250 scale showing land ownership of the Appellant
17. Extract from Manual For Streets 2, including paragraph 8.5.2

DOCUMENTS Submitted After the Hearing

18. Complete Unilateral Undertaking signed and dated 3 September 2015 with site location plan and annexes, received 7 September 2015

OVERVIEW AND SCRUTINY COMMITTEE
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Work Programme Report

14th October 2015

Report of the Chief Officer (Governance)

PURPOSE OF REPORT

To provide Members with an update of the Committee's Work Programme.
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This report is public.

RECOMMENDATIONS

(1) That the Committee consider the updated Work Programme.

1. Introduction

Members are requested to consider the updated Work Programme. An updated Work Programme is attached at Appendix A.

2. Updates

Committee System - Fylde Borough Council – Site visit

As Members will recall, at its meeting held on 8th July 2015, the Committee requested a report on the experiences of other Local Authorities in England who have changed from a Cabinet to Committee governance system.

Following consultation with the Chairman about the best way forward, the Democratic Services Manager will liaise with colleagues at Fylde to Borough Council to arrange for the Committee to undertake a site visit and meet with Councillors from Fylde, a Council that changed from a Cabinet to Committee model of governance in May 2015. This will give Members an opportunity to gain an impression of what has happened at the Council, ask questions and discuss the experience with Fylde Councillors.

In order to allow time for the system to 'bed-in' at Fylde the Chairman has agreed that this be arranged in approximately 6 months' time. If, in the interim, Members would like to receive a briefing note on the shape of the new style committee systems that have recently been adopted, or information about the pros and cons of both systems, the Democratic Services Manager can provide a paper for consideration.

Update on Portas Project

Officers have contacted the Chairman of the Morecambe Town Team who is happy to attend the December meeting of the Committee to provide an update on the Portas Project.

SECTION 151 OFFICER'S COMMENTS

The Deputy Section 151 Officer has been consulted and has no further comments.

MONITORING OFFICER'S COMMENTS

The Deputy Monitoring Officer has been consulted and has no further comments.

BACKGROUND PAPERS

None.

Contact Officer: Jenny Kay

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E-mail: jkay@lancaster.gov.uk

OVERVIEW AND SCRUTINY WORK PROGRAMME 2015/16

<u>Matter for Consideration</u>	<u>Officer Responsible</u> <u>/External</u>	<u>Expected Date of Meeting</u>
Five Year Housing Land Supply – Council Motion, 15 th July 2015.	Regeneration and Planning Service and Planning Advisory Service.	14 th October 2015.
Council's development of Digital Awareness/Online Services/ Council Website/Webcasting of Council meetings.	Cabinet Member with Responsibility to be invited to provide an update.	14 th October 2015.
Annual consideration of Community Safety.	Chief Officer (Environment). Cabinet Member with Responsibility to be invited to the meeting.	18 th November 2015.
Update on the impact of the new Anti-social Behaviour Act 2014 on Ridge Square.	Chief Officer (Environment) / (Health and Housing).	To be considered at the Annual Community Safety meeting on 18 th November 2015 with a written report being provided for the meeting.
Reviewing the City Council's contribution to PCSOs and the provision received.	Chief Officer (Environment).	18 th November 2015.
Vandalism issues within City Council Parks.	Chief Officer (Environment).	18 th November 2015.
Safety on the Cycle Track.	Chief Officer (Environment).	18 th November 2015.
Portfolio discussions and the potential for a Litter in the District Task Group.	Councillor David Smith, Cabinet Member with Responsibility for Community Safety, Clean and Green.	18 th November 2015.
Update on Portas Project.	Morecambe Town Team.	9 th December 2015.
Update on the Renewable Energy Strategy.	Chief Officer (Environment).	March 2016.
Annual consideration of Older People's Issues (inviting Age UK and other relevant agencies).	External organisations. Cabinet Member with Responsibility and the Champion for Older People to be invited to the meeting.	Summer 2016.
Switch from Cabinet to Committee Governance.	Chief Officer (Governance).	TBA.
Promoting the Local Economy.	Chief Officer (Regeneration and Planning).	TBA.
Licensing Scheme for Private Sector Rented Properties.	Chief Officer (Health and Housing).	TBA.

CCTV	Chief Officer (Environment).	TBA.
Update report on Health Scrutiny.	Clinical Commissioning Group. Invite the City Council's representative on the County Council's Health Scrutiny Committee.	TBA when appropriate.
Royal Lancaster Infirmary - Care Quality Commission's report.	UHMBT Officers. Invite the City Council's representative on the County Council's Health Scrutiny Committee.	TBA when appropriate.

Briefing Notes

<u>Matter for Consideration</u>	<u>Date Requested</u>	<u>Officer Responsible</u>	<u>Date Circulated</u>
Policy on Chuggers /Information on the Voluntary Site Management agreement.	8 th July 2015.	Chief Officer (Governance).	July 2015.
Bus fares for over 16 School Children	8 th July 2015.		August 2015.
Wi-Fi in City Centre	8 th July 2015.	Chief Officer (Resources)	To be circulated in September.

Cabinet Members attending

<u>Cabinet Member with Responsibility</u>	<u>Link Member</u>	<u>Expected Date of Overview and Scrutiny Meeting</u>
Councillor Eileen Blamire – Leader.	Councillor Nigel Goodrich.	9 th December 2015.
Councillor Margaret Pattison, Cabinet Member with Responsibility for Markets, Voluntary Sector, Older People and ICT.	Councillor Nigel Goodrich.	14 th October 2015.
Councillor David Smith, Cabinet Member with Responsibility for Community Safety, Clean and Green.	Councillor Brett Cooper.	18 th November 2015.

Note: Cabinet Members will be requested to provide a summary on their areas of responsibility, information on services and upcoming and ongoing issues that the Committee should be aware of.

Task Groups

<u>Task Group Topic</u>	<u>Dater</u>	<u>Progress</u>
Litter in the District.	15 th June 2015.	To be kept as a reserve item at present. Cabinet Member invited to discuss potential for a Task Group on 18 th November 2015.