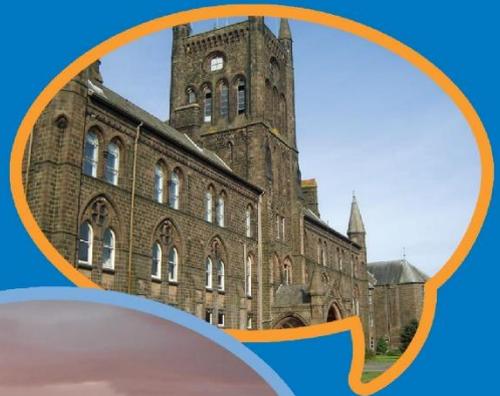
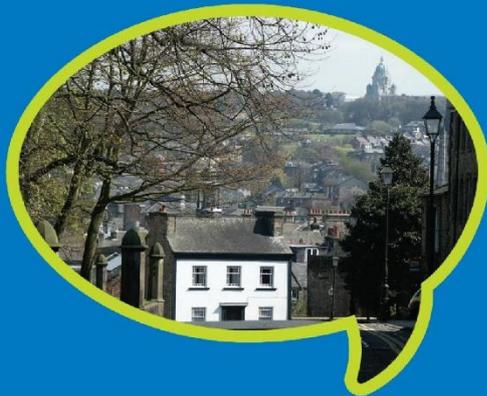




# A Local Plan for Lancaster District

Five year housing land supply position



November 2020

## Contents

|   | Page |
|---|------|
| 1. Introduction                                       | 3    |
| 2. Background   | 3    |
| 3. Five-year housing land supply                      | 6    |
| 4. Conclusion   | 10   |
| <br>  |      |
| Appendix 1 – Housing Land Supply Methodology          | 12   |
| Appendix 2 – Five-year housing land supply trajectory | 28   |
| Appendix 3 – Schedule of Site Delivery                | 29   |
| Appendix 4 – Small Site Commitment                    | 59   |

## 1. Introduction

- 1.1 This statement has been prepared, and should be read in conjunction, with the 2020 Housing Land Monitoring Report (HLMR). The statement describes the council's five-year housing land supply position as of the 1<sup>st</sup> April 2020. The statement has been prepared in line with national planning policy and guidance and reports delivery against the now adopted housing requirement for the district, adopted by the Council on the 29<sup>th</sup> July 2020.
- 1.2 The statement has been prepared in line with the appended Lancaster District Housing Land Supply Methodology (appendix 1). This was prepared following discussions and engagement with representatives from the housing industry in April 2020.
- 1.3 The statement is supported by a detailed housing trajectory (appendix 2) setting out the sites where the council anticipates delivery and the expected rate of completions envisaged on each site. Further information on these sites is provided in a schedule of delivery (appendix 3). This provides a detailed breakdown of the supply and the evidence that has informed inclusion within the trajectory.
- 1.4 The delivery projections of sites is based on the evidence base collected and assessed by the Council which includes the conclusions of the council's Strategic Housing and Employment Land Availability Assessment (SHELAA), the Local Plan evidence base, a review of planning applications and discussions with development management colleagues and importantly information provided from developers and agents on individual site delivery.
- 1.5 In preparing the statement the City Council have had full regard to the impacts of the current covid-19 pandemic on delivery. Agents and developers included within the trajectory have been contacted for a view on the implications of covid-19 on their delivery projections both in terms of build out rates but also their ability to make progress in submitting planning applications and carrying out the required evidence base and survey work to support schemes. The delivery projections included in the trajectory have been informed by this information.
- 1.6 Whilst neither this report nor the 2020 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 In February 2019 the Government published a revised National Planning Policy Framework (NPPF) for the Country. Whilst the overall direction of the national planning is maintained, with local authorities required to significantly boost the supply of homes in their area, the revised NPPF provides additional detail and clarity on how authorities calculate and monitor their future supply of housing land in the context of their five year supply position.
- 2.2 Importantly paragraph 73 of the NPPF requires local authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years'

worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.

- 2.3 The Council’s five years supply has been calculated on this basis.
- 2.4 Unlike in previous years this Housing Land Supply Statement reports for the first-time delivery against the new adopted housing requirement for the district. The housing requirement for the district is established in the Strategic Policies and Land Allocations document which was adopted by the Council on the 29<sup>th</sup> July 2020.
- 2.5 Following a rigorous assessment of opportunities the council concluded in the Strategic Policies and Land Allocations document that in view of identified infrastructure and physical constraints there is not a sufficient supply of deliverable housing sites to meet the full Objectively Assessed Housing Need figure for the district of 675 new dwellings every year. On this basis Policy SP6 ‘The Delivery of New Homes’ in the Strategic Policies and Land Allocations document sets out how the Council, through a stepped housing requirement, will seek to deliver just over 12,000 new homes over the period 2011/12 to 2033/34, equivalent to an average annual requirement of 522 dwellings per annum.

| Plan Period               |                    | Housing requirement | Requirement Total |
|---------------------------|--------------------|---------------------|-------------------|
| Pre-adoption              | 2011-12 to 2018/19 | 400                 | 3,200             |
| Post adoption years 1 – 5 | 2019/20 to 2023/24 | 485                 | 2,425             |
| Post Adoption years 6-10  | 2024/25 to 2028/29 | 685                 | 3,425             |
| Post Adoption years 10-12 | 2029/30 to 2030/31 | 695                 | 1,390             |
| <b>Total</b>              |                    |                     | <b>10,440</b>     |
| Years 13-15               | 2031/32 to 2033/34 | 522                 | 1,566             |
| <b>Total</b>              |                    |                     | <b>12,006</b>     |

- 2.6 The revised NPPF continues to make 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.
- 2.7 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 there are no relevant development plan policies, or the policies which are most important for determining the application are out of date granting permission unless:*

- *the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- *Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework as a whole.*

- 2.8 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. This should be prepared in the context of the NPPFs definition of 'deliverability' (box 1). This has implications for how sites have been included within the council's five-year supply position with only those sites identified as deliverable included within the five-year supply.

Box 1 – NPPF Deliverable Definition

**Deliverable:** To be considered deliverable, sites for housing 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 5 years. In particular:

a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within 5 years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).

b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within 5 years.

- 2.9 The council has prepared a housing trajectory to support this paper. This has been prepared in line with the appended housing land supply methodology which details the evidence that the council will require to demonstrate the deliverability of supply. Together with the schedule of deliverability it provides a detailed breakdown of housing land for the district including information on historic supply from the start of the plan period (2011/12), projected completions based on committed supply and supply from allocated sites.
- 2.10 In line with the national guidance and the methodology the Council has looked at sites in relation to their planning status and whether schemes benefit from full or outline approval. This has determined the amount of evidence required to support a schemes deliverability and ultimately the level of confidence that the Council can have that schemes will be delivered within the next five years.
- 2.11 All sites capable of delivering 10 or more dwellings have been subject to a detailed deliverability assessment as per the methodology. Further information is available in the schedule of deliverability (appendix 3). As per national guidance the Council only includes sites allocated in a development plan or major development sites with outline permission in the five year supply where it has clear evidence that they are deliverable and that completions will begin on site within five years.
- 2.12 In line with advice contained within the Planning Practice Guide (*Paragraph: 034 Reference ID: 68-034-20190722 and Paragraph: 035 Reference ID: 68-035-20190722*) historic student completions and the completion of housing for older people delivered since the start of the plan period are included within the calculations.

## Covid-19

2.13 The 2020 Housing Land Supply Trajectory represents the first opportunity for the Council to ascertain the effects of the current Covid-19 pandemic on housing delivery. In preparing the trajectory the Council were keen to ensure that the impacts of the pandemic were fully understood and reflected in its calculations. Developers and agents operating across the district were contacted for their views on the likely impacts both in relation to construction rates but also in relation to potential impacts in submitting planning applications and undertaking and completing the necessary evidence and survey based work required to support an application. This information has informed the trajectory and in nearly all instances has led to a delay in delivery.

## 3. Five Year Housing Land Supply

3.1 The Council's five-year housing land supply is calculated on the following basis:

### Housing Requirement

3.2 The housing requirement for the district is established in the Strategic Policies and Land Allocations document which was adopted by the Council on the 29<sup>th</sup> July 2020. As identified earlier this establishes a stepped housing requirement which is gradually stepped up through the lifetime of the plan to match the anticipated delivery of strategic sites. Historic housing completions against this requirement are reported below:

| Financial Year       | Adopted housing requirement | Net Dwelling Completions (of which are student and other residential institution units) | Actual over/under completions |
|----------------------|-----------------------------|---|-------------------------------|
| 2011/12              | 400                         | 109 (10)  | -291                          |
| 2012/13              | 400                         | 235 (74)  | -165                          |
| 2013/14              | 400                         | 144 (3)   | -256                          |
| 2014/15              | 400                         | 473 (48)  | 73                            |
| 2015/16              | 400                         | 483 (24)  | 83                            |
| 2016/17              | 400                         | 628   | 228                           |
| 2017/18              | 400                         | 523 (27)  | 123                           |
| 2018/19              | 400                         | 303 (41)  | -97                           |
| 2019/20              | 485                         | 701 (420)   | 216                           |
| <b>Running Total</b> | <b>3,685</b>                | <b>3,599 (647)</b>  | <b>-86</b>                    |

3.3 The table confirms an under delivery of 86 dwellings from the 3,685 dwelling requirement covering the period 2011/12 to 2019/20.

3.4 As per national guidance the Council has applied the Sedgefiled method for dealing with past periods of under deliver. Following this approach, the level of deficit calculated is added to the plan requirement for the next five-year period.

3.5 The five-year housing requirement for the period 2020/21 to 2024/25 is therefore

|                                |                        |
|--------------------------------|------------------------|
| Requirement 2020/21 to 2023/24 | 485*4 = 1,940          |
| Requirement 2024/25            | 685*1 = 685            |
| Five Year Requirement          | 2,625                  |
| + under deliver (86 dwellings) | <b>2,711 dwellings</b> |

Buffer

- 3.6 The NPPF continues the requirement to include a buffer within future supply calculations stating that the supply of specific deliverable sites should include a buffer (moved forward from later in the plan period) of:
- 5% to ensure choice and competition in the market for land; or
  - 10% where the local planning authority wishes to demonstrate a five-year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market; or
  - 20% where there has been a significant under delivery of housing over the previous 3 years, to improve the prospect of achieving the planned supply. This is defined as 85% below the housing requirement.
- 3.7 In calculating its five-year supply position, the council has sought to apply a 5% buffer. This has been selected on the basis that a 10% or 20% buffer is not appropriate. The Council is not at this time seeking to confirm a 5 year housing land supply through a recently adopted plan or annual position statement nor is the 20% buffer appropriate given the council’s 2019 Housing Delivery Test performance where a performance of 134% was recorded.

Five Year Supply Calculations

**Five year housing requirement + under delivery**

+

**Buffer @ 5%**

- 3.8 Following the method above the calculation for the district’s five-year housing land supply position at 1<sup>st</sup> April 2020 is as follows:

**Five year requirement**

**2,625 + 86**

+

**Buffer @ 5% = 2,847**

**Or 569 homes per annum**

## Components of the Five-Year Supply

- 3.9 This next section explains the various sources of housing land supply that are included in the five-year supply.

### *Sites with Planning Permission*

- 3.10 The first section of the trajectory relates to the committed supply as of the 1<sup>st</sup> April 2020 and is sub-divided by settlement.
- 3.11 As of the 1<sup>st</sup> April 2020 there were 2,453 dwellings with planning permission in the district. This includes student housing and older persons accommodation.

### *Large Sites*

- 3.12 Sites above 10 dwellings are reported individually within the trajectory with detailed phasing reported. This has been prepared, where possible, in the context of evidence provided by the relevant developer/agent for sites (appendix 3).
- 3.13 The assessment has concluded that **623** of the 1,499 large site dwelling approvals will be completed within the next 5 years. Of these all but 138 dwellings benefit from full planning approval as of the 1<sup>st</sup> April 2020 (113 dwellings of this have reserved matter applications pending). The Council is satisfied that whilst not benefiting from full approval sufficient progress has been made on the 113 dwellings to demonstrate a commitment to bringing these sites forward in the next 5 years and on this basis have included them within the trajectory.

### *Small sites*

- 3.14 As of the 1<sup>st</sup> April 2020 there were 375 dwellings with approval on sites of less than 10 dwellings (Appendix 4). An expectation for small site delivery for sites is included in the trajectory. This is based on past trends with a rate of 70 dwellings per annum included. A 20% lapse rate is then subsequently applied. It is therefore estimated that **280** dwellings will be delivered on small sites within the next 5 years. This is considered to be a conservative estimate.

### *Student Housing*

- 3.15 In line with government guidance an expectation of student delivery based on known approvals is included within the council's future housing supply.
- 3.16 As of the 1<sup>st</sup> April 2020 there was an outstanding commitment for 1,094 student bedrooms in the district, equivalent to **496** dwelling units. All of these schemes benefit from full approval and as such have been included within the trajectory.
- 3.17 Above average completion rates were experienced in the 2019/20 monitoring year. Rates are expected to remain high in the current financial year (2020/21) with several large schemes currently under construction and expected to be completed within this financial year. The flatted nature of these schemes mean that they are likely to be completed at the same time. After this it is anticipated that numbers would return to more normalised levels.

### *Pending Decisions*

- 3.18 The trajectory includes information on two sites which whilst a positive decision has been made to grant planning permission as of the 1<sup>st</sup> April 2020 they remain subject to S106 Agreements and as such a decision notice has not been issued. No expectation for delivery from these sites is included within the five-year housing land supply. This is again considered to be a conservative consideration with it quite possible that supply from these sites will come forward within the next 5 years. This will be kept under review.

#### *Anticipated Supply*

- 3.19 Having concluded on committed delivery the trajectory moves onto identify projected housing delivery. This is supply expected from sites that do not yet benefit from planning approval.

#### *Unconsented Local Plan Allocations*

- 3.20 Having considered permitted and completed allocated sites, the total remaining capacity of unconsented allocated sites is 6,332 dwellings. A further 21 dwellings is allocated via the Arnside and Silverdale Area of Outstanding Natural Beauty DPD, 9 dwellings of which now benefit from consent and are included in the small site commitment.
- 3.21 The delivery expectations for all unconsented allocations is contained in appendix 3 of this report and is based on where available evidence provided by landowners and developers. This confirms that of the 6,332 dwellings allocated just **332** are expected to be delivered in the next 5 years. This is again a conservative estimate and reflects anticipated delays in delivery in part due to the covid-19 pandemic.
- 3.22 Only 12 months ago the Council had much higher expectations on delivery with the evidence base informing the Local Plan examination indicating a potential delivery of 2,315 dwellings within the same 5-year period. In preparing this statement it is clear that delivery has slowed and that the progress of many sites has been delayed following the examination and the impacts of recent months.

#### *Neighbourhood Plan delivery, Windfall delivery and SHELAA delivery*

- 3.23 No additional supply is included within the 5-year supply from additional sources.

#### *Demolition and loss of Stock*

- 3.24 A demolition and loss of stock allowance has been included within the trajectory of 5 dwellings per annum. This is reflective of past trends which indicates an average loss of 3 dwellings per annum over the last 8 years.

#### *20% lapse rate on small sites*

- 3.25 As previously identified a 20% lapse rate has been included for small site delivery. These sites have not been exposed to individual assessment and as such an allowance needs to be included to take account of those schemes that do not come forward for development.

## **4. Calculation of the five-year supply**

- 4.1 Based on the deliverable supply of 1,706 dwellings above the Council's five-year housing land supply calculation is as follows:

| Land Supply               | Calculation  | Figure         |
|---------------------------|--|----------------|
| Housing Land Requirement  | Requirement 20/21 to 23/24 485*4 = 1,940<br>Requirement 24/25 685*1 = 685  | 2,625          |
| Plus Historic undersupply | 2,625+86   | 2,711          |
| Plus 5% buffer            | 2,711*1.05   | 2,847          |
| Annual requirement        | 2,847/5  | 569            |
| Deliverable Supply        | Large sites with planning permission 623<br>Small sites with planning permission 350<br>Student deliver 496<br>Allocated Supply 332<br>Demolition/loss of stock -25<br>20% small site lapse rate -70 | 1,706          |
| Five year land supply     | 1,706/569  | <b>3 years</b> |

- 4.2 Taking into account the above housing requirement calculation it is the council's case that based on its adopted housing requirement it is able to demonstrate **3 years' worth of supply**.

## 4. Conclusion

- 4.1 The accompanying trajectory confirms that the council, based on current delivery evidence, is unable to demonstrate a 5-year supply. 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.
- 4.2 Only 12 months ago the City Council through the examination of its Local Plan demonstrated a deliverable supply of housing sites sufficient to deliver 6.9 years of supply. This was supported by the Planning Inspector who noted that 'in broad terms, I am satisfied that the sites that the Council has identified within the five-year supply have a realistic prospect of being delivered over the next five years' (*Inspectors Report paragraph 130*).
- 4.3 This supply still exists. The sites identified as part of the Local Plan examination still form part of the Council's overall housing land supply. It is however clear that the anticipated delivery rates of these sites have been delayed with many no longer expected to be delivered within the five-year period. The current pandemic is clearly having an impact on site delivery within the district which only 12 months ago was comfortably able to demonstrate a five-year supply.
- 4.4 Notwithstanding the above the Council concludes that based on the evidence provided and current circumstances it is unable to at this time demonstrate a 5-year supply.

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

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

Email: [planningpolicy@lancaster.gov.uk](mailto:planningpolicy@lancaster.gov.uk)  
Telephone: 01524 582519

## Appendix 1 – Housing Land Supply Methodology

### Introduction

1. In preparation for the 2019/20 Housing Land Supply Statement Lancaster City Council prepared an updated methodology for monitoring future housing land delivery in the district.
2. This paper sets out the methodology that the Council are looking to follow setting out the parameters under which future Housing Land Supply Statements will be prepared and the evidence that will be collected and assessed. The Paper was prepared following discussions and engagement with representatives from the housing industry in April 2020.

### Background

- 2.1 Lancaster City Council is the Local Planning Authority for Lancaster district. One of the council's main responsibilities is the preparation of the Local Plan. The Local Plan establishes the planning policy framework for the district setting out the spatial vision for an area and the policies and land allocations that will be used to determine future planning applications.
- 2.2 Ensuring that housing is provided in appropriate locations is one of the major roles of the UK planning system. 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.
- 2.3 In February 2019 the Government published a revised National Planning Policy Framework (NPPF) for the Country. This provides an updated policy framework for making planning decisions and preparing local planning policy documents.
- 2.4 Importantly paragraph 73 of the NPPF requires local authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement set out in adopted strategic policies, or against their local housing need where the strategic policies are more than five years old.
- 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 In order to assist this process the City Council has prepared a new Housing Land Supply Methodology. This details the process through which the Council will prepare its housing trajectory, detailing the sources of supply that it will include, and the evidence base it will require. It provides a detailed description of how the deliverability of sites has been assessed and provides a robust description of the 5-year supply calculation process.
- 2.7 Unlike in previous years the Housing Land Supply Statement will report delivery against the now adopted housing requirement for the district. The housing requirement for the district is established in the Strategic Policies and Land Allocations document which was adopted by the Council on the 29<sup>th</sup> July 2020.
- 2.8 Following a rigorous assessment of opportunities the council concluded in the Strategic Policies and Land Allocations document that in view of identified infrastructure and physical constraints there is not a sufficient supply of deliverable housing sites to meet the full objectively assessed need figure for the district (675 new dwellings per annum). On this basis

the Plan sets out how the Council, through a stepped housing requirement, will seek to deliver just over 12,000 new homes over a delivery period of 2011/12 to 2033/34, equivalent to an average annual requirement of 522 dwellings per annum.

## What will be included in the Housing Land Supply Statement?

- 3.1 The annual Housing Land Supply Statement will be prepared as per national planning policy and guidance. It will provide a detailed breakdown of housing land supply for the district including information on historic net supply from the start of the plan period (2011/12), projected completions based on committed supply and supply from allocated sites.
- 3.2 Projected completions will be included as per the 2019 NPPF definition of deliverability:

**Deliverable:** *To be considered deliverable, sites for housing 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 5 years. In particular:*

*a) sites which do not involve major development and have planning permission, and all sites with detailed planning permission should be considered deliverable until permission expires, unless there is clear evidence that homes will not be delivered within 5 years (for example because they are no longer viable, there is no longer a demand for the type of units or sites have long term phasing plans).*

*b) where a site has outline planning permission for major development, has been allocated in a development plan, has a grant of permission in principle, or is identified on a brownfield register, it should only be considered deliverable where there is clear evidence that housing completions will begin on site within 5 years.*

### Historic Housing Completions

- 3.3 Historic net completions delivered since the start of the plan period (2011/12) will continue to be included in the housing trajectory for the district (table 1). Past periods of under delivery will be included within future 5-year supply calculations.
- 3.4 Completions information is based primarily on building control records, which monitor the start and completion of dwellings. The Council recognise that in some cases there is a delay between the actual completion of a dwelling and the issuing of a completion notice. Other sources of information including Council Tax registrations and site visits will therefore also be used to support this information.

Table 1 – Historic Net Housing Completions 2011/12-2018/19

| Financial Year | Student Dwelling Completions | Housing for the Elderly | Total Dwelling Completions (including student and housing for the elderly) |
|----------------|------------------------------|-------------------------|--|
| 2011/12        | 10                           | 0                       | 109  |
| 2012/13        | 39                           | 35                      | 235  |
| 2013/14        | 3                            | 0                       | 144  |

|                      |            |           |              |
|----------------------|------------|-----------|--------------|
| <b>2014/15</b>       | 0          | 48        | 473          |
| <b>2015/16</b>       | 24         | 0         | 483          |
| <b>2016/17</b>       | 0          | 0         | 628          |
| <b>2017/18</b>       | 27         | 0         | 523          |
| <b>2018/19</b>       | 41         | 0         | 303          |
| <b>Running Total</b> | <b>144</b> | <b>83</b> | <b>2,898</b> |

3.5 In line with advice contained within the Planning Practice Guide (*Paragraph: 034 Reference ID: 68-034-20190722 and Paragraph: 035 Reference ID: 68-035-20190722*) the Council propose to continue to include student completions and the completion of housing for older people within its calculations. Their inclusion will be made on the following basis.

### Students

3.6 With the exception of studio flats, the Council propose an average release rate of 1 property per 4 student bedrooms. This is based on the 2011 Census which confirms that the greatest number of students live in 1 or 4 bedroom households (table 2). On the basis that 1-bedroom studio accommodation are already counted as one unit under national guidance the Council has determined that in relation to developments 1 bedroom and above an average size of 4 bedrooms per dwelling should be applied.

**Table 2 – 2011 Census Stata for the Number of Students living in Student only households within the District**

|  | Student Household size |     |     |     |     |    |    |    |   |    |    |    |    |    |            |
|--|------------------------|-----|-----|-----|-----|----|----|----|---|----|----|----|----|----|------------|
|  | 1                      | 2   | 3   | 4   | 5   | 6  | 7  | 8  | 9 | 10 | 11 | 12 | 13 | 14 | 15 or more |
| <b>All student households where all students are aged 18 or over</b> |                        |     |     |     |     |    |    |    |   |    |    |    |    |    |            |
| 1,377  | 352                    | 224 | 165 | 340 | 188 | 78 | 16 | 9  | 2 | 2  | 0  | 0  | 0  | 1  | 0          |
| Percentage   | 26%                    | 16% | 12% | 25% | 14% | 6% | 1% | 1% | 0 | 0  | 0  | 0  | 0  | 0  | 0          |

3.7 The Council has sought to verify this figure via an analysis of the average property size of stock registered under the Lancaster University’s student accreditation scheme. Purpose built accommodation has been excluded from this with the analysis focused on only those students living within the general housing stock of the district.

3.8 This reports a total of 1,401 bedrooms over 314 properties as of September 2019, an average of 4 bedrooms per property. This confirms the 1 property per 4-bedroom ratio proposed by the Council.

3.9 The exception to this is for studio apartments which under the planning practice guidance (*Paragraph: 034 Reference ID: 68-034-20190722*) can be treated as one dwelling unit where it fully functions as an independent dwelling with its own kitchen facilities and separate bathroom.

- 3.10 A separate release rate is proposed for communal student-based accommodation such as that provided by Lancaster University or the University of Cumbria. Such accommodation is taken to be traditional halls of residence style accommodation.
- 3.11 The 'Housing Delivery Test Measurement Book' (July, 2018) provides additional guidance on the treatment of student delivery within future housing calculations identifying a standardised ratio of 2.5 bedrooms per dwelling unit per communal based accommodation.
- 3.12 The Housing Flows Reconciliation Guidance identified communal accommodation as covering school, university and college accommodation, hospital staff accommodation, hostels, care homes and defence establishments (not married quarters). This is considered to represent a separate calculation from that discussed above in the Planning Practice Guide which clearly states that student accommodation can be included in the general housing stock based on up to date census calculations.
- 3.13 The Housing Delivery Test makes clear that communal accommodation, taken to be traditional halls of residence style accommodation, is a separate calculation with the 2.5 ratio applicable.
- 3.14 The Council propose to calculate such provision on this basis with two student dwelling ratios applied depending on the nature of the provision.

#### Older People's Housing

- 3.15 Considering the 2011 census returns for the number of adults living in households the Council propose a release rate of 1 property per 1.5 bedrooms for housing for the elderly (table 3). This includes residential institutions in Use Class C2.

|             | TOTAL         | 1 adult in household | 2 adults in household | 3 adults in household | 4 adults in household | 5 adults in household | 6 adults in household | 7 adults in household | 8 adults in household | 9 adults in household | 10 adults in household | 11 adults in household | 12 adults in household | 13 adults in household | 14 adults in household | 15 or more adults in household |
|-------------|---------------|----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|-----------------------|------------------------|------------------------|------------------------|------------------------|------------------------|--------------------------------|
| 65-74       | 8,130         | 3,376                | 4,229                 | 436                   | 72                    | 8                     | 9                     | 0                     | 0                     | 0                     | 0                      | 0                      | 0                      | 0                      | 0                      | 0                              |
| 75 and over | 8,567         | 4,906                | 3,361                 | 260                   | 32                    | 6                     | 0                     | 2                     | 0                     | 0                     | 0                      | 0                      | 0                      | 0                      | 0                      | 0                              |
|             | <b>16,697</b> | <b>8,282</b>         | <b>7,590</b>          | <b>696</b>            | <b>104</b>            | <b>14</b>             | <b>9</b>              | <b>2</b>              | <b>0</b>              | <b>0</b>              | <b>0</b>               | <b>0</b>               | <b>0</b>               | <b>0</b>               | <b>0</b>               | <b>0</b>                       |
|             | Percentage    | 50%                  | 45%                   | 4%                    | 1%                    | 0                     | 0                     | 0                     | 0                     | 0                     | 0                      | 0                      | 0                      | 0                      | 0                      | 0                              |

Table 3 - 2011 Census data for households 65 and above

## Future Housing Supply

### Housing Commitment

- 3.16 Housing commitment in the district will continue to be included in the council's future supply based on the NPPF definition of deliverability. This will include approvals for student housing and housing for the elderly using the discussed ratios.
- 3.17 In line with the NPPF the Council propose to identify the following sources of future supply:
- **Sites with planning permission (detailed and outline) which do not involve major development (defined as 10 dwellings or less)**
- 3.18 These will be included in the Council's five-year supply until the permission expires unless there is clear evidence that homes will not be delivered within 5 years.
- 3.19 The Council will provide a schedule of all sites below 10 dwellings. This will include details of their current planning status and a record of completions and homes under construction by site. This will be reviewed annually to identify lapses and progress on site delivery.
- 3.20 The Council do not propose to subject these sites to individual analysis. The Council is instead proposing to continue to make an allowance for small site delivery within the trajectory based on past trends.
- 3.21 An analysis of delivery from small sites over the last 8 years is provided below in table 4.

Table 4 Small Site Delivery

| Year         | Small Site Completions | % of overall Completions |
|--------------|------------------------|--------------------------|
| 2011/12      | 50                     | 51%                      |
| 2012/13      | 56                     | 26%                      |
| 2013/14      | 61                     | 42%                      |
| 2014/15      | 125                    | 26%                      |
| 2015/16      | 29                     | 6%                       |
| 2016/17      | 87                     | 14%                      |
| 2017/18      | 59                     | 11%                      |
| 2018/19      | 93                     | 31%                      |
| <b>TOTAL</b> | 560                    |                          |

- 3.22 The table reports that on average over the last 8 years 70 dwellings per annum were completed on small sites and that on average these made up 26% of the annual overall completions.
- 3.23 On this basis the Council propose to include an annual expectation for 70 small site dwelling completions per annum within the trajectory. This figure will be kept under review via the Council's annual monitoring process and will be updated where necessary. Importantly the five-year total must not exceed the overall level of small site commitment within the district.
- 3.24 The Council has historically applied a 20% discount rate on small sites. This recognises that these sites have not been subject to individual assessment and as such their delivery is not guaranteed.

- 3.25 The discount rate is based on a historical analysis of small site delivery. The Council has reviewed the information informing this and is satisfied that a 20% lapse rate on small sites remains appropriate.
- 3.26 The discount rate continues to be based on past trends and the application of the following approach:
- Establishment of a list of small sites with planning permission for less than 10 dwellings as of the 1<sup>st</sup> April 2011.
  - All sites that gained planning permission below 10 dwellings between April 2011 and March 2019 have been subsequently added to the list, apart from renewed or superseded planning permissions to avoid double counting
  - The number of dwellings that expired between April 2011 and March 2019 were then calculated
  - The percentage of dwellings expiring in relation to total permissions was then calculated.
- 3.27 Up until the end of March 2019 the proportion of small site dwellings with planning permission that were not subsequently developed totalled 17%. On this basis the continued application of the Council's existing 20% discount rate continues to remain appropriate on small sites. Application of this discount rate recognises that over the last 8 years, a rate of 70 dwellings plus per annum has only been achieved in 3 of these years. The 20% lapse rate would see the 70 dwellings per annum figure reduced to an expectation of 56 dwellings per annum. This is recognised as being more consistent with the above figures and the median figure of 60 dwellings per annum.

| Dwellings permitted | Expired permissions | Percentage |
|---------------------|---------------------|------------|
| 1,432               | 246                 | 17%        |

- **Sites of 10 dwellings or more with detailed permission (full or reserved matters)**
- 3.28 These will be included within the Council's five-year supply until the permission expires unless there is clear evidence that homes will not be delivered within 5 years.
- 3.29 Details will be provided for each site on the number of homes under construction and completed each year. As per the planning practice guide the Council will also provide details of where delivery has either exceeded or not progressed as expected including commentary indicating the reasons for accelerated or delayed delivery and the effects of this on build out rates.
- 3.30 The projected delivery and build out rate of sites will be based on the evidence provided by the landowner/ developer/ agent; site visit; progress on implementation (discharge of conditions, building control progress) and discussions with development management colleagues.
- 3.31 Where information is not available the council's standardised commencement and build out rates discussed below will be applied.
- 3.32 For sites benefiting from detailed permission the council will make a general assumption that sites will commence within 5 years unless there is evidence to indicate otherwise.
- **Sites of 10 or more dwellings with outline planning permission only**

- 3.33 These will be included within the Council's 5-year supply where there is clear evidence that the site will be delivered within the identified timescales.
- 3.34 The projected delivery and build out rates of these sites will be based on the evidence provided by the landowner/ developer/ agent, site visits, progress on implementation (discharge of conditions, building control records) and discussions with development management colleagues.
- 3.35 The Council will contact all landowners/ agents/ developers for each of the committed sites to obtain information relating to timescales and delivery trajectories. This will be collected via the completion of the appended Site Assessment pro-forma. The Council will look to obtain completed and signed pro-formas for all sites falling into this category.
- 3.36 Unless the Council is confident based on the availability of other information sites not in receipt of the above pro-forma will not be included in the Council's five-year supply.
- 3.37 As per national planning guidance the Council, where possible, will look for the following sources of evidence for each site:
- Current planning status and how much progress has been made towards approving reserved matters application etc;
  - Written agreement from the developer to confirm the developers' delivery intentions for the site including reserved matters submission, anticipated commencement and build out rates;
  - Firm progress of site assessment work; and
  - Clear and relevant evidence about site viability, ownership constraints or infrastructure provision
- 3.38 A schedule detailing this information will be provided in the report.
- **Sites pending determination**
- 3.39 The Council is aware that there may be several sites whereby a resolution to grant planning permission has been granted but that due to the signing of legal agreements a decision notice has not been formally issued. The Council propose to continue to include such sites within the trajectory.
- 3.40 In such instances the Council will require deliverability evidence as per that of a major site with outline permission.
- 3.41 The Council do not propose to include those sites within the planning system where no determination has been made as of the 1<sup>st</sup> April 2020. Only those sites where either through a delegated report or committee decision a grant of permission has been agreed in principle will be included.

#### Projected future supply

- **Allocated Sites**
- 3.42 Where supported by clear evidence of delivery allocated sites can form part of the Council's five-year housing land supply.

- 3.43 A schedule detailing supply from this source and the evidence used to justify this will be provided within the Housing Land Supply Statement.
- 3.44 The Council will write to all landowners/ agents/ developers for allocated sites to obtain up to date written confirmation of their intended intentions for site delivery. Through this process the Council aim to be in receipt of a Statement of Common Ground for each site confirming anticipated delivery rates and the justification for this. This will update the information currently held by the Council collected as part of the preparation and examination of the Local Plan.
- 3.45 As part of this the Council will require evidence of progress towards delivery including progress towards submission of a planning application, site investigations and site assessment works, site ownership, infrastructure constraints and progress towards addressing these, information about site viability and anticipated start date and build out rates.
- 3.46 Unless the Council is confident based on other information that sites can be delivered within 5 years sites not in receipt of the above will not be included in the Council's five-year supply.

- **Neighbourhood Plan Delivery**

- 3.47 Potential delivery from identified Neighbourhood Plan groups will also be investigated as part of the Council's future housing land supply.
- 3.48 At present there are 12 Neighbourhood Plans being produced within the district.
- 3.49 The status of these plans will be investigated including future opportunities for growth within them. As these plans can include allocations it is only appropriate that their future contribution to delivery is investigated. In all instances the Council will require evidence of delivery as per the evidence required for allocated sites above. In the absence of such information these sites will not be included within the Council's five-year supply.

#### Demolitions and loss of supply through change of use

- 3.50 The Council propose to continue to include an allowance for losses to the housing stock through either demolitions or change of use. As in previous years this will be based on past trends (table 5).
- 3.51 Table 5 indicates an average annual loss of 3 dwellings per annum over the last 8 years. The Council consider it sensible to continue to include such an expectation within the trajectory. It is proposed that this figure is rounded up to 5 dwellings per annum with the future trajectory for the district including an expectation for a 25-dwelling reduction within its overall five-year supply due to demolitions or change of use.

Table 5 – Historic Demolitions and Change of Use

| Year         | Residential dwelling loss from change of use | Residential dwelling loss through demolition |
|--------------|--|--|
| 2011/12      | 0  | 3  |
| 2012/13      | 3  | 0  |
| 2013/14      | 1  | 0  |
| 2014/15      | 2  | 0  |
| 2015/16      | 7  | 0  |
| 2016/17      | 3  | 0  |
| 2017/18      | 3  | 1  |
| 2018/19      | 4  | 0  |
| <b>TOTAL</b> | 23   | 4  |

#### Site Commencement and Build out rates

- 3.52 Where specific site information has not been provided but the Council remain convinced about deliverability due to other information an average build out rate will be applied.
- 3.53 Historically the council has applied an average build out rate of 30 dwellings per annum. The continued appropriateness of this has been reviewed by the Council (table 6). Based on this information the council propose to use two build out rates. For sites 100 dwellings plus the Council propose to use an average build out rate of 35 dwellings per annum. This is reduced to 30 dwellings per annum for sites below 100 dwellings.
- 3.54 The two build out rates are consistent with past advice from the housing industry collected via the Council’s Developer Housing Forum. This recommended an average build out rate of 30 dwellings per annum.
- 3.55 On the basis of the above it is assumed that unless otherwise advised a reduced build out rate of 15 dwellings will be completed in the first year increasing to 30 or 35 dwellings per annum thereafter as the site becomes established. This will be adjusted where necessary (e.g. on larger sites where more than one developer is involved or where other circumstances exist).

Table 6 – Average build out rates

| Site                            | Number of developers | Mean build out rates |
|---------------------------------|----------------------|----------------------|
| Brownfield site + 400 dwellings | Two developers       | 67 (33 each)         |
| Brownfield Site +100            | One developer        | 32                   |
| Brownfield Site +50             | One developer        | 29                   |
| Conversion                      | One developer        | 49                   |
| Greenfield + 100                | One developer        | 28                   |
| Greenfield +100                 | Two developers       | 47                   |
| Greenfield +50                  | One developer        | 33                   |
| Greenfield under 50             | One developer        | 13                   |

## Lead in times

3.56 Unless otherwise advised the council propose to use the following lead in times. These have been developed through analysis of past trends.

| <b>Table 7 – Average Lead in times</b>  |                     |  |
|---|---------------------|--|
| <b>Site status</b>  | <b>Lead in time</b> | <b>Commentary</b>  |
| Full permission, or both outline and reserved matters approval with signed S106 Agreement | 1.5 years           | <p>An assessment of historic applications revealed an average lead in time of 11 months from the issuing of the decision notice to commencement on site. Assuming a further 6 months to the first completion on site the Council consider it reasonable in the absence of additional evidence, to apply an average lead in time of 1.5 years for schemes benefitting from full permission and a signed S106 Agreement.</p> <p>It is recognised that this will vary depending on the complexities of the site.</p>  |
| Full planning permission awaiting signing of S106   | 2.5 years           | <p>An assessment of historic applications over the last three years reveals that full applications with a S106 Agreement take on average 51 weeks to determine and issue. On this basis the Council consider it reasonable unless otherwise advised to assume an average lead in time for schemes with full permission awaiting the signing of S106 Agreement of 2.5 years.</p> <p>It should be noted that the data for the last two years has been heavily influenced by resource issues within the Council's legal team which has increased the time taken to complete S106 Agreements. This has now been resolved and together with the preparation of a standard S106 template should see the time it takes to complete a S106 Agreement reduced. This will be kept under review.</p> <p>For major sites the Council will require verification of deliverability from the relevant land owner/developer/agent. Only with this information will the site be included within the Councils 5-year supply.</p> |
| Outline planning permission, with signed S106   | 3.5 years           | <p>An assessment of historic applications reveals that on average it takes 2 years from the grant of outline consent to the grant of reserved matters. On this basis the Council consider it reasonable unless otherwise advised to assume an average lead in time for</p>   |

|  |           |  |
|--|-----------|--|
|  |           | <p>schemes with outline approval of 3.5 years. Again, it is recognised that this will vary depending on the complexities of the site.</p> <p>For major sites the Council will require verification of deliverability from the relevant land owner/developer/agent. Only with this information will the site be included within the Councils 5-year supply.</p>   |
| Outline planning permission, awaiting signing of S106                              | 4.5 years | <p>An assessment of historic applications over the last 3 years reveals that outline applications with a S106 Agreement take on average 53 weeks to determine and issue. On this basis the Council consider it reasonable unless otherwise advised to assume an average lead in time for schemes with outline permission awaiting signing of S106 Agreement of 4.5 years (1 year to determine, 2 years to grant reserved matters application and 1.5 years to the first completion). Again, it is recognised that this will vary depending on the complexities of the site.</p> <p>It should be noted that the data for the last two years has been heavily influenced by resource issues within the Council's legal team which has increased the time taken to complete S106 Agreements. This has now been resolved and together with the preparation of a standard S106 template should see the time it takes to complete a S106 Agreement reduced. This will be kept under review. The average lead in time of 53 weeks for the completion of Section 106 Agreements is a worst-case scenario and one which the Council would look to reduce considerably.</p> <p>The Council will require verification of deliverability from the relevant land owner/developer/agent. Only with this information will the site be included within the Councils 5-year supply.</p> |
| Full planning permission received and proposed allocation in an adopted Local Plan | 2.5 years | <p>The Council consider it reasonable to expect such applications to have a lead in time of 2.5 years. This is based on 1 year to determine and 1.5 years to commencement, the same timeframes used for a full application awaiting S106 Agreement.</p> <p>The Council will require verification of this from the relevant land owner/developer/agent for the allocated site. Only with this information will the site be included within the Councils 5-year supply.</p>  |

|  |           |   |
|--|-----------|---|
| Outline planning application received and proposed allocation in an adopted Local Plan | 4.5 years | <p>The Council consider it reasonable to expect such applications to have a lead in time of 4.5 years. This is based on 1 year to determine, 2 years to grant reserved matters approval and 1.5 years to the first completion.</p> <p>The Council will require verification of this from the relevant landowner/developer/agent for the allocated site. Only with this information will the site be included within the Councils 5 year supply.</p> |
| Allocated site without a full or outline planning application                          |           | <p>In the absence of clear deliverability evidence from the relevant land owner/developer/agent sites which whilst benefiting from an adopted allocation have made no progress towards planning permission will not be included within the Council's 5 years sites.</p>   |

## Five Year Supply Calculation

4.1 Following an assessment of supply the Council propose to calculate its five-year supply as of 1<sup>st</sup> April 2020 on the following basis (this is on the assumption of an adopted Local Plan):

- Adopted stepped housing requirement of
 

|                       |                 |
|-----------------------|-----------------|
| 485 multiplied by 4 = | 1,940 dwellings |
| 685 multiplied by 1 = | 685             |
| <b>Total</b>          | <b>2,625</b>    |
- Past periods of under delivery – this will be calculated from the base date of the adopted plan (2011/12) and will be calculated as per the stepped housing requirement applicable for that period (table 8).

Table 8 – Historic Delivery

| Financial Year       | Total Dwelling Completions (including student and housing for the elderly) | Stepped Housing Requirement | Running Supp-291ly |
|----------------------|--|-----------------------------|--------------------|
| 2011/12              | 109  | 400                         | -291               |
| 2012/13              | 235  | 400                         | -165               |
| 2013/14              | 144  | 400                         | -256               |
| 2014/15              | 473  | 400                         | 73                 |
| 2015/16              | 483  | 400                         | 83                 |
| 2016/17              | 628  | 400                         | 228                |
| 2017/18              | 523  | 400                         | 123                |
| 2018/19              | 303  | 400                         | -97                |
| <b>Running Total</b> | <b>2,898</b>   | <b>3,200</b>                | <b>-302</b>        |

- As per national guidance the Council will look to apply the Sedgfield method for past periods of under delivery. Under this the level of deficit calculated above will be added to the plan requirements for the next 5-year period.
- Application of the NPPF delivery buffer - The revised NPPF continues the requirement to include a buffer within future supply calculations stating that the supply of specific deliverable sites should include a buffer (moved forward from later in the plan period) of: 5% to ensure choice and competition in the market for land; or 10% where the local planning authority wishes to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan, to account for any fluctuations in the market; or 20% where there has been a significant under delivery of housing over the previous 3 years, to improve the prospect of achieving the planned supply. This is defined as 85% below the housing requirement.

On the basis that the Council is not looking to confirm its 5-year supply through an Annual Position Statement and its housing Delivery Test performance is well above the 85% threshold the 5% buffer is proposed.

## Conclusion

- 5.1 The above methodology describes the approach that the City Council is looking to apply in calculating its future housing land supply. This will be kept under review and updated where necessary.

**Appendix 2 Housing Trajectory**

**Appendix 3 – Schedule of Housing Delivery**

### Sites benefiting from Full approval

| LPSA             | Site                               | Housebuilder     | Application Number | Description  | Decision Date | Residual Dwellings | Commentary   | Status             |
|------------------|------------------------------------|------------------|--------------------|--|---------------|--------------------|--|--------------------|
| <b>Lancaster</b> |                                    |                  |                    |  |               |                    |  |                    |
| 286              | Luneside East                      | Persimmon Homes  | 13/01200/FUL       | Erection of 149 dwellings with associated landscaping and car parking  | 30.06.14      | 88                 | <p>The site is under construction. As of the 31st March 2020 61 units have been completed. The developer has confirmed that the remaining units are expected to be completed this financial year with the potential for some slippage into the following financial year.</p> <p>Delivery projections remain consistent with that previously reported in the 2019 housing land supply trajectory. This will continue to be kept under review.</p>   | Under construction |
| 255              | Land East of Bowerham Lane (South) | High Brook Homes | 16/01551/FUL       | Erection of 25 dwellings and creation of a new access and access roads | 12.12.17      | 23                 | <p>The site is under construction. As of the 31st March 2020 2 units have been completed. The developer has confirmed that the remaining units are expected to be completed this financial year.</p> <p>Whilst there might be some slippage into the next financial year the City Council consider it reasonable to expect all units to be completed within the next 5 years. Delivery is occurring at a slightly faster rate than previously projected as part of the 2019 trajectory with completion now</p> | Under construction |

| <b>Sites benefiting from Full approval</b> |                                |                     |                           |   |                      |                           |  |                          |
|--|--------------------------------|---------------------|---------------------------|---|----------------------|---------------------------|--|--------------------------|
| <b>LPSA</b>                                | <b>Site</b>                    | <b>Housebuilder</b> | <b>Application Number</b> | <b>Description</b>  | <b>Decision Date</b> | <b>Residual Dwellings</b> | <b>Commentary</b>  | <b>Status</b>            |
|  |                                |                     |                           |   |                      |                           | anticipated a year earlier. This will continue to be kept under review.  |                          |
| 871  | Heaton Hall, Morecambe Road    | Unknown             | 17/01502/FUL              | Change of use and conversion of the tavern into five dwelling houses (C3) including the demolition of the existing conservatory and associated motel building and the erection of nine dwelling houses (C3) with associated landscaping and vehicular parking | 08.05.19             | 14                        | <p>Planning permission was granted in May 2019. The site now benefits from full planning approval. On this basis the Council consider it reasonable to expect delivery within the next 5 years.</p> <p>Confirmation on the exact delivery rates is still outstanding from the developer.</p> | Full planning permission |
| <b>Heysham</b>                             |                                |                     |                           |   |                      |                           |  |                          |
| 179  | Former Police Station, Heysham | Daffodil Homes      | 11/01089/FUL              | Erection of 14 no apartments. construction of 3000sq ft retail unit with a further 1000sq ft storage area, parking for 10 vehicles and traffic calming to Knowlys Road  | 11.04.12             | 14                        | The site benefits from full planning permission and has been cleared for development. Information from the developer confirms that all the necessary consents are in place and that building work is anticipated to commence in the next 12 to 18 months.                                    | Full planning permission |

**Sites benefiting from Full approval**

| LPSA | Site | Housebuilder | Application Number | Description   | Decision Date | Residual Dwellings | Commentary  | Status |
|------|------|--------------|--------------------|---|---------------|--------------------|---|--------|
|      |      |              | 14/00291/VCN       | Erection of 14 no apartments.<br>construction of 3000sq ft retail unit with a further 1000sq ft storage area, parking for 10 vehicles and traffic calming to Knowlys Road (pursuant to the variation of conditions 2, 5, 8 and 9 which relate to the basement and parking layout on planning permission 11/01089/FUL) | 02.06.14      |                    | On this basis the site is included within the council's 5 year housing land supply.<br><br>Whilst the developer anticipated the site commencing in 2021/22 in view of current circumstances the Council has delayed commencement by one year. This will be kept under review. |        |
|      |      |              | 15/00035/DIS       | Discharge of conditions 3, 4, 9, 12, 14, 15, 18, 22, 23, 24, 25 and 26 on planning permission 14/00291/VCN  | 03.06.15      |                    |   |        |

### Sites benefiting from Full approval

| LPSA                   | Site   | Housebuilder | Application Number | Description   | Decision Date | Residual Dwellings | Commentary  | Status                   |
|------------------------|--|--------------|--------------------|---|---------------|--------------------|---|--------------------------|
|                        |  |              | 18/00176/DIS       | Discharge of condition 3 on approved application 14/00291/VCN   | 22.11.18      |                    |   |                          |
|                        |  |              | 19/00047/NMA       | Non-material amendment to planning permission 14/00291/VCN to alter the North elevation window configuration for the installation                   | 18.01.19      |                    |   |                          |
| <b>Arkholme</b>        |  |              |                    |   |               |                    |   |                          |
| 11                     | Land East of Arkholme Methodist Church, Kirkby Lonsdale Road, Arkholme | Unknown      | 15/01024/OUT       | Outline application for the erection of up to 17 dwellings, associated access, provision of a new church car park and a new footway along the B6254 | 19.01.16      | 16                 | The site now benefits from full approval and it is understood that the landowner is about to exchange contracts with a local developer.       | Full planning permission |
|                        |  |              | 18/00645/REM       | Reserved matters application for the erection of 16 dwellings (C3)  | 03.01.19      |                    | On the basis of a RM approval and the evidence presented the Council consider it reasonable to expect completions within the next five years. |                          |
| <b>Bolton-le-Sands</b> |  |              |                    |   |               |                    |   |                          |

**Sites benefiting from Full approval**

| LPSA           | Site  | Housebuilder       | Application Number | Description  | Decision Date | Residual Dwellings | Commentary   | Status             |
|----------------|---|--------------------|--------------------|--|---------------|--------------------|--|--------------------|
| 32             | Land east of railway line, St. Michaels Lane, Bolton le Sands | Oakmere Homes      | 15/01167/FUL       | Erection of 20 dwellings with associated new access                  | 14.04.16      | 11                 | <p>The site is under construction. As of the 31st March 2020 9 dwelling units had been completed.</p> <p>The developer has confirmed that the remaining units are expected to be completed within the current financial year with. This will be kept under review.</p> <p>Delivery projections remain consistent with that previously reported in the 2019 housing land supply trajectory with the site still expected to be completed in 2020/21.</p> | Under construction |
| <b>Galgate</b> |   |                    |                    |  |               |                    |  |                    |
|                | Land North East Of St Johns Church Chapel Lane Galgate        | Applethwaite Homes | 18/00335/FUL       | Erection of 32 dwellings (C3) with associated access and landscaping | 10.05.19      | 32                 | <p>The site benefits from full planning approval and construction has started on site.</p> <p>Applethwaite have confirmed delivery rates for this site with all units expected to be completed 2021/22.</p> <p>On this basis the site has been included in the Council's five-year supply.</p>   | Commenced on site  |
| <b>Halton</b>  |   |                    |                    |  |               |                    |  |                    |

### Sites benefiting from Full approval

| LPSA | Site  | Housebuilder | Application Number | Description  | Decision Date  | Residual Dwellings | Commentary   | Status                                  |
|------|---|--------------|--------------------|--|----------------|--------------------|--|---|
| 159  | Land to the rear of Pointer Grove and adjacent to High Road, Halton | Russel Armer | 17/00224/FUL       | Erection of 66 dwellings with associated access, landscaping, open space, drainage, highway and parking arrangements and land re-profiling works | 19.10.18       | 66                 | <p>A resolution to grant planning permission was given by committee on the 4th May 2020 subject to the completion of a S106 Agreement relating to the provision of affordable housing and the long term maintenance of a sustainable urban drainage system, non-adopted highways, open space including on-site play provision and management company. This is a new application superseding the currently approved 17/00224/FUL.</p> <p>Evidence from the developer confirms progress on delivery with construction anticipated to commence late 2020 and the first completions expected 2021/22.</p> <p>On this basis the site is included within the council's five year supply position. Whilst Russel Armer anticipate completions in 2021/22, in view of the current uncertainties in response to covid-19 and the yet to be signed S106 Agreement, the council have delayed the delivery of this site by</p> | Full approval subject to S106 Agreement |
|      |   |              | 18/01422/FUL       | Erection of 66 dwellings with associated access, landscaping, open space, drainage, highway and parking arrangements and land re-profiling works | <i>Pending</i> |                    |  |   |

**Sites benefiting from Full approval**

| LPSA | Site                           | Housebuilder  | Application Number | Description   | Decision Date | Residual Dwellings | Commentary   | Status             |
|------|--------------------------------|---------------|--------------------|---|---------------|--------------------|--|--------------------|
|      |                                |               |                    |   |               |                    | one year. This will be kept under review.  |                    |
| 163  | Land South of Low Road, Halton | Wrenman Homes | 14/01344/OUT       | Outline application for the development of 60 dwellings with associated access              | 21.09.15      | 29                 | The site is under construction. As of the 31st March 2020 31 dwelling units had been completed. 29 dwellings remaining.                              | Under construction |
|      |                                |               | 17/01423/REM       | Reserved matters application for the erection of 60 dwellings and associated infrastructure | 22.03.18      |                    | The developer has confirmed that the remaining units are expected to be completed within the current financial year. This will be kept under review. |                    |

**Sites benefiting from Full approval**

| LPSA | Site                     | Housebuilder | Application Number | Description   | Decision Date  | Residual Dwellings | Commentary   | Status             |
|------|--------------------------|--------------|--------------------|---|----------------|--------------------|--|--------------------|
|      |                          |              | 20/00277/FUL       | Erection of 11 dwellings with associated infrastructure and landscaping                   | <i>Pending</i> |                    | An application for a further 11 dwellings on site (20/002777/FUL) is currently awaiting determination.<br><br>Delivery projections remain consistent with that previously reported in the 2019 housing land supply trajectory. |                    |
| 669  | Land South of Forge Road | Story Homes  | 17/00165/OUT       | Outline application for the erection of up to 90 dwellings with associated new access     | 17.07.17       |                    | The site is under construction. As of the 31st March 2020 5 dwelling units had been completed. Construction is on-going with the remaining units expected to be completed within the next 5 years.                             | Under construction |
|      |                          |              | 18/01117/REM       | Reserved matters application for the erection of 76 dwellings with associated landscaping | 09.01.19       | 71                 | Delivery projections remain consistent with that previously reported in the 2019 housing land supply trajectory.   |                    |

**Overton**

**Sites benefiting from Full approval**

| LPSA             | Site   | Housebuilder                | Application Number | Description  | Decision Date | Residual Dwellings | Commentary  | Status        |
|------------------|--|-----------------------------|--------------------|--|---------------|--------------------|---|---------------|
| 557              | Land opposite 26 to 48 Lancaster Road, Overton | Adactus Housing Association | 16/01136/FUL       | Erection of 32 dwellings with associated access, internal roads, open space and landscaping  | 02.05.18      | 32                 | <p>An application to discharge pre commencement planning conditions has been submitted.</p> <p>The developer has advised that all planning surveys have been completed along with intrusive site investigations. The scheme is noted to have full board approval and funding from Homes England.</p> <p>Whilst the developer has advised that they hope to have all 32 units completed by 2021/22, the council, in view of the current uncertainties in response to covid-19, have delayed the delivery of this site by one year.</p> | Full approval |
| <b>Middleton</b> |  |                             |                    |  |               |                    |   |               |
| 408              | Former Pontin's Holiday Camp                   |                             | 00/00156/OUT       | Outline application for the erection of a retirement village comprising dwelling houses and other residential accommodation, retail, leisure, recreation and ancillary administration. Creation of a new | 15.12.00      |                    | <p>Phase 1 benefits from full permission with 47 units completed. A total of 208 dwellings were anticipated leaving 161 dwellings still to be completed.</p> <p>Phases 2 and 3 still require a full planning application. 415 dwellings were anticipated. To date no dwellings have been completed.</p>   | Full approval |

**Sites benefiting from Full approval**

| LPSA          | Site                                       | Housebuilder | Application Number | Description  | Decision Date | Residual Dwellings | Commentary  | Status             |
|---------------|--|--------------|--------------------|--|---------------|--------------------|---|--------------------|
|               |  |              |                    | access and circulation road.   |               |                    | Whilst the site is considered to be developable in the absence of additional information no expectation for delivery has been made within the five-year supply.   |                    |
|               |  |              | 05/00740/REM       | Reserved Matters application for erection of a retirement village comprising dwellings, other residential accommodation, retail, leisure, recreation and ancillary administration, creation of a new access and circulation road | 25.10.05      |                    |   |                    |
| <b>Warton</b> |  |              |                    |  |               |                    |   |                    |
| 685           | Warton Grange Farm, Farleton Close, Warton | L & W Wilson | 15/00847/OUT       | Outline application for the demolition of the existing farm buildings and the erection of up to 23 dwellings with associated access and landscaping  | 12.12.15      |                    | Works have started on the site. The developer has confirmed that the site is to be completed in two parts with all developments pre-covid 19 expected to be completed within the next 24 months. Given progress on site the Council is confident that this site can form part of the Council's five year housing land supply. | Under construction |

| <b>Sites benefiting from Full approval</b> |  |                     |                           |   |                      |                           |   |               |
|--|--|---------------------|---------------------------|---|----------------------|---------------------------|---|---------------|
| <b>LPSA</b>                                | <b>Site</b>                                | <b>Housebuilder</b> | <b>Application Number</b> | <b>Description</b>  | <b>Decision Date</b> | <b>Residual Dwellings</b> | <b>Commentary</b>   | <b>Status</b> |
|  |  |                     | 18/01589/REM              | Reserved matters application for the demolition of the existing farm buildings and the erection of 21 dwellings with associated access and landscaping  | 23.12.19             | 21                        | Whilst the developer for the site anticipated the site being completed 2021/22 in view of current circumstances the Council has delayed completion until 2022/23. This will be kept under review.   |               |
|  |  |                     | 18/01603/FUL              | Erection of 4 dwellings with associated access and landscaping  | 23.12.19             | 4                         |   |               |
| <b>Whittington</b>                         |  |                     |                           |   |                      |                           |   |               |
| 625  | Whittington Farm, Main Street, Whittington | Unknown             | 16/00397/OUT              | Outline application for the erection of 18 dwellings with associated access and change of use of barn to a mixed use comprising a dwelling (C3) and a shop/tearoom (A1/A3) and Relevant Demolition of the existing agricultural buildings | 02.09.16             |                           | <p>The site now benefits from full permission having been granted reserved matters approval in September 2019. Pre-commencement conditions have all been discharged.</p> <p>On the basis of full planning approval and continued progress being made on bringing the site forward the site has been included within the council's five year supply.</p> | Full approval |

**Sites benefiting from Full approval**

| LPSA | Site | Housebuilder | Application Number | Description   | Decision Date | Residual Dwellings | Commentary  | Status |
|------|------|--------------|--------------------|---|---------------|--------------------|---|--------|
|      |      |              | 19/00406/REM       | Reserved matters application (consisting of landscaping only) for the demolition of existing buildings, erection of 18 dwellings, change of use of barn to a mixed use comprising a dwelling (C3) and a shop/tearoom (A1/A3) and associated landscaping | 07.06.19      | 18                 | Discussions are noted to be ongoing with an interested party to develop the site.<br><br>The agent for the site has advised that works are expected to commence on site in 2020/21 with completions expected in the next 5 years. In view of current circumstances, the Council has delayed commencement of the site until 2021/22. This will be kept under review. |        |
|      |      |              | 19/00110/DIS       | Discharge of conditions 3,4,5 and 6 on approved application 16/00397/OUT  | 09.09.19      |                    |   |        |

### Sites benefiting from outline approval

| LPSA             | Address  | Housebuilder  | Application Number | Description   | Decision Date | Dwellings | Commentary  | Status   |
|------------------|--|---------------|--------------------|---|---------------|-----------|---|--|
| <b>Lancaster</b> |  |               |                    |   |               |           |   |  |
| 872              | J Wedlake and Son,<br>Wheatfield St,<br>Lancaster            | Unknown       | 17/01219/OUT       | Outline application for the erection of a 2 storey and one 4 storey buildings comprising 12 apartments (C3) with associated access and relevant demolition of general industrial building (B2) and ancillary outbuildings | 16.10.18      | 12        | <p>Whilst the site benefits from outline approval it is understood that the landowner is considering an alternative proposal.</p> <p>The landowner has advised that development would commence as soon as approved. On the basis that an application has not yet been submitted no expectation for delivery within the next 5 years has been included from this site.</p> | Outline approval. Alternative proposal under investigation |
| 260              | Land north of New Quay Road,<br>Lancaster                    | Unknown       | 16/00581/OUT       | Outline application for the erection of up to 12 dwellings including associated cycle/pedestrian access   | 22.12.16      | 12        | The site benefits from outline approval for 12 dwellings. In the absence of additional information, no expectation for delivery has been made within the five-year supply.  | Outline approval.  |
| 640              | Land North of Hala Carr Farm,<br>Bowerham Road,<br>Lancaster | Oakmere Homes | 16/01515/OUT       | Outline application for the erection of up to 30 dwellings and creation of a new access   | 13.02.18      | 30        | A resolution to grant planning permission was granted for 34 dwellings by committee on the 20th July 2020 subject to the signing of a S106 Agreement. The scheme had originally sought 37 dwellings but this was reduced to 34 during consideration of the application.   | Resolution to grant RM approval made on the 20.07.20       |

**Sites benefiting from outline approval**

| LPSA             | Address                               | Housebuilder  | Application Number | Description  | Decision Date  | Dwellings | Commentary   | Status  |
|------------------|---------------------------------------|---|--------------------|--|----------------|-----------|--|---|
|                  |                                       |   | 19/01150/FUL       | Erection of 37 dwellings with associated access and alterations to land levels   | <i>Pending</i> |           | Whilst this is yet to be signed officers are confident that given the involvement of a housebuilder it is reasonable to expect development from this site within the next 5 years. Oakmere have confirmed that they are ready to commence on site when all the necessary permissions are in place.   |   |
| <b>Carnforth</b> |                                       |   |                    |  |                |           |  |   |
| 793              | Land east of Scotland Road, Carnforth | Site is under contract with a residential developer | 18/00365/OUT       | Outline application for residential development comprising 213 dwellings (Use Class C3) with associated vehicular and cycle/pedestrian access to Scotland Road and cycle/ pedestrian access to Carnforth Brow/Netherbeck, public open space, creation of wetlands area, construction of attenuation basins, erection of sub-station, installation of | 13.08.19       | 213       | <p>An application seeking amendments to the original approval has been submitted (20/00607/VCN) and is currently awaiting determination. This seeks approval for minor material changes to the scheme including the layout of the development, the mix of dwellings proposed, regrading of the site and the location of some open space.</p> <p>Works to divert the PROW are noted to be commencing shortly.</p> <p>The site is noted to now be under contract with a residential developer.</p> | S73 application currently awaiting determination. RM application still to be submitted. |

**Sites benefiting from outline approval**

| LPSA | Address | Housebuilder | Application Number | Description   | Decision Date | Dwellings | Commentary   | Status |
|------|---------|--------------|--------------------|---|---------------|-----------|--|--------|
|      |         |              |                    | a pumping station and associated earth works and land regrading and landscaping |               |           | <p>Subject to planning the agent has confirmed that development is likely to commence in Spring 2021. Annual delivery rates have been provided, although it is caveated that this will be dependent on how quickly the Section 73 permission can be dealt with enabling the submission of a reserved matters application.</p> <p>Whilst the site is only outline the Council is confident that on the basis of evidence and discussions with Development Management colleagues that it is reasonable to expect some development on this site within the next 5 years. On this basis completions have been included within the 5 year supply.</p> <p>In view of the current uncertainties in response to covid-19 and the yet to be submitted RM application, the council have delayed the delivery of this site from that provided by the agent. This will need to be kept under review.</p> |        |

**Cockerham**

| <b>Sites benefiting from outline approval</b> |   |                     |                           |  |                      |                  |  |   |
|---|---|---------------------|---------------------------|--|----------------------|------------------|--|---|
| <b>LPSA</b>                                   | <b>Address</b>  | <b>Housebuilder</b> | <b>Application Number</b> | <b>Description</b>   | <b>Decision Date</b> | <b>Dwellings</b> | <b>Commentary</b>  | <b>Status</b>                           |
| 869   | Rectory Gardens, Cockerham                              | Unknown             | 17/00723/OUT              | Outline application for the erection of 18 dwellings and creation of a new access  | 07.05.19             |                  | The site benefits from outline approval. The Section 106 Agreement was signed on the 7th February 2019.<br><br>In the absence of additional information no expectation for delivery has been made within the five-year supply.                     | Outline approval                        |
| <b>Dolphinholme</b>                           |   |                     |                           |  |                      |                  |  |   |
| 874   | Land at Higher Bond Gate, Abbeystead Road, Dolphinholme | Unknown             | 17/00970/OUT              | Outline application for the development of 18 residential dwellings with associated access   | 07.12.18             | 18               | The site benefits from outline approval for 18 dwellings. A further 9 dwellings were approved on appeal at the end of 2019.<br><br>In the absence of additional information no expectation for delivery has been made within the five-year supply. | Outline approval                        |
|   |   |                     | 18/01106/OUT              | Outline application for the development of 9 residential dwellings with associated access, public open space and associated infrastructure | 14.11.19             | 9                |  |   |
| <b>Galgate</b>                                |   |                     |                           |  |                      |                  |  |   |
| 138   | Ward Farm, Min Rd, Galgate                              | Hollins Homes       | 17/00944/OUT              | Outline application for the demolition of existing agricultural buildings, retention and residential                                       | 27.02.19             | 68               | Hollins Homes and Development Management colleagues have confirmed that the RM application should be determined shortly. There are no other outstanding  | RM submitted and awaiting determination |

**Sites benefiting from outline approval**

| LPSA | Address | Housebuilder | Application Number | Description  | Decision Date | Dwellings | Commentary  | Status |
|------|---------|--------------|--------------------|--|---------------|-----------|---|--------|
|      |         |              |                    | conversion of stone barn for up to 2 dwellings and erection of up to 68 dwellings with associated access   |               |           | <p>issues effecting the development of this site.</p> <p>Hollins Homes have confirmed that they expect works to commence on site in January 2021. Delivery rates have been provided by Hollins Homes, they advise however that these are dependent on the full extent of the impact of covid-19.</p> <p>Whilst the site is only outline the Council is confident that on the basis of evidence and discussions with Development Management colleagues that it is reasonable to expect some development on this site within the next 5 years. On this basis completions have been included within the 5 year supply.</p> <p>Whilst Hollins Homes anticipate completions in 2020/21 the council, in view of the current uncertainties in response to covid-19, have delayed the delivery of this site by one year.</p> <p>This will need to be kept under review.</p> |        |
|      |         |              | 19/01100/REM       | Reserved matters application for the demolition of existing agricultural buildings, retention and residential conversion of stone barn for up to 2 dwellings and erection of up to 68 dwellings with associated access | Pending       |           |   |        |

| <b>Sites benefiting from outline approval</b> |   |                     |                           |  |                      |                  |  |  |
|---|---|---------------------|---------------------------|--|----------------------|------------------|--|--|
| <b>LPSA</b>                                   | <b>Address</b>                                | <b>Housebuilder</b> | <b>Application Number</b> | <b>Description</b>   | <b>Decision Date</b> | <b>Dwellings</b> | <b>Commentary</b>  | <b>Status</b>  |
| <b>Hornby</b>                                 |   |                     |                           |  |                      |                  |  |  |
| 240   | Land north of Royal Oak Meadow, Hornby        | Unknown             | 15/01593/OUT              | Outline application for the erection of up to 23 residential dwellings with associated new access                  | 18.04.16             | 23               | As of the 1 <sup>st</sup> April 2020 the site benefited from outline approval for 23 dwellings. A reserved matters application has however now been approved (19.10.20). On the basis that the site now benefits from full permission the Council considers it reasonable to include this site within its 5-year supply. Progress on delivery will be kept under review. | Outline approval and reserved matters pending determination as of 1 <sup>st</sup> April 2020 |
|   |   |                     | 19/00320/REM              | Reserved matters application for the erection of 23 dwellings  | 19.10.20             |                  |  |  |
| 870   | Land to the rear of Ingleborough View, Hornby | Unknown             | 17/01327/OUT              | Outline application for the erection of up to 11 dwellings and creation of a new access and associated landscaping | 26.02.19             | 11               | The site has outline planning approval. In the absence of additional information, no expectation for delivery has been made within the five year supply.   | Outline application  |
| <b>Over Kellet</b>                            |   |                     |                           |  |                      |                  |  |  |
| 800   | Land north of Old Hall Farm, Kirkby Lonsdale  | Oakmere             | 17/01050/OUT              | Outline application for the erection of up to 55 residential dwellings   | 27.04.18             | 55               | The site has outline planning approval for 55 dwellings. A reserved matters application is currently awaiting determination.   | Outline approval.<br>Reserved Matters application  |

**Sites benefiting from outline approval**

| LPSA | Address                                    | Housebuilder | Application Number | Description   | Decision Date  | Dwellings | Commentary  | Status                            |
|------|--|--------------|--------------------|---|----------------|-----------|---|-----------------------------------|
|      | Road, Over Kellet                          |              | 20/00405/REM       | Reserved Matters application for the erection of 55 dwellings, associated accesses and alterations to land levels | <i>Pending</i> |           | <p>Oakmere Homes have confirmed that subject to planning approval they would look to make a start on site early 2021. A lead in time of 6 months till the first completions was noted.</p> <p>On this basis the council consider it reasonable to expect completions within the next 5 years. This will be kept under review.</p> | currently awaiting determination. |
| 836  | Land adjacent to Church Bank and Greenways | Unknown      | 16/01572/OUT       | Outline application for the erection of up to 15 dwellings and creation of a new access                           | 07.02.19       | 15        | The site has outline planning approval. In the absence of additional information, no expectation for delivery has been made within the five year supply.  | Outline application               |

| <b>Allocated Sites</b>  |                            |                               |                  |  |
|---|----------------------------|-------------------------------|------------------|--|
| <b>LPSA</b>   | <b>Site</b>                | <b>Landowner/Housebuilder</b> | <b>Dwellings</b> | <b>Commentary</b>  |
| 136 / 807/132/813/814/818/141<br>/134/145/146/148/779<br>/138/819/820/253/327/334/3<br>44/375/377/378/137/709/739/130<br>/808/809/815/816/840 | Bailrigg Garden<br>Village | Multiple landowners           | 3500             | <p>This site is allocated as a broad location for growth (Policy SG1) in the adopted Local Plan. The broad location identifies a wide area that is to be subject to further investigation for growth as part of the Lancaster South Area Action Plan DPD. It will be the AAP DPD that will set site specific allocations. Work has been underway on the AAP for some time now with further master planning/design code work due to take place later this year before public consultation on a draft AAP in early 2021. It is anticipated that the overall timeframe to reach adoption of the AAP will be 2 years.</p> <p>Following discussions at the examination of the Local Plan a Statement of Common Ground was signed by several interested parties in relation to amendments to Policy SG1. This included the inclusion of an 'early release mechanism' that could, in exceptional circumstances, allow for the early release of land within the broad location of growth to assist housing delivery in early phases of the plan. In order to be compliant with SG1, the Key Growth Principles for Development in the Broad Location for Growth must be considered in significant detail.</p> <p>On the basis of evidence submitted as part of the Local Plan examination an expectation of some development within the five year supply was included. 205 dwellings had been anticipated by 2023/24.</p> <p>Following the Local Plan examination two applications for development have been submitted within the broad location for growth and are currently awaiting determination. This includes application 19/00332/OUT for up to 95 dwellings and application 19/01135/OUT for up to 680 dwellings. These applications are being assessed against the criteria in Policy SG1.</p> |

| <b>Allocated Sites</b> |             |                               |                  |   |
|------------------------|-------------|-------------------------------|------------------|---|
| <b>LPSA</b>            | <b>Site</b> | <b>Landowner/Housebuilder</b> | <b>Dwellings</b> | <b>Commentary</b>   |
|                        |             |                               |                  | <p>Not wishing to prejudice the determination of these applications Officers have assessed the potential for delivery from the broad location on the basis of guidance contained in table 7 'Average Lead in Times' of its Housing Land Supply Methodology. This identifies an average lead in time of 4.5 years for outline planning applications such as the above where allocated for growth in an adopted Local Plan. This is based on 1 year to determine, 2 years to grant reserved matters approval and 1.5 years to the first completion.</p> <p>On the basis that the applications are also being brought forward in advance of the AAP which is the document which will actually identify those areas within the broad location for development, delivery from this area, has at present, not been included within the 5 year supply. This does not mean that development could not come forward earlier just that on the basis of current guidance and evidence the Council is unable at this present moment to include delivery within the 5-year supply. This will be kept under review.</p> |

| <b>Allocated Sites</b>    |                 |  |                  |   |
|---------------------------|-----------------|--|------------------|---|
| <b>LPSA</b>               | <b>Site</b>     | <b>Landowner/Housebuilder</b>            | <b>Dwellings</b> | <b>Commentary</b>   |
| 671 / 289 / 811 / 823/873 | East Lancaster  | Seemore Properties                       | 930              | <p>Delivery expectations for this site are based on those contained within evidence provided by the Agent for the site. This confirms a continued commitment to bring this site forward with details provided on the work undertaken to date and the work still outstanding to support an application. An outline application is anticipated for submission in September 2021 followed by reserved matters submission in December 2022. Assuming approval the evidence envisages commencement on site in the spring of 2023 and completions in August 2023.</p> <p>In light of the continued impacts of the pandemic a more cautious delivery expectation is contained within the trajectory. This anticipates a 6 month to 1 year delay with completions not envisaged until 2024/25. This will of course be kept under review.</p>  |
| 710 / 275 / 304 / 362     | North Lancaster | Taylor Wimpey and Hollins Strategic Land | 700              | <p>The site is in 3 ownerships. Two elements of the site are now in the ownership of housebuilders, Taylor Wimpey and Hollins Strategic Land. Two Statements of Common Ground have been prepared.</p> <p>Delivery expectations for this site are based on those contained within the signed Statements of Common Ground. This has been prepared having regard to potential delays resulting from the Covid-19 pandemic and in line with the definition of deliverability in the NPPF.</p> <p>The Statements confirm a continued commitment to bring this site forward for development with details provided on the future delivery of the site. The statements confirm that Taylor Wimpey will be submitting a planning application for the western element of their land in Q3 of 2020/21. Subject to the approval of this application a planning application for the western portion of the site will be submitted by Hollins Strategic</p> |

| <b>Allocated Sites</b> |                   |                               |                  |  |
|------------------------|-------------------|-------------------------------|------------------|--|
| <b>LPSA</b>            | <b>Site</b>       | <b>Landowner/Housebuilder</b> | <b>Dwellings</b> | <b>Commentary</b>  |
|                        |                   |                               |                  | Land. Without wishing to prejudice the determination of these applications the statement anticipates that Taylor Wimpey will deliver housing from 2022/23 and Hollins Strategic Land from 2023/24. A peak of 90 dwellings per annum is envisaged across both sites.  |
| 61                     | Lundsfield Quarry | Homes England                 | 250              | <p>The site is currently under the ownership of Homes England and is the subject of a planning application seeking outline consent for up to 250 dwellings (19/00541/OUT). It is understood that upon gaining outline planning permission the landowner will dispose of the site to a housing developer who will then submit a reserved matters application and develop the site.</p> <p>Whilst most of the required survey works have now been completed it is noted that a number of additional survey works to support the planning application have been required. Some delays to this work are noted as a result of covid-19.</p> <p>Subject to a positive approval Homes England believe that a reserved matters application could be submitted late 2021 with commencement on site the year after. Projected delivery rates have been submitted by the landowner.</p> |

| <b>Allocated Sites</b> |                         |                               |                  |   |
|------------------------|-------------------------|-------------------------------|------------------|---|
| <b>LPSA</b>            | <b>Site</b>             | <b>Landowner/Housebuilder</b> | <b>Dwellings</b> | <b>Commentary</b>   |
|                        |                         |                               |                  | Taking account of the evidence provided Officers consider that it is reasonable given the work undertaken to date, the active pursuit of an outline application and the future disposal of a site to a residential developer to expect some delivery within the next 5 years. The trajectory reflects these considerations  |
| 321                    | Grab Lane,<br>Lancaster | Story Homes                   | 207              | Story Homes are looking to progress an application on this site with an application expected to be submitted by the end of the year. Whilst progress on bringing this site forward for delivery is underway the absence of an application and delivery information mean that the Council has been unable to include this site within its 5-year housing land supply. This will be kept under review. Story Homes have been contacted for information. |
| 369                    | Ridge Lea Hospital      | NHS                           | 75               | The Hospital site is currently empty and now benefits from an allocation for residential development.<br><br>The site continues to remain developable for housing however in the absence of evidence to confirm immediate delivery the Council is unable to include the site within its five-year supply. This will be kept under review.   |

| <b>Allocated Sites</b> |  |                               |                  |   |
|------------------------|--|-------------------------------|------------------|---|
| <b>LPSA</b>            | <b>Site</b>  | <b>Landowner/Housebuilder</b> | <b>Dwellings</b> | <b>Commentary</b>   |
| 838                    | Stone Row Head   |                               | 10               | Whilst the Council consider it reasonable to expect delivery of some dwellings within the five-year supply it recognises that in the absence of information the site cannot be included within its 5-year housing land supply.  |
| 331 / 359 / 388 / 699  | The Abattoir,<br>Wyresdale Road/<br>Farmers Auction<br>Mart, Wyresdale<br>Road/ Land South<br>East of Lancaster<br>Leisure Park,<br>Wyresdale Road/<br>Land South of<br>Lancaster Leisure<br>Park, Wyresdale<br>Road | Multiple ownership            | 242              | The site is noted to be in multiple ownership.<br><br>The northern part of site LPSA_388 is the subject of a planning application from Eccleston Homes (18/00472/FUL) for 27 homes. Members recommended approval of the site at committee on the 3rd June 2019 subject to the resolution of a legal agreement. This was taken back to committee in August 2020 and was again supported subject to the completion of the S106 Agreement. The completion of this remains ongoing. Whilst remaining subject to a S106 Agreement the Council considers it reasonable given the sites progress and the involvement of a developer to expect some development on this site within the next 5 years. |

| <b>Allocated Sites</b> |                     |                                     |                  |  |
|------------------------|---------------------|-------------------------------------|------------------|--|
| <b>LPSA</b>            | <b>Site</b>         | <b>Landowner/Housebuilder</b>       | <b>Dwellings</b> | <b>Commentary</b>  |
| 261                    | Royal Albert Fields | Oakmere Homes and Private ownership | 137              | <p>The site is noted to be under two ownerships.</p> <p>The first part (LPSA_298) has recently (17th August 2020) been granted planning permission subject to the completion of a S106 Agreement for 71 dwellings (17/01074/HYB). Oakmere Homes are noted to have an interest in this site. Communication with Oakmere confirms a commitment to bringing this site forward for development.</p> <p>The second part (LPSA_261) remains in private ownership. It is understood that there remains a commitment to bring this site forward for development although to date no planning application has been submitted. Whilst recognising that this site remains developable in the absence of a planning application no expectation for delivery from this part of the site has been included within the 5-year supply. This will of course be kept under review.</p> <p>On the basis of the resolution to grant planning permission on LPSA_298 together with the involvement of a developer who has confirmed their intentions to bring this site forward the Council considers it reasonable to expect some delivery from this site in the next 5 years.</p> |

| <b>Allocated Sites</b> |                        |                               |                  |  |
|------------------------|------------------------|-------------------------------|------------------|--|
| <b>LPSA</b>            | <b>Site</b>            | <b>Landowner/Housebuilder</b> | <b>Dwellings</b> | <b>Commentary</b>  |
| 736                    | Lune Industrial Estate |                               | 200              | <p>An application for residential development on this site was refused by the council in 2019 (16/00276/OUT).</p> <p>It is understood that the applicant remains committed to bringing this site forward and is working on an application to address the matters for refusal.</p> <p>Whilst the site is considered to be developable it is not considered to be deliverable in the immediate future and as such has not been included in the Council's five years housing land supply.</p> |
| 372                    | University of Cumbria  |                               | 15               | <p>The site is currently the subject of a planning application for 16 residential units and a 92 extra care facility (20/00554/FUL). Whilst the application confirms a commitment to bringing this site forward for development in the absence of evidence to confirm immediate delivery the Council is unable to include this site within its five-year supply. This will be kept under review.</p>   |

| <b>Allocated Sites</b> |                         |                               |                  |   |
|------------------------|-------------------------|-------------------------------|------------------|---|
| <b>LPSA</b>            | <b>Site</b>             | <b>Landowner/Housebuilder</b> | <b>Dwellings</b> | <b>Commentary</b>   |
| 713                    | Halton Mills            |                               | 20               | <p>The site is currently the subject of two applications: A full application for 5 dwellings and a block of 16 self-contained flats for residents over the age of 55 (20/00613/FUL) and a full application for 16 affordable residential dwellings and 4 affordable apartments (20/00614/FUL). Subject to planning it is understood that a start could be made on site in April 2021. The schemes are scheduled for November committee.</p> <p>On the basis of the information received Officers consider it reasonable to expect some completions within the next 5 years.</p> |
| 684                    | Yenham Lane,<br>Overton | Private ownership             | 21               | <p>The site is noted to be under two ownerships with all parties investigating opportunities for development.</p> <p>A planning application 19/01192/FUL for 9 dwellings was submitted for part of the site but was subsequently withdrawn.</p> <p>Whilst opportunities for development are being explored given the lack of progress being made in bringing forward a planning application the City Council are unable to include this site within its 5-year supply. This will of course be kept under review.</p>  |

| <b>Allocated Sites</b> |                                      |                               |                  |  |
|------------------------|--------------------------------------|-------------------------------|------------------|--|
| <b>LPSA</b>            | <b>Site</b>                          | <b>Landowner/Housebuilder</b> | <b>Dwellings</b> | <b>Commentary</b>  |
| 643                    | Land South of Marsh Lane, Cockerham  | Southworth Construction       | 36               | <p>The site is currently the subject of an application for 36 dwellings (19/00438/FUL).</p> <p>The developer has provided projected completion rates for the site. These have been delayed by one year to reflect current circumstances. Despite not yet benefiting from planning approval the City Council is confident that on the basis of the evidence provided that this site can be included in the 5 year supply.</p> |
| 837                    | Land North West of Sand Lane, Warton |                               | 12               | <p>An application for up to 12 dwellings is currently awaiting determination (20/00358/OUT).</p> <p>In the absence of evidence to confirm delivery the site has not been included within the five year supply. This will be kept under review.</p>   |

**Appendix 4 – Schedule of small site delivery 31<sup>st</sup> March 2020**

| Site Address   | Settlement | Application Number | Description   | Outstanding Commitment | Completions |
|--|------------|--------------------|---|------------------------|-------------|
| <b>Lancaster</b>   |            |                    |   |                        |             |
| Garages Opposite Kids Club Dallas Road Lancaster                         | Lancaster  | 11/01055/FUL       | Demolition of Garages and Erection of two dwellings   | 2                      |             |
| Westbourne House, Westbourne Road, Lancaster                             | Lancaster  | 14/00601/FUL       | Demolition of nursery annex, erection of two 2-storey detached dwellings, change of use and conversion of Westbourne House from former day nursery into two dwellings and associated landscaping and access | 1                      |             |
| 80 Broadway, Lancaster   | Lancaster  | 14/00913/PAC       | Prior notification for a change of use from an office (B1) to dwelling house (C3)   | 1                      |             |
| Millrace Court Mainway   | Lancaster  | 15/01290/CU        | Change of use of office (B1) into dwelling (C3)   | 1                      |             |
| 152 Greaves Road Lancaster Lancashire LA1 4UW                            | Lancaster  | 15/00610/PAC       | Prior approval for the change of use of office (B1) to form part of dwellinghouse (C3)  | 0                      |             |
| Parkfield Garage Bowerham Road Lancaster Lancashire LA1 4BN              | Lancaster  | 16/01384/FUL       | Erection of four 2-storey dwelling  | 4                      |             |
| Quarry Mount Quarry Mount Mews Lancaster Lancashire LA1 3BZ              | Lancaster  | 17/00439/FUL       | Erection of a detached dwelling   | 1                      |             |
| 24 Hala Grove Lancaster Lancashire LA1 4PS                               | Lancaster  | 17/01222/FUL       | Demolition of side extension to existing dwelling and erection of a dwelling on land adjacent   | 0                      |             |
| 48 - 50 King Street Lancaster Lancashire LA1 1RE                         | Lancaster  | 17/00619/FUL       | Change of use of a ground floor takeaway with ancillary 3-bed flat above to a takeaway (A5) and a self-contained 3-bed flat above (C3)  | 2                      |             |
| Land North Of 43 Clarendon Road Lancaster Lancashire                     | Lancaster  | 17/00595/FUL       | Erection of 2 dwellings with associated engineering works   | 2                      |             |
| 15 - 16 Daisy Bank Quernmore Road Quernmore Lancaster Lancashire LA1 3JW | Lancaster  | 18/00050/FUL       | Change of use of one dwelling into two dwellings (C3) and erection of a single storey rear extension  | 1                      |             |
| Land Adjacent Aikengill Scotforth Road Lancaster Lancashire LA1 4NU      | Lancaster  | 17/00073/FUL       | Erection of 7 dwellings with associated new access and cycle paths  | 3                      | 4           |
| Rose Garth Stanmore Drive Lancaster Lancashire LA1 5BL                   | Lancaster  | 18/00312/FUL       | Erection of a detached two-storey dwelling, demolition of part of the existing dwelling and erection of a single storey rear extension  | 1                      |             |
| Farr Bank Uggie Lane Lancaster Lancashire LA1 4QB                        | Lancaster  | 17/01479/FUL       | Demolition of existing bungalow and erection of a 2-storey dwelling (C3)  | 0                      |             |
| Farr Bank Uggie Lane Lancaster Lancashire LA1 4QB                        | Lancaster  | 18/00673/FUL       | Demolition of existing bungalow and erection of a 2-storey dwelling (C3)  | 0                      |             |
| 5-7 Great John Street Lancaster Lancashire LA1 1NQ                       | Lancaster  | 18/00069/FUL       | Change of use of mixed use unit comprising of retail (A1) and residential (C3) into cafe/bar (A3/A4) and yoga studio (D2) with associated holiday and manager's accommodation (sui generis)                 | 0                      |             |
| 1 West Road Lancaster Lancashire LA1 5PG                                 | Lancaster  | 18/00842/FUL       | Change of use of one 2-bed flat(C3) and takeaway(A5) to a mixed use scheme comprising a takeaway(A5), one 1-bed flat and two 2-bed flats(C3), including construction of a rear first floor extension        | 2                      |             |

|  |           |              |   |   |
|--|-----------|--------------|---|---|
| Melling House Hala Road Lancaster Lancashire LA1 4RL   | Lancaster | 18/00900/FUL | Change of use of former managers house (C3) to 2 self-contained 1-bed flats (C2) and installation of an new external door   | 1 |
| 38 Beck View Hala Square Lancaster Lancashire LA1 4RW  | Lancaster | 19/00237/FUL | Change of use of dwelling (C3) to 2 self-contained 1-bed flats (C2) and installation of vents and porch canopy to the west elevation  | 1 |
| Land adjacent to 4 Washington Close, Lancaster   | Lancaster | 19/00383/OUT | Outline application for the erection of 1 residential dwelling  | 1 |
| Thirlmere Court Keswick Road Lancaster Lancashire LA1 3LQ                                      | Lancaster | 19/00960/FUL | Construction of a raised replacement roof to stairwell and construction of dormer extensions to front and rear elevations to create one 2-bed flat (C3)   | 1 |
| Brooklands Buildings Addington Road Halton Lancaster Lancashire LA2 6PG                        | Lancaster | 19/00877/FUL | Part retrospective application for the demolition of 3 dwellings (C3) and erection of 3 replacement dwellings (C3)  | 0 |
| 100 Penny Street Lancaster Lancashire LA1 1XN  | Lancaster | 19/00136/FUL | Change of use of existing offices (A2) to 3 studio flats (C3) and erection of a bin store   | 3 |
| <b>Morecambe and Heysham</b>   |           |              |   |   |
| Rear Sunacre Court Maple Ave Heysham   | Heysham   | 15/00323/FUL | Erection of a 2-storey block of four flats and a pair of 2-storey semi-detached dwellings with associated access and parking  | 0 |
| Land To The Rear Of Sunacre Court Maple Avenue Heysham   | Heysham   | 16/00861/FUL | Erection of a 2-storey block of four flats and a pair of 2-storey semi-detached dwellings with associated access and parking  | 4 |
| Former British Legion Club 29 - 31 Edward Street Morecambe                                     | Morecambe | 15/01541/FUL | Relevant demolition of existing building and erection of three 4-bed dwellings  | 0 |
| 29-31 Edward Street Morecambe (Former Br Legion Club~)   | Morecambe | 15/01362/OUT | Relevant demolition of existing building and erection of three 4-bed dwellings  | 3 |
| 264 Marine Road Central Morecambe  | Morecambe | 16/00027/FUL | Conversion of existing flat into three 1-bed flats  | 2 |
| 46 - 48 Claremont Road Morecambe Lancashire LA4 4HL  | Morecambe | 15/01406/FUL | Change of use of a retail unit and 2 residential dwellings to 6 1-bed flats   | 4 |
| 46 - 48 Claremont Road Morecambe Lancashire LA4 4HL  | Morecambe | 19/00873/FUL | Change of use of a mixed use unit comprising a ground floor retail unit (A1), ground floor 1-bed flat (C3), and 2 maisonettes above (C3) to six 1-bedroom flats (C3), construction of 3 bay windows and doorway to the front and installation of new window openings to the side and rear and a roof light to the front | 0 |
| Alice Street Works, Alice Street, Morecambe  | Morecambe | 15/01122/FUL | Demolition of existing warehouse and erection of 6 dwelling houses  | 6 |
| 365A Lancaster Road Morecambe  | Morecambe | 16/01032/CU  | Change of use of first floor office (B1) into flat (C3)   | 1 |
| 13 Morecambe Street West Morecambe Lancashire LA4 5HE  | Morecambe | 16/01195/CU  | Change of use of ground floor shop (A1) to 1-bed flat (C3) and alterations to ground floor front elevation  | 1 |
| Land To The Rear Of 2 And 2A Silverdale Avenue And 37 Heysham Mossgate Road Heysham Lancashire | Heysham   | 16/00997/FUL | Erection of six 2-storey dwellings with associated landscaping and access   | 6 |

|   |           |              |   |   |
|---|-----------|--------------|---|---|
| Land Between 24 And 25 Hestham Crescent Morecambe Lancashire              | Morecambe | 16/01094/FUL | Erection of two dwellings and two garages with associated access  | 2 |
| 214 Heysham Road Heysham Morecambe Lancashire LA3 1NL                     | Heysham   | 16/01503/CU  | Change of use from a dwelling (C3) to 3 self contained flats (C3)   | 2 |
| 30 Marine Road West Morecambe Lancashire LA3 1BY                          | Morecambe | 17/00113/FUL | Change of use from house of multiple occupation (C4) to four 2-bed self-contained flats (C3) and replacement dormer extensions to the front and rear elevations   | 2 |
| Land Rear Of 320 - 322 Lancaster Road Morecambe Lancashire LA4 6LY        | Morecambe | 16/01519/FUL | Demolition of existing garage/car port and erection of a detached dwelling and garage with associated access  | 1 |
| Land At The End Of Laureston Avenue Heysham Lancashire                    | Heysham   | 16/01235/FUL | Erection of four detached and two pairs of semi-detached two-storey dwellings and garages with associated access  | 8 |
| 2 Seaborn Road Morecambe Lancashire LA4 6BB                               | Morecambe | 17/00625/FUL | Change of use of ground floor hairdressers (A1) into 2-bed flat (C3) and new hairdressing salon (A1) to the rear, including removal of existing shopfront, installation of new shopfront to side elevation, replacement of ground floor windows and replacement of window and door to front elevation | 1 |
| 55-57 Balmoral Road Morecambe Lancashire LA4 4JS                          | Morecambe | 17/01241/CU  | Change of use of 2 houses in multiple occupation (C4) to create 4 2-bed and 2 3-bed apartments (C3)   | 0 |
| 67-69 Balmoral Road Morecambe Lancashire LA4 4JS                          | Morecambe | 17/01242/CU  | Change of use of 2 houses in multiple occupation (C4) to create 4 2-bed and 2 3-bed apartments (C3)   | 0 |
| 35 Edward Street Morecambe Lancashire LA4 4BL                             | Morecambe | 17/00864/FUL | Conversion of dwelling to two 2-bed maisonettes (C3)  | 1 |
| Red Roofs White Lund Road Morecambe Lancashire LA3 3DU                    | Morecambe | 17/00749/FUL | Demolition of existing dwelling and detached garage and erection of a new detached dwelling with attached   | 0 |
| Land Between 14 And 15 Betony Morecambe Lancashire LA4 6JD                | Morecambe | 17/01161/FUL | Erection of three detached 2-storey dwellings, detached garage and associated access  | 2 |
| 316 Lancaster Road Morecambe Lancashire LA4 6LY                           | Morecambe | 17/01024/FUL | Change of use of first floor shop (A1) to 1-bed flat (C3), construction of a dormer extension to the rear and erection of a single storey rear extension  | 1 |
| 1 Lea Lane Heysham Morecambe Lancashire LA3 2QG                           | Morecambe | 17/01229/OUT | Outline application for the erection of one dwelling with associated access   | 1 |
| Land To The Rear Of 1 And 2 Lea Lane Heysham Morecambe Lancashire LA3 2QG | Morecambe | 19/00142/OUT | Outline application for the erection of one dwelling (C3) with associated access  | 0 |
| 342 Oxcliffe Road Heaton With Oxcliffe Morecambe Lancashire LA3 3EJ       | Morecambe | 17/01384/FUL | Demolition of existing dwelling and detached garage and erection of 5 detached 2-storey dwellings with associated access and landscaping  | 4 |
| 22 - 24 Albert Road Morecambe Lancashire LA4 4HB                          | Morecambe | 17/01359/CU  | Change of use of upper floor ancillary flats into two 2-bed self-contained flats (C3) including creation of new entrance, installation of new shopfronts and replacement windows  | 1 |
| 48 Chatsworth Road Morecambe Lancashire LA4 4JH                           | Morecambe | 18/00091/CU  | Change of use of dwellinghouse into one 2-bed flat and one 3-bed maisonette (C3)  | 1 |
| 2 Oxcliffe Road Heysham Morecambe Lancashire LA3 1PS                      | Morecambe | 18/00048/FUL | Erection of a dwelling (C3) and detached garage   | 1 |

|  |           |              |   |   |
|--|-----------|--------------|---|---|
| 2 Oxcliffe Road Heysham Morecambe Lancashire LA3 1PS                       | Morecambe | 18/01263/FUL | Erection of a dwelling (C3) and detached garage   | 0 |
| 29A Stanhope Avenue Morecambe Lancashire LA3 3AJ                           | Morecambe | 18/00128/OUT | Demolition of existing bungalow and garage and erection of four residential dwellings   | 3 |
| 207 Marine Road Central Morecambe Lancashire LA4 4BU                       | Morecambe | 18/00051/FUL | Change of use of three retail units to a mixed use scheme comprising restaurant (A3), bar (A4) gaming area (D2) with associated office area, and a 2 bed apartment (C3), erection of a glazed link building and first floor extension, creation of first floor roof terrace, external alterations to 207 Marine Road and Pleasureland including replacement parapet and finial detail, new glazing and cladding, removal of existing roof over walkway and resurfacing of footway, provision of raised seating area and entrance steps and refuse store at rear | 1 |
| 154 Heysham Road Heysham Morecambe Lancashire LA3 1DJ                      | Morecambe | 18/00157/FUL | Change of use of hairdressers (A1) to one bedroom ground floor flat (C3) and erection of a single storey front extension  | 1 |
| 1 - 3 Osborne Grove Morecambe Lancashire LA4 4LT                           | Morecambe | 18/00137/FUL | Demolition of existing building and erection of 6 dwellings with associated access and landscaping  | 6 |
| 1 - 3 Poulton Mews Morecambe Lancashire LA4 5QY                            | Morecambe | 18/00323/CU  | Retrospective change of use of ambulance storage garages (B8) to three 2-bed dwellings (C3) with associated parking and landscaping   | 3 |
| 48 Albert Road Morecambe Lancashire LA4 4HX                                | Morecambe | 18/00401/FUL | Change of use of ground floor shop (A1) to a 2-bed maisonette (C3), replacement of shop front with a wall and a bay window, installation of a door in an existing window opening to the side and construction of a garden wall to the front and side  | 1 |
| 48 Albert Road Morecambe Lancashire LA4 4HX                                | Morecambe | 18/01585/FUL | Change of use of ground floor shop (A1) to a 2-bed maisonette (C3), replacement of shop front with new frontage, installation of a window and door to the side elevation and construction of a boundary wall  | 0 |
| Land To The Rear Of 52 Middleton Road Heysham Morecambe Lancashire LA3 2RZ | Heysham   | 18/00696/FUL | Erection of a single storey detached dwelling   | 1 |
| 253A Lancaster Road Morecambe Lancashire LA4 5TJ                           | Morecambe | 18/00996/FUL | Change of use from a taxi office (Sui Generis) to a residential dwelling (C3), removal of shop frontage, erection of a single storey front extension and single storey rear extension   | 1 |
| 159 Euston Road, Morecambe   | Morecambe | 19/00213/FUL | Retrospective application for the change of use from mixed use ground floor office (A2) with ancillary accommodation (C3) to single dwelling (C3)   | 0 |
| 33-35 Westminster Road, Morecambe  | Morecambe | 18/01580/CU  | Change of use of dwelling (C4) to one 5-bed dwelling (C3), one 2-bed flat (C3) and one 3-bed maisonette (C3)  | 2 |
| 41 Thornton Road Morecambe Lancashire LA4 5PD                              | Morecambe | 19/00056/FUL | Change of use and conversion of a 1 bed flat and a 8 bed dwelling to two 1-bed flat, one 2-bed flats and one 3-bed maisonette (C3) and installation of windows to the side elevation  | 2 |

|  |           |              |   |    |
|--|-----------|--------------|---|----|
| 34A Pedder Street, Morecambe   | Morecambe | 19/00715/FUL | Change of use of mixed use unit comprising a shop at ground floor level (A1) with accommodation above (C3) to a shop at ground floor level (A1) with one 2 bed flat and one 3-bed flat above (C3)   | 1  |
| 56 Albert Road, Morecambe  | Morecambe | 19/00511/FUL | Change of use and subdivision of dwelling (C3) to one 1-bed flat and two 2-bed flats (C3), installation of replacement basement window to the front elevation and installation of steel railings to the existing front boundary wall  | 2  |
| 2 - 8 Euston Road Morecambe Lancashire LA4 5DD                                     | Morecambe | 19/00597/FUL | Change of use of retail unit (A1) to mixed use unit comprising of retail to the ground floor and part of first floor (A1), 8 1-bed flats (C3) and 2 studio flats to the first, second and third floors and erection of a fourth floor extension to form 1 2-bed flat with external alterations including the installation of a new shop front, construction of balconies to the front, replacement windows to all elevations, new doors to the front, rear and side and a parapet wall to the roof's perimeter. | 10 |
| 16 Middleton Road Middleton Morecambe Lancashire LA3 3JS                           | Morecambe | 19/00897/FUL | Demolition of existing garage and erection of a detached 2-storey dwelling (C3)   | 1  |
| Flat 1 1 Green Street Morecambe Lancashire LA4 5HJ                                 | Morecambe | 19/01088/FUL | Retrospective application for the change of use of a retail unit (A1) and maisonette (C3) to a ground floor retail unit (A1), a first floor self-contained flat (C3) and a second a third floor maisonette (C3)   | 1  |
| 324 Marine Road Central Morecambe Lancashire LA4 5AA                               | Morecambe | 19/01196/FUL | Part retrospective application for the change of use of guest house (C1) to 4 apartments (C3), construction of 2 balconies to front elevation, demolition of existing garage and store, creation of 4 parking spaces and excavation of land to create sunken terrace  | 4  |
| Everglades Residential Care Home 394 Marine Road East Morecambe Lancashire LA4 5AN | Morecambe | 18/01637/CU  | Change of use of residential care home (C2) into one 2-bed maisonette and three 2-bed flats (C3), demolition of three storey outrigger to the rear, demolition of two storey projection to the front with extension to bay windows, replacement windows and doors   | 4  |
| Everglades Residential Care Home 394 Marine Road East Morecambe Lancashire LA4 5AN | Morecambe | 19/01605/FUL | Change of use of residential care home (C2) into one 2-bed maisonette and three 2-bed flats (C3), demolition of three storey outrigger to the rear, demolition of existing two storey projection to the front, erection of a two storey front extension with balcony above  | 0  |
| 78 Lancaster Road Morecambe Lancashire LA4 5QN                                     | Morecambe | 19/01431/FUL | Change of use of a dwelling (C3) to 1 maisonette (C3) and 1 flat (C3), demolition of existing rear outrigger and erection of a replacement 2 storey rear extension  | 1  |
| 79-81 Queen Street Morecambe Lancashire LA4 5EN                                    | Morecambe | 19/01474/FUL | Change of use of two ground floor shop units (A1) to one 2 bedroom flat (C3), removal of the shop fronts and construction of 2 bay windows  | 1  |

|   |           |              |   |   |
|---|-----------|--------------|---|---|
| 53 Sandylands Promenade Heysham<br>Morecambe Lancashire LA3 1DW         | Morecambe | 19/01369/FUL | Part retrospective application for the change of use of ground floor opticians (D1) and 1st floor flat (C3) to two storey dwelling (C3), alterations to windows and doors to the northwest elevation and construction of a balcony to the northwest elevation     | 1 |
| <b>Carnforth</b>  |           |              |   |   |
| Land At 50 Market Street Carnforth Lancashire<br>LA5 9LB                | Carnforth | 16/00924/OUT | Outline application for the erection of 7 dwellings   | 7 |
| Laburnum House Laburnum Barn North Road<br>Carnforth Lancashire LA5 9NA | Carnforth | 16/01448/CU  | Change of use from a garage to a 3 bedroom dwelling (C3)  | 1 |
| Hunting Hill Lodge Hunting Hill Road Carnforth<br>Lancashire            | Carnforth | 16/01381/OUT | Outline application for the demolition of existing 2 storey rear extension and erection of a dwelling with detached garage  | 1 |
| 10 Redruth Drive Carnforth Lancashire LA5<br>9TT                        | Carnforth | 17/00107/FUL | Erection of a 2-storey dwelling   | 1 |
| Marina House Lundsfield Kellet Road<br>Carnforth Lancashire LA5 9NB     | Carnforth | 17/00739/FUL | Erection of a detached dwelling and garage  | 1 |
| 3 Scotland Road Carnforth Lancashire LA5 9JY                            | Carnforth | 17/01206/FUL | Change of use of a mixed use unit comprising a workshop (B1), retail (A1) and associated residential accommodation to a mixed use unit comprising a workshop/retail unit (B1/A1) and 2 1-bed flats (C3)   | 1 |
| 32 The Drive Carnforth Lancashire LA5 9JG                               | Carnforth | 17/01254/FUL | Demolition of existing dwelling and erection of a replacement dwelling  | 0 |
| Former Co-Op Building John Street Carnforth<br>Lancashire LA5 9DA       | Carnforth | 17/00502/CU  | Change of use of rear part of former Co-Op Building into six 2-bed flats (C3) and a separate office unit (B1) including external alterations and associated parking   | 6 |
| 1 Station Buildings Warton Road Carnforth<br>Lancashire LA5 9BS         | Carnforth | 18/00194/FUL | Change of use from an estate agents to a mixed use scheme comprising of a ground floor office with one 1-bed and one 2-bed self-contained flats above (C3)  | 2 |
| Police Station Grosvenor Road Carnforth<br>Lancashire LA5 9DQ           | Carnforth | 18/00190/FUL | Change of use of former police station to 2 3-bed dwellings (C3) with associated parking, erection of a new front bay window and canopy and a single storey rear extension  | 2 |
| Land Adjacent To 18 Crag Bank Road<br>Carnforth Lancashire LA5 9EH      | Carnforth | 18/00494/OUT | Outline application for the erection of a dwelling and detached garage and creation of an access  | 1 |
| 17 Towpath Walk Carnforth Lancashire LA5<br>9JS                         | Carnforth | 18/00463/FUL | Erection of a 2 storey dwelling, creation of an access and parking area, alterations to land levels and construction of a retaining wall and erection of a single storey rear extension to existing dwelling  | 1 |
| Taps On The Green 77 Kellet Road Carnforth<br>Lancashire LA5 9LR        | Carnforth | 19/00685/FUL | Change of use of Public House (A4) to mixed use unit comprising a Public House (A4) and one 1-bed flat (C3) at ground floor level and one 1-bed flat and one 2-bed flat (C3) at first floor level, and installation of new door and window to the front elevation | 3 |

|   |                 |              |   |   |  |
|---|-----------------|--------------|---|---|--|
| Field Barn Adjacent To Thwaite Lodge 25 Crag Bank Crescent Carnforth Lancashire LA5 9EQ | Carnforth       | 19/00872/PAA | Prior approval for the change of use of agricultural building to a dwelling (C3)  | 1 |  |
| 24 - 30 Preston Street Carnforth Lancashire LA5 9BY                                     | Carnforth       | 19/01602/FUL | Demolition of existing building and erection of three 3-bedroom dwellings   | 3 |  |
| <b>Bolton-le-Sands</b>  |                 |              |   |   |  |
| Packet Boat Hotel 95 Main Road Bolton Le Sands  | Bolton le Sands | 16/00705/CU  | Change of use of public house (A4) to two three bed dwellings (C3), demolition of existing single storey and two storey rear extension, erection of small single storey extension to the rear, erection of a detached garage and erection of new and raising of existing boundary walls | 2 |  |
| 16 Brookfield View Bolton Le Sands Carnfort   | Bolton le Sands | 16/00868/FUL | Erection of a 2 storey dwelling with associated landscaping, widening the existing access point and Relevant Demolition of side extension   | 1 |  |
| Mill View Farm Mill Lane Bolton Le Sands Carnforth Lancashire LA5 8ET                   | Bolton le Sands | 17/00828/CU  | Demolition of the existing storage buildings to facilitate the redevelopment of existing site for a new build 3 bed dwelling and change of use of land to provide associated access, domestic garden and foul drainage  | 1 |  |
| Hawkshead Farm 1 The Nook Bolton Le Sands Carnforth Lancashire LA5 8DR                  | Bolton le Sands | 18/00455/FUL | Change of use, conversion and extension of 2 existing barns to 3 2-bed dwellings and alterations to existing access   | 3 |  |
| Hawkshead Farm 1 The Nook Bolton Le Sands Carnforth Lancashire LA5 8DR                  | Bolton le Sands | 18/00458/FUL | Erection of a single storey dwelling, alterations to access and creation of a car parking and garden area   | 1 |  |
| <b>Cockerham</b>  |                 |              |   |   |  |
| Hillam Farm Hillam Lane Cockerham Lancaster Lancashire LA2 0DY                          | Cockerham       | 15/00359/PAA | Prior approval for a change of use of an agricultural building to 3 residential dwellings (C3)  | 3 |  |
| Hillam Farm Hillam Lane Cockerham Lancaster Lancashire LA2 0DY                          | Cockerham       | 18/00544/OUT | Outline application for demolition of existing dwelling, erection of a replacement dwelling and installation of a septic tank   | 0 |  |
| Building To The Rear Of 39 And 41 Main Street Cockerham Lancaster Lancashire LA2 0EF    | Cockerham       | 15/00995/PAA | Prior approval for a change of use of an agricultural building to a dwellinghouse (C3)  | 1 |  |
| Rear Of 37 - 39 Main Street Cockerham   | Cockerham       | 16/00380/OUT | Outline application for the demolition of an agricultural building, erection of a residential dwelling and change of use of agricultural land to associated domestic curtilage  | 1 |  |
| Land Adjacent To 2-4 Main Street Cockerham Lancaster Lancashire LA2 0EF                 | Cockerham       | 16/01357/OUT | Outline application for the erection of one dwelling and creation of an associated access   | 1 |  |
| Land Adjacent To 2-4 Main Street Cockerham Lancaster Lancashire LA2 0EF                 | Cockerham       | 19/01408/REM | Reserved matters application for the erection of one dwelling (C3)  | 0 |  |
| Land Adjacent To 41 Main Street Cockerham Lancaster Lancashire                          | Cockerham       | 17/00776/OUT | Outline application for the erection of one dwelling with associated access   | 1 |  |
| Beechwood Lancaster Road Cockerham Lancaster Lancashire LA2 0DU                         | Cockerham       | 18/00973/FUL | Demolition of existing dwelling and erection of a new dwelling (C3) with associated access  | 0 |  |

|   |            |              |   |   |
|---|------------|--------------|---|---|
| Higher Crookhey Farm Garstang Road<br>Cockerham Lancaster Lancashire LA2 0HA    | Cockerham  | 18/01395/FUL | Demolition of two storey side extension to existing barn, change of use of outbuilding to create dwellinghouse (C3) and erection of a single storey front extension and two storey side extension and construction of boundary walls                                      | 1 |
| Poplar Farm Gulf Lane Cockerham Preston<br>Lancashire PR3 0LD                   | Cockerham  | 18/01499/FUL | Demolition of existing dwelling, erection of a replacement 2-storey detached dwelling, change of use of agricultural land to domestic curtilage and existing domestic curtilage to agricultural land  | 0 |
| <b>Caton and Brookhouse</b>   |            |              |   |   |
| Escowbeck Farm Quernmore Road Caton<br>Lancaster                                | Caton      | 16/00913/FUL | Demolition of existing steel/block agricultural buildings and re development of site to provide 5 residential dwellings, including conversion and extension of existing barn and outbuilding (to form 3 dwellings) and erection of 2 new dwellings with associated access | 5 |
| Land Adjacent Springfield House Ball Lane<br>Caton Lancaster Lancashire LA2 9QN | Caton      | 18/01114/OUT | Outline application for the erection of a dwellinghouse (C3) with associated access   | 1 |
| acent Springfield House Ball Lane Caton<br>Lancaster Lancashire LA2 9QN         | Caton      | 18/01596/REM | Reserved matters application for the erection of a dwelling (C3)  | 0 |
| Hill Farm Littledale Road Brookhouse<br>Lancaster Lancashire LA2 9PW            | Brookhouse | 18/01419/FUL | Change of use of barn to two dwellings (C3), demolition of existing modern barns and erection of two new dwellings (C3), creation of passing place and erection of bin store  | 4 |
| Woodfield House Moorside Road Brookhouse<br>Lancaster Lancashire LA2 9PN        | Brookhouse | 19/00124/FUL | Erection of a two storey dwelling with detached garage, creation of a new access and installation of a package treatment plant  | 1 |
| Bank House Fly Fishery Car Park, Caton  | Caton      | 19/00292/OUT | Outline application for the erection of 1 dwelling  | 1 |
| Land At Mill Lane Low Mill Mill Lane Caton<br>Lancashire                        | Caton      | 18/00002/FUL | Erection of 9 dwellinghouses with associated access, engineering works to provide sustainable drainage pond, construction of internal roads and footways and the provision of a package treatment plant   | 9 |
| <b>Galgate</b>  |            |              |   |   |
| Ellel Institute   | Galgate    | 15/00857/CU  | Change of use of institute building to two 1-bed flats, one 2-bed flat, one 3-bed flat (C3), demolition of existing single storey front and side extensions, construction of a new external staircase to the side and associated landscape works                          | 4 |
| 24 Salford Road Galgate Lancaster Lancashire<br>LA2 0LN                         | Galgate    | 15/01344/FUL | Demolition of existing side conservatory and garage and erection of a 3-bed dwelling with attached garage   | 1 |
| Launds Field Stoney Lane Galgate Lancaster<br>Lancashire LA2 0JZ                | Galgate    | 17/00007/FUL | Demolition of outbuilding and erection of a 2-bed dwelling with associated access   | 1 |
| 9 Beech Avenue Galgate Lancaster Lancashire<br>LA2 0NW                          | Galgate    | 18/01229/FUL | Change of use of a shop (A1) to dwelling (C3), erection of single storey extensions to the side and rear, construction of a ramp to the front, installation of replacement window and replacement of a door with a window   | 1 |

| <b>Halton</b>   |               |              |  |   |  |
|---|---------------|--------------|--|---|--|
| Chapel Houghton Court Halton Lancashire   | Halton        | 16/00037/CU  | Change of use of a chapel (D1) to a dwelling (C3) and erection of a detached garage  | 1 |  |
| The Old Blacksmiths Workshop 62 - 64 High Road Halton   | Halton        | 16/00663/CU  | Change of use of former blacksmiths workshop (B1) to a 3-bed dwelling (C3), demolition of detached garage and erection of a single storey rear extension   | 1 |  |
| The Brooklands Kirkby Lonsdale Road Halton Lancaster Lancashire LA2 6RL                           | Halton        | 17/00589/OUT | Outline application of the demolition of 3 dwellings and erection of 3 replacement dwellings   | 0 |  |
| Coach House Adjacent To Red Door Cafe And Gallery Church Brow Halton Lancaster Lancashire LA2 6LS | Halton        | 18/00240/FUL | Change of use of Coach House to dwelling (C3) with associated external alterations and parking   | 1 |  |
| Land To The North East Of Ivy Cottage Low Road Halton Lancaster Lancashire LA2 6LZ                | Halton        | 18/00183/FUL | Change of use of agricultural land to residential, erection of a 4 bed detached dwelling with associated re-grading of land and alterations to the existing access, and installation of a waste water treatment system | 1 |  |
| <b>Hest Bank</b>  |               |              |  |   |  |
| Land To The Rear Of Kirklands And Hanging Green Lane Hest Bank Lancashire                         | Hest Bank     | 17/01358/FUL | Erection of 2 dwellings and creation of an access road with associated landscaping   | 2 |  |
| <b>Hornby</b>   |               |              |  |   |  |
| Land adj 1 Ingleborough View Hornby   | Hornby        | 15/00117/OUT | Outline application for the erection of a 3-bed dwelling with associated access  | 1 |  |
| Land adj 1 Ingleborough View Hornby   | Hornby        | 17/00487/REM | Reserved matters application for the erection of a 3-bed dwelling with associated access   | 0 |  |
| 70 Main Street, Hornby  | Hornby        | 15/00828/CU  | Change of use of existing first floor tea rooms (A3) to residential flat (C3)  | 1 |  |
| 17 Station Road Hornby Lancaster Lancashire LA2 8JP   | Hornby        | 18/00360/FUL | Demolition of hairdressers (A1) and erection of a detached single storey dwelling (C3) with associated access  | 1 |  |
| <b>Nether Kellet</b>  |               |              |  |   |  |
| 43 Main Road, Nether Kellet   | Nether Kellet | 14/01141/CU  | Change of use of agricultural buildings to a 2-bed dwellinghouse (C3), erection of a single storey link and creation of 2 parking spaces   | 2 |  |
| Land to the side of 5 Main Road, Nether Kellet  | Nether Kellet | 15/01288/OUT | Outline application for the erection of two new dwellings with associated access   | 2 |  |
| Land Adjacent 5 Main Road Nether Kellet Lancashire  | Nether Kellet | 19/00920/FUL | Erection of four new dwellings with associated access and regrading of land  | 2 |  |
| 69 Main Road Nether Kellet Carnforth Lancashire LA6 1EH   | Nether Kellet | 18/01350/FUL | Subdivision of single dwelling to form two dwellings, erection of a first floor rear extension (retrospective) and installation of a door and window to the front elevation  | 1 |  |
| 69 Main Road Nether Kellet Carnforth Lancashire LA6 1EH   | Nether Kellet | 19/00979/FUL | Subdivision of single dwelling to form two dwellings, erection of a first floor rear extension (retrospective) and installation of a door and window to the front elevation  | 0 |  |
| Land Adjacent To Meadowcroft Hill Lane Nether Kellet Lancashire                                   | Nether Kellet | 19/00088/FUL | Erection of a 1.5 storey dwelling with associated access and alterations to land levels  | 1 |  |

| <b>Over Kellet</b>   |             |              |  |   |  |
|--|-------------|--------------|--|---|--|
| Hall Farm Barns, Kellet Road, Over Kellet  | Over Kellet | 15/00001/CU  | Change of use and conversion of redundant agricultural barns to create two 3-bed and one 4-bed residential dwellings with associated access and outbuildings   | 3 |  |
| Former Chicken Farm Over Kellet  | Over Kellet | 15/00896/OUT | Outline application for the demolition of existing buildings and erection of up to three dwellings and creation of a paddock   | 3 |  |
| Development Land - Plot 1 and 2 Kirkby Lonsdale Road Over Kellet Lancashire              | Over Kellet | 18/01207/FUL | Erection of two 2-storey detached dwellings (C3) with associated access  | 0 |  |
| Development Land - Plot 3 Kirkby Lonsdale Road Over Kellet Lancashire                    | Over Kellet | 17/00706/REM | Reserved matters application for the erection of a detached dwelling   | 0 |  |
| Land At 2 Hall Garth Close Hall Garth Gardens Over Kellet Lancashire                     | Over Kellet | 16/01182/OUT | Outline application for the erection of one dwelling and diversion of culvert  | 1 |  |
| Land Adjacent Hilltop Farm Kirkby Lonsdale Road Over Kellet Carnforth Lancashire LA6 1DG | Over Kellet | 17/00673/FUL | Erection of a two-storey detached dwellinghouse  | 1 |  |
| Old Hall Kirkby Lonsdale Road Over Kellet Carnforth Lancashire LA6 1DA                   | Over Kellet | 18/00038/FUL | Erection of a 2-storey dwelling and creation of a vehicular access   | 1 |  |
| Old Hall Farm Kirkby Lonsdale Road Over Kellet Carnforth Lancashire LA6 1DA              | Over Kellet | 18/00087/FUL | Demolition of agricultural buildings, change of use and conversion of three agricultural barns into four 4-bed dwellings (C3) and erection of four 2-storey detached dwellings (C3) with associated access | 8 |  |
| The Cottage, The Green, Over Kellet  | Over Kellet | 19/00345/CU  | Change of use of mixed use building comprising a ground floor shop (A1) with associated living accommodation over 2 floors (C3) to a single dwelling   | 0 |  |
| Land adjacent to the Willows, Moor Close Lane, Over Kellet                               | Over Kellet | 19/01462/FUL | Erection of a two storey detached dwelling (C3) incorporating balconies with associated access and installation of a package treatment   | 1 |  |
| West Penwyth Kirkby Lonsdale Road Over Kellet Carnforth Lancashire LA6 1DD               | Over Kellet | 19/00930/FUL | Demolition of existing dwelling (C3) and erection of a replacement dwelling (C3)   | 0 |  |
| <b>Overton</b>   |             |              |  |   |  |
| Land North Of Yenham Lane Overton Lancashire LA3 3EZ                                     | Overton     | 16/00520/OUT | Outline application for the demolition of existing church hall and erection of a new dwelling  | 1 |  |
| Land North Of Yenham Lane Overton Lancashire LA3 3EZ                                     | Overton     | 18/00211/FUL | Demolition of existing church hall and erection of a new dwelling (C3) and detached garage with associated landscaping   | 0 |  |
| <b>Silverdale</b>  |             |              |  |   |  |
| Ridgeway Park, Lindeth Road, Silverdale  | Silverdale  | 14/00729/CU  | Change of use of residential school (use class C2) to one residential dwelling and two holiday-let dwellings (use class C3)  | 1 |  |
| Former "Walled Garden" Ridgeway Park Lindeth Road Silverdale Carnforth Lancashire        | Silverdale  | 18/00600/FUL | Demolition of existing former school buildings and erection of a dwelling (C3) and associated access   | 1 |  |

|  |                 |              |  |   |  |
|--|-----------------|--------------|--|---|--|
| Land adj Lindeth Close   | Silverdale      | 15/00915/OUT | Outline application for the erection of 2 dwellings  | 2 |  |
| Plot 2 Of Land Adjacent To Former Garden Nursery 36 Lindeth Road Silverdale Lancashire | Silverdale      | 18/00728/FUL | Erection of a detached dwelling, detached garden shed and bin store and installation of a package treatment plant  | 0 |  |
| Plot 1 Of Land Adjacent To Former Garden Nursery 36 Lindeth Road Silverdale Lancashire | Silverdale      | 18/00669/FUL | Erection of a detached dwelling with integral garage and installation of a package treatment plant   | 0 |  |
| Site Of Former Garden Centre And Tearoom Lindeth Road Silverdale Lancashire            | Silverdale      | 19/00488/FUL | Demolition of tearoom and erection of a 2 storey dwelling, with associated landscaping and creation of a new vehicular access point  | 0 |  |
| The Corner House Woodwell Lane Silverdale Carnforth Lancashire LA5 0TZ                 | Silverdale      | 18/00380/FUL | Demolition of existing property and outbuilding, erection of replacement detached dwelling, alteration to vehicular access and associated landscaping  | 0 |  |
| <b>Slyne with Hest</b>   |                 |              |  |   |  |
| Land Adjacent To 2 Rosegarth Slyne Lancaster   | Slyne with Hest | 15/00972/FUL | Erection of two dwellings with associated access and landscaping   | 2 |  |
| Williamsland Farm Hasty Brow Road Slyne Lancaster                                      | Slyne with Hest | 16/00454/FUL | Change of use of agricultural buildings into 4 dwellings(C3), demolition of existing modern agricultural sheds, construction of new carports, bin store and bio-mass plant room, and the creation of new access          | 4 |  |
| Williamsland Farm Hasty Brow Road Slyne Lancaster                                      | Slyne with Hest | 19/00683/FUL | Change of use of agricultural buildings into 4 dwellings(C3), demolition of existing modern agricultural sheds, construction of new carports, bin store and bio-mass plant room, and the creation of new access          | 0 |  |
| <b>Warton</b>  |                 |              |  |   |  |
| Land North Of 27 Coach Road Warton Lancashire LA5 9PR                                  | Warton          | 14/00499/OUT | Outline application for the development of 2 residential dwellings   | 2 |  |
| Land North Of 27 Coach Road Warton Lancashire LA5 9PR                                  | Warton          | 17/00226/FUL | Erection of one 4-bed dwelling with associated landscaping, re-grading of land and creation of a new access point  | 0 |  |
| Bank Barn, Warton  | Warton          | 15/00449/FUL | Erection of a detached dwelling with associated new access   | 1 |  |
| Land Adjacent 177 Main Street Warton   | Warton          | 16/00131/FUL | Erection of a detached 4-bed dwelling with associated access and landscaping   | 0 |  |
| Land North Of 13 Main Street Warton Carnforth Lancashire LA5 9NR                       | Warton          | 16/00221/OUT | Outline application for the erection of up to 5 dwellings and creation of a new vehicular access   | 5 |  |
| Development Land North 49 Hazelmound Drive Warton Lancashire                           | Warton          | 16/01374/OUT | Outline application for the erection of 2 dwellings with associated access and parking   | 2 |  |
| Development Land North 49 Hazelmound Drive Warton Lancashire                           | Warton          | 18/00141/REM | Reserved Matters application for the erection of two detached dwellings  | 0 |  |
| 184 Main Street Warton Carnforth Lancashire LA5 9PT                                    | Warton          | 17/00458/FUL | Erection of part single part two-storey side extensions to existing annexe to facilitate the conversion to a separate dwelling with  | 1 |  |
| Coach House Crag Road Warton Lancashire  | Warton          | 17/00647/FUL | Change of use of existing garage, boat store and outbuilding to a 2 storey dwelling (C3), erection of a first floor extension with new raised roof above, relocation of existing vehicular access point and parking area | 1 |  |

|  |              |              |  |   |  |
|--|--------------|--------------|--|---|--|
| Land North of 17 Main Street, Warton   | Warton       | 17/00736/OUT | Outline application for the erection of nine dwellings and associated access   | 9 |  |
| Warton Grange Farm, Farleton Close, Warton   | Warton       | 18/01603/FUL | Erection of 4 dwellings with associated access and landscaping   | 4 |  |
| <b>Wray</b>  |              |              |  |   |  |
| Land Adj 45 Wennington Road Wray   | Wray         | 15/01443/FUL | Erection of a detached bungalow  | 1 |  |
| Land Adjacent Appletree Barn 34 Wennington Road Wray Lancashire                    | Wray         | 18/00237/FUL | Erection of five 2-storey detached dwellings (C3) with associated accesses   | 5 |  |
| New Inn Hornby Road Wray Lancaster Lancashire LA2 8QN                              | Wray         | 18/01326/FUL | Change of use of public house (A4) to dwelling (C3), demolition of the rear extension and external staircase, erection of a replacement external staircase, construction of balcony and external steps to the rear | 1 |  |
| <b>All other rural areas</b>   |              |              |  |   |  |
| Land At Higher Bond Gate Abbeystead Road Dolphinholme Lancaster Lancashire LA2 9AY | Dolphinholme | 18/01106/OUT | Outline application for the development of 9 residential dwellings with associated access, public open space and associated infrastructure   | 9 |  |
| Meeting House Farm Plantation Lane Abbeystead Lancaster Lancashire LA2 9DT         | Abbeystead   | 14/00447/CU  | Change of use of the barn adjoining Meeting House into one separate residential dwelling house (Use Class C3)  | 1 |  |
| Wennington Road, Wennington  | Wennington   | 14/00934/PAA | Prior approval for the conversion of an agricultural barn to 1 residential dwelling (Use class C3)   | 1 |  |
| Collingholme Farm, Leck Road, Cantsfield   | Tunstall     | 14/00839/PAA | Prior approval for the conversion of an agricultural building to 1 residential dwelling (Use class C3)   | 1 |  |
| Agricultural building, land north of Browick Road, Capenwray                       | Capenwray    | 15/00427/PAA | Prior Approval for a change of use of an agricultural building to a residential dwelling (C3)  | 1 |  |
| 9 Pennine View, Dolphinholme   | Dolphinholme | 15/00113/FUL | Demolition of garage and utility room, erection of a new dwelling and re-positioning of existing access point  | 0 |  |
| Woodburn Farm Middleton  | Middleton    | 15/00238/OUT | Outline application for the demolition of existing farm buildings and erection of 9 dwellings  | 9 |  |
| Stock A Bank Plantation Quernmore  | Quernmore    | 15/01561/FUL | Demolition of existing outbuilding and erection of a 3-bed dwelling  | 1 |  |
| Land Adjacent To Highfield Wagon Road Dolphinholme Lancashire                      | Dolphinholme | 15/01415/OUT | Outline application for the erection of 5 dwellings  | 5 |  |
| Land Adjacent To Highfield Wagon Road Dolphinholme Lancashire                      | Dolphinholme | 17/01179/FUL | Erection of a detached dwelling with associated access   | 0 |  |
| Netherbeck Farm Netherbeck Carnforth Lancashire LA5 9NG                            | Netherbeck   | 15/01263/FUL | Erection of a dwellinghouse (C3), conversion of outbuilding into ancillary office and change of use of land to domestic garden   | 1 |  |
| Swarthdale Farm Swarthdale Road Over Kellet Carnforth Lancashire LA6 1DY           | Swarthdale   | 15/00421/PAA | Prior Approval for a change of use of an agricultural building to 3 residential dwellings (C3)   | 3 |  |
| Swarthdale Farm Swarthdale Road Over Kellet Carnforth Lancashire LA6 1DY           | Swarthdale   | 18/00429/PAA | Prior approval for change of use of an agricultural building to 3 residential dwellings (C3)   | 0 |  |

|   |                  |              |   |   |
|---|------------------|--------------|---|---|
| Agricultural Barn South Of Church Lane<br>Barnfield Farm Tunstall Road Tunstall<br>Carnforth Lancashire LA6 2QN | Tunstall         | 15/00946/PAA | Prior Approval for a change of use of an agricultural building to a dwellinghouse (C3)  | 1 |
| Wood Shed Langthwaite Farm Langthwaite<br>Road Quernmore Lancaster Lancashire LA2<br>9EB                        | Quernmore        | 15/00633/PAA | Prior approval for the change of use of agricultural building to 1 dwelling house (C3)  | 1 |
| Ravens Close Farm Ravens Close Road<br>Wennington Lancaster Lancashire LA2 8PA                                  | Wennington       | 15/00647/PAA | Prior Approval notification for the change of use of agricultural buildings to 3 dwellings (C3)   | 0 |
| Ravens Close Farm Ravens Close Road<br>Wennington Lancaster Lancashire LA2 8PA                                  | Wennington       | 18/01186/PAA | Prior approval for the change of use of 2 agricultural buildings to 2 dwellings (C3)  | 2 |
| Barn C Ravens Close Farm Ravens Close Road<br>Wennington Lancaster Lancashire LA2 8PA                           | Wennington       | 17/01338/PAA | Prior approval notification for the change of use of an agricultural building to a dwellinghouse (C3)   | 1 |
| Stanley Farm Quernmore Road Quernmore<br>Lancaster Lancashire LA1 3JN   | Quernmore        | 15/00490/PAA | Prior Approval for a change of use of an agricultural building to 3 residential dwellings (C3)  | 3 |
| Stanley Farm Quernmore Road Quernmore<br>Lancaster  | Quernmore        | 16/00139/CU  | Change of use and conversion of part of redundant agricultural building to create one dwelling house (C3)   | 1 |
| Field Barn At Field 2618 Back Lane<br>Wennington Lancashire   | Wennington       | 15/00356/PAA | Prior approval notification for the change of use of an agricultural barn to a dwellinghouse (C3)   | 1 |
| Field Barn At Field 2618 Back Lane<br>Wennington Lancashire   | Wennington       | 17/01559/PAA | Prior approval notification for the change of use of an agricultural barn to a dwellinghouse (C3)   | 0 |
| Middle Crag Farm Starbank Bay Horse<br>Lancaster Lancashire LA2 9AS   | Open Countryside | 15/01575/PAA | Prior approval notification for a change of use of an agricultural building to a dwellinghouse (C3)   | 1 |
| Westmoor Farm 7 Carr Lane Middleton<br>Morecambe Lancashire LA3 3JQ   | Middleton        | 15/01269/OUT | Outline application for the demolition of existing agricultural buildings and erection of one detached dwelling with alterations to existing access | 1 |
| Cockshotts Barn Lodge Lane Wennington   | Open Countryside | 16/00821/PAA | Prior approval notification for the change of use of existing agricultural barn to a dwellinghouse (C3)   | 1 |
| Cockshotts Barn Lodge Lane Wennington   | Open Countryside | 18/01176/PAA | Prior approval for the change of use of agricultural building to a dwelling (C3)  | 0 |
| Sunderland Brows Farm First Terrace<br>Sunderland Point Morecambe   | Open Countryside | 16/00312/PAA | Prior Approval notification for a change of use of an agricultural building to a dwellinghouse  | 1 |
| Sellerley Barn Sellerley Farm Conder Green<br>Road Galgate  | Open Countryside | 16/00793/PAA | Prior Approval for the change of use of an agricultural building to two dwellinghouses (C3)   | 2 |
| Dam Head Farm Procter Moss Road Ellel<br>Lancaster  | Open Countryside | 16/00600/CU  | Change of use of barn to a 4-bed dwelling and 3-bed holiday cottage, demolition of outbuilding and erection of detached garage                      | 1 |
| Fellside Barn Leck Fell Road Leck Lancashire  | Open Countryside | 16/00424/PAA | Prior approval notification for a change of use of an agricultural building to a dwelling house (C3)  | 1 |
| Sweetings Farm Sandside Cockerham<br>Lancaster Lancashire LA2 0EL   | Open Countryside | 16/01306/OUT | Outline application for the erection of an agricultural workers dwelling  | 1 |
| Sweetings Farm Sandside Cockerham<br>Lancaster Lancashire LA2 0EL   | Open Countryside | 17/00357/REM | Reserved matters application for the erection of an agricultural workers dwelling with associated landscaping                                       | 0 |

|  |                  |              |  |   |
|--|------------------|--------------|--|---|
| Manor Barn Main Street Cockerham Lancashire  | Open Countryside | 16/01577/FUL | Change of use of an agricultural barn to a dwelling (C3), erection of a detached garage, creation of a new access road and point and associated                                  | 1 |
| Caravan Site Laverick Hall Laverick Road Halton Lancaster Lancashire LA2 6PH       | Open Countryside | 16/01288/PAC | Prior approval for the change of use from office (B1) to a dwellinghouse (C3)  | 1 |
| Land Adjacent To J E Clarke Agricultural Buildings Melling Road Melling Lancashire | Open Countryside | 15/00096/FUL | Erection of an agricultural workers dwelling with creation of access and raised patio area   | 1 |
| Old School Main Street Whittington Carnforth Lancashire LA6 2NY                    | Whittington      | 16/01450/CU  | Change of use of office/workshop into 2 dwellings, erection of one detached dwelling (C3) and Relevant Demolition of a single storey   | 3 |
| Stoney Brook Farm Stoney Lane Galgate Lancaster Lancashire LA2 0JZ                 | Open Countryside | 17/00221/PAA | Prior approval notification for the change of use of an agricultural building to a dwellinghouse (C3)  | 1 |
| Stoney Brook Farm Stoney Lane Galgate Lancaster Lancashire LA2 0JZ                 | Open Countryside | 19/00365/PAA | Prior approval notification for the change of use of an agricultural building to a dwelling (C3)   | 0 |
| Gunnerthwaite Locka Lane Arkholme Carnforth Lancashire LA6 1AN                     | Open Countryside | 17/00950/OUT | Outline application for the erection of an agricultural workers dwelling   | 1 |
| Gunnerthwaite Locka Lane Arkholme Carnforth Lancashire LA6 1AN                     | Open Countryside | 18/00648/REM | Reserved Matters application for the erection of an agricultural workers dwelling  |   |
| Gunnerthwaite Locka Lane Arkholme Carnforth Lancashire LA6 1AN                     | Open Countryside | 19/00706/REM | Reserved matters application for the erection of an agricultural workers dwelling  | 0 |
| Moss Side Farm Moss Road Heaton With Oxcliffe Morecambe Lancashire LA3 3ES         | Open Countryside | 17/00769/OUT | Outline application for the erection of an agricultural worker dwelling  | 1 |
| Higher Addington Farm Addington Road Nether Kellet Carnforth Lancashire LA6 1DZ    | Open countryside | 17/01034/PAA | Prior approval notification for change of use of an agricultural building to 2 dwellings (C3)  | 2 |
| Woodburn Farm 52 Low Road Middleton Morecambe Lancashire LA3 3LG                   | Open Countryside | 17/00708/FUL | Erection of a detached dwelling for equestrian worker  | 1 |
| Scale House Farm Scale House Lane Wray Lancaster Lancashire LA2 8JL                | Open Countryside | 17/00720/FUL | Erection of an agricultural workers dwelling   | 1 |
| Hill Top Farm Farleton Old Road Farleton Lancaster Lancashire LA2 9LF              | Farleton         | 17/01068/REM | Reserved matters application for the erection of a detached dwelling and demolition of existing industrial buildings   | 1 |
| Lower Langthwaite Farm Littlefell Lane Lancaster Lancashire LA2 0RG                | Open Countryside | 17/01092/CU  | Change of use of barn and agricultural land into agricultural workers dwelling and associated domestic garden, installation of a replacement foul drainage system and slate roof | 1 |
| The Bothy Burrow Road Burrow Carnforth Lancashire LA6 2RJ                          | Open Countryside | 17/01354/FUL | Demolition of existing dwelling and associated annexe and erection of a replacement detached dwelling with associated landscaping  | 0 |
| Lane House Farm Kirkby Lonsdale Road Arkholme Carnforth Lancashire LA6 1AZ         | Open Countryside | 17/01460/REM | Reserved matters application for the erection of an agricultural workers dwelling with associated access and package treatment plant   | 1 |
| Melling Farm Melling Road Melling Carnforth Lancashire LA6 2RA                     | Open countryside | 18/00022/CU  | Change of use of barn and land to create one residential dwelling (C3) with associated domestic garden   | 1 |

|   |                  |              |  |   |
|---|------------------|--------------|--|---|
| Land Adjacent To Low Abbey Bay Horse Lancaster Lancashire                                       | Open Countryside | 18/00054/OUT | Outline application for the erection of 2 dwellings with associated access   | 2 |
| Land Adjacent To Low Abbey Bay Horse Lancaster Lancashire                                       | Open Countryside | 18/01373/REM | Reserved Matters application for the erection of 2 dwellings with associated access  | 0 |
| Land Adjacent To Low Abbey Bay Horse Lancaster Lancashire                                       | Open Countryside | 19/01589/REM | Reserved Matters application for the erection of 2 dwellings with associated access  | 0 |
| Gleaves Hill Farm Gleaves Hill Lane Ellel Lancashire  | Open Countryside | 17/01580/PAA | Prior approval notification for the change of use of an agricultural barn to a dwellinghouse (C3)  | 1 |
| Greenfold Farm Old Moor Road Wennington Lancaster Lancashire LA2 8PG                            | Open Countryside | 17/01492/FUL | Change of use of use of agricultural barn to dwelling (C3) and change of use of agricultural land to form domestic curtilage.  | 1 |
| Land South Of Dykes Lane Yealand Conyers Lancashire   | Yealand Conyers  | 18/00280/FUL | Erection of a two storey detached dwelling   | 1 |
| Throstle Nest Farm Main Road Thurnham Lancaster Lancashire LA2 ODR                              | Open countryside | 18/00539/CU  | Change of use of a barn into two dwellings (C3) and construction of two detached garages with associated access and landscaping  | 2 |
| Camping Bothy Sellerley Farm Conder Green Road Galgate Lancaster Lancashire LA2 0BQ             | Open Countryside | 18/00714/FUL | Change of use of camping bothy to a 1-bed dwelling, creation of a garden area and construction of boundary walls   | 1 |
| Stable End And Newcroft Berrys Farm Conder Green Road Conder Green Lancaster Lancashire LA2 0BG | Open Countryside | 18/00720/CU  | Change of use of two holiday cottages into two dwellings (C3)  | 2 |
| Dragons Head Hotel Main Street Whittington Carnforth Lancashire LA6 2NY                         | Whittington      | 18/00567/FUL | Demolition of outbuildings, conversion of barn to dwelling, erection of 3 dwellings with associated landscaping, parking and alterations to the existing access and erection of a first floor side extension over existing pub   | 4 |
| Land North Of Hampson Green Mews Hampson Lane Hampson Lancashire                                | open countryside | 18/00661/OUT | Outline application for the erection of a single storey dwelling   | 1 |
| Land North Of Hampson Green Mews Hampson Lane Hampson Lancashire                                | open countryside | 19/00959/REM | Reserved matters application for the erection of a single storey dwelling  | 0 |
| Bullcopy Farm Kirkby Lonsdale Road Arkholme Carnforth Lancashire LA6 1BE                        | Open Countryside | 18/01122/PAA | Prior approval for the change of use of agricultural building to dwelling (C3)   | 1 |
| Barn At Far Waterslack Waterslack Road Silverdale Carnforth Lancashire LA5 0UH                  | Open Countryside | 18/00368/FUL | Partial demolition of existing outbuildings and conversion of barn to facilitate the change of use of agricultural barn to dwelling (C3), erection of an extension to the rear, construction of a new boundary wall, alterations to existing access point and associated landscaping | 1 |
| Land To The South Of Foxholes Hollins Lane Bay Horse Lancaster Lancashire LA2 9DB               | Open Countryside | 18/01252/FUL | Erection of a detached two storey dwelling (C3) and creation of a new access with associated hardstanding and regrading of land levels   | 1 |
| Land to the rear of Workshop, Long Level, Cowan Bridge  | Cowan Bridge     | 18/01591/FUL | Erection of 2 dwellings with associated access   | 2 |

|  |                  |              |  |   |
|--|------------------|--------------|--|---|
| Quernmore House Littledale Road Quernmore Lancaster Lancashire LA2 9EN | Open Countryside | 19/00312/FUL | Change of use of offices (A2) and garage to a 2-bed dwellinghouse (C3)   | 1 |
| Land adjacent to Highfield, Wagon Road, Dolphinholme                   | Dolphinholme     | 19/00233/FUL | Erection of a 2 storey dwelling with attached garage, associated access and installation of a package treatment plant  | 1 |
| Gleaves Hill Farm Gleaves Hill Lane Bay Horse Lancashire               | Open countryside | 19/00661/PAA | Prior approval application for the conversion of the above agricultural barn into 2no. 3 bedroomed dwellings   | 2 |
| Keer Holme, Keer Holme Lane, Priest Hutton                             | Open countryside | 19/00422/FUL | Change of use of agricultural building to dwelling(C3), agricultural workshop and land to domestic workshop/stable and equine land in  | 1 |
| Land adjacent to Bond Gate Farm, Abbeystead Road, Dolphinholme         | Dolphinholme     | 19/00435/FUL | Erection of a dwelling (C3), creation of a new access and associated landscaping   | 1 |
| Brookside Whams Lane Bay Horse Lancaster Lancashire LA2 9BZ            | Open Countryside | 19/00768/FUL | Demolition of agricultural building, erection of a detached dwelling (C3), a garage / workshop, installation of solar array panel, erection of two polytunnels and creation of an attenuation pond   | 1 |
| Harren Well Barn Longlands Longlands Lane Cowan Bridge Lancashire      | Open countryside | 19/00880/PAA | Prior approval for the change of use of agricultural building to a dwelling (C3)   | 1 |
| Willow House Bailrigg Lane Lancaster Lancashire LA1 4XP                | Open countryside | 19/00980/FUL | Erection of 3 detached dwellings with associated works and landscaping   | 3 |
| Upper Foxholes Farm Anyon Lane Bay Horse Lancaster Lancashire LA2 9DB  | Open countryside | 19/00990/PAA | Prior approval for the change of use of agricultural building to a dwelling (C3)   | 1 |
| Booth Hall, Bay Horse Road, Quernmore                                  | Open Countryside | 19/00870/FUL | Demolition of existing dwelling and erection of replacement dwelling with associated access and landscaping and installation of self   | 0 |
| Mole End Barn Woodman Lane Burrow Carnforth Lancashire LA6 2RL         | Open Countryside | 19/00978/FUL | Change of use from Dwelling (C3) to a mixed use Dwelling/Guest House (C3,C1) and erection of a two storey outbuilding with link extension to main dwelling   | 0 |
| Woodside Ashton Road Ashton With Stodday Lancaster Lancashire LA2 0AJ  | Stodday          | 19/01246/REM | Reserved matters application for the erection of 1 residential dwelling  | 1 |
| Land West Of Castle Hill Wagon Road Dolphinholme Lancashire            | Dolphinholme     | 19/01225/OUT | Outline application for the erection of 2 dwellings (C3) and alterations to existing access  | 2 |
| Greendales Stables Carr Lane Middleton Morecambe Lancashire LA3 3LH    | Rural            | 19/00548/FUL | Change of use of equestrian building and land to a dwelling (C3) for equestrian worker with associated residential land, installation of a package treatment plant, creation of an area of hardstanding incorporating 2 car parking spaces and associated landscaping.         | 1 |
| Mill House Spout Lane Wennington Lancashire                            | Rural            | 19/00887/FUL | Change of use, conversion and extension of derelict farm buildings including mill, stables and ancillary accommodation into a residential dwelling (C3) with stables and ancillary guest and staff accommodation with new access and alterations to existing access point, tog | 1 |

