



Morecambe Town Council
Morecambe Town Hall
Marine Road
Morecambe
LA4 5AF.

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Our Ref:
Your Ref:

Mr A. Dobson,
Head of Regeneration and Policy,
Lancaster City Council,
Town Hall,
Morecambe,
LA4 5AF

28th July, 2014

Dear Mr Dobson,

Re: Consultation Re: Meeting Future Housing Needs

The Town Council recently considered the above consultation.

This letter sets out the Town Council's formal response as a consultee as follows:

- (a) The Town Council does not agree with the conclusions of Turley Associates that 12,000 new homes were required throughout the District by 2031 without knowledge of the methodology employed in the preparation of the report, and to offer a more supportive view the Council would need to know how Turley Associates were able to reach the conclusion that 12,000 new homes were required and what evidence they produced to support this conclusion?
- (b) The Town Council supports Option 5 regarding the Housing Need being met by the provision of a new settlement at a suitable location to be approved by the Planning Authority within the City Council's area for the following reasons:
 - It would allow a cohesive approach to be taken in planning, designing and building the required homes, allowing a strategic approach which would ensure homes were built in an eco friendly manner and provide a more sustainable community to meet all types of housing need. This would be an advantage over building homes in a piecemeal fashion across the District;
 - It would allow the required infrastructure e.g. schools, medical provisions and roads etc to be considered at Planning and Design Stage and adequately catered for in the overall design and within the subsequent Planning Permissions;
 - It would allow a variety of houses to be planned and provided to meet all housing needs and thus ensure a balanced and sustainable community was maintained and catered for;
 - This Council would expect such a settlement to include within the variety of housing provided an appropriate number of shared ownership and social housing types;
 - This approach would reduce Developers from submitting planning applications on an ad hoc basis to build a small number of houses on sites which do not meet the local planning needs but which individual Developers may "like" and which would probably be approved on appeal;

- Whilst the Town Council acknowledges the difficulties the City Council has in identifying the site for an additional settlement, suitable small sites would keep becoming available, which would allow the size of the new settlement to be ultimately reduced this option would outweigh the piecemeal approach and vast number of objections that would be received for each individual development which would be proposed particularly under Option 3.
- (c) The Town Council respectfully requests clarification that the figures for developments in the current Local Plan were included in the 12,000 figure or not?

I trust these comments will be considered by the City Council in due course and look forward to your response with regard to points (a) and (c).

Yours sincerely,



David Croxall
Clerk to Morecambe Town Council