

# Public Document Pack



Dear Councillor,

## **Central Lancashire Strategic Planning Joint Advisory Committee - Monday, 12th September, 2022**

The next meeting of the Central Lancashire Strategic Planning Joint Advisory Committee is to be held on Monday, 12th September, 2022 in Room A, Ground Floor, Town Hall, Preston commencing at 4.30 pm.

The agenda and accompanying reports for consideration at the meeting are enclosed.

The agenda papers are being sent to both appointed and substitute Members. Any appointed Member who cannot attend on Monday, 12th September, 2022 is asked to first contact their substitute to see if he or she can attend instead. Then please contact Ben Storey, Democratic and Member Services Officer either by telephone or email at the address below to give their apology with an indication of whether the substitute Member will attend.

Yours sincerely

Gary Hall  
Chief Executive

Ben Storey, Democratic and Member Services Officer  
Democratic and Member Services Officer  
E-mail: [ben.storey@southribble.gov.uk](mailto:ben.storey@southribble.gov.uk)  
Tel: (01772) 625563



## Central Lancashire Strategic Planning Joint Advisory Committee

### Agenda

1. **Appointment of Chair for the Meeting**
2. **Welcome by the Chair and Introductions**

Fire Procedures / Mobile Phones / Rest Rooms

*“Members of the public, committee members and officers are reminded that under The Openness of Local Government Bodies Regulations 2014, the press and public may film, audio record, photograph and use social media whilst the meeting is in progress, for Part A items only, and as long as no disruption is caused to the meeting. Anyone filming is asked to focus their attention on elected members rather than other visitors”. (To be read out if visitors present).*
3. **Apologies for absence**
4. **Notification of Substitute Members (if any)**
5. **Declarations of Interests**

To receive any declarations of interests from members.
6. **Minutes of last meeting (Pages 5 - 6)**

To agree the minutes of the last meeting as an accurate record.
7. **DLP Presentation on CLLP Housing Study (Pages 7 - 14)**

Report enclosed.
8. **Local Plan Update (Pages 15 - 20)**

Report enclosed.
9. **Dates and venue of next meeting**
10. **Exclusion of the Press and Public**

To consider passing the following resolution [*The following paragraph must be read out in full, by the Chair, and accepted by the Committee*]:

“That the public be excluded from this meeting during consideration of the following item of business on the grounds that there is likely to be disclosure of exempt information which is described in the paragraph(s) of Schedule 12A to the Local Government Act 1972 which is specified against the heading to each item, and that in all the circumstances of the case the public interest in maintaining the exemption outweighs the public interest in disclosing it.”

11. **Local Plan Programme Update (Verbal Report)**

A verbal update will be provided at the meeting.

12. **Preferred Options Development (Verbal Report)**

A verbal report will be provided at the meeting.

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# Agenda Item 6



**Minutes of** Central Lancashire Strategic Planning Joint Advisory Committee  
**Meeting date** Monday, 25 July 2022  
**Members present:** Councillors James Flannery, Alistair Bradley, A Morwood, David Borrow, Alan Cullens, S Whittam and Michael Green  
**Officers:** Jonathan Noad (Director of Planning and Development), Lizzie Bilsborrow, Chris Blackburn, Marcus Hudson, Zoe Whiteside (Service Lead (Spatial Planning)) and Carolyn Williams (Central Lancashire Local Plan Co-ordinator)

**Other members:**

**Public:** 0

## 13 Appointment of Chair for the Meeting

**Resolved** –That Councillor David Borrow be appointed as Chair for the meeting.

## 14 Welcome by the Chair and Introductions

The Chair, Councillor David Borrow, welcomed everyone to the meeting.

## 15 Apologies for absence

Apologies for absence were submitted on behalf of Councillor Harry Landless (Preston City Council), Councillor Caleb Tomlinson (South Ribble Borough Council) and Councillor Martin Boardman (Chorley Council)

## 16 Notification of Substitute Members (if any)

There were none.

## 17 Declarations on Interests

There were none.

## 18 Minutes of last meeting

**Resolved** – That the minutes of the meeting held on Tuesday, 5 July 2022 be confirmed as a correct record.

## 19 Statement of Common Ground on the Central Lancashire Local Plan Housing Requirement & Distribution

Jonathan Noad, Director of Planning and Development (Chorley and South Ribble Borough Council) submitted a report on the Local Housing Requirement and Distribution.

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Committee were informed that consultants DLP had presented a number of options. The preferred option was intended to be the Employment led projection (1:1 commuting for new jobs) this option was broadly based on the employment growth forecast for each authority. Table one showed the housing requirement and distribution for the three authorities and was stepped to reflect current delivery of the Adopted Local Plan sites and when sites were anticipated to come forward over the plan period. Table two showed different forecasting scenarios for the housing requirement including LHN Baseline (standard method) and POPGROUP 5-Year. The total number of dwellings per annum for the preferred option would be 1,334 which would be split 490 (Preston) 428 (Chorley) and 416 (South Ribble). This scenario is higher than the local housing need calculated using standard method, which is currently 963 per annum.

**Resolved** – that (i) the report be noted  
(ii) the three Executive Members responsible for the portfolios for plan-making signed the document thereby demonstrating a commitment to the reports contents.

## 20 Preliminary Details for a Proposed Central Lancashire Housing Developer Forum

Carolyn Williams, Central Lancashire Local Plan Co-Ordinator provided Members with an update on the Housing Developer Forum.

Committee were informed that a developer forum was being arranged for September 2022, available dates are currently being looked into for the venue want to use. The forum will be a Housing focused session with Consultants DLP and Hive attending on the work they have done on the Local Plan. Invites will go out to the developer forum members shortly.

Councillor Flannery (South Ribble) requested that Members be invited as well as he felt it was relevant for them to also attend.

**Resolved** – that the update be noted.

## 21 Dates and venue of next meeting

The next meeting of the Central Lancashire Strategic Joint Advisory Committee will be on Monday, 12 September 4.30pm start (Preston City Council, Room A).

Chair

Date

# Agenda Item 7



Report of	Meeting	Date
Central Lancashire Planning Local Plan Coordinator	Central Lancashire Strategic Planning Joint Advisory Committee	12 September 22

## CENTRAL LANCASHIRE LOCAL PLAN UPDATE

### RECOMMENDATION(S)

1. To agree to taking forward the preferred approach of using the Employment led CE ( CR 2020 1-to-1) projection as the basis of calculation of housing need at 1,334 per year (20,010 over the plan period) for the Central Lancashire Local Plan.
2. To use the agreed housing need of 1,334 per year for Central Lancashire as the basis for development of housing policies in the emerging Local Plan

### EXECUTIVE SUMMARY OF REPORT

3. This report provides detail on the approaches reviewed by Consultants DLP with Edge Analytics in preparing their recommendation on the housing need for Central Lancashire over the Plan period 2023-2038.
4. The report provides the evidence behind a variety of options which could be considered, and conclusions on which approach is considered most appropriate for the area.

<b>Confidential report</b> Please bold as appropriate	Yes	No
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### REASONS FOR RECOMMENDATION(S)

#### (If the recommendations are accepted)

5. To agree to the housing figure to be used as the basis for distributing housing need across the three councils and to form the basis of policy development in the Local Plan.

### ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

6. The report presented a number of scenarios to calculate housing need. These looked at taking forward the Local Housing Need (LHN) as set out by government (the standard method calculation) alone, as well as a range of population and employment led projection forecasts using Office of National Statistics (ONS) data and alternative approaches to forecasting growth. These options also looked at different impacts of migration and commuting patterns.
7. The detail for each of the options is set out in Section 6 of the report.

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8. The alternative options were rejected on the basis that the preferred option better reflects the future direction of growth for Central Lancashire and recent delivery rates.

## **CENTRAL LANCASHIRE LOCAL HOUSING STUDY**

### **National Policy requirement**

9. DLP Planning and Edge Analytics were appointed by the Central Lancashire Authorities (Chorley Council, Preston City Council and South Ribble Borough Council) to prepare a Housing Needs Assessment (HNA) for the area. The objective of the study was to identify the level and distribution of future housing needs across Central Lancashire for the period 2023 to 2038.
10. NPPF sets out the process which Local Planning Authorities (LPAs) should use when identifying housing needs for their area.
11. The NPPF states that the Standard Method should be used to calculate LHN “unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals” (NPPF, paragraph 61). The LHN calculated using the Standard Method is therefore a minimum starting point for determining the number of homes needed in a local authority area.
12. In addition to the housing need, NPPF also requires LPAs to identify the housing needs of different groups. This work is subject to a separate report prepared by consultants Arc 4 for each of the three Council’s individually, and therefore does not form part of this report.

### **Study Findings**

13. The report is split down to look at different aspects of information which will play a part in defining the overall housing need for Central Lancashire as set out in the growth scenarios presented for discussion.

### **Housing Market Area**

14. The Central Lancashire Authorities have operated as a single housing market area for many years. To ensure this approach was still correct going forward, this study looked at relevant data within the HMA and neighbouring areas to justify continuing down this route.
15. The work reviewed previous SHMA’s prepared for Central Lancashire as well housing need assessments in surrounding areas alongside evidence from census data and migration flows and concluded that maintaining a single housing market area for Central Lancashire would represent a reasonable and effective option for the assessment of housing need.

### **Demographic profile of Central Lancashire**

16. This section of the report provides detailed information on the demographic profile for each of the districts, as well as the plan area as a whole. Using data from ONS, profiling of the population has been undertaken looking at historic data on population growth and mid year population projections for 2020.
17. This data is also provided on a ward basis for Central Lancashire and shows population growth over the past 20 years. It also looks in more detail at the age profile of the population and the drivers for growth.
18. Migration patterns are also looked at and how they have impacted on population growth across the 3 authorities. In addition, housing completion data is also analysed and this data also considers the scale and distribution of new housing as large developments can attract people to move to the area.



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19. Data from royal mail and land registry has also been reviewed in this section to show patterns of home moves across the area.
20. This section also considers data on economic activity across central Lancashire and looks at commuting patterns to understand where the workforce for each area resides.

## **Local Housing Need**

21. This section of the report explains how the standard method calculation for the three councils which the Government prescribes should be used for calculating LHN is derived. It sets out the current figure for Central Lancashire of 988.

## **Growth Scenarios**

22. All the data gathered in the previous sections of the report is used to present a range of scenarios for housing need for Central Lancashire.
23. Edge Analytics has used POPGROUP (PG) technology to develop a range of demographic scenarios for each of the Central Lancashire authorities.
24. In POPGROUP, 13 scenarios have been configured, using the latest demographic statistics. The range of scenarios identified reflect the context provided by the Planning Practice Guidance outlining that the Councils will be required to use the evidence provided by this study to demonstrate that any alternative approach adequately reflects current and future demographic trends and market signals (ID: 2a-015-20190220).
25. The benchmark scenario presented is the 'Dwelling-led LHN' scenario, linked to the housing need figures derived using the government's Standard Method.
26. Three trend-based scenarios have also been developed, using alternative migration histories from which to calibrate future growth assumptions. These 'PG' trend scenarios are based on a continuation of short- (5-year), medium- (10-year) and long-term (19-year) migration histories and all incorporate a 2020 mid-year estimate (MYE) base year. In these scenarios, fertility and mortality assumptions are drawn from the latest 2018-based ONS projection.
27. In all scenarios (including the Dwelling-led LHN), household and dwelling (housing) growth have been estimated using headship rate and communal establishment assumptions from the 2014-based household projection model (HH-14), and dwelling vacancy rates of 3.9% for Chorley, 4.6% for Preston and 3.4% for South Ribble, drawn from 2011 Census data. Note that in all scenarios (including the Dwelling-led LHN), no adjustments have been made to the underpinning headship rates; these are drawn directly from the 2014-based official projections. The scenario outcomes (e.g., population growth, annual net migration) are therefore comparable across all scenarios.
28. A final set of 'employment-led' scenarios have also been developed, underpinned by the employment forecasts from Cambridge Econometrics. In these scenarios, the relationship between population and employment growth are modelled using key assumptions on economic activity rates, unemployment and commuting.
29. Two 'commuting sensitivity' scenarios evaluate the impact of alternative commuting ratios on the growth outcomes of the Employment-led scenario. The first sensitivity (CR 2020), utilises updated 2020-based commuting ratios. In the second sensitivity, the 2020 commuting ratios have been adjusted in each year of the forecast on the assumption that future jobs growth is provided for under a 1:1 commuting ratio (i.e., for every new job created in a district there is a worker available to fill it).

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30. Table 1 below provides a description of each of the scenarios modelled.

SNPP-2014		Replicates the ONS 2014-based SNPP population projection, using historical population evidence for 2001–2014.
SNPP-2018		Replicates the ONS 2018-based SNPP <i>Principal</i> population projection, using historical population evidence for 2001–2018, drawing internal migration assumptions from a two-year period (consistent with the new ONS HELM methodology).
SNPP-2018-HIGH		Replicates the ONS 2018-based SNPP <i>Higher Migration</i> population projection, using historical population evidence for 2001–2018. This variant assumes higher levels of net international migration.
SNPP-2018-LOW		Replicates the ONS 2018-based SNPP <i>Lower Migration</i> population projection, using historical population evidence for 2001–2018. This variant assumes lower levels of net international migration.
SNPP-2018-ALTERNATIVE		Replicates the ONS 2018-based SNPP <i>Alternative Internal Migration</i> population projection, using historical population evidence for 2001–2018. This variant uses five years of internal migration data to inform the projection: two years using ONS' new HELM methodology and three years using the previous ONS methodology.
SNPP-2018-10YR		Replicates the ONS 2018-based SNPP <i>10-year Migration</i> population projection, using historical evidence for 2001–2018. This variant uses 10 years of all migration data to inform the projection.
PG-5Y		Uses an ONS 2020 MYE base year, with migration assumptions calibrated from a 5-year historical period (2015/16–2019/20).
PG-10Y		Uses an ONS 2020 MYE base year, with migration assumptions calibrated from a 10-year historical period (2010/11–2019/20).
PG-Long-Term		Uses an ONS 2020 MYE base year, with migration assumptions calibrated from a 19-year historical period (2001/02–2019/20), including the UPC adjustment in the 2001/02–2010/11 MYEs.
Dwelling-led LHN		Models the population growth impact of the MHCLG's Standard Method target of +542 dpa for Chorley, +265 dpa for Preston and +181 dpa for South Ribble.
Employment-led (CR Census)	CE	Models the population growth impact of an average employment growth of +343 per year for Chorley, +393 per year for Preston and +375 per year for South Ribble, as implied by the Cambridge Econometrics forecast. Uses 2011 Census commuting ratios fixed throughout the forecast period.
Employment-led CE (CR 2020)		Models the population growth impact of an average employment growth of +343 per year for Chorley, +393 per year for Preston and +375 per year for South Ribble, as implied by the Cambridge Econometrics forecast. Uses updated 2020 commuting ratios, fixed throughout the forecast period.
Employment-led CE (CR 2020 1-to-1)		Models the population growth impact of an average employment growth of +343 per year for Chorley, +393 per year for Preston and +375 per year for South Ribble, as implied by the Cambridge Econometrics forecast. Uses the updated 2020 commuting ratios, adjusted on the assumption that future jobs growth is provided for under a 1:1 commuting ratio.

31. Table 2 below presents the outcome of each of the scenarios modelled. This sets out a dwellings forecast for Central Lancashire as a whole, rather than by district.

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**Table 2 Scenario Outcomes**

Scenario	Change 2023–2038				Average per year		
	Population Change	Population Change %	Households Change	Households Change %	Net Migration	Dwellings	Employment
<b>Employment-led CE (CR Census)</b>	31,343	8.2%	19,647	12.0%	1,862	1,364	1,070
<b>Employment-led CE (CR 2020)</b>	30,879	8.1%	19,460	11.9%	1,835	1,351	1,070
<b>Employment-led CE (CR 2020 1-to-1)</b>	30,303	8.0%	19,208	11.8%	1,789	1,334	1,070
<b>SNPP-2018-HIGH</b>	26,455	7.0%	17,201	10.6%	1,525	1,195	980
<b>PG-5Y</b>	22,019	5.8%	15,848	9.7%	1,288	1,102	764
<b>PG-Long-Term</b>	19,140	5.0%	14,670	9.0%	1,093	1,020	776
<b>Dwelling-led LHN</b>	18,524	4.9%	14,226	8.8%	1,125	988	573
<b>SNPP-2018</b>	18,521	4.9%	13,935	8.6%	1,097	968	632
<b>PG-10Y</b>	17,146	4.5%	13,601	8.4%	1,031	945	586
<b>SNPP-2014</b>	14,935	4.0%	11,766	7.3%	370	817	245
<b>SNPP-2018-ALTERNATIVE</b>	11,587	3.1%	11,367	7.0%	746	789	362
<b>SNPP-2018-LOW</b>	10,582	2.8%	10,666	6.6%	668	741	283
<b>SNPP-2018-10YR</b>	7,515	2.0%	9,550	5.9%	503	663	244

32. Table 3 presents the housing needs by authority for all 13 scenarios modelled, showing the proportional split assigned to each area. In the majority of scenarios, Chorley sees the highest proportion of housing growth, reflecting the higher levels of population growth projected there.

33. The differences in the housing growth outcomes in the employment-led scenarios are a result of the different commuting ratio assumptions applied. The commuting Ratios have been looked at to seek to align employment growth with housing growth to ensure as the plan develops, each authority has the housing it needs to support its workforce.

**Table 3 Central Lancashire scenario summary – housing needs by authority, 2023–2038**

Scenario	Average Annual Housing Growth				Proportional Split		
	Chorley	Preston	South Ribble	Central Lancs	Chorley	Preston	South Ribble
<b>Employment-led CE (CR Census)</b>	502	409	452	1,364	37%	30%	33%
<b>Employment-led CE (CR 2020)</b>	529	411	411	1,351	39%	30%	30%
<b>Employment-led CE (CR 2020 1-to-1)</b>	428	490	416	1,334	32%	37%	31%
<b>SNPP-2018-HIGH</b>	532	432	231	1,195	45%	36%	19%

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<b>PG-5Y</b>	477	431	194	1,102	43%	39%	18%
<b>PG-Long Term</b>	350	429	240	1,020	34%	42%	24%
<b>Dwelling-led LHN</b>	542	265	181	988	55%	27%	18%
<b>SNPP-2018</b>	483	300	184	968	50%	31%	19%
<b>PG-10Y</b>	445	329	171	945	47%	35%	18%
<b>SNPP-2014</b>	423	248	146	817	52%	30%	18%
<b>SNPP-2018-ALTERNATIVE</b>	415	211	163	789	53%	27%	21%
<b>SNPP-2018-LOW</b>	434	168	138	741	59%	23%	19%
<b>SNPP-2018-10YR</b>	337	192	134	663	51%	29%	20%

## Justification for alternative approaches to assessing housing need in Central Lancashire

34. The National Planning Policy Framework (NPPF) requires authorities to calculate the minimum number of homes needed per year (Local Housing Need, LHN) using the Standard Method as set out in Planning Practice Guidance (PPG).
35. The current levels of LHN calculated using the Standard Method are set out in table 4 below. For all three, these are lower than the average completion rates over the past 5 years. This is most pronounced in Preston where completions over the last 5 years have averaged 712 dpa, which is considerably higher than the minimum housing need figure of 265 dpa.

**Table 4 Minimum Local Housing Need ( Standard Method).**

	<b>Chorley</b>	<b>Preston</b>	<b>South Ribble</b>
<b>Minimum Local Housing Need</b>			
Local Housing Need (dwellings per annum, dpa)	542	265	181
Central Lancashire Total		<b>985</b>	
Proportional Split	55%	27%	18%

36. PPG identifies circumstances in which it may be appropriate to consider whether actual housing need is higher than the Standard Method indicates, including where increases in housing need are likely to exceed past trends because of:
- growth strategies for the area that are likely to be deliverable, for example where funding is in place to promote and facilitate additional growth (e.g., Housing Deals);
  - strategic infrastructure improvements that are likely to drive an increase in the homes needed locally; or
  - an authority agreeing to take on unmet need from neighbouring authorities, as set out in a statement of common ground;
37. Only those growth scenario outputs which exceed the standard method calculation are considered reasonable for further assessment, those that fell below this need were not considered further as exceptional circumstances to demonstrate this as a reasonable alternative have not been identified. The housing needs considered as reasonable alternatives to LHN are:
- **Standard Method (LHN) Baseline** – This scenario is Local Housing Need as calculated using the Standard Method for each authority.

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- **POPGROUP 5-Year** – This scenario uses an ONS 2020 Mid-Year Estimate (MYE) base year, with migration assumptions calibrated from a 5-year historical period (2015/16–2019/20).
- **POPGROUP Long-Term** – This scenario uses an ONS 2020 MYE base year, with migration assumptions calibrated from a 19-year historical period (2001/02–2019/20), including the Unattributable Population Change (UPC) adjustment in the 2001/02–2010/11 MYEs.
- **Employment-led Projection (2020 Commuting Ratios held constant)** – This scenario uses employment forecasts (from Cambridge Econometrics) and assumes that existing estimated commuting ratios remain constant over the 2023 to 2038 projection period.
- **Employment-led Projection (1:1 commuting for new jobs)** – This scenario uses employment forecasts (from Cambridge Econometrics) and an assumed commuting ratio of 1:1 linked to net additional jobs growth. This assumes that for every new job created in a district there is a resident worker available to fill it and no absolute change in levels of in-commuting or out-commuting.

38. Table 5 below summarises the housing need figure under each scenario and the proportional split across the three Central Lancashire authorities compared with the average net completions over the last 5 years (2015/16 - 2020/21). The average net completions figures exceed the total annual dwelling need for Central Lancashire under all identified scenarios, but most closely aligns with the total dwelling need under the employment-led projection scenario.

**Table 5 Housing Need Scenario Outcomes**

Scenario	Average Annual Housing Need			Total	Proportional Split		
	Chorley	Preston	South Ribble		Chorley	Preston	South Ribble
LHN Baseline	521	266	176	963	54%	28%	18%
POPGROUP 5-Year	477	431	194	1,102	43%	39%	18%
POPGROUP Long-Term	350	429	240	1,019	34%	42%	24%
Employment-Led Projection (2020 Commuting Ratio)	529	411	411	1,351	39%	30%	30%
Employment-Led Projection (1:1 commuting for new jobs)	428	490	416	1,334	32%	37%	31%
Average net completions (last 5 years)	575	712	390	1,677	34%	43%	23%

39. The merits and risks of each scenario are then looked at in this section too, identifying the employment led projection (1:1 commuting for new jobs) as the recommended option, which sets out a housing need of 1,334 per annum (20,010 over the plan period).

Report Author	Ext	Date	Doc ID
Carolyn Williams	01257515151	01.07.2022	

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Report of	Meeting	Date
Central Lancashire Planning Local Plan Coordinator	Central Lancashire Strategic Planning Joint Advisory Committee	Monday 12 <sup>th</sup> September 2022

## CENTRAL LANCASHIRE LOCAL PLAN UPDATE

### RECOMMENDATION(S)

1. To note the contents of this report.

### EXECUTIVE SUMMARY OF REPORT

2. This report provides an update on the progress of the development of the Central Lancashire Local Plan, and the suite of evidence base documents supporting it.

Confidential report	Yes	No
Please bold as appropriate		

### REASONS FOR RECOMMENDATION(S)

(If the recommendations are accepted)

3. None, for information only.

### ALTERNATIVE OPTIONS CONSIDERED AND REJECTED

4. None.

### LOCAL PLAN DELIVERY

1. Work is progressing to develop the Preferred Options Document for consultation. We are aiming for consultation to start later this year with the document to include draft policies and potential locations for future development. The Preferred Option stage is the last formal consultation stage; therefore, stakeholders will still have the opportunity to comment on the proposals put forward at this time before we finalise the draft plan for Publication next year.

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2. Delivery of the plan is behind the published local Development Scheme (LDS), as such a revised LDS is being prepared which seeks consultation on the preferred options starting this year, with Publication and submission next year and examination and adoption following that.
3. The consultation will also be supported by a series of topic papers where it is felt this aids stakeholder understanding as well as Integrated Assessment and Habitats regulation Assessment of the draft plan.

## **SITE ASSESSMENT – SHELAA UPDATE**

4. Work on the sites is continuing as we progress towards refining the list of sites received through the call for sites process. The complete list of sites will be assessed through the IA and HRA process to identify any issues which may impact on their development, and options going forward will be sent to LCC for assessment of any potential education and transport issues. Any sites for which a flood risk issue has been identified will be referred for further assessment through the Level 2 Strategic Flood Risk Assessment (SFRA).
5. A site assessment report, detailing the process undertaken to refine the list of sites will accompany the Preferred Options Document when this is consulted on.

## **EVIDENCE DOCUMENTS**

### **HOUSING EVIDENCE**

6. DLP planning Ltd have prepared a draft report detailing their housing evidence, see separate report detailing the key findings from this. The housing study was commissioned to identify a range of scenarios for modelling future housing need for the plan area in line with national guidance. A summary of the preferred scenario is presented below.
7. The preferred scenario put forward by DLP is based on an employment led population forecast, utilising data prepared as part of wider work at the Lancashire level through the Econometric Model prepared by Cambridge Economics. This model has also informed the development of the Greater Lancashire Plan. This data has also been used in the recent update to the employment land study therefore ensuring the evidence base documents for the Local plan align with each other, as well as the work being undertaken at the wider Lancashire work.
8. The preferred scenario looks in more detail at commuting patterns to understand how future employment growth requirements for the 3 authorities may be supported by housing growth.
9. To ensure we are meeting local employment requirements as far as possible, it is proposed to use a 1 to 1 commuting pattern, meaning that where new employment is created, the associated homes required are also provided in that authority. This is



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aimed at reducing travel to work and reflect each of the three authorities' ambition to grow their economy and provide the homes required to meet this need locally.

10. This option identifies for Central Lancashire a housing need of 1,334 homes per year (20,010) over the plan period. This is higher than the Local Housing Need (LHN) set out in the governments Standard Method, which collectively is currently 988 for Central Lancashire, the reasons for this are considered below.
11. The NPPF states that the Standard Method should be used to calculate LHN "*unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals*" (NPPF, paragraph 61). The LHN calculated using the Standard Method is therefore a minimum starting point for determining the number of homes needed in a local authority area.
12. PPG<sup>1</sup> identifies circumstances in which it may be appropriate to consider whether actual housing need is higher than the Standard Method and identifies a number of factors which may need to be considered. In preparing their assumptions, DLP have considered a number of factors which may suggest a different housing need for Central Lancashire. These include past completion rates, employment growth forecasts and commuting patterns which has led to the preferred scenario of a higher LHN for Central Lancashire of 1,334 per annum.
13. The preferred scenario from this work will be used to develop the policy position in the Local Plan and aid discussion on how this need can be met and distributed across the three councils.
14. In addition to this study, consultants Arc 4 have also been appointed to prepare a Housing Need Assessment for each of the Councils. A separate report will be produced for all three councils and will provide a calculation on the specific needs of housing types and tenures for each of the three Authorities.
15. This information will again feed into the housing policy work being developed for the Local Plan.

## **CENTRAL LANCASHIRE TRANSPORT MASTERPLAN**

16. Lancashire County Council have commissioned consultants Jacobs to prepare a new transport model for Central Lancashire. This will allow us to model the requirements for active and sustainable transport options alongside conventional options like road use.
17. The model is starting to look at the site suggestions and draft growth options we are working towards in the Local Plan to assess any potential impacts which may be identified and require infrastructure improvements to make them deliverable. The findings of this work will feed into the assessment of viability for the Local Plan and production of the Infrastructure Development Plan (IDP).

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<sup>1</sup> PPG Paragraph: 010 Reference ID: 2a-010-20201216

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18. As reported previously, work on completing a new Central Lancashire Transport Masterplan work will follow this with the intension having an updated transport masterplan accompanying the Publication of the Local Plan.

## **CENTRAL LANCASHIRE LANDUSE STUDY**

19. Land Use Consultants (LUC) have started work on the detailed Green Belt and landscape sensitivity work as reported at the last meeting. In recap, the Green Belt assessment will look at the impact of development on sites submitted within the Green Belt and what effect that development may have on the significance of the Green belt in those locations, with the Landscape work looking at any variations in sensitivity to development which may occur due to development of the site suggestions.
20. The findings of this work will be used to assist in finalising the position on site suggestions and also enable the authorities to provide evidence in relation to any decisions made on site suggestions which will feed to the site assessment report.

## **LOCAL PLAN VIABILITY AND INFRASTRUCTURE DELIVERY PLAN (IDP)**

21. There is no significant change in work on viability as reported at the last meeting. This is due to this work being depended on the outcomes from other studies still in development. Consultants Aspinall Verdi are in position to deliver reports on this work once this data is available. They have started work on preparing the Infrastructure Development Plan (IDP) and homes teams are feeding into this work with an update on any local delivery of projects included in the existing Infrastructure Delivery Statements.
22. Work on the delivery of the full plan viability and an update of the Community Infrastructure Levy (CIL) document will continue to be progressed over the coming months as details of the draft PO document emerge.

## **GYPSY AND TRAVELLER ACCOMMODATION ASSESSMENT (GTAA)**

23. Arc4 have been commissioned to update the existing GTAA. The purpose of this work is to:
  - i. Update the GTAA evidence base for Central Lancashire;
  - ii. Review evidence and approaches to transit provision.
24. Initial findings on part of this work have been presented in draft form to the Councils for consideration on point (i). This identifies some changes in requirement to meet potential growth in family units requiring additional plots which the Local Plan will need to address.
25. Arc4 are working on developing policies and supporting topic paper for GTAA and in relation to point (ii) are currently gathering data on transit needs based on movements of groups noted across the plan area since the last GTAA was undertaken.
26. The final report will be presented to this group in due course.

## **OPEN SPACE ASSESSMENT**

27. KKP have been commissioned to assess what impact the additional development required to deliver the new local plan will have on the open space needs for Central Lancashire.

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28. The homes teams have been assisting with this work in updating the status of existing open space sites. This work has focused on a desk-based update to note any improvement work undertaken or planned since the last study was completed, or to note any specific improvements which are required.
29. This work is then fed into the existing open space database and will be updated by KPP in their assessment on future needs. Work is complete for 2 of the 3 councils, with outstanding work due to be completed shortly.
30. Once this update is complete and the list of proposed sites to be allocated is known, KKP can then determine any change in need for open space provision across Central Lancashire. KKP are also engaged to support in the review of existing policies and drafting of an open space topic paper.

## **DEVELOPER FORUM**

31. As part of our continuous engagement under Regulation 18, we are holding a developer forum meeting in September on housing matters. This session is by invite only to stakeholders registered on our developer forum database.
32. The session will focus on the reports prepared by DLP and Arc4 to update that group on the position of the Council's in respect of future housing needs for the plan area. The forum will also involve Consultants Hive Planning who have been supporting the Council's on looking at what approach the Local Plan should take to density of housing development.
33. The outcomes of this event will be recorded and will be included in the evidence set out in the Statement of Consultation on submission of the Plan.

## **DUTY TO COOPERATE (DtC)**

34. The Councils continue to engage with relevant authorities and bodies on matters affecting the development of the local Plan. No specific responses or meetings have occurred since the last meeting of this group.

## **Contact for Further Information:**

Carolyn Williams      01257 515151

Central Lancashire Local Plan Team

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