

Date: July 2022



The Central Lancashire Team  
Civic Offices  
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## **STATEMENT OF COMMON GROUND (INTENDED HOUSING REQUIREMENT & DISTRIBUTION)**

Central Lancashire is defined as the area covered by the following three Local Planning Authorities ('the Councils'):

- Preston City Council
- South Ribble Borough Council
- Chorley Council

In spatial planning terms the history and depth of joint working by the Councils is reflected in the current development plan. The principal spatial plan is the Central Lancashire Core Strategy, adopted by the Councils in July 2012. The plan covers the administrative areas of all three Councils. Beneath that plan are three individual Local Plans (or Site Allocation Plans), all adopted in July 2015, as well as Area Action Plans and Neighbourhood Plans.

The Councils have embarked on a review of the development plan. The aspiration of the Council's is to have a new Central Lancashire Local Plan in place by the end of 2023. The first formal consultation, an 'Issues and Options' document, was subject to public consultation from November 2019 to February 2020.

In order to inform the new Central Lancashire Local Plan, the Councils have commissioned a significant amount of evidence to underpin the policies and proposals which will form part of the new plan. A key part of the evidence base is a Housing Study which identifies the future housing need and distribution for Central Lancashire.

This Statement of Common Ground sets out the emerging commitment of the Councils relating to the intended housing requirement and distribution to be set out in the Preferred Options version of the Central Lancashire Local Plan which will be consulted upon at the end of 2022.

## Commitment to intended housing requirement and distribution

The Councils are committed to the intended housing requirement and distribution shown in Table 1 at the next stage of the Central Lancashire Local Plan process. This relates to the first five year period (2023-2027), the housing requirement for the remainder of the plan period will be determined by a review process within the first five years of the Local Plan, as required by the National Planning Policy Framework.

**Table 1: Intended Preferred Options Central Lancashire Local Plan Housing Requirement and Distribution**

Authority	Annual Housing Requirement	Annual Housing Requirement	Annual Housing Requirement
	2023-2027	2028-2032	2033-2038
Preston	600	500	400
South Ribble	400	450	500
Chorley	334	384	434
<b>Total</b>	<b>1,334</b>	<b>1,334</b>	<b>1,334</b>

## Evidence

The housing requirement to be consulted on in the Central Lancashire Local Plan is informed by the Central Lancashire Housing Study, which will be published in September 2022 and has been prepared by consultants DLP Planning.

In accordance with national policy and guidance, the Housing Study assesses whether the local housing need figure using standard method is appropriate or whether an alternative approach can be justified.

To understand if housing need should be higher than the standard method requirement the following key demographic and market signal statistics for the three authorities were considered:

- Housing completion trends
- Economic growth forecasts
- Total population change
- Population age profile change
- Components of population change since 2001

The following housing requirement scenarios were identified as reasonable alternative policy options:

**Table 2: Intended housing requirement scenarios**

Scenario	Average Annual Dwelling Growth			Total	Proportional Split		
	Chorley	Preston	South Ribble		Chorley	Preston	South Ribble
LHN Baseline (standard method)	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%

The preferred option is intended to be the employment led projection (1:1 commuting for new jobs) scenario which is broadly based on employment growth forecasts for each authority and the levels of housing growth that will be required to support this. It assumes that future jobs growth is provided for under a 1:1 commuting ratio i.e. for every new job created there is a worker available to fill it within each administrative area.

The total of 1,334 dwellings per annum under this scenario is higher than the local housing need calculated using standard method, which is 963 per annum, but is better aligned with past completion trends and projected levels of employment growth and as such meets the appropriate circumstances set out in PPG for justifying an alternative assessment of housing need.

The housing requirement under the employment led projection (1:1 commuting for new jobs) scenario has been redistributed in Table 1 to take account of land availability in the three authorities and is stepped to reflect when sites are anticipated to come forward.

## Signatories

Signed on behalf of Preston City Council

**Councillor David Borrow (Cabinet Member for Planning and Regulation)**

Date:

Signed on behalf of South Ribble Borough Council

**Councillor James Flannery (Cabinet Member for Planning, Business Support and Regeneration)**

Date:

Signed on behalf of Chorley Council

**Councillor Alistair Bradley (Executive Member for Economic Development and Public Service Reform)**

Date: