

Issues and Options Consultation
Central Lancashire Local Plan Team
Civic Offices
Union Street
Chorley
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SENT BY EMAIL
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13/02/2020

Dear Sir / Madam,

CENTRAL LANCASHIRE LOCAL PLAN: ISSUES AND OPTIONS CONSULTATION

Thank you for consulting with the Home Builders Federation on the Central Lancashire Local Plan Issues and Options Consultation.

The HBF is the principal representative body of the house-building industry in England and Wales. Our representations reflect the views of our membership, which includes multi-national PLC's, regional developers and small, local builders. In any one year, our members account for over 80% of all new "for sale" market housing built in England and Wales as well as a large proportion of newly built affordable housing.

We would like to submit the following comments upon selected policies within the Issues and Options consultation document. These responses are provided to assist the Central Lancashire Local Plan Team in the preparation of the emerging local plan. The HBF is keen to ensure that Central Lancashire produces a sound local plan which provides appropriate policies for the area.

Vision and Objectives

The HBF generally support objective 4 which seeks *'to provide a mix of housing types and sizes to create healthy, vibrant, safe and sustainable communities that deliver the City Deal and meet the changing housing needs of Central Lancashire's population, and support a range and variety of tenures alongside a range of family homes'*.

Delivering Homes

3) *How can we make sure the homes we plan for meet the needs of everybody?*

The HBF recommend that the Central Lancashire authorities collate an appropriate evidence base so that they can identify the needs within their area. If the Central Lancashire authorities are looking to introduce any of the optional standards, the HBF would recommend that the evidence set out in the PPG is collected and analysed.

4) How can the Local Plan ensure enough homes are provided so everyone has somewhere to live?

The Issues and Options Paper notes that the method for identifying the housing requirement has changed due to the introduction of the Standard Method. The paper highlights that the figures from the Standard Method are a starting point rather than a compulsory target. The HBF would generally support the Central Lancashire authorities in using the Standard Method as the starting point, but the HBF would recommend the authorities fully explore whether it would be appropriate to plan for a higher housing figure as set out in PPG (ID:2a-010). The HBF consider that in order to ensure that enough homes are provided so everyone has somewhere to live the authorities will need to plan for a figure higher than the numbers provided by the Standard Method alone.

5) Do you think the Local Plan should plan for the minimum number of homes needed, but should aim to deliver more if it can?

The HBF consider that it would be beneficial if the Central Lancashire Plan ensures that the housing requirement will meet all of the identified need, whilst providing flexibility to allow for more homes to be provided if the market permits.

6) Where do you think new homes should be provided in Central Lancashire? Please be as specific as you wish.

It is recommended that the spatial distribution of housing follows a logical hierarchy, provides an appropriate development pattern and supports sustainable development within all market areas.

Future Engagement

I trust that the Council will find these comments useful as it continues to progress its Local Plan. I would be happy to discuss these issues in greater detail or assist in facilitating discussions with the wider house building industry.

The HBF would like to be kept informed of all forthcoming consultations upon the Local Plan and associated documents. Please use the contact details provided below for future correspondence.

Yours sincerely,



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