

Housing Study Specification

Introduction

The three councils of Preston, Chorley and South Ribble are currently working collaboratively to produce a new Central Lancashire Local Plan, which will replace the existing single Core Strategy and three respective Local Plans and Preston City Centre Local Plan and therefore would like to commission a follow-up study to the 2017 Strategic Housing Market Assessment (SHMA), published by GL Hearn in September 2017.

It is envisaged the new plan will be adopted in 2022 and will cover a period of 15 years up to 2036.

Background

To support the Government's objective of significantly boosting the supply of homes, The National Planning Policy Framework (NPPF) requires that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

NPPF (paragraph 60) requires that in order to determine the minimum number of homes needed, strategic policies should be informed by a local housing need assessment, conducted using the standard method in national planning guidance – unless exceptional circumstances justify an alternative approach which also reflects current and future demographic trends and market signals. In addition to the local housing need figure, any needs that cannot be met within neighbouring areas should also be taken into account in establishing the amount of housing to be planned for.

A previous Strategic Housing Market Assessment undertaken by GL Hearn and was published in September 2017. Following this, the NPPF (July 2018) has been published along with the proposed Standard Housing Method and further demographic and other evidence data has been published.

A Central Lancashire employment land study has been undertaken by BE Group published in 2017 and a further update to incorporate the latest 2016 sub-national population projections (SNPP) has been commissioned and findings are expected to be published shortly.

Therefore the Central Lancashire Authorities would like to commission a short study to update and complement the published 2017 SHMA and produce evidence now required, which considers the need for all types of housing including affordable housing and those household groups with particular housing requirements. The study is required to set out an assessment of dwelling type and mix for future housing development within each of the three local authority areas. The study also needs to include a review of the policy drivers, existing interventions and evidence which would support the redistribution of housing need across the three Central Lancashire authority areas and to indicate possibly scenarios as to the spatial scale of appropriate redistribution.

Specific Housing Needs

Within this context, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, people who rent their homes

and people wishing to commission or build their own homes) NPPF paragraph 61. Please note that need for Gypsy and Travellers is not required as there is an accommodation assessment currently underway.

The appointed consultant will be required to make use of available data in identifying specific need (and may need to engage with partners including Lancashire County Council).

Outputs

It is expected that the study will produce the following:

1. A very brief review of the national and policy context since the publication of the 2017 SHMA in respect of housing need.
2. A review of demographic and economic data, including market drivers and local trends published since the 2017 SHMA including the employment land review study.
3. Evidence based suggestions for a housing target for three local authority areas of Chorley, South Ribble and Preston councils taking account of the standard housing method, market conditions, existing policy interventions and any 'exceptional circumstances' which justify a deviation from the standard housing method (either higher or lower).
4. Evidence based suggestions for an appropriate distribution of housing need across the housing market area taking account of the aggregated objectively assessed need (as defined by the standard housing method or *proposed* standard method) and the strategic policy objectives, existing interventions including City Deal and market conditions of the housing market area.
5. The evidence based estimations of the levels of affordable housing need in each of the three local authority areas by property type, size and specific tenure (to break it down at local authority level into social rent, affordable rent, discounted open market sale, starter homes, shared ownership).
6. Evidence based proposals for meeting future affordable housing need for each of the three local authority areas to specifically include types, sizes and tenures in order to inform planning policies in particular, the affordable housing policy for developer contributions and to include a proposed methodology for calculating off-site contributions (for use in exceptional circumstances when on-site is not appropriate).
7. The overall market mix required (%) by dwelling types, size and tenure (including 1-4+bed houses, 1-3+ bed flats, 1-3 bed bungalows, 1-3 bed other in the three local authority areas). Also include a review of other housing models such as duplex and shared housing.
8. To review densities within the housing market area and suggest evidence –based levels of appropriate densities for residential development (not withstanding viability considerations which would be assessed separately).
9. The evidence based estimate of needs for specific types of housing within each of the three local authority areas of Preston, Chorley and South Ribble, utilising existing empirical evidence regarding the needs of different groups. It is acknowledged that estimates of future need for some groups may be necessary due to the absence of robust evidence. The study is to establish a definition of people within the client groups requiring specific needs, an estimate of the total number of people within the client group, current provision, identified gaps in provision; and policy recommendations to meet these needs for these groups for the next five years and the full Plan Period to 2036. These are to include older people (including bungalows, extra care and dementia), students, and families with children.
10. To consider and suggest policy interventions which would improve key health indicators (including but not exclusive to, physical movement, air quality, sustainable travel).
11. To provide a summary of policy recommendations including suggestions or solutions as to how these can be weaved into the new local plan to inform the emerging local plan.

Suggested Methodology

It is envisaged that this study will wholly be based on desktop study which draws together evidence from the Strategic Housing Market Assessment (SHMA), demographic data including national prevalence estimates, databases of existing provision and the views of stakeholders including Adult Social Care and support groups.