



Lancashire Enterprise Partnership Limited

Private and Confidential: NO

Tuesday, 7 November 2017

Planning for the Right Homes in the Right Places: Consultation Proposals – Response of the Lancashire Enterprise Partnership (Appendix 'A' refers)

**Report Author: Kathryn Molloy, Tel: 01772 538790,
kathryn.molloy@lancashire.gov.uk**

Executive Summary

The White Paper "Fixing Our Broken Housing Market" published on 7th February 2017 set out proposals to tackle the housing challenge the country faces. These focused on four main areas of action:

- Planning for the right homes in the right places
- Building homes faster
- Diversifying the market
- Helping people now.

The White Paper also stated that further consultation on specific issues would follow. This consultation published on 14th September 2017 sets out those specific issues and seeks views on changes to national policy including:

1. The proposed approach to a standard method for calculating local housing need.
2. Improving how authorities work together to meet housing and other requirements across boundaries through the preparation of a statement of common ground
3. How the new approach to calculating housing need can help authorities plan for the needs of particular groups and support neighbourhood planning.
4. Proposals for improving the use of S106 agreements, by making the use of viability assessments simpler, quicker and more transparent.

The Lancashire Enterprise Partnership (LEP) and City Deal partners welcome the opportunity to respond to the current consultation proposals. The response focuses on the strategic matters arising from the proposed approach to a standard method for calculating housing need and improving how local authorities work together to meet housing and other requirements across boundaries.

Recommendation



The LEP Board is asked to consider and comment on the proposed response attached at Appendix 'A' and approve its submission to Government by the 9 November 2017.

Background and Advice

The proposed consultation response examines the proposals and its implications for housing numbers in Lancashire. Concerns are set out about the LEP's growth agenda and the key initiatives and investments that are being taken forward including the Growth Deal Programme and the South Ribble, Preston and Lancashire City Deal. The response seeks re-assurance from Government that areas wishing to pursue growth will be supported to do so.

With regard to improving how authorities work better together across boundaries the response highlights the need for proposals for strategic cross boundary planning to be further supported and clarified to enable areas wishing to pursue growth to sit alongside areas adopting lower growth figures in a coherent way.

On this basis the proposed response sets out 6 key asks for Government to consider as follows:

1. The LEP and City Deal Partners would wish to see a commitment to maintaining housing growth numbers in the City Deal area in line with existing and future growth ambitions;
2. The LEP and City Deal Partners would wish to see a commitment to housing numbers commensurate with the strategic growth targets of place based and investment programmes to ensure planned delivery;
3. It is considered that the proposed new method has been oversimplified and doesn't allow for crucial adjustments to local circumstances. A more balanced approach which allows for a wider but guided set of factors would provide more robust figures;
4. The need to properly account for and assess housing need in relation to economic growth, economic ambitions and planned growth initiatives needs to form a key part of the proposed new methodology. Clear guidelines on the approach to be taken and the factors to be included for this should be set out in the proposed methodology to ensure transparency and avoid protracted deliberations over the validity of differing approaches;
5. In order for Lancashire's growth agenda and initiatives to proceed with certainty it is important that the economic growth elements referred to as grounds for deviation from the methodology are embedded into the methodology itself as economic factors. Economic growth should be a central part of the methodology not dealt with as an exception; and



6. Further support for and clarification of strategic cross boundary planning would enable authorities pursuing a growth agenda to do so alongside neighbours adopting a lower housing growth figure in a way that still allows for areas such as Lancashire to continue to grow and prosper overall.