



# Central Lancashire Local Plan 2023 – 2041 Examination in Public

Hearing Statement of Homes England  
Matter 7, Issue 7 – Policy HS6

November 2025



## 1. Introduction

1.1 Homes England wish to comment on one question under this matter as set out below.

### 2. Q7.2a) Does Policy HS6 provide an effective framework for ensuring an appropriate mix of housing will be delivered over the plan period? Does it provide sufficient flexibility to ensure site specific considerations are taken into account?

2.1 Homes England submitted representations on Policy HS6 at Regulation 19<sup>1</sup>, which recognised the importance of providing flexibility to ensure site specific considerations are accounted for over time. Housing mix is a key influencing factor on scheme viability; it is therefore important to provide sufficient flexibility to account for changing housing needs, market considerations and site-specific circumstances. At present, it is considered that the weighting towards smaller market unit types within the Housing Need and Demand Assessment (HNDA) and limited 4-bed provision does not provide this flexibility.

2.2 It is noted some flexibility is provided within the supporting text to Policy HS6, with the supporting text at paragraph 4.41 highlighting that alternative housing mixes can be provided when site-specific considerations arise, subject to this being evidenced and justified.

2.3 Homes England would request that further flexibility is contained not just in the supporting text but is also included within Policy HS6 Criterion 1a) with the following amendment:

*Provide a mix of dwelling types and sizes to address the needs for that location as identified in the Housing Need and Demand Assessments unless it can be clearly evidenced and justified that there are site specific considerations that support an alternative mix;*

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<sup>1</sup> Document reference D4 – Homes England Supp1, appendix A, page 24, paragraph 1.7.2

### Summary of response to question 7.2a)

Homes England are supportive of the principle of policy HS6, however, the importance of flexibility in applying this policy as recognised in the supporting text needs to be also in the policy wording. This is critical to ensure responsiveness to changing market demands and housing needs. The requested changes are shown in red below:

#### *Housing Mix*

*1. All market and affordable housing developments of 10 or more dwellings, or on sites of 0.4 hectares or greater, across Central Lancashire must:*

*a) Provide a mix of dwelling types and sizes to address the needs for that location as identified in the Housing Need and Demand Assessments; ~~and~~ unless it can be clearly evidenced and justified that there are site specific considerations that support an alternative mix;*

*b) Build all dwellings to M4(2) accessible and adaptable standard; and*

*c) Build at least 4% of affordable dwellings on sites in Preston and Chorley, and at least 5% of affordable dwellings on sites in South Ribble, to M4(3) wheelchair accessible standard.*