EXAMPLE OF HOW AFFORDABLE HOUSING SCHEMES MAY BE PROGRESSED IN THE FUTURE

Planning Process



RSL/Developer approaches WLBC with potential affordable housing scheme



Housing Division informs Planning Division of scheme & indicates whether supportive from a housing perspective



Interim Head of Planning Policy &
Environment Services considers in the
context of planning policy, including liaison
with LCC on highway matters and advises
Housing Strategy Manager whether there are
any planning concerns at that stage



Housing Strategy Manager advises RSL/Developer of outcome of pre-application discussions



Positive outcome



Negative outcome Scheme not pursued further



RSL/Developer continued pre application discussions with Head of Planning Services with the aim of producing a high quality planning application submission



Planning application submitted & processed



Planning Committee decision



LIP Process



HCA invites bids from RSL/Developers through time limited bidding round



RSL/Developer submit bids to HCA



HCA undertake initial assessment of the bid to ensure it meets HCA criteria and forward to a mid Lancashire holding authority (one of the local authorities in the cluster)



The holding authority forwards
West Lanc's application to
Executive Manager, Regeneration
and Estates



WLBC NAHP Assessment Panel, consisting of:

- * Executive Manager Regeneration & Estates (EMR&E)
 - * Strategic Housing Manager
- * Interim Head of Planning Policy & Environment Services



EMR&E briefs Portfolios Holders Regeneration & Estates, Housing and Planning on outcome of assessments



EMR&E notifies Mid Lancs Cluster on outcome of planning application & NAHP assessment



Further Assessment required (details to be agreed)



Funding Decision