

Questions for the Options for Consultation on the Regional Spatial Strategy – Homes for the Future

Introduction

This questionnaire has been made available in this format to enable you to think about or discuss your responses off line. Your comments can be recorded by completing SECTION 3 of this document. Please return to the consultation web site to up-load your final answers or post your responses to:

North West Plan Partial Review

C/o: Emma Crandige
Ewood House
Ewood Lane
Todmorden
West Yorkshire
OL14 7DF

Section 1: Issues to be addressed

What are the key issues that need to be considered in the Partial Review?

Existing policy issues which need to be refined:

Overall housing provision

The Housing Green Paper¹ sets out explicit targets for a significant increase in housebuilding across the Country – delivering 240,000 new houses per annum by 2016, and a total of 3 million new homes to be delivered by 2020. The overall level of housing provision set out in the RSS needs to be re-examined in light of this agenda.

Recent ministerial decisions in other regions, most notably the West Midlands where further work has been commissioned to look at the potential to increase the proposed housing provision figures above the level included in the draft RSS submitted to Government, is a clear signal of the commitment of central Government to achieving those targets.

The Government has also made clear that figures presented in RSS documents should no longer be seen as maximum targets or ceilings. We have seen this reflected most recently in the North West in the proposed changes to RSS published by the Secretary of State in March 2008.

¹ Homes for the Future: more affordable, more sustainable, July 2007, CLG,
<http://www.communities.gov.uk/publications/housing/homesforfuture>

Finally in line with the Housing Green Paper the overall level of housing provision will need to be made within the context set by the advice to be provided to central Government by the National Housing and Planning Advice Unit (expected May 2008). This advice will focus on the level of housebuilding required to stabilise market affordability.

Affordable housing provision

Existing RSS and draft RSS have previously established a criteria-based policy approach to the provision of affordable housing. This now needs to be expanded to include a target for affordable housing in line with the requirements of PPS3.

In May 2006 the Affordable Rural Housing Commission² recommended that 11,000 units of affordable housing should be delivered per annum in rural settlements with populations under 10,000.

Regional Strategic Housing Market Assessment work commissioned by the North West Regional Assembly has taken a regionally consistent approach to looking at the need for affordable housing provision across the North West. This will need to be complemented by local studies but as a headline identifies that around 35 – 40% of all new housing provision required in the region should be affordable provision.

Target for the re-use of previously-developed land

Existing RSS and draft RSS have previously established targets for the amount of residential development on previously developed land. For the region as a whole the target is likely to be 'at least 70%'. Amendments may be required in light of new evidence emerging from the Strategic Housing Land Availability Assessments being completed across the region, NLUD and Register of Surplus Public Sector Land. The changes made to the overall housing provision will also have an impact on the level of development that can be achieved on previously developed land in the long term. Equally the final level of housing provision agreed will need to be informed by the amount of development that can be achieved on previously developed land.

Housing trajectory

The current housing trajectory covers the period 2003 – 2021. This will need to be revised to cover the period 2007 - 2032. This trajectory will provide a clear fifteen year timeframe from the adoption of the final version of RSS for the preparation and review of Local Development Frameworks.

Lifetime Homes

In February 2008 the Government launched Lifetime Homes, Lifetime Neighbourhoods: A National Strategy for Housing in an Ageing Society³. Included in the Strategy are actions for all public sector housing to meet Lifetime Homes

² <http://www.defra.gov.uk/rural/arh/index.htm>

³ <http://www.communities.gov.uk/publications/housing/lifetimehomesneighbourhoods>

Standards by 2011 and an aspiration for all new housing to meet those standards by 2013. The aspirations of this strategy will need to be reflected through the Partial Review.

Code for Sustainable Homes

The Code for Sustainable Homes was revised in February 2008⁴ to make it mandatory for all new housing to be assessed against the code. Targets are also set for different levels of the code to be achieved over the next 10 years. Policy in the emerging draft Regional Spatial Strategy requires all new housing to be built to Code for Sustainable Homes standards. We will continue to adopt that policy position.

Additional policy issues which need to be reflected through the Partial Review:

Planning on the basis of Housing Market Areas

Following completion of research work⁵ commissioned by the North West Regional Assembly, and supported across all sub-regions, the Partial Review will use Housing Market Areas as spatial building blocks, in line with the requirements of PPS3 (a map of the Housing Market Areas is included in Appendix 1). Within that framework the RSS will also set out figures for each Local Planning Authority including the Lake District National Park Authority.

It is important to note that while the 27 Housing Market Areas identified at a regional level for the purposes of RSS policy will be used in this Partial Review, this does not preclude sub-regions and local authorities from further sub-dividing those areas to take account of local circumstances within their own plan-making processes. This should be achievable within the boundaries of the 27 areas identified.

Managing the release of land within and across Housing Market Areas

The Partial Review will need to consider how land should be released in line with a plan, monitor, manage approach, including any phasing. Existing RSS and emerging RSS present figures for the whole plan period and as an annual average. Provision figures are not phased.

Rural housing provision (affordable and market housing)

The Affordable Rural Housing Commission and the Commission for Rural Communities have raised concerns that Regional Spatial Strategies have failed to give proper consideration to the need for the provision of sufficient rural housing (affordable and market) to address the needs of rural communities⁶. The Government is also currently establishing rural affordable housing targets for each region.

⁴ <http://www.communities.gov.uk/planningandbuilding/theenvironment/codesustainable1>

⁵ The Definition of Housing Market Areas in the North West region: Final Report, March 2008, NWRA http://www.nwra.gov.uk/downloads/documents/apr_08/nwra_1208352307_HMA_Final_report_31-03-08.pdf

⁶ <http://www.ruralcommunities.gov.uk/projects/affordableruralhousingcommission/overview>

To address these issues an alternative spatial distribution is proposed in this options paper. This has been prepared with reference to the urban / rural nature of each sub-region using DEFRA's urban – rural classification at middle super output area (MSOA) level⁷, and an indicator of affordability (ratio of lower quartile earnings to lower quartile house prices) (see Appendix 2)⁸.

The Manchester and Liverpool City Regions are both heavily urban in nature and between them contain 75% of all urban MSOAs in the region. In the existing spatial distribution these two City Regions are the focus for just less than 75% of new housing provision.

In contrast Central Lancashire and Cumbria and North Lancashire are more rural in nature and contain 66% of all rural MSOAs in the region. In the current spatial distribution they are the focus for about 25% of new housing provision.

To explore how this Partial Review can begin to address the concerns raised by the Affordable Rural Housing Commission and Commission for Rural Communities, but set within the context of the overall spatial strategy⁹ (which is not being considered within this Partial Review), the alternative spatial distribution proposed:

1. retains the majority of housing provision in the Manchester and Liverpool City Regions – 63% of overall provision.
2. increases the figures in Central Lancashire City Region and Cumbria and North Lancashire to reflect the rural nature of these areas¹⁰.- 34% of overall provision
3. makes a slight increase to the figure for South Cheshire to reflect its rural nature and issues of affordability.

The figures in the existing spatial distribution have been increased or decreased with reference to the proportion of rural MSOAs (increased where the proportion of rural MSOAs was higher than urban and decreased where lower). Adjustments have then been made to reflect particular affordability issues having reference to the ratio of lower quartile earnings to lower quartile house prices. A fuller explanation is set out in Appendix 1.

This alternative spatial distribution could begin to address the recommendations made by the Affordable Rural Housing Commission and the Commission for Rural Communities. It should be noted that at this stage, pending the completion of work to inform the evidence base, including Strategic Housing Land Availability Assessments, the proportions in this distribution are indicative and could be subject

⁷ Defined by Rural – Urban Area Classification 2004
(<http://www.statistics.gov.uk/geography/nrudp.asp#products>)

⁸ NWRA Annual Monitoring Report (February 2008), Data Table 3.13.3

⁹ As set out in the Submitted Draft Regional Spatial Strategy, January 2006, not the Proposed Changes to the Draft Regional Spatial Strategy, March 2008

to change. The appropriateness and achievability of the revised distribution will also need to be tested through the appraisal of these options.

The implications of the revised distribution combined with options on the overall level of housing provision are set out in Options A1.1 – A3.2.

Broad locations – Growth Points and Eco-towns

The Housing Green Paper announced an extension to the existing Growth Point initiative to include the northern regions. The Partial Review will also need to consider how shortlisted growth point proposals (should any in the North West be included in the shortlist to be announced by the Government) will be incorporated into the RSS. There were a number of expressions of interest made in the North West:

- Greater Manchester
- Central Lancashire and Blackpool
- West Cheshire
- St Helens, Halton and Warrington
- Liverpool / Wirral
- Carlisle

The level of housing growth emerging from any successful growth point bids will be included in the overall housing figures rather than shown as a separate figure.

The Eco-town concept proposed in the Housing Green Paper is less significant for this Partial Review given that the recently announced shortlist did not include any locations in the North West.

Links with other policy areas being reviewed in the Partial Review

Gypsies and Travellers & Travelling Showpeople

Central Government are clear that the provision of pitches for Gypsies and Travellers and Travelling Showpeople should be seen as part of the overall housing provision. However we will have separate policies for both of these specific aspects which will set out relevant pitch requirements.

Links with other policy areas not covered in the Partial Review.

Energy Conservation & Efficiency

Policy EM16 in the emerging draft RSS requires new housing to meet energy efficiency standards set by the Code for Sustainable Homes, increasing from level 3 by 2010 to level 6 by 2016.

¹⁰ Housing Corporation figures also show that Cumbria and Lancashire contain 71.3% of all the North West's settlements with less than 3,000 population, with the significant majority in Cumbria (<http://www.housingcorp.gov.uk/server/show/ConWebDoc.1827>)

Any links to cross cutting themes which are the key spatial principles set out in the Panel Report (i.e. policies DP1 to DP8)

Promote sustainable communities

The provision of an appropriate mix of housing will contribute to the creation of sustainable communities and will be a key principle for this Partial Review and the review of the Regional Housing Strategy. The Regional Strategic Housing Market Assessment work is providing us with a clearer understanding of the existing mix of housing in the region and how that needs to be developed to meet future needs.

Make the best use of existing resources and infrastructure

We will continue to encourage making best use of the existing housing stock and previously developed land. The emerging RSS seeks to reduce vacancy rates to 3% (Policy L3), and we propose to retain this target to encourage the re-use of existing buildings. 3% has been used in the Regional Strategic Housing Market Assessment work to translate household growth to dwelling requirements.

Reduce the need to travel and manage travel demand, encourage accessibility and seek to marry opportunity and need

These two policies will continue to influence the location of new housing development. They are broad principles set out a regional level, which will then need to be translated into more specific policy at a local level.

Promoting Environmental Quality

Pursuing sustainable development demands that we live within environmental limits, respecting the environment, natural resources and biodiversity. Good design, creativity and innovation will be important in improving the built environment and making better use of land. Increased levels of housing will require careful consideration of these issues.

Reduce Emissions and Adapt to Climate Change

Reducing carbon dioxide emissions from residential development is an important part of achieving the overall regional objective. We have already made reference to policy support for the targets set out in the Code for Sustainable Homes. Measures including increasing urban density and encouraging better built homes will also be important in achieving a reduction in emissions.

Safeguard Rural Areas

We will explore the recommendations of the Affordable Rural Housing Commission and Commission for Rural Communities to ensure that the provision of housing in rural areas is sufficient to meet the needs of local people. The revised spatial distribution proposed is one way of addressing those issues.

Social, Environmental and Infrastructure Implications

Social Implications

The Housing Green Paper recognises that homes are the 'building blocks of our communities'. That they affect our health and our wealth. Over the past few years

housing has increasingly been seen as an investment, and small investors have played a major role in creating increased investment in housing. Despite the current 'crisis' in the economy, affecting in particular the mortgage lending industry, it is seen to be likely that housing will remain popular as an investment because of dissatisfaction with alternatives such as pension vehicles, the stock market and endowment savings.

Although the current crisis has some very real impacts in the short term affecting the viability of existing schemes, particularly related to land values, the long term impacts are less certain.

If the impact of the 'credit crunch' was short term and higher price levels were to continue, or grow in comparison to first time buyer incomes this may lead to a polarisation of the housing market, underlain by a polarisation in wealth, between those with the resources to own one or more houses and those who are unable to buy. This will create a continuing demand for rented housing, including social rented housing, and may bring about a long term reduction in the proportion of households who are owners. This would have implications for the current tenure pattern in the region, which shows about 81% of total stock in the North West in 2007 being in the private sector (which includes both owner occupied and private rented stock). CLG estimates are that about 9% of that is currently private rented stock¹¹.

Infrastructure implications

There are a number of studies currently being undertaken to begin to explore the implications of growth on the region's critical infrastructure.

Work has been commissioned jointly by the Northwest Regional Development Agency, North West Regional Assembly and Government Office North West which will focus initially on energy, waste, water and transport. The scope of this work may be broadened out if further key issues emerge.

The Northwest Regional Development Agency have also commissioned research to explore some of the issues and constraints on critical infrastructure (including electricity, water supply, drainage and gas) which could have an impact on delivery of the region's regeneration strategies.

Further work has also been commissioned by the Environment Agency.

A short paper has also been prepared for the Regional Technical Advisory Body on waste which highlights the links between household growth and waste arisings.

The findings of these research reports will inform the Partial Review as they become available.

¹¹ Strategic Housing Market Assessments in the North West, May 2008, NLA for North West Regional Assembly

Environmental Impacts

In tandem with the Sustainability Appraisal a Habitats Regulation Assessment is being carried out which will assess the likely impact of the proposed policies on Natura 2000 sites.

The Regional Flood Risk Assessment, prepared by the Assembly and the Environment Agency to support the emerging draft RSS, will also be revisited to assess the likely impact of the proposed increase in housing provision figures on flood risk.

Links to other regional strategies.

Review of the Regional Housing Strategy¹²

The Regional Housing Strategy is being reviewed and a revised document is due to be completed in November 2008. The review will seek to ensure that the RHS better reflects new opportunities and strategic relationships set in the context of the Housing Green Paper and the Government's growth agenda; the move towards a Single Regional Strategy and the creation of the Homes and Communities Agency.

Preparation of the Regional Supported Housing Strategy¹³

The Regional Supported Housing Strategy is being prepared and is due to be completed in September 2008. As part of the preparation of the strategy a model is being developed to help us understand the need for supported housing in the North West over the next 10 and 20 years. We will explore ways to take account of those needs in the Regional Spatial Strategy.

Regional Homelessness Strategy¹⁴

A Regional Homelessness Strategy has recently been published for the North West (launched 30th April 2008). The strategy seeks to tackle the underlying cause of homelessness, to prevent homelessness and to ensure that across the region we provide services to support people and provide access to warm, secure and affordable homes.

Regional Economic Strategy

The latest Regional Economic Strategy was published in 2006. The Assembly and NWDA are committed to the use of a shared evidence base to ensure alignment between the RES and RSS. This has become more crucial since the publication of the Review of Sub-national Economic Development and Regeneration, which recommends the creation of a Single Regional Strategy, bringing together the RSS, RES and RHS. For these reasons the Assembly will make use of the economic forecasts being prepared by NWDA in the technical evidence base underpinning RSS.

¹² http://www.nwra.gov.uk/whatwedo/issues/housing/?page_id=140

¹³ http://www.nwra.gov.uk/whatwedo/issues/housing/?page_id=412

¹⁴ http://www.nwra.gov.uk/downloads/documents/feb_08/nwra_1202467882_NW_RHoS_Full_Strategy_2008_FIN.pdf

These are currently the subject of discussion with sub-regional partners and as such are not yet finally agreed.

Links between housing and the economy

There is a generally accepted recognition that there are causal, but complex relationships which drive the link between housing and the economy. Recent research commissioned by the North West Regional Assembly on behalf of the three regional agencies has sought to explore these links further.

Cross-boundary issues

Strong linkages between the North West (West Cheshire) and North East Wales have been considered through previous work involving the North West Regional Assembly and are articulated in Policy LCR5 in the emerging RSS. It is recognised that the identified West Cheshire housing market area has strong linkages with Flintshire and Wrexham.

Work has recently been commissioned to explore the links between the North West (South Cheshire) and North Staffordshire and North Shropshire. There was some recognition of the links between the Crewe and Nantwich housing market area and parts of North Staffordshire and North Shropshire as the housing market areas were being identified. However these links will be explored more in this research.

Evidence Base

In February 2008 the North West Regional Assembly commissioned work to prepare a Regional Strategic Housing Market Assessment (SHMA) for the North West.

This piece of work has been completed and is available to view on the Assembly's website.

http://www.nwra.gov.uk/whatwedo/issues/environment/?page_id=283#marker7

The report comprises an overview report which considers the region as a whole and a series of appendices which provide a picture of each of the 27 housing market areas identified in the region.

The work provides a picture of the current housing market and looks at a number of scenarios exploring the level of housing growth which may be needed across the region over the period 2007 to 2032, driven both by demographic and by economic factors.

A number of scenarios were discounted within the research for varying reasons which are clearly set out within the final report. The range of figures produced by the Regional Strategic Housing Market Assessment work is from around 24,659 to 30,329 average annual dwellings per annum.

These exact figures are not being specifically tested through this options paper given that:

- The lower end of the range is close to the status quo position set out in option A1, which continues the rate of at least 23,111 dwellings per annum (average)
- As a region we are required to test the advice provided to the Government by the National Housing and Planning Advice Unit. Although this has not yet been finalised we have presented figures in options A2 and A3 which we feel are likely to equate to the higher and lower end of the provisional range set out in the Unit's response to the Housing Green Paper¹⁵.
- The higher end of the range set out in the Regional Strategic Housing Market Assessment work (30,329 dwellings per annum (average)) falls within the range that we anticipate will be covered by the NHPAU's advice (28,000 – 32,000)

The figures emerging from the Regional Strategic Housing Market Assessment work are indicative figures and will need to be subject to refinement in light of other evidence which is gathered particularly around environmental and infrastructure implications and land supply.

¹⁵ Developing a target range for the supply of new homes in England, October 2007, NHPAU
<http://www.communities.gov.uk/housing/housingsupply/nhpau/publications/supplynewhomes/>

Section 2: What has been decided

Housing provision will be:

- 1) set out by Housing Market Areas¹⁶ and Local Planning Authority areas¹⁷ in the North West.
 - The North West Regional Assembly commissioned research in September 2007 to take a regionally consistent approach to the identification of Housing Market Areas⁵. The work concluded with the identification of 27 HMAs (see Appendix 1). These are taken as being agreed, following consultation with sub-regional partners, and are not being consulted on as part of the Partial Review.
- 2) give the overall level of housing provision for the period 2007 to 2032. This will give a sufficient framework for Local Authorities to develop or review their Local Development Frameworks for housing for a period of at least 15 years¹⁷ from the date of adoption of the final version of RSS. The total level of housing provision will include growth proposed as part of any shortlisted growth point proposals.
- 3) give an affordable housing target for the region and each Housing Market Area¹⁸ **(see Option D below)**
 - This will raise issues for future monitoring given that a number of Housing Market Areas do not align to local authority boundaries. Other options have been considered which would address some of those monitoring issues, including only setting out a target for the region or setting out targets for groups of Housing Market Areas which align to sub-regional boundaries. However these have been rejected given that they would not meet the requirements in PPS3. For the purposes of monitoring we may need to measure progress at an aggregated spatial level (ie sub-region). As a region we have been asked to deliver 3,300 affordable units (2,300 social rent and 1,000 Low Cost Home Ownerships units) annually over the period 2008/09 – 2010/11 through the Housing Corporation's National Affordable Housing Programme and Local Authority delivery. Within that overall target we expect to be asked to deliver between 400 and 450 affordable units in settlements of less than 3,000 population over the next three years (2008 – 2011). We will need to consider the achievement of these targets in setting the overall housing provision figure and its distribution and affordable housing targets.
- 4) set a target for the proportion of housing development that will be on previously-developed land¹⁹ (PDL).

¹⁶ PPS3, paragraph 11

¹⁷ PPS3, paragraph 34

¹⁸ PPS3, paragraph 28

- The target for the region will continue to be at least 70% on previously-developed land. Submitted draft RSS and the Proposed Changes included a PDL target for groups of authorities. These will be taken as a starting point and amended where necessary in light of other information, particularly the outputs of the Strategic Housing Land Availability Assessments, NLUD and Register of Surplus Public Sector Land. The relationship between environmental capacity, land supply, achieving the sustainable development principles which underpin the RSS and the overall level of housing will also be critical in arriving at this target. The previous level of development being completed on PDL recorded in the Annual Monitoring Report will also be taken into account.
- 5) set out how we will achieve a good mix of housing²⁰.
- Submitted Draft RSS required Local Authorities to work in partnership with developers and other housing providers to ensure the construction of a mix of appropriate house types, sizes, tenures and prices. The current review of the Regional Housing Strategy will also emphasise the need to ensure a good mix of housing. The work on Strategic Housing Market Assessments commissioned by the Assembly and complemented by work commissioned at sub-regional and local level will help us to understand more fully where that is a particular issue.
- 6) set out the region's housing density policies²¹, including any target.
- The recently published proposed changes to draft RSS include a policy on density which we will take forward into this Partial Review. This will be subject to any amendments made in the final document in response to comments made during the public consultation.
- 7) identify broad strategic locations for new housing developments and criteria to be used for selecting suitable broad locations for new housing²² **(see Option E below)**
- 8) test the advice provided to the Government by the National Housing and Planning Advice Unit²³. **(see Option A2.1 – 3.2 below).**
- The advice to be provided by the National Housing and Planning Advice Unit will give the level of housebuilding that needs to be achieved by 2020 to stabilise affordability. We will make the assumption that that will need to continue beyond 2020.

¹⁹ PPS3, paragraph 42 and Panel Report para 6.108

²⁰ PPS3 paragraph 21

²¹ PPS3, paragraph 45

²² PPS3, paragraph 37

²³ Homes for the Future: more affordable, more sustainable (Housing Green Paper), July 2007, Chapter 2, para 8

- 9) We assume that all new housing provision will be built to Code for Sustainable Homes standards in line with national policy announcements, achieving level 3 of the code by 2010 and rising to level 6 'zero carbon' by 2016. This assumption will need to be considered in any assessment of the environmental impact of revised housing provision figures.

Definitions

Affordable, rural and local occupancy

Affordable, rural and local occupancy are terms which are often used interchangeably. In developing the Partial Review we need to be clear that they are different concepts. Although issues of affordability could be seen to be more acute in rural areas there is a high demand for affordable housing in the urban areas of the region. For the purposes of this Partial Review we will adopt the PPS3 definition of affordable housing which includes social rented and intermediate housing²⁴ but excludes low cost market housing.

The term 'rural housing' relates to housing provision made in rural areas and could include both market and affordable housing.

Local occupancy housing is that which has a set of criteria attached which determines who can live in the property. Although local occupancy housing does not necessarily have to be affordable in reality, because of the mechanisms needed to manage it, it often is. Not all affordable housing has local occupancy criteria attached.

²⁴ Includes shared equity products, other low cost homes for sale and intermediate rent

Section 3: Options for Consultation

Option A: Overall housing provision and spatial distribution

Option A1.1:

- **Continue the level of overall provision set out in the Proposed Changes to Submitted Draft RSS – at least 23,111 dwellings per annum (577,775 new dwellings over the plan period (2007 – 2032));**
- **Continue the existing spatial distribution**

For the purposes of the appraisal process this option represents the 'do nothing' option.

Sub-region	Spatial distribution	Annual average dwelling requirement	Overall provision 2007 – 2032 (net of clearance replacement)
North West		At least 23,111	At least 577,775
Manchester City Region	47.0%	10,862	271,554
Liverpool City Region	26.0%	6,009	150,221
Central Lancashire City Region	16.0%	3,698	92,444
Cumbria & North Lancashire	9.5%	2,196	54,889
South Cheshire	2.0%	462	11,555
NB Figures may not add up due to rounding			

In terms of the overall level of provision this option would not address the agenda set out in the Housing Green Paper, and is unlikely to fall within the range to be proposed by the National Housing and Planning Advice Unit. There would be a significant risk that the figures would be increased in later stages of the Partial Review process, which would not allow us to fully consider the implications of the revised figures. The Assembly has already committed itself to deliver the agenda set out in the Housing Green Paper and the review of the Regional Housing Strategy is based on that assumption.

In terms of the spatial distribution this was agreed through the current review of the Regional Spatial Strategy and represents one which addresses the agreed priorities of the region as a whole. It focuses on the Manchester and Liverpool City Regions whilst also ensuring an appropriate level of provision in the Central Lancashire City Region, Cumbria and North Lancashire and South Cheshire to meet the future needs of those areas. It should be noted that the proposed changes to draft RSS have put forward a revised spatial framework, but this is still subject to consultation.

Net additions to the housing stock in the region were around 22,000 in 2006/07²⁵. The proposed quantum of provision in this option would not require a significant increase on the current level of housebuilding and may still be realistic in the short term current economic climate.

It is not clear whether the quantum of provision in this option will provide the flexibility to accommodate any successful growth point bids announced by the Government. The proposed spatial distribution may not accommodate all proposed growth point bids.

It should be noted that retaining the spatial distribution as it is, but increasing the overall level of provision, would result in an increase in absolute numbers of housing, including in rural areas, as illustrated in options A2.1 and A3.1 below.

Question A1.1.

1. Do you agree with the above option?

- Yes (go to 1a)
- In part (go to 1c)
- No (go to 1b)
- Don't know (go to 1c)

1a. If so why?

1b. If not, why not?

1c. Please explain your answer to Question 1?

²⁵ NWRA Annual Monitoring Report (February 2008), Data table 3.10.1 and 3.10.2

2. What other policy changes are required to RSS to deliver this option and why?

3. In taking forward this option, what are the implications for:

A) Delivery?

B) Infrastructure provision?

C) Community and social issues?

D) Environment?

--

E) Economy?

--

Option A: Overall housing provision and spatial distribution

Option A1.2

- **Continue the level of overall provision set out in the Proposed Changes to Submitted Draft RSS – at least 23,111 dwellings per annum (577,775 new dwellings over the plan period (2007-2032));**
- **Revised spatial distribution to increase the level of provision in rural areas.**

Sub-region	Spatial distribution	Annual dwelling average requirement	Overall provision 2007 – 2032 (net of clearance replacement)
North West		At least 23,111	At least 577,775
Manchester City Region	40%	9,244	231,110
Liverpool City Region	23%	5,316	132,888
Central Lancashire City Region	21%	4,853	121,333
Cumbria & North Lancashire	15%	3,467	86,666
South Cheshire	3%	693	17,333
NB Figures may not add up due to rounding			

The rationale for including the revised spatial distribution are set out in section 1 of this options paper.

Net additions to the housing stock in the North West were around 22,000 in 2006/07²⁶. The proposed quantum of provision in this option would not require a significant increase on the current level of housebuilding and may still be realistic in the short term economic climate.

²⁶ NWRA Annual Monitoring Report (February 2008), Data table 3.10.1 and 3.10.2

It is not clear whether the quantum of provision in this option will provide the flexibility to accommodate any successful growth point bids announced by the Government. The proposed spatial distribution is unlikely to accommodate all proposed growth point bids

Question A1.2.

1. Do you agree with the above option?

Yes (go to 1a)

In part (go to 1c)

No (go to 1b)

Don't know (go to 1c)

1a. If so why?

1b. If not, why not?

1c. Please explain your answer to Question 1?

2. What other policy changes are required to RSS to deliver this option and why?

3. In taking forward this option, what are the implications for:

A) Delivery?

B) Infrastructure provision?

C) Community and social issues?

D) Environment?

E) Economy?



Option A: Overall housing provision and spatial distribution

Option A2.1:

- **The lower end of the range²⁷ to be proposed by the National Housing and Planning Advice Unit (NHPAU) – in the region of 28,000 dwellings per annum (700,000 new dwellings over the plan period (2007 – 2032));**
- **Continue the existing spatial distribution**

Sub-region	Spatial distribution	Annual average dwelling requirement	Overall provision 2007 – 2032 (net of clearance replacement)
North West		At least 28,000	At least 700,000
Manchester City Region	47.0%	13,160	329,000
Liverpool City Region	26.0%	7,280	182,000
Central Lancashire City Region	16.0%	4,480	112,000
Cumbria & North Lancashire	9.5%	2,660	66,500
South Cheshire	2.0%	560	14,000
NB Figures may not add up due to rounding			

Although the final advice has yet to be published by NHPAU we expect the lower end of the range to be in the region of 28,000 dwellings per annum. This would represent a 21% increase on the existing level of provision. This option would be subject to further testing through the appraisal process, and the findings of technical evidence which have yet to be completed.

Net additions to the housing stock in the North West were around 22,000 in 2006/07²⁸. The proposed quantum of provision in this option would require the region to achieve a significant increase on the current level of housebuilding.

²⁷ This is currently anticipated to be the lower end of the scale included in the advice provided to Government by the National Housing and Planning Advice Unit based on their initial response to the Housing Green Paper. Until the advice is formally submitted we cannot give a definitive figure.

²⁸ NWRA Annual Monitoring Report (February 2008), Data table 3.10.1 and 3.10.2

This option would provide the flexibility to accommodate any successful growth point bids announced by the Government in terms of the overall quantum of provision. The proposed spatial distribution may not accommodate all proposed growth point bids.

Question A2.1.

1. Do you agree with the above option?

Yes (go to 1a)

In part (go to 1c)

No (go to 1b)

Don't know (go to 1c)

1a. If so why?

1b. If not, why not?

1c. Please explain your answer to Question 1?

2. What other policy changes are required to RSS to deliver this option and why?

3. In taking forward this option, what are the implications for:

A) Delivery?

B) Infrastructure provision?

C) Community and social issues?

D) Environment?

E) Economy?



Option A: Overall housing provision and spatial distribution

Option A2.2:

- **The lower end of the range to be proposed by the National Housing and Planning Advice Unit (NHPAU) – in the region of 28,000 dwellings per annum (700,000 new dwellings over the plan period (2007 – 2032));**
- **Revised spatial distribution to increase the level of provision in rural areas**

Sub-region	Spatial distribution	Annual average dwelling requirement	Overall provision 2007 – 2032 (net of clearance replacement)
North West		At least 28,000	At least 700,000
Manchester City Region	40%	11,200	280,000
Liverpool City Region	23%	6,440	161,000
Central Lancashire City Region	21%	5,880	147,000
Cumbria & North Lancashire	15%	4,200	105,000
South Cheshire	3%	840	21,000
NB Figures may not add up due to rounding			

The rationale for including the revised spatial distribution are set out in section 1 of this options paper.

Net additions to the housing stock in the North West were around 22,000 in 2006/07²⁹. The proposed quantum of provision in this option would require the region to achieve a significant increase on the current level of housebuilding.

This option would provide the flexibility to accommodate any successful growth point bids announced by the Government in terms of the overall quantum of provision. The proposed spatial distribution may not accommodate the proposed growth point bids.

²⁹ NWRA Annual Monitoring Report (February 2008), Data table 3.10.1 and 3.10.2

Question A2.2.

1. Do you agree with the above option?

Yes (go to 1a)

In part (go to 1c)

No (go to 1b)

Don't know (go to 1c)

1a. If so why?

1b. If not, why not?

1c. Please explain your answer to Question 1?

2. What other policy changes are required to RSS to deliver this option and why?

3. In taking forward this option, what are the implications for:

A) Delivery?

B) Infrastructure provision?

C) Community and social issues?

D) Environment?

E) Economy?

Option A: Overall housing provision and spatial distribution

Option A3.1:

- **The higher end³⁰ of the range to be proposed by the National Housing and Planning Advice Unit - in the region of 32,000 dwellings per annum (800,000 new dwellings over the plan period (2007 – 2032));**
- **Continue the existing spatial distribution**

Sub-region	Spatial distribution	Annual average dwelling requirement	Overall provision 2007 – 2032 (net of clearance replacement)
North West		At least 32,000	At least 800,000
Manchester City Region	47.0%	15,040	376,000
Liverpool City Region	26.0%	8,320	208,000
Central Lancashire City Region	16.0%	5,120	128,000
Cumbria & North Lancashire	9.5%	3,040	76,000
South Cheshire	2.0%	640	16,000
NB Figures may not add up due to rounding			

Although the final advice has yet to be published by NHPAU we expect the higher end of the range to be in the region of 32,000 dwellings per annum. This would represent a 38% increase on the existing level of provision. This option would be subject to further testing through the appraisal process, and the findings of technical evidence which have yet to be completed.

Net additions to the housing stock in the North West were around 22,000 in 2006/07³¹. The proposed quantum of provision in this option would require the region to achieve a significant increase on the current level of housebuilding.

This option would provide the flexibility to accommodate any successful growth point bids announced by the Government in terms of the overall quantum of provision. The proposed spatial distribution may provide the flexibility to accommodate all the proposed growth point bids because of the overall increase in the quantum of provision.

³⁰ This is currently anticipated to be the higher end of the scale included in the advice provided to Government by the National Housing and Planning Advice Unit based on their initial response to the Housing Green Paper. Until the advice is formally submitted we cannot give a definitive figure.

³¹ NWRA Annual Monitoring Report (February 2008), Data table 3.10.1 and 3.10.2

Question A3.1.

1. Do you agree with the above option?

Yes (go to 1a)

In part (go to 1c)

No (go to 1b)

Don't know (go to 1c)

1a. If so why?

1b. If not, why not?

1c. Please explain your answer to Question 1?

2. What other policy changes are required to RSS to deliver this option and why?

3. In taking forward this option, what are the implications for:

A) Delivery?

B) Infrastructure provision?

C) Community and social issues?

D) Environment?

E) Economy?

Option A: Overall housing provision and spatial distribution

Option A3.2:

- **The higher end of the range to be proposed by the National Housing and Planning Advice Unit - in the region of 32,000 dwellings per annum (800,000 new dwellings over the plan period (2007 – 2032));**
- **Revised spatial distribution to increase the level of provision in rural areas**

Sub-region	Spatial distribution	Annual average dwelling requirement	Overall provision 2007 – 2032 (net of clearance replacement)
North West		At least 32,000	At least 800,000
Manchester City Region	40%	12,800	320,000
Liverpool City Region	23%	7,360	184,000
Central Lancashire City Region	21%	6,720	168,000
Cumbria & North Lancashire	15%	4,800	120,000
South Cheshire	3%	960	24,000
NB Figures may not add up due to rounding			

The rationale for including the revised spatial distribution are set out in section 1 of this options paper.

Net additions to the housing stock in the North West were around 22,000 in 2006/07³². The proposed quantum of provision in this option would require the region to achieve a significant increase on the current level of housebuilding.

This option would provide the flexibility to accommodate any successful growth point bids announced by the Government in terms of the overall quantum of provision. The proposed spatial distribution may not accommodate all the proposed growth point bids.

Question A3.2.

1. Do you agree with the above option?

Yes (go to 1a)

In part (go to 1c)

No (go to 1b)

Don't know (go to 1c)

³² NWRA Annual Monitoring Report (February 2008), Data table 3.10.1 and 3.10.2

1a. If so why?

1b. If not, why not?

1c. Please explain your answer to Question 1?

2. What other policy changes are required to RSS to deliver this option and why?

3. In taking forward this option, what are the implications for:

A) Delivery?

B) Infrastructure provision?

C) Community and social issues?

D) Environment?

E) Economy?

Option C: Rural housing provision (including affordable)

Option C1: Give no indication of the level of housing provision in rural areas

Existing and emerging draft RSS give no indication of the specific level of provision to be made in rural areas (either market or affordable housing)

For the purposes of the appraisal process this is the 'do nothing' option.

Option C2: Give a figure for the level of provision to be made in settlements of less than 10,000 population as part of the overall housing provision figure

The Affordable Rural Housing Commission recommended that 11,000 units of affordable housing should be delivered per annum nationally in settlements with

populations under 10,000. Using the evidence from technical research currently underway setting out this figure would help to address this recommendation in the North West. There would be implications for monitoring associated with this option, which would need to be considered.

Question C2

1. Do you agree with the above option?

Yes (go to 1a)

In part (go to 1c)

No (go to 1b)

Don't know (go to 1c)

1a. If so why?

1b. If not, why not?

1c. Please explain your answer to Question 1?

2. What other policy changes are required to RSS to deliver this option and why?

3. In taking forward this option, what are the implications for:

A) Delivery?

B) Infrastructure provision?

C) Community and social issues?

D) Environment?

E) Economy?

Option C3: Give a figure for the level of provision to be made in settlements of less than 3,000 population and between 3,000 – 10,000 population as part of the overall housing provision figure.

The Commission for Rural Communities has recommended that spatial strategies should set out clear guidance on the proposed levels and types of development in settlements of under 3,000 and 3 -10,000 people, including market and affordable housing. Using the evidence from technical research currently underway setting out this figure would address this recommendation. There would be implications for monitoring associated with this option, which would need to be considered.

Question C3

1. Do you agree with the above option?

- Yes (go to 1a)
- In part (go to 1c)
- No (go to 1b)
- Don't know (go to 1c)

1a. If so why?

1b. If not, why not?

1c. Please explain your answer to Question 1?

2. What other policy changes are required to RSS to deliver this option and why?

3. In taking forward this option, what are the implications for:

A) Delivery?

B) Infrastructure provision?

C) Community and social issues?

D) Environment?

E) Economy?

Option D: Affordable Housing provision

The Partial Review will provide an overall affordable housing target for the region and for each Housing Market Area as required by PPS3, alongside an overall figure which includes market housing. They will be indicative targets and will be expressed as 'at least' targets to mirror the current approach to targets for the use of previously developed land. In light of those assumptions should the targets be:

Option D1:

- **an absolute target**

Option D2:

- **a proportional target (percentage of the overall housing provision for the region and each Housing Market Area)?**

Question D

1. Which of the above options do you agree with?

Option D1

Option D2

2. Please explain your answer to Question 1?

3. What other policy changes are required to RSS to deliver this option and why?

4. In taking forward this option, what are the implications for:

A) Delivery?

B) Infrastructure provision?

C) Community and social issues?

D) Environment?

E) Economy?

Option E: Broad locations – growth points and eco-towns

In setting out broad locations we will have regard to the following criteria:

Criteria

- having regard to:
 - the priorities in the Spatial Development Framework
 - the spatial development principles
 - sub-regional policies
 - critical infrastructure and environmental implications

Broad locations

- Broad locations of any shortlisted growth points (which may include any or all of the following bids - Greater Manchester; Liverpool / Wirral; St Helens / Halton / Warrington; Central Lancashire, Blackpool; West Cheshire; Carlisle) or future growth point or eco-town proposals.
- Housing Market Renewal Initiative Pathfinder Areas.
- West Cumbria and Furness.
- Lancashire Coastal Towns of Blackpool / Fleetwood and Morecambe.
- Other urban areas in the Manchester and Liverpool City Regions in need of housing regeneration / market restructuring.

Question E

1. Do you agree that the above are the right criteria?

Yes (go to 1a)

In part (go to 1c)

No (go to 1b)

Don't know (go to 1c)

1a. If so why?

1b. If not, why not?

1c. Please explain your answer to Question 1?

2. Based on the above criteria, do you agree that the following broad locations are appropriate?

- Yes (go to 2a)
- In part (go to 2c)
- No (go to 2b)
- Don't know (go to 2c)

2a. If so why?

2b. If not, why not?

2c. Please explain your answer to Question 1?

3. What other policy changes are required to RSS to deliver this option and why?

4. In taking forward this option, what are the implications for:

A) Delivery?

B) Infrastructure provision?

C) Community and social issues?

D) Environment?

E) Economy?

Section 4: Sustainability Appraisal/ Habitats Regulations Assessment/ Equalities Impact Assessment/ Health Impact Assessment/ Rural Proofing considerations

Potentially the region would have to significantly increase new house building in the North West to accommodate between 28,000 and 32,000 new homes each year (Government Office of the NW proposed changes to the distribution of regional housing provision 2003-21 propose a 4,840 increase in total maximum housing provision from 411,160 to 416,000, with annual average rates of housing provision at 23,111). Consideration needs to be given to future household need and demand, and the findings may raise key challenges and questions, such as affordability vs. affordable housing

Increased provision of housing raises locational questions which may need consideration in conjunction with the location of proposed Ecotowns, waste management facilities, renewables, and infrastructure provision, in addition to impact on environmental factors such as biodiversity.

In doing so the Partial Review will need to take consider specific aspects of the following documents.

Key Objectives Relevant to Plan and SA	Implications for Plan
Homes for the future: more affordable, more sustainable - Housing Green Paper (July 2007) ³³	The Green Paper sets out proposals to improve housing in the UK including: <ul style="list-style-type: none"> ~ More homes ~ Greener and better linked homes ~ More affordable homes ~ Proposes an additional round of growth points ~ new eco-towns ~ addressing the needs of Rural areas by ensuring more social and shared ownership homes are delivered in villages.
Planning White Paper	Sets out a series of 'challenges' faced by the planning system including: <ul style="list-style-type: none"> ~ Meeting the challenge of climate change; ~ Supporting sustainable economic development; ~ Increasing the supply of housing; ~ Protecting and enhancing the environment and natural resources; ~ Improving local and national infrastructure; and ~ Maintaining security of energy supply.
PPS1 Supplement: Planning and Climate Change (2007)	Need to consider the likely performance of the RSS on mitigating climate change and in adapting to the impacts of likely changes to the climate.
PPS3: Housing (November 2006)	options will need to ensure that the sub-regional allocation of housing meets criteria laid out in PPS3.
PPS3: Housing – Equality Impact Assessment (May 2007)	Need to support sub-regional housing market provision that addresses the specific requirements of vulnerable groups, including Disabled people, Families with children, Single parent families, Homeless households, Older people and Students, based on assessment of existing need.
PPS7: Planning for Rural Areas	Need to consider how the policy approach to housing will ensure that the needs of rural communities are addressed.
PPS9: Biodiversity and Geological Conservation (August 2005)	The increased spatial scope of the Partial Review means that there will be increased accuracy as to where impacts will be felt for waste, renewables and housing.
Planning Policy Statement 25: Development and Flood Risk (December 2006) ³⁴	Need to take flood risk into account in determining strategic planning considerations, including the criteria to be used for selecting and determining broad strategic locations for housing provision
Strategic Housing Market Assessments: Practice	Need to take account of housing need and

³³ CLG (2007) *Homes for the future: more affordable, more sustainable - Housing Green Paper*. Available from: <http://www.communities.gov.uk/documents/housing/pdf/439986>

³⁴ CLG (2006) *Planning Policy Statement 25: Development and Flood Risk*. Available from: <http://www.communities.gov.uk/publications/planningandbuilding/pps25floodrisk>

<p>Guidance (August 2007)³⁵</p>	<p>affordability. Need to identify housing requirements of specific household groups.</p> <p>Need to bring together the findings of strategic housing market assessments within the region to provide an up-to-date overview of the constituent housing market areas, particularly in terms of characteristics, structure and linkages between housing market areas. These assessments will also provide an indication of current and future household change within the region in terms of housing demand and need. This information will help RSS to set out the regional level of housing provision (distributed amongst constituent housing market areas and local planning authorities) and the regional approach to delivering a good mix of housing and affordable housing targets (both for regions and housing market areas) as required by PPS3</p>
<p>Strategic Housing Land Availability Assessment: Practice Guide (July 2007)³⁶</p>	<p>Strategic Housing Land Availability Assessments are a key component of the evidence base to support the delivery of sufficient land for housing to meet the community's need for more homes.</p> <ul style="list-style-type: none"> ~ Need to consider the core requirements of the Assessment & the methodology as set out in the Practice Guide. ~ The main information to record as part of the Annual Monitoring Report is whether: ~ sites under-construction have now been developed, or individual stages have been developed; ~ sites with planning permission are now under-construction and what progress has been made; ~ planning applications have been submitted or approved on sites and broad locations identified by the Assessment; ~ progress has been made in removing constraints on development and whether a site ~ is now considered to be deliverable or developable; ~ unforeseen constraints have emerged which now mean a site is no longer deliverable or developable, and how these could be addressed; and ~ the windfall allowance (where justified) is coming forward as expected, or may need to be adjusted.

³⁵ CLG (2007) *Strategic Housing Market Assessments: Practice Guidance*. Available from: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/323201>

³⁶ CLG (2007) *Strategic Housing Land Availability Assessment: Practice Guidance*. Available from: <http://www.communities.gov.uk/documents/planningandbuilding/pdf/399267>

Future Water – The Government’s water strategy for England (February 2008)	Housing provision in the sub-regions will need to take into consideration not only water availability but also, implications for water pollution and the increased risk of flooding
Your health, your care, your say: a new direction for community service (Department of Health January 2006)³⁷	Housing provision in the sub-regions will need to take into consideration changing staff and patient movements which could alter requirements for public transport and change patterns of private car use.
Delivering Choosing Health: Making Healthier Choices Easier, Department of Health, March 2005³⁸	Increased emphasis on individuals making healthy lifestyle choices (being more physically active and eating healthily). The Partial Review will need to address access issues for the resources and services required for healthy lifestyle choices.
Choosing Activity: A Physical Activity Plan, Department of Health, March 2005³⁹	Housing provision in the sub-regions will need to take into consideration access to safe recreational space and for the promotion of active transport modes (walking, cycling, public transport).
Choosing a Better Diet : a food and health action plan, Department of Health, March 2005⁴⁰	Housing provision in the sub-regions will need to take into consideration ways in which all sections of society can be enabled to access fresh fruit and vegetables.
Delivering Housing For An Ageing Population, Housing & Older People Development Group, October 2005⁴¹	A major theme running through the report and through the Government’s agenda is the need for older people to be able to achieve and sustain a good quality of life. Good standard, accessible and appropriate housing are key to achieving this aim including the creation of a built environment that meets the needs of an ageing population.
NW Food and Health Action Plan, North West Food and Health Task Force, January 2007⁴²	Identify how the Partial Review can enable people to live healthy lives and any trade-offs that may reduce these choices.
A Northwest Framework - to achieve healthy weight for children and families (Feb 2008)⁴³	Consideration will need to be given to how the Partial Review supports Physical Activity and Healthy Eating for all ages and reduces the obesogenic environment.
North West Regional Housing Strategy, NW Regional Housing Board, 2005⁴⁴ and ongoing review of North West Regional Housing Strategy	The Partial Review should complement the housing strategy in contributing to supply of affordable housing for the diverse communities of the North West and to vulnerable individuals belonging to equality groups
Action for Equality Strategy (2005)	The RSS should seek to promote equality for all sections of the North West community. At a spatial level this can be supported through the provision of accessible services (including in housing), facilities

³⁷ See: http://www.dh.gov.uk/en/Publicationsandstatistics/Publications/PublicationsPolicyAndGuidance/Browsable/DH_4127552

³⁸ See: <http://www.dh.gov.uk/PublicationsAndStatistics>

³⁹ Ibid

⁴⁰ Ibid

⁴¹ See: <http://hopdev.housingcare.org/publications>

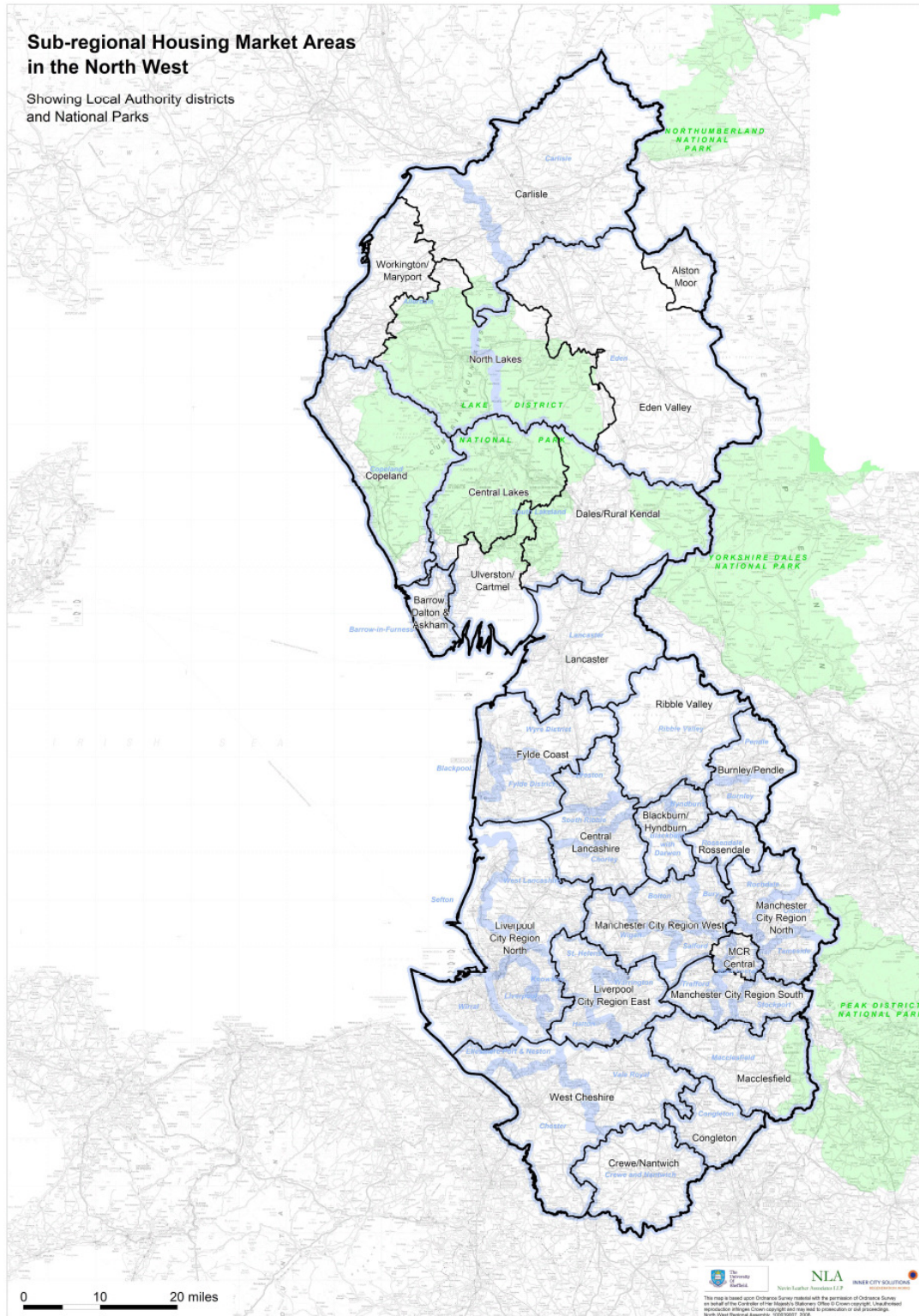
⁴² See: http://www.nwph.net/food_health/Taskforce_Publications/Forms/DispForm.aspx?ID=12

⁴³ See: <http://www.nwph.net/nwpho/publications/forms/dispform.aspx?ID=174>

⁴⁴ See: <http://www.nwrhb.org.uk/draft.asp>

	and economic opportunities, ensuring that new development supports and where appropriate enhances existing facilities. The Plan should support delivery of joined up action for social inclusion in relation to the focus policies for the partial review
Northwest Equality and Diversity Strategy & Implementation Plan 2006-9	The Plan should contribute towards achieving the objectives of : Promoting Diversity as a Regional Asset (NWRA is lead agency) Economic Participation for All
North West Regional Assembly 'Single Equality Scheme' (2008)	The Partial Review should contribute towards meeting the rights to equality and non-discrimination in relation to housing and other services (such as those provided in key service centres) and employment The Partial Review should contribute towards achieving a more cohesive society, particularly in relation to housing and key service centres
Committed to Inclusion, Accepting the Challenge: The NW & Disability	Should ensure that the needs of disabled people are specifically considered in relation to housing, growth points and eco-towns regarding economic development and employment and transport and infrastructure.

Appendix 1 – Map of Housing Market Areas



Appendix 2 - Alternative spatial distribution

1. Urban / Rural split

The distribution of middle super output areas⁴⁵ is:

	Urban	Rural
Manchester City Region	47.2%	17%
Liverpool City Region	28.3%	12.4%
Central Lancashire City Region	17.4%	30.5%
Cumbria and North Lancashire	5.5%	36.2%
South Cheshire	1.5%	3.8%

The proportions reflect the percentage of the total number of urban and rural MSOAs respectively in the North West as a whole.

Amending the distribution to reflect these figures would produce the following spatial distribution:

Manchester City Region	39%	(47% - 17%)
Liverpool City Region	23%	(26% - 12.4%)
Central Lancashire City Region	21%	(16% + 30.5%)
Cumbria and North Lancashire	13%	(9.5% + 36.2%)
South Cheshire	2%	(2% + 3.8%)

2. Affordability

The following table illustrates the ratio of lower quartile house prices to lower quartile earnings in districts which had an affordability ratio above 8⁴⁶ in 2007. Reference is also made to 2006 figures since 2007 figures are provisional figures.

	2006	2007p
South Lakeland	9.59	9.36
Eden	8.67	9.33
Chester	9.51	8.87
Trafford	8.06	8.68
Congleton	8.12	8.50

⁴⁵ Defined by Rural – Urban Area Classification 2004
(<http://www.statistics.gov.uk/geography/nrudp.asp#products>)

⁴⁶ The level at which we currently understand the National Housing and Planning Advice Unit will seek to stabilise affordability, nationally, in the long term

Wyre	7.81	8.08
Source: Annual Survey of Hours and Earnings (ONS)/HM Land Registry (CLG Table 576). NWRA Annual Monitoring Report (February 2008), Data Table 3.13.3		

To reflect these affordability hotspots adjustments have been made to the overall percentages, with additional provision in Cumbria and North Lancashire to reflect the acute issues in South Lakeland and Eden, with ratios over 9. A small adjustment has also been made to Manchester City Region figure to reflect affordability issues in Trafford and Congleton. An adjustment has also been made to the South Cheshire figure to reflect its relationship with Congleton and Chester which both have severe affordability issues.

Although the affordability ratio in Wyre has risen to above 8 in the 2007 figures to retain a balance between the distribution between the Liverpool City Region and Central Lancashire City Region a slight reduction has been made to the Central Lancashire City Region figure. However the revised figure still represents nearly a 20% increase to the proportion of provision in the existing spatial distribution.

Alternative spatial distribution	
Manchester City Region	40%
Liverpool City Region	23%
Central Lancashire City Region	19%
Cumbria and North Lancashire	15%
South Cheshire	3%