

'Option 1' housing numbers

Open Source Planning, the Planning Green Paper published by the Conservative Party in February 2010, outlined transitional arrangements with regard to housing figures in Local Development Frameworks once Regional Spatial Strategies have been revoked.

The Paper referred to 'option 1' housing figures in the following context:

'On the question of projected housing numbers, local planning authorities have already projected the number of houses they (as opposed to the regional authorities) believed would be necessary by 2026 for local needs – the so-called Option 1 numbers – and where they might most sustainably be developed. Unfortunately the present [Labour] Government refused to believe that local authorities were capable of accurately gauging future local housing demand and, in many cases, interposed to impose significantly higher housing targets. We believe that the original, locally generated estimates are a reasonable assessment of housing need, including affordable housing. We therefore expect that these Option 1 numbers will be used by local authorities as the base-line for the projections that they provide to neighbourhoods at the start of the collaborative planning process, and will be used as provisional housing numbers in their Local Development Frameworks until their new local plans are completed.' (pg 9)

On 6th July 2010 Regional Strategies were revoked with immediate effect. Guidance published for Local Planning Authorities alongside the letter outlining the revocation of Regional Strategies outlined that 'option 1' housing figures are the: *'level of provision submitted to the original Regional Spatial Strategy examination (Option 1 targets), supplemented by more recent information as appropriate.'*¹

A table is attached to this document showing the numbers for each Local Authority at the following stages:

- 1) Figures put forward by Local Authorities at the Examination in Public, referenced in either, or both, the Panel Report published in March 2007, or the statements for the relevant matter submitted by authorities, or groups of authorities, to the Examination in Public. (Option 1 figures)
- 2) Figures set out in the Submitted Draft Regional Spatial Strategy, January 2006
- 3) Figures in the adopted Regional Spatial Strategy, September 2008.

Authorities which have been highlighted are those where there are differences, between the authority view and either the draft or adopted RSS, or both.

The authorities of Chorley, South Ribble and Preston put forward a single figure for the three authorities jointly.

Figures put forward by Local Planning Authorities were based on evidence and circumstances in 2005 / 2006. Since then a significant amount of work has been undertaken to further develop the evidence base on housing issues at the local level, for example the completion of Strategic Housing Market Assessments and Strategic Land Availability Assessments. The wider economic climate has also significantly changed. It may be that in light of those changes, authorities may now take a different view.

¹ <http://www.communities.gov.uk/documents/planningandbuilding/pdf/1631904.pdf>, question 12.

	1) AUTHORITY VIEW (Option 1 figures)	2) DRAFT RSS	3) ADOPTED RSS
	Annual Average rates of Housing Provision	Annual Average rates of Housing Provision	Annual Average rates of Housing Provision
Manchester	3,500	3,500	3,500
Salford	1,600	1,600	1,600
Trafford	675	430	578
Bolton	650	511	578
Oldham	290	400	289
Rochdale	400	400	400
Tameside	750	750	750
Stockport	450	450	450
Bury	500	600	500
Wigan	1,050	900	978
Congleton	500	300	300
Macclesfield	300	400	400
Liverpool	1,950	1,950	1,950
Wirral	250	250	500
Knowsley	450	450	450
Halton	500	500	500
St Helens	570	570	570
Warrington	380	380	380
Sefton	500	500	500
West Lancashire	300	300	300
Chorley	1,346	361	417
Preston		507	507
South Ribble		478	417
Blackpool	444	444	444
Blackburn with Darwen	489	489	489
Hyndburn	189	189	189
Ribble Valley	161	161	161
Burnley	130	130	130
Pendle	305	190	190
Rossendale	222	222	222
Wyre	206	206	206
Fylde	306	306	306
Allerdale (outside LDNP)	267	267	267
Copeland (outside LDNP)	230	230	230
Barrow in Furness	150	150	150
Lancaster	400	400	400
Eden (outside LDNP)	239	239	239
S Lakeland (outside LDNP)	400	400	400
Lake District National Park	60	117	60
Carlisle	450	450	450
Crewe and Nantwich	450	450	450
Chester	417	417	417
Ellesmere Port & Neston	400	400	400
Vale Royal	500	500	500
	Figures referenced in either the EiP Panel Report, pg 129 - 140, or Statements prepared by authorities for the EiP	The North West Plan: Submitted Draft Regional Spatial Strategy for the Northwest of England, January 2006, Table 9.1	North West of England Plan Regional Spatial Strategy to 2021, September 2008, Table 7.1