



PARTIAL REVIEW OF REGIONAL
SPATIAL STRATEGY (RSS) –

Consultation on the Draft Options: Housing E
June – July 2008

(Responses by Organisation)

North West Regional Assembly

PARTIAL REVIEW OF REGIONAL SPATIAL STRATEGY (RSS) –

Consultation on the Draft Options: Housing E

A consultation report from

CAG Consultants

in association with **Concept 4 Creative and Community Consultants**

April 2008

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Macclesfield Borough Council

The table below shows the verbatim comments received.

Name:	Organisation:	1. Do you agree that the above are the right criteria?	1a. If so why?	1b. If not, why not?	1c. Please explain your answer to the previous question.
Stewart House	Macclesfield BC	Yes	Macclesfield Borough Council considers that the criteria suggested in the approach detailed seem entirely appropriate. It also supports the suggested areas for broad locations.		

Name:	Organisation:	2. Based on the above criteria, do you agree that the following broad locations are appropriate?	2a. If so why?	2b. If not, why not?	2c. Please explain your answer to the previous question.
Stewart House	Macclesfield BC				

Name:	Organisation:	3. What other policy changes are required to RSS to deliver this option and why?
Stewart House	Macclesfield BC	-

Name:	Organisation:	4. In taking forward this option, what are the implications for:
Stewart House	Macclesfield BC	A) Delivery: -
		B) Infrastructure provision? -
		C) Community and social issues? -
		D) Environment? -
		E) Economy? -

The table below shows the verbatim comments received.

Name:	Organisation:	1. Do you agree that the above are the right criteria?	1a. If so why?	1b. If not, why not?	1c. Please explain your answer to the previous question.
Charlotte Blinkhorn	Indigo Planning	In part	CEG broadly accept the criteria and broad locations set out, but also emphasise the need for recognition of housing delivery to focus on the successful towns/cities in the region as well as those in need of regeneration. The region needs to build on its successes and also seek to deliver housing in a sustainable way so as to reduce the need to travel. Vibrant and successful cities like Chester should be a focus for new housing as it will help to stimulate and drive the local, regional, sub regional and national economy and enable synergy between housing and employment areas		

Name:	Organisation:	2. Based on the above criteria, do you agree that the following broad locations are appropriate?	2a. If so why?	2b. If not, why not?	2c. Please explain your answer to the previous question.
Charlotte Blinkhorn	Indigo Planning	Yes	CEG broadly accept the criteria and broad locations set out, but also emphasise the need for recognition of housing delivery to focus on the successful towns/cities in the region as well as those in need of regeneration. The region needs to build on its successes and also seek to deliver housing in a sustainable way so as to reduce the need to travel. Vibrant and successful cities like Chester should be a focus for new housing as it will help to stimulate and drive the local, regional, sub regional and national economy and enable synergy between housing and employment areas.		

Name:	Organisation:	4. What other policy changes are required to RSS to deliver this option and why?
Charlotte Blinkhorn	Indigo Planning	-

Name:	Organisation:	4. In taking forward this option, what are the implications for:
Charlotte Blinkhorn	Indigo Planning	A) Delivery: -
		B) Infrastructure provision? -
		C) Community and social issues? -
		D) Environment? -
		E) Economy? -

Northwest Regional Development Agency

The table below shows the verbatim comments received.

Name:	Organisation:	1. Do you agree that the above are the right criteria?	1a. If so why?	1b. If not, why not?	1c. Please explain your answer to the previous question.
Steven Broomhead	Northwest Regional Development Agency	Yes	Option E refers to a number of broad locations for housing development which includes any short listed growth points; the Agency welcomes this approach and is equally supportive of the housing growth agenda.		

Name:	Organisation:	2. Based on the above criteria, do you agree that the following broad locations are appropriate?	2a. If so why?	2b. If not, why not?	2c. Please explain your answer to the previous question.
Steven Broomhead	Northwest Regional Development Agency	-	We note that the options paper (Section 2.2) refers to the fact that the total level of housing provision will include growth proposed as part of any short listed growth point proposals. This would seem contrary to the requirements of the Housing Green Paper, where Local Authorities submitting Expressions of Interest to become housing growth points were asked to demonstrate a level of housing growth (20%) in addition to and above that of existing draft RSS. Should levels of housing provision, as set out in RSS continue to be interpreted as maximum targets to be achieved over the plan period then this would have the effect of placing a restrictive framework upon any		

Name:	Organisation:	2. Based on the above criteria, do you agree that the following broad locations are appropriate?	2a. If so why?	2b. If not, why not?	2c. Please explain your answer to the previous question.
			successful growth points. This would seem to be a somewhat contradictory approach and contrary to the letter from Baroness Andrews to Lord Greaves, copied to all North West Local Authority Chief Executives, which confirmed that RSS housing targets should not be viewed as caps or ceilings. Whilst acknowledging the principles of the plan, monitor and manage approach, it is important that the provision of housing supply is sufficiently flexible to accommodate demand, specifically in the context of supporting the region's economic growth aspirations.		

Name:	Organisation:	3. What other policy changes are required to RSS to deliver this option and why?
Steven Broomhead	Northwest Regional Development Agency	-

Name:	Organisation:	4. In taking forward this option, what are the implications for:
Steven Broomhead	Northwest Regional Development Agency	A) Delivery: -
		B) Infrastructure provision? -
		C) Community and social issues? -
		D) Environment? -
		E) Economy? -

PRS FOR PERSIMMON HOMES (LANCS) LTD AND PRIME RESORTS LTD

The table below shows the verbatim comments received.

Name:	Organisation:	1. Do you agree that the above are the right criteria?	1a. If so why?	1b. If not, why not?	1c. Please explain your answer to the previous question.
PRS	PRS FOR PERSIMMON HOMES (LANCS) LTD AND PRIME RESORTS LTD	In part	Whilst we support the criteria in this section, we also think that an additional criterion relating to areas of significant affordability issues (e.g. the southern part of Greater Preston) as by increasing housing in these areas, it will assist in tackling chronic affordability issues in these problem areas.		

Name:	Organisation:	2. Based on the above criteria, do you agree that the following broad locations are appropriate?	2a. If so why?	2b. If not, why not?	2c. Please explain your answer to the previous question.
PRS	PRS FOR PERSIMMON HOMES (LANCS) LTD AND PRIME RESORTS LTD	Yes	Whilst Central Lancashire is included for Growth Point bid reasons, we also think it should be included for affordability reasons.		

Name:	Organisation:	3. What other policy changes are required to RSS to deliver this option and why?
PRS	PRS FOR PERSIMMON HOMES (LANCS) LTD AND PRIME RESORTS LTD	Policies DP1, L4, which relate to locations for development. Key broad locations should be located within these key policies of the NWP.

Name:	Organisation:	4. In taking forward this option, what are the implications for:
PRS	PRS FOR PERSIMMON HOMES (LANCS) LTD AND PRIME RESORTS LTD	A) Delivery: No different implications than the NWP
		B) Infrastructure provision? No different implications than the NWP
		C) Community and social issues? No different implications than the NWP
		D) Environment? No different implications than the NWP
		E) Economy? No different implications than the NWP

National Housing Federation

The table below shows the verbatim comments received.

Name:	Organisation:	1. Do you agree that the above are the right criteria?	1a. If so why?	1b. If not, why not?	1c. Please explain your answer to the previous question.
Sallie Bridgen	National Housing Federation	-	The North West has 4 Housing Market Renewal areas. The vital regeneration work in these areas continues. It is absolutely essential that the ongoing work of the Housing Market Renewal Pathfinder areas is balanced with any new areas of housing growth in the region. Sufficient resources must be allocated to continue with the longer term work of these regeneration initiatives. It is also of note that the North West has 8,420 hectares of previously developed vacant and derelict land, almost a quarter of the total for England. This provides an indication of the need for regeneration and development activity in the region.		

Name:	Organisation:	2. Based on the above criteria, do you agree that the following broad locations are appropriate?	2a. If so why?	2b. If not, why not?	2c. Please explain your answer to the previous question.
Sallie Bridgen	National Housing Federation	-	-		

Name:	Organisation:	3. What other policy changes are required to RSS to deliver this option and why?
Sallie Bridgen	National Housing Federation	-

Name:	Organisation:	4. In taking forward this option, what are the implications for:
Sallie Bridgen	National Housing	A) Delivery: -

Name:	Organisation:	4. In taking forward this option, what are the implications for:
	Federation	B) Infrastructure provision? -
		C) Community and social issues? -
		D) Environment? -
		E) Economy? -

Campaign to Protect Rural England Chester District

The table below shows the verbatim comments received.

Name:	Organisation:	1. Do you agree that the above are the right criteria?	1a. If so why?	1b. If not, why not?	1c. Please explain your answer to the previous question.
Ann Jones	Campaign to Protect Rural England Chester District	-			The Panel Report made very strong recommendations against economic growth and increased housing figures for Chester. The Panel was very clear that focussing significant new growth on Chester was not appropriate or sustainable. See enclosure Panel Report Paras 4.101, and 5.36 - 5.39 as follows: 4.101 A case was also put to us for a new tier of settlements, below the Regional Centres, to include Preston, Chester and Carlisle. We were not convinced by this either. These are important centres. Each serves a particular and important function in its own way. But we see them as part of a continuum. While, as we have said (and the draft RSS proposes) Manchester and Liverpool are clearly in a league of their own, we do not think that these 3 stand so far out from the crowd as to justify the additional sophistication proposed.

Name:	Organisation:	2. Based on the above criteria, do you agree that the following broad locations are appropriate?	2a. If so why?	2b. If not, why not?	2c. Please explain your answer to the previous question.
Ann Jones	Campaign to Protect Rural England	No			The Panel Report made very strong recommendations against economic growth and increased housing figures for Chester. The Panel was very clear

Name:	Organisation:	2. Based on the above criteria, do you agree that the following broad locations are appropriate?	2a. If so why?	2b. If not, why not?	2c. Please explain your answer to the previous question.
	Chester District		that focussing significant new growth on Chester was not appropriate or sustainable.. (See enclosures 4.101, 5.36 - 5.39 and 6.73 - 6.75)		

Name:	Organisation:	3. What other policy changes are required to RSS to deliver this option and why?
Ann Jones	Campaign to Protect Rural England Chester District	6.73 Peel Holdings told us of the potential of redundant dockland in Birkenhead to accommodate a substantial amount of new housing. In view of this, they considered that the proposed housing provision for the Wirral should be increased to 600 a year. We understand that the potential of the former dockland area has only recently been recognised, and was not taken into account when the draft RSS was prepared. Wirral Council told us that the dockland estate in question was at the centre of the Housing Market Renewal Area, and that its redevelopment would support the efforts of the New Heartlands Pathfinder. The Council suggested that the housing allocation for the Wirral should be increased to 500 pa to take account of this. 6.74 Birkenhead forms part of the inner city area of the Merseyside conurbation. More intensive residential development there would be consistent with the spatial development priorities outlined in Policy RDF1 above. We consider that the RSS should make provision for a net increase of 9000 dwellings in the Wirral. 6.75 We see no reason to propose any change to the housing provision for Ellesmere Port and neston as shown in the draft RSS. Some house-builders pressed for an increased housing allocation in Chester, above the 7500 net additional dwellings for which the draft RSS makes provision. However, we are not persuaded that this would be desirable, having regard to the importance of conserving the city's special character and preserving its Green Belt setting. We note that the 2003-based projection indicates an average increase of less than 300 households a year in Chester during the RSS period. we consider that the proposed annual average provision of more than 400 dwellings there should be ample. We consider that the reference to the "economic growth of Chester" in paragraph 9.19(1) of the draft RSS should be replaced by a reference to the "economy of Chester."

Name:	Organisation:	4. In taking forward this option, what are the implications for:
Ann Jones	Campaign to Protect Rural England Chester District	A) Delivery: -
		B) Infrastructure provision? -
		C) Community and social issues? -

Name:	Organisation:	4. In taking forward this option, what are the implications for:
		<p>D) Environment? 5.37 Housing in Chester is relatively expensive. Much of the city is worthy of conservation. A Green Belt, which serves to protect its setting, restricts its outward growth. The expansion of the built-up area is also constrained by the flood plain of the River Dee. In view of these considerations, opportunities to provide additional housing in Chester must be limited. 5.38 We therefore consider that the location of further regionally significant economic development at Chester would be likely to result in additional commuting and traffic congestion, contrary to the objectives of reducing the need to travel and reducing carbon emissions. Unlike economic development in, say, North Liverpool, it would fail to match opportunity to need. It would be likely to give rise to additional pressure for inappropriate development in the Green Belt, and might well detract from the conservation of Chester's historic fabric. In this connection we note that, in an analysis prepared by the Assembly's consultants, the extension of the Chester Business Park (which is proposed as a Strategic Regional Site in the RES) scored only 24% for sustainability. By comparison the proposed extension of the Wavertree Technology Park in Liverpool scored 95%.</p> <p>E) Economy? 5.35 Chester. By contrast, the draft RSS identifies Chester as a location for an unspecified amount of regionally significant economic development. However, the evidence is that there is already an excessive supply of land committed for employment development in Cheshire. Chester has a relatively tight labour market, with a local unemployment rate of only about 1.7%. The city attracts substantial numbers of commuters. The Highways Agency reported that, in the Chester area, the M53 and A55 are already subject to more than 100% stress during the morning and evening peak periods. 5.39 We were told by NWDA that Chester is especially attractive to certain types of business, which might not be prepared to locate elsewhere in the North West. In support of this argument, they referred to the fact that Chester provides an environment that is much sought after by "executives and their wives", and offers the additional advantage of proximity to Manchester Airport. We consider the importance of these points to be overstated, and do not accept that they should shape planning policy. In our view, it is most desirable that regionally significant economic development should assist in the regeneration of inner city areas, reduce the need for long journeys to work, and provide jobs in areas of high unemployment. Regionally significant development at Chester would contribute to none of these objectives. For these reasons, we do not consider that Chester provides a suitable location for additional regionally significant economic development.</p>

Bartonwillmore on behalf of Paycause Ltd

The table below shows the verbatim comments received.

Name:	Organisation:	1. Do you agree that the above are the right criteria?	1a. If so why?	1b. If not, why not?	1c. Please explain your answer to the previous question.
Nathan Smith	Bartonwillmore (<i>on behalf of Paycause Ltd</i>)	No	Paycause supports the criteria above, but additional criteria such as land supply within particular settlements may also require the need for broad locations for growth, such as Chester within the "West Cheshire" area in order to deliver its projected housing requirements in the emerging plan period. Therefore it is recommended that this criteria is also added.		

Name:	Organisation:	2. Based on the above criteria, do you agree that the following broad locations are appropriate?	2a. If so why?	2b. If not, why not?	2c. Please explain your answer to the previous question.
Nathan Smith	Bartonwillmore (<i>on behalf of Paycause Ltd</i>)	Yes	Paycause supports the identification of "West Cheshire" as potential locations for growth. In particular the settlement of Chester plays a key role in the Liverpool City Region for both housing, employment and leisure. Chester also has cross boundary relationships with Flintshire and therefore this should be recognised in the RSS		

Name:	Organisation:	3. What other policy changes are required to RSS to deliver this option and why?
Nathan Smith	Bartonwillmore (<i>on behalf of Paycause Ltd</i>)	there will be a need to consider an early review of Green Belt land policy in the Liverpool City Region. However, where a potential opportunity exists for Growth Point status to be put forward by developers in order to meet housing demand within the Liverpool City Region and in particular to meet the growing housing needs of Chester this may demonstrate very special circumstances to warrant early release. We note the Yorkshire and Humber Plan is undertaking a review following its publication in May 2008, where there is a "Call for Evidence" for developers to put forward potential Growth Points/Areas, areas for New Settlements an major expansion areas. Paycause believes it ahs interests which could help deliver increasing housing demands in Chester and would welcome the opportunity to discuss this with the NWRDA and put forward its interests fromally at the regional level which could be used to inoform NW RSS spatial policy.

Name:	Organisation:	4. In taking forward this option, what are the implications for:
Nathan Smith	Bartonwillmore (<i>on behalf of Paycause Ltd</i>)	<p>A) Delivery: Paycause considers there is a need for Green Belt land review, specifically in the Liverpool City Region and in particular Chester, given the dynamics of the district where there is a limited amount of "brownfield land" within existing settlements. It is therefore inevitable that there will be a need to release land beyond the existing settlement limits, but which are in sustainable locations in order to deliver the objectives of PPS1, PPS3 and PPG13. Delivering land needs to have the willingness of landowners and in the case of clients landholdings, their strategic site is suitable, available and achievable</p> <p>B) Infrastructure provision? There is a need for a coordinated response received from all statutory undertakers in particular the Environment Agency and Drainage authorities in order that the constraint implications can be understood and future growth planned for in a proper, phased and coordinated manner. There will also need to be comments from the relevant highways authorities and where appropriate the highways agency in order that a clear understanding of the potential traffic issues are fully taken into consideration.</p> <p>C) Community and social issues? There is a need for a coordinated response received from all statutory undertakers in particular the Environment Agency and Drainage authorities in order that the constraint implications can be understood and future growth planned for in a proper, phased and coordinated manner. There will also need to be comments from the relevant highways authorities and where appropriate the highways agency in order that a clear understanding of the potential traffic issues are fully taken into consideration.</p> <p>D) Environment? There will be a need to consider the environmental implications of potential large scale release of land, and as such a balance would need to be struck to ensure suitable mitigation measures implemented to minimise any potential adverse impacts that may arise from future development proposals.</p> <p>E) Economy? Sustainable development underpins the planning system principles and as such growth should be directed towards areas/settlements that are able to expand employment areas, reducing the need to travel. This includes for example Chester, which as a key settlement in the Region is able to provide such a role. therefore its potential expansion to the South West of the settlement has the potential for planned sustainable growth and expansion which would underpin the spatial policy for the North West Region in the emerging plan period</p>

Indigo Planning Limited

The table below shows the verbatim comments received.

Name:	Organisation:	1. Do you agree that the above are the right criteria?	1a. If so why?	1b. If not, why not?	1c. Please explain your answer to the previous question.
Sarah Williams	Indigo Planning Limited	Yes	CEG broadly accept the criteria and broad locations set out, but also emphasise the need for recognition of housing delivery to focus on the successful towns/cities in the region as well as those in need of regeneration. The region needs to build on its successes and also seek to deliver housing in a sustainable way so as to reduce the need to travel. Vibrant and successful cities like Chester should be a focus for new housing as it will help to stimulate and drive the local, regional, sub regional and national economy and enable synergy between housing and employment areas.		

Name:	Organisation:	2. Based on the above criteria, do you agree that the following broad locations are appropriate?	2a. If so why?	2b. If not, why not?	2c. Please explain your answer to the previous question.
Sarah Williams	Indigo Planning Limited	-	-		

Name:	Organisation:	3. What other policy changes are required to RSS to deliver this option and why?
Sarah Williams	Indigo Planning Limited	-

Name:	Organisation:	4. In taking forward this option, what are the implications for:
Sarah Williams	Indigo Planning Limited	A) Delivery: -
		B) Infrastructure provision? -
		C) Community and social issues? -
		D) Environment? -

Name:	Organisation:	4. In taking forward this option, what are the implications for:
		E) Economy? -

Countryside Properties

The table below shows the verbatim comments received.

Name:	Organisation:	1. Do you agree that the above are the right criteria?	1a. If so why?	1b. If not, why not?	1c. Please explain your answer to the previous question.
Mark Waite	Countryside Properties	Yes	As the suggested broad locations reflect the wider priorities of the sub-region and would continue to prioritise housing market renewal, these identified priorities are acceptable. However, deliverability should be at the forefront, which given the current and probably medium term market potential places a strong emphasis on plan monitor and manage.		

Name:	Organisation:	2. Based on the above criteria, do you agree that the following broad locations are appropriate?	2a. If so why?	2b. If not, why not?	2c. Please explain your answer to the previous question.
Mark Waite	Countryside Properties	-	-		

Name:	Organisation:	3. What other policy changes are required to RSS to deliver this option and why?
Mark Waite	Countryside Properties	-

Name:	Organisation:	4. In taking forward this option, what are the implications for:
Mark Waite	Countryside	A) Delivery: We note that the consultation questionnaire includes a question on deliverability for all options proposed. We would like to submit the following overall comment in relation to this

Name:	Organisation:	4. In taking forward this option, what are the implications for:
	Properties	<p>issue - While we acknowledge we are at the beginning of a period of adjustment in the housing market and there is a focus on short-term prospects and some uncertainty arising from this, as stated in 'Meeting the housing requirement of an aspiring and growing nation' (NHPAU June 2008) there is a need for planners and decision makers, including yourselves at the Regional Assembly, to plan for the medium and long term. The NHPAU advice is based on long term needs and we are supportive of the approach taken by them. As mentioned above, we would argue that options for overall housing provision should be based on this work and the ranges proposed. There have always been ups and downs in the housing market but the trend in prices is upwards. This cycle and trend will not be moderated until we have properly addressed supply, delivering the right number of new homes, of the right type, in the right place and at the right time.</p> <p>B) Infrastructure provision? -</p> <p>C) Community and social issues? -</p> <p>D) Environment? -</p> <p>E) Economy? -</p>

Government Office North West

The table below shows the verbatim comments received.

Name:	Organisation:	1. Do you agree that the above are the right criteria?	1a. If so why?	1b. If not, why not?	1c. Please explain your answer to the previous question.
SARA LEWIS	GONW	-	It is not clear what the purpose of this section is given that the Growth Points are already being assessed separately and that the spatial development framework is taken as a given. The broad locations and growth points are generally those set out in the spatial framework, however it is not clear what the priorities will be once the growth points are selected. It needs to be clear that the broad locations will still include all these areas regardless of their selection as they are the priorities of the spatial framework. Given the spatial redistribution into rural areas it may also be useful to outline the priorities for development in rural areas. It is not clear until underpinning evidence is available where the spatial distribution set out in the options may lead to conflicts with the 3rd criteria in relation to infrastructure and environmental implications.		

Name:	Organisation:	2. Based on the above criteria, do you agree that the following broad locations are appropriate?	2a. If so why?	2b. If not, why not?	2c. Please explain your answer to the previous question.
SARA LEWIS	GONW	-	-		

Name:	Organisation:	3. What other policy changes are required to RSS to deliver this option and why?
SARA LEWIS	GONW	-

Name:	Organisation:	4. In taking forward this option, what are the implications for:
SARA LEWIS	GONW	A) Delivery: -
		B) Infrastructure provision? -
		C) Community and social issues? -
		D) Environment? -
		E) Economy? -

Halton Borough Council

The table below shows the verbatim comments received.

Name:	Organisation:	1. Do you agree that the above are the right criteria?	1a. If so why?	1b. If not, why not?	1c. Please explain your answer to the previous question.
Tim Gibbs	Halton Borough Council	Yes	-		

Name:	Organisation:	2. Based on the above criteria, do you agree that the following broad locations are appropriate?	2a. If so why?	2b. If not, why not?	2c. Please explain your answer to the previous question.
Tim Gibbs	Halton Borough Council	Yes	Some clarification is required here as there is a discrepancy between Policy RDF1 – Spatial Priorities (priorities for growth) and those listed here under the broad locations. Why are some locations included in the priorities for growth missing from the broad locations under this option? Generally these criteria can be supported as they reflect earlier priorities that we have already supported – most recently in responding to the Proposed Changes to RSS last month.		

Name:	Organisation:	3. What other policy changes are required to RSS to deliver this option and why?
Tim Gibbs	Halton Borough Council	-

Name:	Organisation:	4. In taking forward this option, what are the implications for:
Tim Gibbs	Halton Borough Council	A) Delivery: -
		B) Infrastructure provision? -
		C) Community and social issues? -
		D) Environment? -
		E) Economy? -

Preston City Council

The table below shows the verbatim comments received.

Name:	Organisation:	1. Do you agree that the above are the right criteria?	1a. If so why?	1b. If not, why not?	1c. Please explain your answer to the previous question.
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Name:	Organisation:	1. Do you agree that the above are the right criteria?	1a. If so why?	1b. If not, why not?	1c. Please explain your answer to the previous question.
Mike Molyneux	Preston City Council	Yes	These are consistent with the overall vision for the region.		

Name:	Organisation:	2. Based on the above criteria, do you agree that the following broad locations are appropriate?	2a. If so why?	2b. If not, why not?	2c. Please explain your answer to the previous question.
Mike Molyneux	Preston City Council	Yes	Central Lancs. as an area, particularly Preston and South Ribble can accommodate the level of growth that a Growth Point bid would envisage. The implications are broadly as set out in the answer to option 2.1 above.		

Name:	Organisation:	3. What other policy changes are required to RSS to deliver this option and why?
Mike Molyneux	Preston City Council	-

Name:	Organisation:	4. In taking forward this option, what are the implications for:
Mike Molyneux	Preston City Council	A) Delivery: -
		B) Infrastructure provision? -
		C) Community and social issues? -
		D) Environment? -
		E) Economy? -

National Trust

The table below shows the verbatim comments received.

Name:	Organisation:	1. Do you agree that the above are the right criteria?	1a. If so why?	1b. If not, why not?	1c. Please explain your answer to the previous question.
Hubbard, Alan	National Trust	Yes	Generally the most sustainable approach and accords with emerging RSS Policies. However, it is unclear at present how the environmental implications will be assessed and this is a key area that needs to be addressed; at present the ECOSEG work appears to be concentrating on infrastructure limitations rather than making any assessment of potential impacts upon landscapes and natural/built environment assets and their ability to absorb development without demonstrable harm.		

Name:	Organisation:	2. Based on the above criteria, do you agree that the following broad locations are appropriate?	2a. If so why?	2b. If not, why not?	2c. Please explain your answer to the previous question.
Hubbard, Alan	National Trust	Yes	Generally the most sustainable approach and accords with emerging RSS Policies.		

Name:	Organisation:	3. What other policy changes are required to RSS to deliver this option and why?
Hubbard, Alan	National Trust	No specific comments.

Name:	Organisation:	4. In taking forward this option, what are the implications for:
Hubbard, Alan	National Trust	A) Delivery: No specific comments.
		B) Infrastructure provision? No specific comments.
		C) Community and social issues? No specific comments.
		D) Environment? No specific comments.
		E) Economy? No specific comments.

Blackpool Council

The table below shows the verbatim comments received.

Name:	Organisation:	1. Do you agree that the above are the right criteria?	1a. If so why?	1b. If not, why not?	1c. Please explain your answer to the previous question.
Tim Brown	Blackpool Council	Yes	Yes – fully supported. This is in line with the basic spatial priorities of NWRSS and reflects a sustainable focus of planned growth on the major urban centres, where existing population and supporting infrastructure is concentrated, and where regeneration needs are highest.		

Name:	Organisation:	2. Based on the above criteria, do you agree that the following broad locations are appropriate?	2a. If so why?	2b. If not, why not?	2c. Please explain your answer to the previous question.
Tim Brown	Blackpool Council	Yes	Yes – fully supported. This is in line with the basic spatial priorities of NWRSS and reflects a sustainable focus of planned growth on the major urban centres, where existing population and supporting infrastructure is concentrated, and where regeneration needs are highest.		

Name:	Organisation:	3. What other policy changes are required to RSS to deliver this option and why?
Tim Brown	Blackpool Council	-

Name:	Organisation:	4. In taking forward this option, what are the implications for:
Tim Brown	Blackpool Council	A) Delivery: -
		B) Infrastructure provision? -
		C) Community and social issues? -
		D) Environment? -

Name:	Organisation:	4. In taking forward this option, what are the implications for:
		E) Economy? -

National Housing Federation

The table below shows the verbatim comments received.

Name:	Organisation:	1. Do you agree that the above are the right criteria?	1a. If so why?	1b. If not, why not?	1c. Please explain your answer to the previous question.
Sallie Bridgen	National Housing Federation	In part	The North West has 4 housing market renewal areas and this work is still not completed. It is absolutely essential that sufficient resources are allocated to complete these programmes. It is also of note that the NW has 8,420 hectares of previously developed vacant and derelict land, representing 24% of the total for England. This provides an indication of the need for regeneration and development activity in the region.		

Name:	Organisation:	2. Based on the above criteria, do you agree that the following broad locations are appropriate?	2a. If so why?	2b. If not, why not?	2c. Please explain your answer to the previous question.
Sallie Bridgen	National Housing Federation	-	-		

Name:	Organisation:	3. What other policy changes are required to RSS to deliver this option and why?
Sallie Bridgen	National Housing Federation	-

Name:	Organisation:	4. In taking forward this option, what are the implications for:
Sallie Bridgen	National Housing	A) Delivery: -

Name:	Organisation:	4. In taking forward this option, what are the implications for:
	Federation	B) Infrastructure provision? -
		C) Community and social issues? -
		D) Environment? -
		E) Economy? -

Lancashire County Council

The table below shows the verbatim comments received.

Name:	Organisation:	1. Do you agree that the above are the right criteria?	1a. If so why?	1b. If not, why not?	1c. Please explain your answer to the previous question.
Mike Kirby	Lancashire County Council	No	The key criteria are: the priorities in the Spatial Development Framework, the spatial development principles and critical infrastructure and environmental implications. the sub regional policies contained in the current review of RSS will be shaped by whether a Growth Point Expression of Interest proceeds.		

Name:	Organisation:	2. Based on the above criteria, do you agree that the following broad locations are appropriate?	2a. If so why?	2b. If not, why not?	2c. Please explain your answer to the previous question.
Mike Kirby	Lancashire County Council	In part	In the first bullet point, recognition of the Central Lancashire, Blackpool bid is supported. The regeneration initiatives for the Housing Market Renewal Initiative Pathfinder Areas (2nd bullet point) and the Lancashire Coastal Towns of Blackpool/Fleetwood and Morecambe (3rd bullet point) are supported.		

Name:	Organisation:	3. What other policy changes are required to RSS to deliver this option and why?
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Name:	Organisation:	3. What other policy changes are required to RSS to deliver this option and why?
Mike Kirby	Lancashire County Council	The HMRI Pathfinder Areas and the Lancashire Coastal Towns (identified as Regeneration Priority Areas in the approved RSS [RPG13]) are primarily regeneration initiatives. The rationale for including these under the heading 'Broad Location - Growth Points and Economic Towns' is unclear. The key issue here is to 'Match Opportunity and Need' as set out in Policy DP6 of the current review of the RSS (Secretary of State's Proposed Changes).

Name:	Organisation:	4. In taking forward this option, what are the implications for:
Mike Kirby	Lancashire County Council	A) Delivery: -
		B) Infrastructure provision? -
		C) Community and social issues? -
		D) Environment? -
		E) Economy? -

Cheshire West and Chester (comments represent informal officer views)

The table below shows the verbatim comments received.

Name:	Organisation:	1. Do you agree that the above are the right criteria?	1a. If so why?	1b. If not, why not?	1c. Please explain your answer to the previous question.
Jeremy Owens	Cheshire West and Chester (<i>comments represent informal officer views</i>)	In part	We have no major objections to Partial Review having a specific growth point and eco-town policy. We do question whether a policy is actually needed. The current bids have happened without a specific policy in RSS. It is unclear how much will be achieved by having specific policy. RSS should acknowledge successful New Growth Point areas and give priority to those areas for infrastructure investment.		

Name:	Organisation:	2. Based on the above criteria, do you agree that the following broad locations are appropriate?	2a. If so why?	2b. If not, why not?	2c. Please explain your answer to the previous question.
Jeremy Owens	Cheshire West and Chester (<i>comments represent informal officer views</i>)	In part	These appear to all be areas that could potentially support growth points and eco-towns.		

Name:	Organisation:	3. What other policy changes are required to RSS to deliver this option and why?
Jeremy Owens	Cheshire West and Chester (<i>comments represent informal officer views</i>)	It is questionable whether some of these locations could deliver the levels of housing development required, particularly West Cumbria and Furness and Housing Market Renewal areas. We are confident that West Cheshire can successfully and sustainably deliver the outputs required as a New Growth Point.

Name:	Organisation:	4. In taking forward this option, what are the implications for:
Jeremy Owens	Cheshire West and Chester (<i>comments represent informal officer views</i>)	A) Delivery: -
		B) Infrastructure provision? -
		C) Community and social issues? -
		D) Environment? -
		E) Economy? -

Haslington Parish Council

The table below shows the verbatim comments received.

Name:	Organisation:	1. Do you agree that the above are the right criteria?	1a. If so why?	1b. If not, why not?	1c. Please explain your answer to the previous question.
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Name:	Organisation:	1. Do you agree that the above are the right criteria?	1a. If so why?	1b. If not, why not?	1c. Please explain your answer to the previous question.
Richard Hovey	Haslington Parish Council	In part	Eco towns are likely to be a passing political fad.		

Name:	Organisation:	2. Based on the above criteria, do you agree that the following broad locations are appropriate?	2a. If so why?	2b. If not, why not?	2c. Please explain your answer to the previous question.
Richard Hovey	Haslington Parish Council	No	Need more detailed local consultation with local communities.		

Name:	Organisation:	3. What other policy changes are required to RSS to deliver this option and why?
Richard Hovey	Haslington Parish Council	-

Name:	Organisation:	4. In taking forward this option, what are the implications for:
Richard Hovey	Haslington Parish Council	A) Delivery: -
		B) Infrastructure provision? -
		C) Community and social issues? -
		D) Environment? -
		E) Economy? -

Merseyside Policy Unit

The table below shows the verbatim comments received.

Name:	Organisation:	1. Do you agree that the above are the right criteria?	1a. If so why?	1b. If not, why not?	1c. Please explain your answer to the previous question.
Stewart House	Merseyside Policy Unit	Yes	These criteria reflect the spatial priorities of RSS which Merseyside has already endorsed.		

Name:	Organisation:	2. Based on the above criteria, do you agree that the following broad locations are appropriate?	2a. If so why?	2b. If not, why not?	2c. Please explain your answer to the previous question.
Stewart House	Merseyside Policy Unit	Yes	Again, these can be supported as they reflect earlier priorities which we have already supported – most recently in responding to the Proposed Changes to RSS in May.		

Name:	Organisation:	3. What other policy changes are required to RSS to deliver this option and why?
Stewart House	Merseyside Policy Unit	-

Name:	Organisation:	4. In taking forward this option, what are the implications for:
Stewart House	Merseyside Policy Unit	A) Delivery: -
		B) Infrastructure provision? -
		C) Community and social issues? -
		D) Environment? -
		E) Economy? -

Copeland Borough Council

The table below shows the verbatim comments received.

Name:	Organisation:	1. Do you agree that the above are the right criteria?	1a. If so why?	1b. If not, why not?	1c. Please explain your answer to the previous question.
John Hughes	Copeland Borough Council	In part	We support this option because in principle it will help deliver the West Cumbria Masterplan - an essential part of achieving regeneration of the area in accordance with Policy CNL2. Housing is a key driver for regeneration and there should be no unnecessary restriction on the sub-region's supply of new, higher quality housing. Consideration should also be given to local Strategic Housing Market Assessments and local Sub-Regional Housing Strategies, as well as local Economic Strategies to better inform the distribution of new development, and to make the direct link between housing and employment provision.		

Name:	Organisation:	2. Based on the above criteria, do you agree that the following broad locations are appropriate?	2a. If so why?	2b. If not, why not?	2c. Please explain your answer to the previous question.
John Hughes	Copeland Borough Council	Yes	We support this option because in principle it will help deliver the West Cumbria Masterplan - an essential part of achieving regeneration of the area in accordance with Policy CNL2. Housing is a key driver for regeneration and there should be no unnecessary restriction on the sub-region's supply of new, higher quality housing. Consideration should also be given to local Strategic Housing Market Assessments and local Sub-Regional Housing Strategies, as well as local Economic Strategies to better inform the distribution of new development, and to make the direct link between housing and employment provision.		

Name:	Organisation:	3. What other policy changes are required to RSS to deliver this option and why?
John Hughes	Copeland Borough Council	-

Name:	Organisation:	4. In taking forward this option, what are the implications for:
John Hughes	Copeland Borough Council	A) Delivery: -
		B) Infrastructure provision? -
		C) Community and social issues? -
		D) Environment? -
		E) Economy? -

Shelter

The table below shows the verbatim comments received.

Name:	Organisation:	1. Do you agree that the above are the right criteria?	1a. If so why?	1b. If not, why not?	1c. Please explain your answer to the previous question.
Olive Butler	Shelter	Yes	Shelter is supportive of the expansion of the Growth Points Programme into the North West of England, in recognition of the fact that many localities in the North West have become areas of high housing demand. As such we are pleased that bids from the North West have been put forward. It is vital that any new Growth Points that are introduced into the region contain high levels of social housing		

Name:	Organisation:	2. Based on the above criteria, do you agree that the following broad locations are appropriate?	2a. If so why?	2b. If not, why not?	2c. Please explain your answer to the previous question.
Olive Butler	Shelter	Yes	-		

Name:	Organisation:	3. What other policy changes are required to RSS to deliver this option and why?
Olive Butler	Shelter	-

Name:	Organisation:	4. In taking forward this option, what are the implications for:
Olive Butler	Shelter	A) Delivery: -
		B) Infrastructure provision? -
		C) Community and social issues? -
		D) Environment? -
		E) Economy? -

Satnam Planning Services Ltd

The table below shows the verbatim comments received.

Name:	Organisation:	1. Do you agree that the above are the right criteria?	1a. If so why?	1b. If not, why not?	1c. Please explain your answer to the previous question.
Colin Griffiths	Satnam Planning Services Ltd	Yes	The growth areas are well placed to recieve strategic growth to fuel the well being of the region and to assit the more needy parts of the region to improve and prosper; especially Warrington and Chester.		

Name:	Organisation:	2. Based on the above criteria, do you agree that the following broad locations are appropriate?	2a. If so why?	2b. If not, why not?	2c. Please explain your answer to the previous question.
Colin Griffiths	Satnam Planning Services Ltd	Yes	Warrington has the capacity for substantial growth to the north of the town, within environmental limits, in an area which needs and will benifit from significant investment. Chester, likewise to the west, has simmillar areas.		

Name:	Organisation:	3. What other policy changes are required to RSS to deliver this option and why?
Colin Griffiths	Satnam Planning	Substantially increased provision figures for Warrington and Chester, recognising thier roles as

Name:	Organisation:	3. What other policy changes are required to RSS to deliver this option and why?
	Services ltd	existing engines of the region with the capacity to drive the well being of the region forward. Warrington in particular is well placed to enhance it's residential, shopping and leisure role as a major regional centre.

Name:	Organisation:	4. In taking forward this option, what are the implications for:
Colin Griffiths	Satnam Planning Services ltd	A) Delivery: Delivery to the north of Warrington can be achieved within a short timescale. Delivery to the west of Chester can be delivered in a similar timescale.
		B) Infrastructure provision? Significant infrastructure, both physical and social, can be provided and uprated in north Warrington.
		C) Community and social issues? North Warrington is a deprived area and significant investment is required to alter the lifestyle and aspirations of the people who live there with new and improved services, facilities and environment.
		D) Environment? The land to the north of Warrington is not within the Green Belt and has been allocated for housing in the past. There are no environmental damaging factors associated with its release.
		E) Economy? The economy of north Warrington requires significant investment. Warrington as a whole requires significant investment, higher levels of affordable housing and more family homes.

Carlisle City Council

The table below shows the verbatim comments received.

Name:	Organisation:	1. Do you agree that the above are the right criteria?	1a. If so why?	1b. If not, why not?	1c. Please explain your answer to the previous question.
Chris Hardman	Carlisle City Council	In part	As Carlisle have submitted a growth point bid clearly the identification of broad locations would be welcomed. There are however concerns that as the results of the bids are not known there is no indication of how this fits into a broad locations strategy. If bids are not successful there is no indication how the first bullet is to be expressed or how economic aspirations are to be delivered through the RSS in connection to housing delivery.		

Name:	Organisation:	2. Based on the above criteria, do you agree that the following broad locations are appropriate?	2a. If so why?	2b. If not, why not?	2c. Please explain your answer to the previous question.
Chris Hardman	Carlisle City Council	Yes	Carlisle seeks to strengthen its role as a sub-regional centre with aspirations for economic growth. In order to deliver this growth there will also be a need to deliver more housing. This would be assisted as Carlisle is recognised as a broad location for growth.		

Name:	Organisation:	3. What other policy changes are required to RSS to deliver this option and why?
Chris Hardman	Carlisle City Council	-

Name:	Organisation:	4. In taking forward this option, what are the implications for:
Chris Hardman	Carlisle City Council	A) Delivery: -
		B) Infrastructure provision? All growth point bids will have to address infrastructure concerns which was recognised in the programme. As the bids are developed these issues may need further identification in RSS
		C) Community and social issues? -
		D) Environment? -
		E) Economy? Carlisle's economic strategy clearly identifies growth and a broad location for housing growth will assist in the delivery of the economic potential

Allerdale Borough Council

The table below shows the verbatim comments received.

Name:	Organisation:	1. Do you agree that the above are the right criteria?	1a. If so why?	1b. If not, why not?	1c. Please explain your answer to the previous question.
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Name:	Organisation:	1. Do you agree that the above are the right criteria?	1a. If so why?	1b. If not, why not?	1c. Please explain your answer to the previous question.
Richard Evans	Allerdale Borough Council	In part	The criteria listed are appropriate but not complete. They should be broadened to include consistency with Housing Market Assessments, Housing Strategies, local economic strategies and other local strategies, eg, Sustainable Communities Strategies, and for transport, etc. In this way development can be better related to need, to infrastructure and to social and economic policy.		

Name:	Organisation:	2. Based on the above criteria, do you agree that the following broad locations are appropriate?	2a. If so why?	2b. If not, why not?	2c. Please explain your answer to the previous question.
Richard Evans	Allerdale Borough Council	In part	The broad locations are appropriate but not complete. If the broad locations are to inform the overall spatial distribution they should make reference to other KSCs, to LSCs and perhaps to Regeneration Priority Areas. Referring to RPAs would necessitate redefining "West Cumbria and Furness". Furthermore, the broad locations should reflect the priorities intended in the regional settlement hierarchy, otherwise they may be seen as potentially undermining the sustainable principles behind the overall spatial framework.		

Name:	Organisation:	3. What other policy changes are required to RSS to deliver this option and why?
Richard Evans	Allerdale Borough Council	The broad locations must reflect the Regional Spatial Framework.

Name:	Organisation:	4. In taking forward this option, what are the implications for:
Richard Evans	Allerdale Borough Council	A) Delivery: The omissions from the list of broad locations may mean that there could be inadequate policy guidance in certain areas which in turn could lead to the failure to deliver adequate housing in those areas, or, at the other extreme, to deliver too many houses in those areas thereby undermining the overall spatial framework.

Name:	Organisation:	4. In taking forward this option, what are the implications for:
		B) Infrastructure provision? As long as broad locations take into account infrastructure implications there should be no problem.
		C) Community and social issues? As long as the criteria for Broad Locations are widened to include SCSs etc, there ought not to be any problems.
		D) Environment? Again, if the criteria are met, should be no problems.
		E) Economy? This will depend upon the scale of overall housing provision and alignment with economic strategies, and as long as the spatial distribution is right.

Lambert Smith Hampton

The table below shows the verbatim comments received.

Name:	Organisation:	1. Do you agree that the above are the right criteria?	1a. If so why?	1b. If not, why not?	1c. Please explain your answer to the previous question.
Jennie Hann	Lambert Smith Hampton	Yes			We support the criteria for setting out the broad locations for growth points on the assumption that the criteria is based on up-to-date national guidance and policies. As such, the criteria would then be in line with current Government objectives.

Name:	Organisation:	2. Based on the above criteria, do you agree that the following broad locations are appropriate?	2a. If so why?	2b. If not, why not?	2c. Please explain your answer to the previous question.
Jennie Hann	Lambert Smith Hampton	In part			We support the broad locations as being appropriate in part. We do not support the last broad location which relates to other urban areas in Manchester and Liverpool City regions in need of housing regeneration/market restructuring. There is no justification to limit broad locations to other urban areas in Manchester and Liverpool only. It should already be known which urban areas of Manchester and Liverpool regions require support as they have been previously identified as appropriate for a

Name:	Organisation:	2. Based on the above criteria, do you agree that the following broad locations are appropriate?	2a. If so why?	2b. If not, why not?	2c. Please explain your answer to the previous question.
			bid for being a growth point or a housing market renewal pathfinder area. We would therefore suggest the deletion of reference to just Manchester and Liverpool City regions. Therefore the last bullet point should read 'other urban areas in need of housing regeneration/market restructuring'.		

Name:	Organisation:	3. What other policy changes are required to RSS to deliver this option and why?
Jennie Hann	Lambert Smith Hampton	Amend Policy RDF1 to incorporate the broad locations for growth .

Name:	Organisation:	4. In taking forward this option, what are the implications for:
Jennie Hann	Lambert Smith Hampton	A) Delivery: Unable to fully comment on the broad locations for growth being met until the figures have been fully tested and the Housing Land Availability Assessments have been carried out throughout the region.
		B) Infrastructure provision? There is an opportunity to provide improved infrastructure to the areas identified for growth
		C) Community and social issues? There is the opportunity to regenerate brownfield land and affordable housing within the region as a whole.
		D) Environment? Sustainable brownfield sites are more likley to be brought forward for redevelopment throughout the region benefitting the local environment.
		E) Economy? Investment will be encouraged into more areas within the region encouraging the economy to grow.

Liverpool City Council

The table below shows the verbatim comments received.

Name:	Organisation:	1. Do you agree that the above are the right criteria?	1a. If so why?	1b. If not, why not?	1c. Please explain your answer to the previous question.
Tim Jago	Liverpool City Council	Yes	It is important that locations for growth are tested via the planning system in order to achieve sustainable development, achieve sustainable economic growth and support regeneration. The principles proposed are those set down in emerging RSS and so are supported		

Name:	Organisation:	2. Based on the above criteria, do you agree that the following broad locations are appropriate?	2a. If so why?	2b. If not, why not?	2c. Please explain your answer to the previous question.
Tim Jago	Liverpool City Council	In part	These broad locations broadly reflect the spatial priorities of RSS which Liverpool has already endorsed. In Liverpool, the area of the potential New Growth Point is located in the MHR Pathfinder area and its development and implementation will be complementary and a contributor to the regeneration of this area. In this sense, prioritising development into both growth point locations and HMR areas reflects the spatial strategy being pursued in Liverpool. On a note of caution, development outwith pathfinder areas should not undermine their regeneration through the diverting of demand and / or resources.		

Name:	Organisation:	3. What other policy changes are required to RSS to deliver this option and why?
Tim Jago	Liverpool City Council	The decision by the Secretary of State as to where the New Growth Points are, will need to be reflected in RSS.

Name:	Organisation:	4. In taking forward this option, what are the implications for:
Tim Jago	Liverpool City Council	A) Delivery: Delivery of new housing in the HMR Pathfinder and potentially the growth point in Liverpool is complementary. As priorities for growth, delivery will be focused in this location and as such, it is considered that the requisite numbers can be delivered in a sustainable manner.

Name:	Organisation:	4. In taking forward this option, what are the implications for:
		<p>B) Infrastructure provision? Liverpool has infrastructure provision for a larger population than it has at present, particularly in the HMR Pathfinder area, so focusing development in this location would make good use of existing physical, social and community infrastructure. The Expression of Interest for a growth point has included a detailed appraisal of likely infrastructure needs and provision.</p> <p>C) Community and social issues? Focusing development in the Pathfinder, Growth Points and the regeneration fringe areas of Liverpool would underpin regeneration in these areas and so help achieve the development of sustainable communities.</p> <p>D) Environment? The identified broad locations for growth in Liverpool are in sustainable locations, characterised by brownfield land and often series degrees of environmental degradation. focusing development in these locations will secure environmental improvements and be a major contributor to sustainable development</p> <p>E) Economy? The identified broad locations for growth in Liverpool are in, or adjacent to, identified economic growth areas (Liverpool City Centre and the Strategic Investment Areas). Focusing development in these locations will assist in delivering the economic potential of these areas and ensure that oopportunities created are widely accessible.</p>

West Lancashire District Council

The table below shows the verbatim comments received.

Name:	Organisation:	1. Do you agree that the above are the right criteria?	1a. If so why?	1b. If not, why not?	1c. Please explain your answer to the previous question.
Ian Gill	West Lancashire District Council	Yes	Broadly agree with the criteria as set out, but the District Council does not have strong views on this matter. Skelmersdale should be treated as an urban area in the Liverpool City Region that requires regeneration.		

Name:	Organisation:	2. Based on the above criteria, do you agree that the following broad locations are appropriate?	2a. If so why?	2b. If not, why not?	2c. Please explain your answer to the previous question.
Ian Gill	West Lancashire District Council	Yes	Need to follow the spatial hierarchy as set out within the RSS.		

Name:	Organisation:	3. What other policy changes are required to RSS to deliver this option and why?
Ian Gill	West Lancashire District Council	-

Name:	Organisation:	4. In taking forward this option, what are the implications for:
Ian Gill	West Lancashire District Council	A) Delivery: -
		B) Infrastructure provision? -
		C) Community and social issues? -
		D) Environment? -
		E) Economy? -

Highways Agency

The table below shows the verbatim comments received.

Name:	Organisation:	1. Do you agree that the above are the right criteria?	1a. If so why?	1b. If not, why not?	1c. Please explain your answer to the previous question.
Jonathan Reade	Highways Agency	In part	Reference to critical infrastructure is supported but needs to be defined. The capacity of the critical infrastructure needs to be a determining factor. The criteria need to support spatial alignment between housing and economic locations (opportunities and need).		

Name:	Organisation:	2. Based on the above criteria, do you agree that the following broad locations are appropriate?	2a. If so why?	2b. If not, why not?	2c. Please explain your answer to the previous question.
Jonathan Reade	Highways Agency	In part	The borad locatiopns need to be well-related to locations for economic development.		

Name:	Organisation:	3. What other policy changes are required to RSS to deliver this option and why?
Jonathan Reade	Highways Agency	-

Name:	Organisation:	4. In taking forward this option, what are the implications for:
Jonathan Reade	Highways Agency	A) Delivery: -
		B) Infrastructure provision? -
		C) Community and social issues? -
		D) Environment? -
		E) Economy? -

Emerson Group

The table below shows the verbatim comments received.

Name:	Organisation:	1. Do you agree that the above are the right criteria?	1a. If so why?	1b. If not, why not?	1c. Please explain your answer to the previous question.
D.W. Short	Emerson Group	In part	A broad brush approach will not serve to resolve local issues. Eco towns are not proposed nor should be. Urban extensions are a more logical and sustainable way of approaching sites for major development.		

Name:	Organisation:	2. Based on the above criteria, do you agree that the following broad locations are appropriate?	2a. If so why?	2b. If not, why not?	2c. Please explain your answer to the previous question.
D.W. Short	Emerson Group	In part	The distribution is important and should not result in adverse impact on Liverpool and Manchester City Regions.		

Name:	Organisation:	3. What other policy changes are required to RSS to deliver this option and why?
D.W. Short	Emerson Group	Significant adjustments would be needed to RSS policies. Effectively the Partial Review would need to become a full review.

Name:	Organisation:	4. In taking forward this option, what are the implications for:
D.W. Short	Emerson Group	A) Delivery: Major problems would exist. Land assembly, comprehensive development. Delays to housing delivery would be inevitable.
		B) Infrastructure provision? Major implications and redistribution of priorities would be needed
		C) Community and social issues? More new facilities at considerable cost would be required.
		D) Environment? There could be considerable repercussions.
		E) Economy? Need to marry need and opportunity.

LDNPA

The table below shows the verbatim comments received.

Name:	Organisation:	1. Do you agree that the above are the right criteria?	1a. If so why?	1b. If not, why not?	1c. Please explain your answer to the previous question.
Paula Allen	LDNPA	Don't know	I have no understanding of the housing requirements for the areas identified.		

Name:	Organisation:	2. Based on the above criteria, do you agree that the following broad locations are appropriate?	2a. If so why?	2b. If not, why not?	2c. Please explain your answer to the previous question.
Paula Allen	LDNPA	Don't know	I have no understanding of the housing requirements for the areas identified.		

Name:	Organisation:	3. What other policy changes are required to RSS to deliver this option and why?
Paula Allen	LDNPA	-

Name:	Organisation:	4. In taking forward this option, what are the implications for:
Paula Allen	LDNPA	A) Delivery: -
		B) Infrastructure provision? -
		C) Community and social issues? -
		D) Environment? -
		E) Economy? -

GVA Grimley (on behalf of Goodman)

The table below shows the verbatim comments received.

Name:	Organisation:	1. Do you agree that the above are the right criteria?	1a. If so why?	1b. If not, why not?	1c. Please explain your answer to the previous question.
Ella Wood	GVA Grimley (on behalf of Goodman)	Yes	The criteria takes account of formal policy documents and wider practical considerations and therefore are well balanced.		

Name:	Organisation:	2. Based on the above criteria, do you agree that the following broad locations are appropriate?	2a. If so why?	2b. If not, why not?	2c. Please explain your answer to the previous question.
Ella Wood	GVA Grimley (<i>on behalf of Goodman</i>)	Yes	The focus remains on key urban areas within the region which will be most suitable for further development in terms of infrastructure provision and other resources. Some caution will need to be exercised to ensure that identified growth points do not mean that existing urban areas are abandoned in terms of regeneration and development.		

Name:	Organisation:	3. What other policy changes are required to RSS to deliver this option and why?
Ella Wood	GVA Grimley (<i>on behalf of Goodman</i>)	No comment

Name:	Organisation:	4. In taking forward this option, what are the implications for:
Ella Wood	GVA Grimley (<i>on behalf of Goodman</i>)	A) Delivery: -
		B) Infrastructure provision? -
		C) Community and social issues? -
		D) Environment? -
		E) Economy? -

Wirral Metropolitan Borough Council

The table below shows the verbatim comments received.

Name:	Organisation:	1. Do you agree that the above are the right criteria?	1a. If so why?	1b. If not, why not?	1c. Please explain your answer to the previous question.
Andrew Fraser	Wirral MBC	Yes	The suggested criteria reflect the wider priorities of the sub-region and		

Name:	Organisation:	1. Do you agree that the above are the right criteria?	1a. If so why?	1b. If not, why not?	1c. Please explain your answer to the previous question.
			would continue to prioritise HMRI		

Name:	Organisation:	2. Based on the above criteria, do you agree that the following broad locations are appropriate?	2a. If so why?	2b. If not, why not?	2c. Please explain your answer to the previous question.
Andrew Fraser	Wirral MBC	Yes	The suggested locations reflect the wider priorities of the sub-region and would continue to prioritise HMRI		

Name:	Organisation:	3. What other policy changes are required to RSS to deliver this option and why?
Andrew Fraser	Wirral MBC	-

Name:	Organisation:	4. In taking forward this option, what are the implications for:
Andrew Fraser	Wirral MBC	A) Delivery: -
		B) Infrastructure provision? -
		C) Community and social issues? -
		D) Environment? -
		E) Economy? -

Pendle Borough Council

The table below shows the verbatim comments received.

Name:	Organisation:	1. Do you agree that the above are the right criteria?	1a. If so why?	1b. If not, why not?	1c. Please explain your answer to the previous question.
Jonathan Dicken	Pendle Borough Council	No	The criteria should also include potential impacts on the HMR areas. For example East Lancashire has a number of HMR projects underway. If growth points are going to be established in the Central Lancashire City Region around Preston, Chorley and South Ribble what affect will this have on the HMR areas in East Lancashire? Increased housing provision in the growth point areas may attract people away from the East Lancashire area exacerbating the problems in the HMR areas.		

Name:	Organisation:	2. Based on the above criteria, do you agree that the following broad locations are appropriate?	2a. If so why?	2b. If not, why not?	2c. Please explain your answer to the previous question.
Jonathan Dicken	Pendle Borough Council	In part	Identifying the HMR areas as a broad location for housing growth may risk harming the initiatives to restructure and remodel these areas. An oversupply of obsolete housing in these areas could be aggravated by an increase in new housing.		

Name:	Organisation:	3. What other policy changes are required to RSS to deliver this option and why?
Jonathan Dicken	Pendle Borough Council	-

Name:	Organisation:	4. In taking forward this option, what are the implications for:
Jonathan Dicken	Pendle Borough Council	A) Delivery: -
		B) Infrastructure provision? -
		C) Community and social issues? -
		D) Environment? -

Name:	Organisation:	4. In taking forward this option, what are the implications for:
		E) Economy? -

Chorley Council

The table below shows the verbatim comments received.

Name:	Organisation:	1. Do you agree that the above are the right criteria?	1a. If so why?	1b. If not, why not?	1c. Please explain your answer to the previous question.
Alison Marland	Chorley Council	Yes	Support this criteria as would include the Central Lancs/Blackpool growth point as a broad location for housing development.		

Name:	Organisation:	2. Based on the above criteria, do you agree that the following broad locations are appropriate?	2a. If so why?	2b. If not, why not?	2c. Please explain your answer to the previous question.
Alison Marland	Chorley Council	Yes	-		

Name:	Organisation:	3. What other policy changes are required to RSS to deliver this option and why?
Alison Marland	Chorley Council	-

Name:	Organisation:	4. In taking forward this option, what are the implications for:
Alison Marland	Chorley Council	A) Delivery: -
		B) Infrastructure provision? -
		C) Community and social issues? -
		D) Environment? -
		E) Economy? -

AGMA (the Association of Greater Manchester Authorities)

The table below shows the verbatim comments received.

Name:	Organisation:	1. Do you agree that the above are the right criteria?	1a. If so why?	1b. If not, why not?	1c. Please explain your answer to the previous question.
Jeffrey Lee	AGMA	In part	AGMA's view is that to put forward options around criteria and broad locations in this way is potentially very confusing. The location of growth points in the region should clearly reflect the priorities of the Spatial Development Framework and the Spatial Development Principles set out in RSS. This is the basis on which AGMA has submitted its Growth Point proposal for Greater Manchester.		

Name:	Organisation:	2. Based on the above criteria, do you agree that the following broad locations are appropriate?	2a. If so why?	2b. If not, why not?	2c. Please explain your answer to the previous question.
Jeffrey Lee	AGMA	In part	AGMA's view is that to put forward options around criteria and broad locations in this way is potentially very confusing. The location of growth points in the region should clearly reflect the priorities of the Spatial Development Framework and the Spatial Development Principles set out in RSS. This is the basis on which AGMA has submitted its Growth Point proposal for Greater Manchester.		

Name:	Organisation:	3. What other policy changes are required to RSS to deliver this option and why?
Jeffrey Lee	AGMA	-

Name:	Organisation:	4. In taking forward this option, what are the implications for:
Jeffrey Lee	AGMA	A) Delivery: -

Name:	Organisation:	4. In taking forward this option, what are the implications for:
		B) Infrastructure provision? -
		C) Community and social issues? -
		D) Environment? -
		E) Economy? -

English Heritage

The table below shows the verbatim comments received.

Name:	Organisation:	1. Do you agree that the above are the right criteria?	1a. If so why?	1b. If not, why not?	1c. Please explain your answer to the previous question.
Judith Nelson	English Heritage	Yes	The detail which must accompany and explain "critical infrastructure and environmental implications" must cover the historic environment. It should also address both positive and negative implications/effects.		

Name:	Organisation:	2. Based on the above criteria, do you agree that the following broad locations are appropriate?	2a. If so why?	2b. If not, why not?	2c. Please explain your answer to the previous question.
Judith Nelson	English Heritage	In part	West Cheshire includes Chester, the RSS Panel concluded that opportunities for growth in Chester were limited noting the role of the Green Belt in protecting its setting and its important historic environment. The implications for Chester as part of West Cheshire require clarification and further detailed assessment. Development of a growth point at Liverpool /Wirral will have significant implications for the Liverpool World Heritage Site. The CABE English Heritage Urban Panel made a second visit to Liverpool and Wirral on the 23rd June 2008 to review strategic issues relating to the development proposals for this area. Further information will be forwarded when this is available.		

Name:	Organisation:	3. What other policy changes are required to RSS to deliver this option and why?
Judith Nelson	English Heritage	-

Name:	Organisation:	4. In taking forward this option, what are the implications for:
Judith Nelson	English Heritage	A) Delivery: -
		B) Infrastructure provision? -
		C) Community and social issues? -
		D) Environment? As discussed above the detail of environmental implications in relation to the historic environment needs to be provided. The growth point proposals and broad locations need to be tested through the SA/SEA process.
		E) Economy? -

Cheshire East Council

The table below shows the verbatim comments received.

Name:	Organisation:	1. Do you agree that the above are the right criteria?	1a. If so why?	1b. If not, why not?	1c. Please explain your answer to the previous question.
Paul Urwin	Cheshire East Council	Yes	-		

Name:	Organisation:	2. Based on the above criteria, do you agree that the following broad locations are appropriate?	2a. If so why?	2b. If not, why not?	2c. Please explain your answer to the previous question.
Paul Urwin	Cheshire East Council	Yes	-		

Name:	Organisation:	3. What other policy changes are required to RSS to deliver this option and why?
Paul Urwin	Cheshire East Council	-

Name:	Organisation:	4. In taking forward this option, what are the implications for:
Paul Urwin	Cheshire East Council	A) Delivery: -
		B) Infrastructure provision? -
		C) Community and social issues? -
		D) Environment? -
		E) Economy? -

Chester City Council

The table below shows the verbatim comments received.

Name:	Organisation:	1. Do you agree that the above are the right criteria?	1a. If so why?	1b. If not, why not?	1c. Please explain your answer to the previous question.
Adrian Tofts	Chester City Council	Yes	If one or many growth point bids are successful, identifying these broad locations within RSS (Option E) would be the Council's preferred option, as it would give the necessary policy support and recognition to the local authorities charged with delivering the increased levels of housing growth.		

Name:	Organisation:	2. Based on the above criteria, do you agree that the following broad locations are appropriate?	2a. If so why?	2b. If not, why not?	2c. Please explain your answer to the previous question.
Adrian Tofts	Chester City Council	Yes	See previous comment		

Name:	Organisation:	3. What other policy changes are required to RSS to deliver this option and why?
Adrian Tofts	Chester City Council	-

Name:	Organisation:	4. In taking forward this option, what are the implications for:
Adrian Tofts	Chester City Council	A) Delivery: -
		B) Infrastructure provision? -
		C) Community and social issues? -
		D) Environment? -
		E) Economy? -

CPRE North West

The table below shows the verbatim comments received.

Name:	Organisation:	1. Do you agree that the above are the right criteria?	1a. If so why?	1b. If not, why not?	1c. Please explain your answer to the previous question.
Andy Yuille	CPRE North West	Yes	<p>These criteria reflect the principles and framework agreed through the RSS consultation and EiP process. They represent a genuinely sustainable framework for considering locations for future housing growth. NB it should be clarified that the Spatial Development Framework recommended by the EiP Panel Report differs substantially to that in the Secretary of State's proposed changes. The statement above refers to the Panel Report Spatial Development Framework, not the Framework in the proposed changes, which has not been subject to an adequate sustainability appraisal, or been consulted upon, tested or examined in any way prior to its appearance in the proposed changes. We are aware of widespread objection to the Framework in the Proposed Changes and trust that the Secretary of State will revert to the tested, agreed Framework rather than the untested proposal which has no evidence base to support it.</p>		

Name:	Organisation:	2. Based on the above criteria, do you agree that the following broad locations are appropriate?	2a. If so why?	2b. If not, why not?	2c. Please explain your answer to the previous question.
Andy Yuille	CPRE North West	In part	The broad locations are appropriate to the extent that they comply with the details of the criteria. It is not at all clear that Carlisle or West Cheshire, or to a lesser extent Central Lancashire / Blackpool, do indeed comply with these criteria. This is particularly the case if the Spatial Framework is taken to be the one recommended by the EiP Panel after rigorous testing, as opposed to the rather arbitrary, untested one that directly contradicts those recommendations put forward by the Secretary of State. It should be noted in particular that the Panel Report made very strong recommendations against any major development in Chester, including housing development (eg paragraphs 2.31(iv), 4.65, 5.4, 5.36-5.39, 6.75 12.17; para 6.75 specifically warns against any greater level of housing development than that recommended in the Panel Report). It is not at all clear that Morecambe would comply with the criteria in terms of a location for significant housing growth. While it does require regeneration and some new housing will play a part in that, it is not a location where housing-led regeneration is likely to be successful and it already exhibits low demand.		

Name:	Organisation:	3. What other policy changes are required to RSS to deliver this option and why?
Andy Yuille	CPRE North West	-

Name:	Organisation:	4. In taking forward this option, what are the implications for:
Andy Yuille	CPRE North West	A) Delivery: It is highly uncertain whether any of the growth points can be delivered under current housing market conditions, or indeed whether their delivery would have desirable effects in terms of impacts on Housing Market Renewal Pathfinders and other areas in need of regeneration.
		B) Infrastructure provision? Any growth points that are taken forward will need robust assessments of infrastructure implications. These assessments are not currently available. In order for an RSS including growth points to be sound, these assessments must be made. Consideration should be given to improving sustainable transport links between west Cumbria /

Name:	Organisation:	4. In taking forward this option, what are the implications for:
		<p>Furness and the rest of the region if housing growth is anticipated there. Significant housing development in the coastal towns should not take place without concurrent development of employment opportunities and services / facilities / amenities, ie social infrastructure.</p> <p>C) Community and social issues? Significant housing development in the coastal towns should not take place without concurrent development of employment opportunities and services / facilities / amenities. Careful consideration must be given to integrate all new housing into existing communities and to the provision in good time of adequate employment opportunities and services / facilities / amenities to avoid unacceptable impacts on existing facilities etc. Early and genuine public engagement, in particular in the delivery of any growth point bids, will be necessary to avoid widespread opposition and conflict, and to enable communities to help shape and improve the places where they live.</p> <p>D) Environment? As noted in the criteria, all new housing development must have regard to critical infrastructure and environmental implications. It is not yet clear what those implications are, as the scale of development is uncertain. The implications of the growth points, which are as yet entirely untested, are particularly uncertain. For RSS to be based on a sound evidence base there must be a robust assessment of these implications.</p> <p>E) Economy? A concentration of broad locations in the regional centres and in areas in need of regeneration will be beneficial to the region's economy by concentrating population close to the main economic 'engines' of the region, and improving the image and attractiveness of those areas that are currently lagging as a place to live, work, invest or study, thereby reducing disparities and improving overall economic performance.</p>

Town and Country Planning Association

The table below shows the verbatim comments received.

Name:	Organisation:	1. Do you agree that the above are the right criteria?	1a. If so why?	1b. If not, why not?	1c. Please explain your answer to the previous question.
Michael Chang	Town and Country Planning Association	Yes	The TCPA supports the development principles of the North West RSS as in our submission to the proposed changes with minor amendments. In addition the TCPA considers the PPS on eco-towns due to be published for consultation in July to be included as material planning policy consideration for eco-towns and new settlement development. Please also refer to the TCPA preferred option to housing provision within the revised spatial		

Name:	Organisation:	1. Do you agree that the above are the right criteria?	1a. If so why?	1b. If not, why not?	1c. Please explain your answer to the previous question.
			distribution (Option A2.2). The criteria, as set out, can be considered into different categories of regionally and sub-regionally significant development criteria, broad locational criteria, and development criteria meeting high standards of sustainability.		

Name:	Organisation:	2. Based on the above criteria, do you agree that the following broad locations are appropriate?	2a. If so why?	2b. If not, why not?	2c. Please explain your answer to the previous question.
Michael Chang	Town and Country Planning Association	Don't know	The TCPA makes no support or opposition to broad locations for growth but only to support our comments with respect to a revised spatial distribution to ensure growth is accommodated where it is needed and/ or potentially needed.		

Name:	Organisation:	3. What other policy changes are required to RSS to deliver this option and why?
Michael Chang	Town and Country Planning Association	-

Name:	Organisation:	4. In taking forward this option, what are the implications for:
Michael Chang	Town and Country Planning Association	A) Delivery: -
		B) Infrastructure provision? -
		C) Community and social issues? -
		D) Environment? -
		E) Economy? -

Forestry Commission

The table below shows the verbatim comments received.

Name:	Organisation:	1. Do you agree that the above are the right criteria?	1a. If so why?	1b. If not, why not?	1c. Please explain your answer to the previous question.
Penny Oliver	Forestry Commission	In part	The opportunities for Green Infrastructure need to be used as part of the criteria for Broad locations. GI planning from the beginning can maximise the economic, social and environmental outcomes from housing growth. Developers need to consider GI as an integral part of development, as a way to maximise marketability. A Community Infrastructure levy could provide for sustainable management of new (and improvement of existing) greenspaces		

Name:	Organisation:	2. Based on the above criteria, do you agree that the following broad locations are appropriate?	2a. If so why?	2b. If not, why not?	2c. Please explain your answer to the previous question.
Penny Oliver	Forestry Commission	In part	Until exact locations for Growth Points are known it is hard to say what opportunities and challenges will be.		

Name:	Organisation:	3. What other policy changes are required to RSS to deliver this option and why?
Penny Oliver	Forestry Commission	The development of housing will affect all parts of the RSS. The integration of GI planning links directly with policy EM3 on GI but also those on environmental assets, contaminated land, waste, energy, water/drainage as well as many in transport, employment, services etc.

Name:	Organisation:	4. In taking forward this option, what are the implications for:
Penny Oliver	Forestry Commission	A) Delivery: GI planning integrated into Growth Point development to make the most of opportunities for sustainable development and sustainable build.

Name:	Organisation:	4. In taking forward this option, what are the implications for:
		<p>B) Infrastructure provision? GI needs to be considered and planned for like other 'grey' infrastructure such as transport. The water and sewerage infrastructure is key to any housing development</p> <p>C) Community and social issues? Well planned GI can foster community cohesion and improve quality of life with health and wellbeing benefits</p> <p>D) Environment? GI provides opportunities to utilise currently un and undermanaged environmental assets to give environmental and biodiversity as well as economic and social outputs. This may involve the regeneration of brownfield or contaminated land. On housing location environmental capacity both in terms of biodiversity and natural resources (water, drainage etc.) must be paramount. Really innovative and creative solutions may possible through working together. As far as the houses themselves sustainable construction is a must using certified timber and woodfuel heating systems where appropriate. GI provides opportunities to utilise currently un and undermanaged environmental assets to give environmental and biodiversity as well as economic and social outputs. This may involve the regeneration of brownfield or contaminated land. On housing location environmental capacity both in terms of biodiversity and natural resources (water, drainage etc.) must be paramount. Really innovative and creative solutions may possible through working together. As far as the houses themselves sustainable construction is a must using certified timber and woodfuel heating systems where appropriate.</p> <p>E) Economy? Improvements to image and the associated improvement in attractiveness, marketability and property values makes planning GI into housing development competitive sense. Newlands and similar programmes have shown how this can work.</p>

Cumbria County Council / Cumbria Strategic Partnership

The table below shows the verbatim comments received.

Name:	Organisation:	1. Do you agree that the above are the right criteria?	1a. If so why?	1b. If not, why not?	1c. Please explain your answer to the previous question.
Graham Hale	Cumbria County Council / Cumbria Strategic Partnership	No	It is considered that there should be separate criteria for eco-towns and growth points because each one has a different purpose. Hence it would not necessarily be appropriate to have the same priorities in the Spatial Development Framework for their location. An eco-town could be considered		

Name:	Organisation:	1. Do you agree that the above are the right criteria?	1a. If so why?	1b. If not, why not?	1c. Please explain your answer to the previous question.
			<p>appropriate in a location some distance away from an existing urban/built up area, for example Derwent Forest in West Cumbria.</p> <p>It is considered that in setting the broad locations for new development, consideration should also be given to local Strategic Housing Market Assessments and local Sub-Regional Housing Strategies, as well as local Economic Strategies to better inform the distribution of new development, and to make the direct link between housing and employment provision. Furthermore, it is likely that other local policy documents, such as highways and transport policy should be used to inform the location of new development to ensure that existing infrastructure can accommodate proposed housing growth.</p> <p>In this way, the location of new housing can be better related to identified housing needs (i.e. affordable, intermediary and unrestricted open market housing), whereby local planning, housing and economic policy can be used to suit local circumstances.</p>		

Name:	Organisation:	2. Based on the above criteria, do you agree that the following broad locations are appropriate?	2a. If so why?	2b. If not, why not?	2c. Please explain your answer to the previous question.
Graham Hale	Cumbria County Council / Cumbria Strategic Partnership	Yes	<p>The reference made to Carlisle, West Cumbria (i.e. we assume Workington, Whitehaven and Maryport) and Furness, where major development appropriate to the size and role of these regional towns and cities is expected to take place, is considered appropriate for Broad Locations of growth points and eco-towns.</p> <p>However, there is no reference in the Broad locations to other parts of Cumbria, where new development should be directed alongside growth points and eco-towns.</p> <p>In this regard, we consider there is a specific need to direct new housing to other large Key Service Centre towns in Cumbria, such as Ulverston, Kendal and Penrith, where sustained development is required. There is also no</p>		

Name:	Organisation:	2. Based on the above criteria, do you agree that the following broad locations are appropriate?	2a. If so why?	2b. If not, why not?	2c. Please explain your answer to the previous question.
			<p>mention of other Key Service Centres where a moderate level of development is required appropriate to the scale of the town, such as Brampton, Longtown, Wigton, Aspatria, Cleator Moor, Cockermouth, Dalton-in-Furness, Egremont, Silloth, Millom, Alston, Appleby, Grange-over-Sands, Kirkby Lonsdale, Kirkby Stephen and Milnthorpe (see Cumbria and Lake District Joint Structure Plan).</p> <p>There is no mention of the remaining rural parts of Cumbria where new development is required to meet identified local needs within the Local Service Centres, and there is no mention finally to elsewhere in rural settlements, where exception housing may be required to satisfy identified affordable housing needs.</p> <p>Confusingly, the Broad Locations do not give any development emphasis or spatial priority, and does not compare favourably to the Proposed Changes to RSS Policies RDF1 and RDF2. It is not clear as to whether or not this omission was intentional.</p> <p>If these should be considered to be spatial priorities for the North West, then there should be mention of other areas as set out in Proposed Changes to RSS Policy RDF2, which is especially important for a rural county, such as Cumbria.</p>		

Name:	Organisation:	3. What other policy changes are required to RSS to deliver this option and why?
Graham Hale	Cumbria County Council / Cumbria Strategic Partnership	It is not clear as to how this is significantly different from current Proposed Changes to RSS (March 2008), aside from the concerns set out above relating to the omissions of other parts of Cumbria that equally deserve mention as part of the Broad Locations.

Name:	Organisation:	4. In taking forward this option, what are the implications for:
Graham Hale	Cumbria County Council / Cumbria Strategic Partnership	A) Delivery: There is a clear problem that areas elsewhere in Cumbria not mentioned in the Broad Locations would not benefit from adequate spatial planning policy guidance, nor would they receive the development emphasis that they deserve.

Name:	Organisation:	4. In taking forward this option, what are the implications for:
		B) Infrastructure provision? It is not clear as to how local planning policy can be formulated in the absence of coverage in the areas not mentioned in the Broad Locations.
		C) Community and social issues? As above.
		D) Environment? As above.
		E) Economy? As above.

Persimmon Homes (Lancashire) Limited and Prime Resorts Limited

The table below shows the verbatim comments received.

Name:	Organisation:	1. Do you agree that the above are the right criteria?	1a. If so why?	1b. If not, why not?	1c. Please explain your answer to the previous question.
Nayan Gandhi	<i>on behalf of</i> Persimmon Homes (Lancashire) Limited and Prime Resorts Limited.	In part	Whilst we support the criteria in this section, we also think that an additional criterion relating to areas of significant affordability issues (e.g. the southern part of Greater Preston) as by increasing housing in these areas, it will assist in tackling chronic affordability issues in these problem areas.		

Name:	Organisation:	2. Based on the above criteria, do you agree that the following broad locations are appropriate?	2a. If so why?	2b. If not, why not?	2c. Please explain your answer to the previous question.
Nayan Gandhi	<i>on behalf of</i> Persimmon Homes (Lancashire) Limited and Prime Resorts Limited.	Yes	Whilst Central Lancashire is included for Growth Point bid reasons, we also think it should be included for affordability reasons.		

Name:	Organisation:	3. What other policy changes are required to RSS to deliver this option and why?
Nayan Gandhi	<i>on behalf of</i> Persimmon Homes (Lancashire) Limited and Prime Resorts Limited.	Policies DP1, L4, which relate to locations for development. Key broad locations should be located within these key policies of the NWP.

Name:	Organisation:	4. In taking forward this option, what are the implications for:
Nayan Gandhi	<i>on behalf of</i> Persimmon Homes (Lancashire) Limited and Prime Resorts Limited.	A) Delivery: No different implications than the NWP
		B) Infrastructure provision? No different implications than the NWP
		C) Community and social issues? No different implications than the NWP
		D) Environment? No different implications than the NWP
		E) Economy? No different implications than the NWP

Crewe and Nantwich Borough Council

The table below shows the verbatim comments received.

Name:	Organisation:	1. Do you agree that the above are the right criteria?	1a. If so why?	1b. If not, why not?	1c. Please explain your answer to the previous question.
Paul Urwin	Crewe and Nantwich Borough Council	Yes	The criteria suggested in this approach seem entirely appropriate.		

Name:	Organisation:	2. Based on the above criteria, do you agree that the following broad locations are appropriate?	2a. If so why?	2b. If not, why not?	2c. Please explain your answer to the previous question.
Paul Urwin	Crewe and Nantwich	-	-		

Name:	Organisation:	2. Based on the above criteria, do you agree that the following broad locations are appropriate?	2a. If so why?	2b. If not, why not?	2c. Please explain your answer to the previous question.
	Borough Council				

Name:	Organisation:	3. What other policy changes are required to RSS to deliver this option and why?
Paul Urwin	Crewe and Nantwich Borough Council	-

Name:	Organisation:	4. In taking forward this option, what are the implications for:
Paul Urwin	Crewe and Nantwich Borough Council	A) Delivery: -
		B) Infrastructure provision? -
		C) Community and social issues? -
		D) Environment? -
		E) Economy? -