



**UPDATED RESEARCH ON THE IMPACT OF
THE IMPENDING REVOCATION OF REGIONAL
STRATEGIES ON PROPOSED AND ADOPTED
LOCAL HOUSING TARGETS ACROSS
ENGLAND**

FOR

POLICY EXCHANGE

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Section 1

Introduction

- 1.1 **Tetlow King Planning Ltd** is a national town planning consultancy specialising in housing. We operate and act for a wide range of clients across the public and private sectors, including local authorities, government organisations, house builders, housing associations, investors and landowners. Further details are available at www.tetlow-king.co.uk.
- 1.2 The **National Housing Federation** (NHF) originally commissioned Tetlow King Planning in June 2010 to prepare a report examining the impact of the letter dated 27 May 2010 by the Secretary of State for Communities and Local Government, Eric Pickles, to Council Leaders stating the Government's intention to 'rapidly abolish' Regional Plans / Regional Spatial Strategies / Regional Strategies (the abbreviation 'RS' is used for both in the rest of this document).
- 1.3 Our July 2010 report examined the implications of the May 2010 letter on housing targets in emerging local core strategies and on the determination of planning applications. The original report concluded the letter had a very significant initial impact in reducing local authorities' planned housing targets, both directly and indirectly. Including unofficial estimates we quantified this as **80,400 dwellings**.
- 1.4 Between July 2010 and March 2012 various ad hoc updates were carried out, taking into account subsequent announcements and developments; including at the request of the House of Commons Communities and Local Government Select Committee.
- 1.5 In May 2012, **Policy Exchange** commissioned a full survey to provide a full picture of all housing target reductions in the country. The updated research comprises a further desk top survey; refining and updating previous figures and investigating further reductions from housing targets that have emerged over the intervening period.
- 1.6 The updated research has uncovered reductions in housing targets of **272,720 dwellings** against RS requirements across England, of which 67,284 come from a backlog in the early part of the RS period not being made up over later periods in new core strategies/ local plans.

Section 2

Key Findings

- 2.1 This report consolidates our research on the impact of the Coalition Government's impending revocation of RS. The original research, principally conducted by telephone interviews, identified the initial impact of the Eric Pickles letter to Council Leaders of 27 May 2010 on housing targets across England as a loss of 80,400 dwellings.
- 2.2 This follow up research, commissioned by the Policy Exchange, has updated and consolidated our previous work within a wider scope. Our approach has remained cautious and conservative.
- 2.3 As at July 2012, official LPA announcements constitute total reductions of **272,720 dwellings**. Full regional totals are shown below.

Region	Full regional total change	Overall Reduction	Reduction Exc Backlog
North East	2.58%	3,919	6,955
North West	-3.36%	-17,811	3,545
Yorkshire and Humber	-2.37%	-10,911	-5,036
East Midlands	-5.70%	-25,793	-19,485
West Midlands	-8.03%	-31,559	-25,540
East of England	-4.59%	-25,136	-24,437
South East	-8.80%	-57,049	-42,808
South West	-18.28%	-108,380	-98,243
Total (based on RS regional totals)	-7.24%	-272,720	-205,049

Figure 2.1 - Total reductions and percentage change from original RS housing targets

- 2.4 The greatest reductions are in the South West. The breakdown and analysis of these results can be found in Section 5, with the full list of changes by authority in Appendix A. To provide context, data on completions by authority and regional level is provided in Appendix B.
- 2.5 Over one third (37%) of all local authorities in England have decided to reduce their housing targets below the RS figure. When those that have not made a final decision and those that already had an adopted Core Strategy are removed, this figure rises to 57%.

Section 3

Background

The Introduction of Regional Strategies

- 3.1 Regional Strategies were introduced to supersede Structure Plans and Regional Planning Guidance (RPGs) in the 2004 Planning and Compulsory Purchase Act. All Local Development Frameworks produced by Local Planning Authorities (LPA) had to be in general accordance with Regional Strategies. This meant that all housing targets set at a regional level had to be adhered to in a local authority's core strategy.
- 3.2 The objective of Regional Strategies was to establish a strategic spatial vision for the growth and development of a region. This included a target for housing and employment development based on detailed evidence. Regional Strategies also set individual targets for specific authorities and identified areas of search for large urban extensions in some cases.
- 3.3 The process of determining these targets was often lengthy and controversial. In the first draft of a Regional Strategy the level of development was set by the Regional Assembly through a process of negotiation between local authorities, the relevant Government Office and developers. This document was then subject to a period of consultation. After the consultation period, amendments to the document were made and an independent panel reviewed the document through an examination process. Following this, the panel prepared a report recommending changes to the Secretary of State. The Secretary of State considered these recommendations and subsequently made his or her own changes; the document then went out for a final round of consultation. After the consultation responses were considered, final changes were made to the Regional Strategy before it was adopted.
- 3.4 This process left the Secretary of State and the regional offices with ultimate control over the final housing targets. The majority of the controversy surrounding Regional Strategies came from the increase to housing targets imposed upon local authorities by the independent panel and the Secretary of State.

The Kate Barker Review of Housing Supply - Delivering Stability: Securing our Future Housing Needs

- 3.5 The Kate Barker Review was published in March 2004. This was just before the legislation to introduce regional strategies received Royal Assent in May 2004.
- 3.6 The Barker Review was hugely influential in policy making. The report was commissioned by the Chancellor and the Deputy Prime Minister. It highlighted low housing supply in relation to need as one of the key barriers to social mobility and higher levels of economic productivity in the country.
- 3.7 It recommended that in order to *'reduce the trend in real house prices to 1.1 per cent, an additional 120,000 private sector homes per annum would be required'*. This was in addition to 125,000 gross completions per annum, meaning that 245,000 dwellings per annum needed to be delivered.
- 3.8 In 2006, the National Housing and Planning Advice Unit was set up in response to the Barker Review. Their annual reports recommended regional housing targets required to stabilise affordability in each region. The findings of these reports subsequently influenced recommendations of the Secretary of State when setting final housing targets for each regional strategy.
- 3.9 Another factor influencing the emerging housing targets was the release in 2006 of the 2004 based household projections by the Department for Communities and Local Government, which considerably increased the projected housing targets.

Legal Challenges to Regional Strategies

- 3.10 In many parts of the country, particularly in the south of England the housing targets set in regional strategies were very unpopular with local authorities. This led to some local authorities considering legal challenges against these housing targets. St Albans and Hertfordshire County Council successfully challenged the East of England Regional Plan in the High Court in May 2009. The Judge found that the Sustainability Appraisal underpinning the regional strategy did not meet Strategic Environmental Assessment requirements. This had significant implications for other regional strategies. For example, the adoption of the South West RS was suspended for this reason.

Attempted Revocation and Proposed Abolition of Regional Strategies

- 3.11 The planning system is 'development plan' led. Pending the full implementation of the Localism Act 2011 the 'development plan' comprises the RS and various local development documents, primarily the core strategy. In preparing their own core strategies local planning authorities (LPA) were obliged to conform with the RS, in particular the housing numbers allocated to their area. Any emerging core strategy which did not conform to RS would simply be deemed unsound in the obligatory examination by an independent planning inspector. Following the Localism Act 2011 RS will be abolished and the primary 'development plan' document will become new style local plans as adopted (similar to and incorporating most elements of core strategies) supported by neighbourhood plans and other existing development plan documents.
- 3.12 The letter from Eric Pickles to all Council Leaders across England dated 27 May 2010 stated that in future decisions on housing supply *'will rest with Local Planning Authorities...without the framework of regional numbers and plans'*.
- 3.13 In the immediate aftermath a number of LPA announced that they would be reducing their housing targets or suspending work on core strategies. A number also delayed the determination of large strategic housing developments.
- 3.14 The NHF commissioned the initial research to ascertain more fully the impact the impending abolition of RS was having on the behaviour of LPA, focussing specifically on housing targets in emerging core strategies and the refusal of applications for strategic housing developments. The NHF wanted to get a 'fuller picture' of the impacts across the South and East of England (excluding London where the regional plan has been retained).
- 3.15 After the completion of our initial report the Secretary of State attempted to formally revoke all RS, on 6 July 2010. However, following a legal challenge, on the 10 November 2010 the High Court ruled that this 'decision' by the Secretary of State was unlawful. The subsequent effect of this and a further legal challenge by Cala Homes, eventually determined in the Court of Appeal in May 2011, was that whilst it was clear that the abolition of RS was progressing, they would remain part of the 'development plan' until the provisions of the Localism Act to abolish them came into full effect. It also became clear that each RS would have to be revoked separately following individual Strategic Environmental Assessments.

- 3.16 The Localism Act received Royal Assent in November 2011; and the sections regarding the RS were enacted in April 2012. However, the Strategic Environmental Assessment process remains underway and formal Orders confirming abolition of each are still awaited, the timetable for doing so remains uncertain.
- 3.17 The National Planning Policy Framework (NPPF) published and effective from 27 March 2012 advises that RS policies can still inform partial local policy reviews via the new style local plans, which will supersede core strategies; and furthermore that in any context LPA may still continue to draw on evidence that informed the preparation of RS, supplemented as required by up-to-date, robust local evidence.
- 3.18 This work was undertaken to see what impact the removal of regional planning has had in terms of the housing need that local authorities have chosen to put forward. The existing methodology creates a very wide range of options and it is instructive to see what local councils have proceeded with. One of the arguments put forward was that regional planning was counterproductive and that if left alone councils would voluntarily adopt adequate housing number targets.

Section 4

Initial Observations

National Picture

- 4.1 The total reduction in housing targets from the RS is **272,720** dwellings or 7.24%. We expect that this may rise slightly over the coming months as authorities who have not yet made a decision regarding their housing target make a formal announcement. As shown in Figure 2.1 the greatest reductions are in the South West and the South East. There is also a slight increase in the North East, however this comes from a large increase in Durham in comparison to the only two other authorities in the region to amend their housing targets

National picture

Decision	Number	Percentage
Increasing targets	24	8.70%
No change	54	19.57%
Decreasing targets	102	36.96%
No final decision	49	17.75%
Core Strategy adopted pre-may 2010	47	17.03%

Figure 4.1 - Breakdown of the decisions made by local authorities for England. NB Total number of authorities surveyed was 288, but final total does not sum due to some authorities producing joint core strategies.

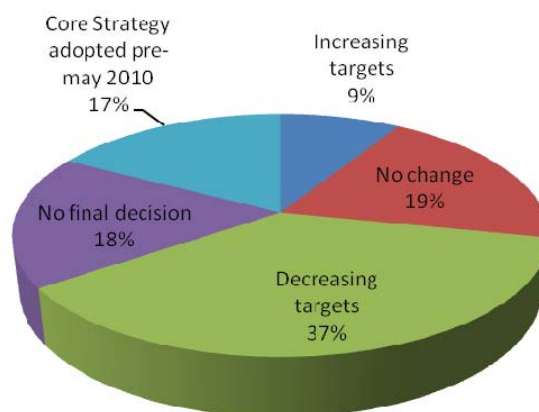


Figure 4.2 – Breakdown of the types of decisions made by local authorities for England

- 4.2 Over one third (37%) of all local authorities in England have decided to reduce their housing targets below the RS figure. When those that have not made a final decision and those that already had an adopted Core Strategy are removed, this figure rises to 57%.
- 4.3 We are aware that a number of authorities classified in the 'No Final Decision' category will reduce housing targets further. This includes a final decision over the urban extension to Stevenage in North Hertfordshire which is likely to be very substantial.
- 4.4 As per paragraph 3.27 above, authorities with Core Strategies adopted before May 2010 were not assessed as the housing target will have been adopted prior to the announcement that the RS was to be revoked was made and so the local authority will not have had the opportunity to amend their housing target.

The Regional Picture

- 4.5 Looking in more detail at the decisions to decrease targets, the graph below breaks this down by region. This clearly shows that of the authorities electing to decrease their housing targets, the South West has the highest percentage change against the RS targets, with the second highest change being in the West Midlands.

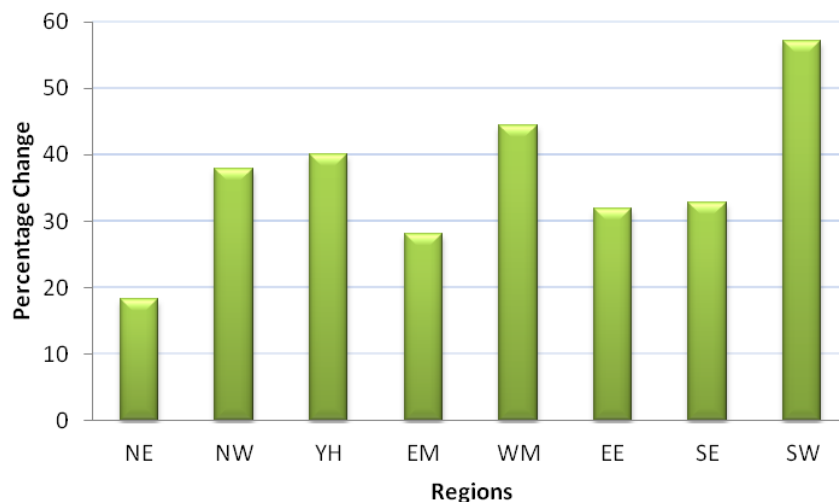


Figure 4.3 – Regional analysis of authorities deciding to reduce their housing target.

- 4.6 Figure 4.4 looks in more detail at the breakdown of the decisions to increase targets, on a regional basis. This shows that the region seeking the greatest proportional increase their targets is the North East, with Yorkshire and Humber close behind. The East Midlands region is not proposing any increase in housing targets.

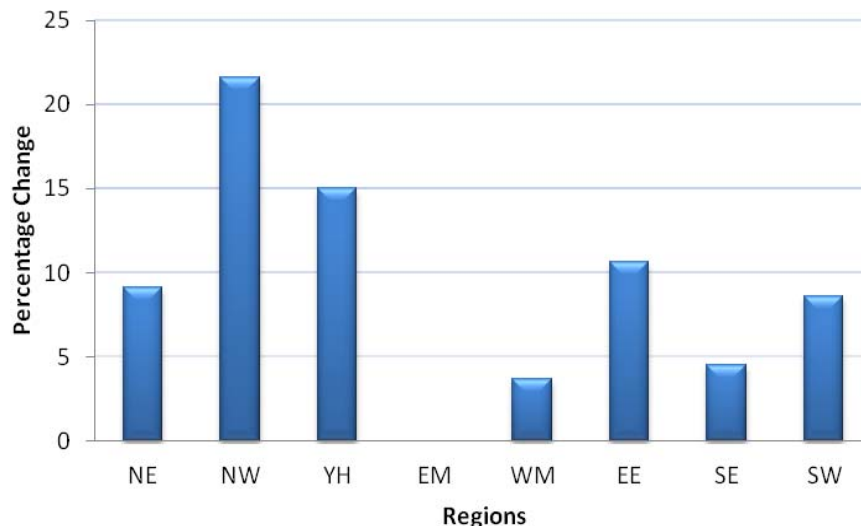


Figure 4.4 – Regional analysis of authorities deciding to increase their housing target.

Continuing Delay and Uncertainty

- 4.7 The confusion of the status RS following the Eric Pickles letter of May 2010 and the subsequent legal challenges to this has slowed the progress of some authorities in taking their core strategy forward to the examination stage. These local authorities may have been reluctant to risk their Core Strategy being examined with a housing target that did not accord with the RS figure, whilst the RS remained part of the development plan.
- 4.8 In the South West the RS ran from 2006 to 2026. Despite going through public examination and subsequent Secretary of State modification, it never reached formal adoption stage. Whilst LPA have needed to have regard to the evidence underpinning the draft RS their obligation to accord with the figures has not been the same as if there was a current and up-to-date adopted RS.
- 4.9 There are already examples of local authorities in the South West having core strategies declared 'sound' by Inspectors with housing numbers well below RS levels. The most recent examples are North Somerset and Taunton Deane.
- 4.10 Many LPA are still some distance from the examination stage of their core strategy/local plan. These LPA, having delayed, may now be content to consult on a draft core strategy/local plan including a new reduced housing target, in the knowledge that the RS will be formally abolished by the time it reaches the examination stage.
- 4.11 In a few other cases LPA have found after carrying out their own research on housing need that the evidence does point towards a

higher housing target than their initial reduction. They have therefore reinstated previous RS aligned housing targets, or increased their housing targets to figures closer to the RS.

- 4.12 For a very few authorities we initially recorded a reduction without firm evidence or consultation. Some authorities, such as Aylesbury Vale, have backtracked on an initial indication of a reduction, pending further consultation on a variety of housing targets. In these cases, the most up-to-date official position has been stated.
- 4.13 In the northern regions the reductions to the housing targets in some authorities was partially off-set by increases to housing targets in other authorities. This disguises some very large housing target reductions to some authorities.
- 4.14 In the North East, the modest increase in housing targets comes mostly from the decision of Durham Council to increase their housing target. The North East is a small region in terms of number of authorities, consisting of eleven authorities, only three of these made changes their housing targets. If as expected, Newcastle and Gateshead further reduce their housing targets, then this would cancel out any increase in housing targets in the region.

Section 5

Greater Regional Analysis of Results

- 5.1 This section analyses the results across the 8 regions in greater detail, looking at the decisions made and the authorities with the greatest reductions against the regional strategies. They follow in order, with the region with the greatest reduction first.

The South West

- 5.2 The emerging South West RS reached an advanced stage before the intended revocation was announced. It was therefore never formally adopted. It covers the period 2006 – 2026. It passed through an independent examination in public in 2007 and the Proposed Changes to the document were issued by the Secretary of State in July 2008. Following High Court Challenges to Regional Strategies elsewhere in the country, the adoption of the RS was delayed so that a further Sustainability Appraisal could be undertaken. Given the intended revocation of Regional Strategies, it is unlikely that this RS will ever be adopted.
- 5.3 The local authorities with the greatest housing target reduction are set out in the table below. The authority with the highest planned reduction is Cornwall with a planned reduction of 16,160 dwellings. The full list can be found in Appendix A.

Local Authority	Draft RS Target 2006 - 2026	RS DPA*	Current target	DPA*	Plan Period	Reduction	Reduction inc completions	Percentage Change
Cornwall (County UA)	68,200	3,410	48,000	2,400	2010 - 2030	-16,160	-18,659	-27.36%
North Somerset UA	26,750	1,338	14,000	700	2006 - 2026	-12,750	-12,750	-47.66%
Swindon UA	36,000	1,800	25,000	1,250	2006 - 2026	-11,000	-11,000	-30.56%
Bristol, City of UA	36,500	1,825	26,400	1,320	2006 - 2026	-10,100	-10,100	-27.67%
Bath and North East Somerset UA	21,300	1,065	11,500	575	2006 - 2026	-9,800	-9,800	-46.01%

Figure 5.1 – Top five authorities with the greatest housing target reductions in the South West

* Dwellings Per Annum (DPA)

- 5.4 The total reduction in housing targets in the South West is **108,380 dwellings**. This amounts to around 18% of the regional target in the emerging RS which was 592,460 dwellings. The South West has the

largest planned housing target reduction in the country, with a mean average reduction across authorities of 14.4%. Its decrease is nearly double the next largest reduction in the South East of 57,0499 (9% decrease).

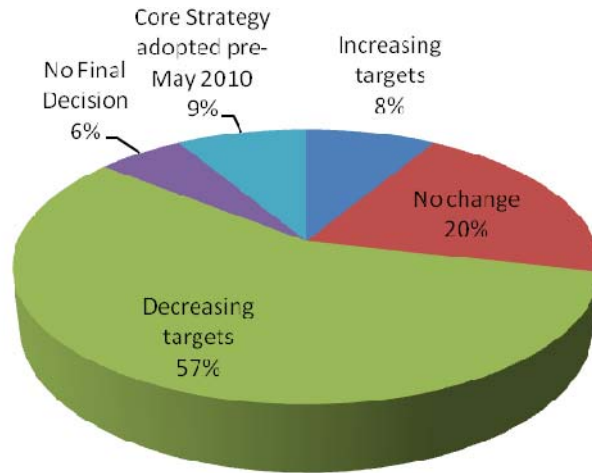


Figure 5.2 – Percentage breakdown of the decisions made regarding housing targets in the South West

- 5.5 As shown in Figure 5.2 above, the greatest proportion of authorities in the South West are decreasing their housing targets (57%). The South West had one of the lowest percentages of authorities with core strategies adopted before the announcement to revoke regional strategies was made.
- 5.6 Many authorities in the South West have been able to seek a reduction in their housing targets because the RS was never formally adopted and so does not form part of the adopted development plan. There is therefore no statutory requirement to comply with it.
- 5.7 These reasons have allowed authorities to significantly reduce their housing targets in the South West.

The South East

- 5.8 The South East Regional Plan was adopted in 2009 and runs from 2006 until 2026. It remains part of the adopted development plan until it is formally abolished. There is no roll forward period listed in the plan and so the end date remains 2026.
- 5.9 The largest five changes to housing targets in the South East are listed below:

Local Authority	RS Target 2006 - 2026	RS DPA*	Current target	DPA*	Plan Period	Reduction	Reduction inc Completions	Percentage Change
Aylesbury Vale	26,900	1,345	13,500	675	2011 - 2031	-10,050	-13,659	-50.78%
Mid Sussex	17,100	855	10,600	530	2011 - 2031	-4,875	-7,299	-42.68%
Milton Keynes UA	41,360	2,068	28,000	1,400	2010 - 2026	-5,088	-6,145	-14.86%
Basingstoke and Deane	18,900	945	9,500	594	2011 - 2027	-5,265	-4,510	-23.86%
Gravesham	9,300	465	5,200	260	2011-2031	-3,075	-4,055	-43.60%

Figure 5.3 - Top five authorities with the greatest housing target reductions in the South East

*Dwellings Per Annum (DPA)

5.10 The South East has the second highest reduction in housing targets in terms of overall numbers and percentage reduction. The total reduction is **57,049 dwellings**, this amounts to 8.80% of the regional target. The level of reductions coming from the backlog is 14,241 dwellings, approximately a quarter of the total reductions.

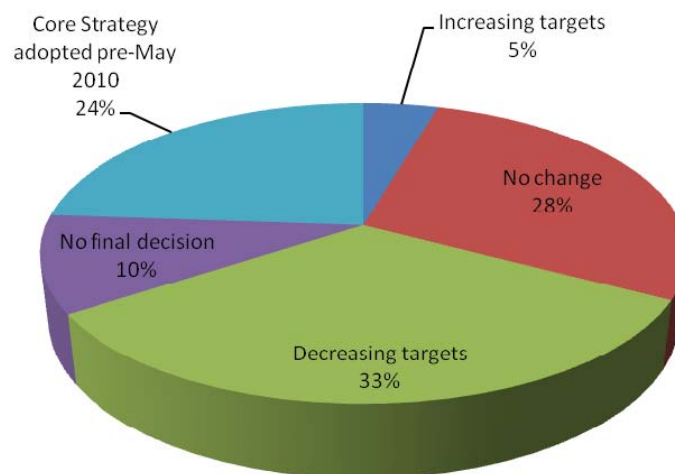


Figure 5.4 – Percentage breakdown of the decisions made regarding housing targets in the South East

5.11 As shown in Figure 5.4 above, 33% of authorities in the South East are seeking to reduce their housing target and only 5% seeking to increase their targets. This is the second lowest percentage of authorities increasing housing targets. Nearly a quarter of authorities already had a Core Strategy adopted pre May 2010 and just over a quarter are not seeking any change against the South East RS. 10% have not yet made a final decision.

5.12 The mean average reduction in housing targets across authorities in the South East is 7.1%.

West Midlands

5.13 The West Midlands RS was adopted in 2008 and ran up to 2021. When the Secretary of State formally announced the Coalition Government's intention to abolish Regional Strategies, the West Midlands were in the process of reviewing their adopted RS. This review had passed through public consultation and had been through an independent examination in public, with the formal report released in 2009. As such local authorities were expected to be in general accordance with the targets in the panel's report prior to the Coalition's announcement. The panel report targets are therefore used as the baseline figures for comparison purposes. No rolling forward of figures is suggested in the panel report.

5.14 The five largest changes to housing targets are shown below, with the full list in Appendix A. The greatest reduction is in Coventry, with a planned loss of 6,900 dwellings.

Local Authority	RS Target 2006 - 2026	RS DPA*	Current target	Plan Period	DPA*	Reduction	Reduction inc completions	Percentage Change
Coventry (MB)	33,500	1,675	20,655	2011-2028	1,215	-6,900	-10,110	-30.18%
Birmingham (MB)	57,500	2,875	50,600	2006-2026	2,530	-6,900	-6,900	-12.00%
Worcester	11,000	550	8,402	2006-2030	350	-4,000	-4,000	-36.36%
Wychavon	9,500	475	7,803	2006-2030	325	-3,000	-3,000	-31.58%
East Staffordshire	13,000	650	13,000	2006-2026	520	-2,600	-2,600	-20.00%

Figure 5.5 - Top five authorities with the greatest housing target reductions in the West Midlands

*Dwellings Per Annum (DPA)

5.15 There is a total decrease in housing targets of **31,559 dwellings** for the region. This is a reduction of 8.03% on the regional total. This is the third biggest regional reduction.

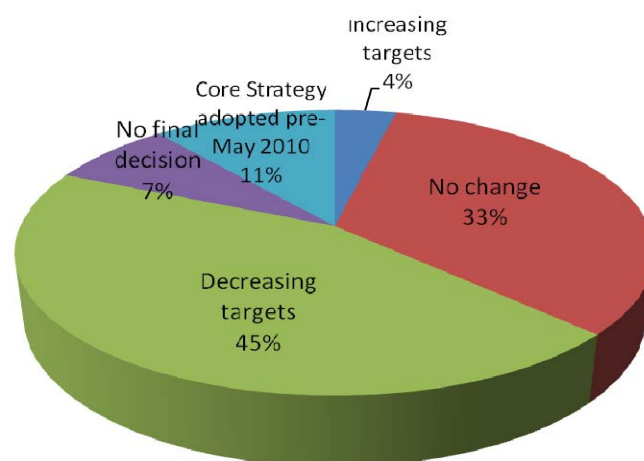


Figure 5.6 – Percentage breakdown of the decisions made regarding housing targets in the West Midlands

5.16 The above graph shows that the greatest proportion (45%) of authorities are currently planning to reduce their housing targets, with the second highest proportion (33%) planning no overall change. The region has a very low percentage of Core Strategies adopted before May 2010 and those that have made 'No Final Decision'. This means there is unlikely to be significant 'hidden' reductions. The region has the highest percentage of authorities with 'no change' to housing targets, but second highest proportion of reductions.

East Midlands

5.17 The East Midlands Regional Strategy was adopted in March 2009 and covers the period 2006 to 2026. It therefore forms part of the adopted development plan.

5.18 The five largest changes to housing targets are shown below, with the full list in Appendix A. The greatest change is in West Northants with a planned reduction of 11,975 dwellings.

Local Authority	RS Target 2006 - 2026	RS DPA*	Current target	Plan Period	DPA*	Reduction	Reduction inc. Completions	Percentage Change
West Northants**	62,125	3,106	50,150	2001-2026	2006 (P)	-11,975	-11,975	-19.28%
Rushcliffe	15,000	750	9,400	2011-2026	627	-1,845	-4,017	-26.78%
Mansfield	10,600	530	7,820	2011-2031	391	-2,085	-3,211	-30.29%
North West Leicestershire	10,200	510	9,700	2006-2031	388	-2,440	-2,440	-23.92%
Bolsover	8,000	400	6,000	2011-2031	300	-1,500	-2,418	-30.23%

Figure 5.7 - Top five authorities with the greatest housing target reductions in the East Midlands

* Dwellings Per Annum (DPA) ** Regional targets for West Northants and North Northants run from 2001-2026

(P) = Phased dpa, figure represents an average

5.19 There is a total decrease in housing targets of **25,793 dwellings** for the region or 5.70% reduction on regional totals. Nearly half of this reduction comes from the decision by the authorities that make up West Northants (Northampton, South Northants and Daventry) to reduce their housing target by 11,975 dwellings. It is likely that there will be significant further reductions in the region as they have the largest proportion of authorities (41%) which have not made a final decision on their housing and not one authority has increased its housing target. Of those that have made a decision, 8 authorities (25%) have kept their target the same, whereas 9 (28%) have decreased their target. This is shown in Figure 5.8 below.

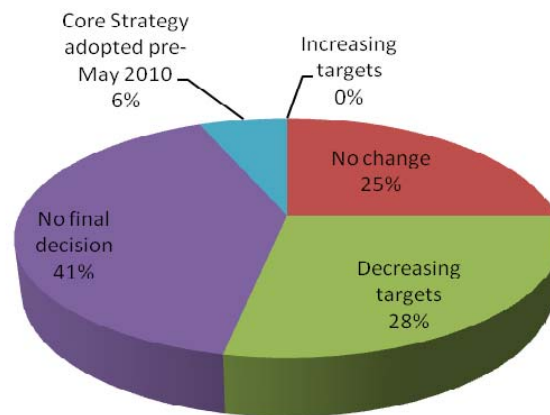


Figure 5.8 – Percentage breakdown of the decisions made regarding housing targets in the East Midlands

The East of England

5.20 The East of England Plan was adopted in 2008 and runs from 2001 to 2021. Consultation on a review was published in March 2010, before the Government announced its intention to abolish Regional Strategies. This ran from the period 2011 to 2031. As acknowledged in a number of recent Inspector's Reports into the soundness of core strategies, it is assumed that the 2001 to 2021 figures will be rolled forward to the end of the plan period. The policy within the adopted 2008 RS is clear that local authorities should expect the RS targets to be rolled forward to 2031.

5.21 The five largest reductions to housing targets in the East of England are as below. The full list of authorities can be found in Appendix A. As can be seen the greatest reduction is in Basildon with a planned reduction of 6,100 dwellings.

Local Authority	RS DPA 2001 – 2006	RS DPA 2006 – 2021	RS DPA 2021 onwards	Current target	Plan period	DPA*	Reduction	Reduction inc completions	Percentage change
Basildon	240	630	630	6,500	2011-2031	325	-6,100	-7,634	-60.59%
Dacorum**	370	680	680	10,750	2006-2031	430	-6,250	-6,250	-45.96%
Central Bedfordshire (UA)***	1,508	2,195	2,195	28,750	2011-2031	1,438	-5,650	-5,650	-15.81%
Luton UA***				7,200	2001-2021	360			
Norwich	700	710	710	8592	2008-2026	477	-4,194	-3,620	-25.49%
Tendring	420	430	430	6,300	2011-2031	315	-2,300	-2,515	-29.24%

Figure 5.9 - Top five authorities with the greatest housing target reductions in the East of England

* Dwellings Per Annum (DPA)

** Dacorum RS target successfully legally challenged, but used here for comparison purposes

*** Central Beds and Luton's RS target cannot be disaggregated

5.22 The total reduction in housing targets is **25,136 dwellings**. This amounts to 4.59% of the regional target. The full list is contained in Appendix A. The figure is likely to rise in the coming months when Stevenage formally confirms the reduction to the 9,600 dwelling urban extension proposed in the RS. They currently fall within the 19% of authorities in the region who have made no final decision over housing targets.

5.23 It is interesting to note that backlog only makes up around 700 dwellings of the total dwelling reduction. This suggests that local authorities who have reduced their housing targets in the region have been comfortably delivering the RS targets over the past five years, despite the recession. Further information on completions is provided in Appendix B.

5.24 In addition to waiting for Stevenage's announcement, the other reason for the East of England reduction being lower than the South East and South West may well be due to the large number of authorities with a core strategy adopted before the announcement to revoke the RS. At 28% this is the second highest after the North East. When added to the 19% who have made no final decision and the 11% with no change planned, over half of the authorities in the region have not formally changed their housing target.

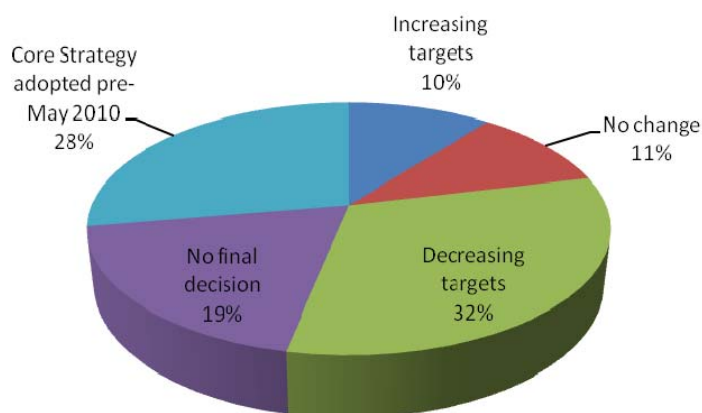


Figure 5.10 – Percentage breakdown of the decisions made regarding housing targets in the East of England

North West

5.25 The North West Regional Strategy was adopted in 2008 and runs from 2003 – 2021. Policy L4 on Regional Housing Provision states that for the purposes of producing LDFs, local authorities should *‘assume that the average annual requirement set out in Table 7.1 will continue for a limited period beyond 2021’*. In general, Inspectors have been rolling forward these rates up to 2026. This date is therefore used as the baseline for assessing the local authorities’ RSS requirement in the North West.

5.26 The five largest changes to housing targets are shown below, with the full list in Appendix A. The greatest reduction is in Salford, with a planned reduction of 9,287 dwellings.

Local Authority	RSS Target 2003 - 2021	RSS target rolled forward to 2026	RSS DPA* (rolled forward to 2026)	Current target	Plan Period	DPA*	Reduction	Reduction inc backlog	Percentage Change
Salford (MB)	28,800	36,800	1,600	22,100	2011-2028	1,300	-4,500	-9,287	-25.24%
Wirral (MB)	9,000	11,500	500	3,750	2012-2027	250	-3,500	-5,034	-43.77%
Manchester (MB)	63,000	80,500	3,500	60,000	2009-2027	3,333	-2,839	-4,376	-5.44%
Liverpool (MB)	35,100	44,850	1,950	40,950	2011-2028	2409	6,885	-4,292	9.57%
Blackpool UA	8,000	10,222	444	4,500	2012-2027	300 (P)	-2,056	-3,453	-33.78%

Figure 5.11 - Top five authorities with the greatest housing target reductions in the North West

*Dwellings Per Annum (DPA)

(P) = Phased dpa, figure represents an average

5.27 There is a total decrease in housing targets of **17,811 dwellings** for the region and an overall percentage decrease of 3.47% on the regional targets.

5.28 As shown in Figure 5.12 below, 38% of authorities are planning to decrease their housing target although this could increase as nearly a quarter have not yet made a final decision. 22% have opted to increase their housing targets with 11% indicating no change against the regional targets.



Figure 5.12 – Percentage breakdown of the decisions made regarding housing targets in the North West

5.29 It is interesting to note in the North West that when the changes to housing targets are totalled without including the backlog, this amounts to an overall increase in regional housing targets. As discussed earlier in the paper, making up the backlog is an important factor in the calculation of the changes to housing targets from the RS and shows the full impact of the decision to abolish regional strategies. There is currently a backlog of 21,295 dwellings which are being lost as authorities look forward with new housing targets. This is the highest regional figure in England. It indicates that authorities in the North West were struggling the most to meet the RS targets.

Yorkshire and the Humber

5.30 The RS targets for the region run between 2008 and 2026. It was adopted in May 2008. The policy does not contain any instructions to roll forward targets, so no increase or decrease on housing targets past 2026 is calculated. The five largest changes to housing targets are shown below, with the full list in Appendix A.

Local Authority	Draft RSS Target 2004 - 2026	RS DPA 04 - 08	RS DPA 08 - 26	Current target	Plan Period	DPA*	Reductions	Reduction inc completions	Percentage Change
Rotherham (MB)	23,880	750	1,160	12,750	2013-2028	850	-5,580	-6,796	-28.46%
Kirklees (MB)	34,840	1,060	1,700	22,470	2010-2028	1,248	-7,232	-6,117	-17.56%
East Riding of Yorkshire UA	25,300	1,150	1,150	23,460	2011-2028	1,380	3,450	3,450	13.64%
Barnsley (MB)	21,630	840	1,015	21,500	2008-2026	1,194	3,222	3,222	14.90%
Doncaster (MB)	25,560	855	1,230	20,910	2011-2028	1,230	0	-2,249	-8.80%

Figure 5.13: Top five authorities with the greatest housing target reductions in the Yorkshire and the Humber

*Dwellings Per Annum (DPA)

5.31 There is a total net decrease in housing targets of **10,911 dwellings** for the region. This is a percentage decrease of 2.37% on the RS target.

5.32 As the graph below shows, the majority of authorities have chosen to decrease their housing target; however this could change with 20% having not yet made a final decision. It is significant to note that 15% of authorities have chosen to increase their target.

5.33 There is a gross reduction of 19,369 dwellings in the region, however as a number of authorities have elected to increase their housing target, this has reduced the overall backlog by 8,458 homes.



Figure 5.14 – Percentage breakdown of the decisions made regarding housing targets in Yorkshire and the Humber

North East

5.34 The North East RS was adopted in July 2008 and runs from 2001 to 2021. The policy on housing targets also states that post 2021, local authorities should *'make the assumption that the average annual rate*

of provision during the early years after 2021 will be the same as the average for 2004 to 2021'. The Inspector's report for the Stockton-on-Tees Core Strategy allowed for the rolling forward of the housing targets to 2024. New housing targets from other local authorities are therefore assessed up to 2024.

5.35 Only three of the eleven authorities that have made changes to housing targets. These are shown below, with the full list in Appendix A.

Local Authority	RSS Target 2004 - 2021	RSS Target Rolled forward to 2024	DPA* (rolled forward to 2024)	Current target	DPA*	Plan Period	Reduction	Reduction inc backlog	Percentage Change
Newcastle/Gateshead	24,820	29,200	1,460	31,125	1,556 (P)	2010 - 2030	-1,515	-3,574	-12.24%
Hartlepool UA	6,715	7,900	395	4,500	300 (P)	2012 - 2027	-620	-1,597	-20.22%
Durham (County UA)	23,545	27,700	1,385	38,200	1,910 (P)	2010 - 2030	9,090	9,090	32.82%

Figure 5.15 - Top five authorities with the greatest housing target reductions in the North East

*Dwellings Per Annum (DPA)

(P) = Phased dpa, figure represents an average

5.36 There is a total increase in housing targets of **3,919 dwellings** for the region or a 2.6% increase. This is the only region with an increase in housing targets. This is largely because the data is heavily skewed by only having four authorities making a formal announcement. The increase is really a result of Durham's increase of 9,090 dwellings.

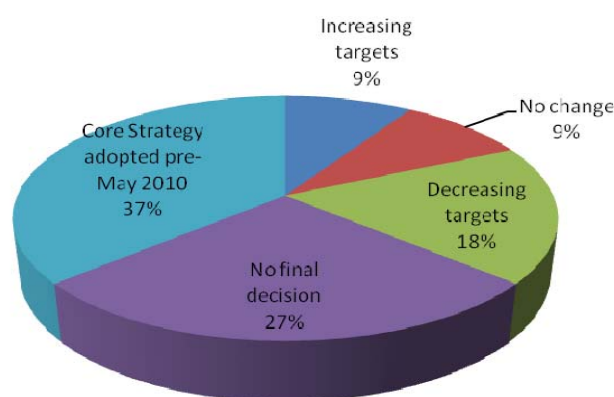


Figure 5.16– Percentage breakdown of the decisions made regarding housing targets in the North East

5.37 As shown in Figure 5.16 above, 37% already have an adopted Core Strategy and 27% are yet to make a final decision. This represents over half of the authorities in the region. In addition, 9% have announced no change to their overall targets. Only two authorities have announced decreasing targets and one suggested an increase.

Section 6

Methodology

Overall Method of Research

- 6.1 For the initial report prepared in July 2010, the agreed method was a telephone survey of planning policy departments; combined with Tetlow King Planning's own local knowledge and planning expertise.
- 6.2 The initial research covered 152 local authorities; excluding National Park Authorities. The research split the authorities into three regions co-terminus with RS boundaries: South West England, South East England and the East of England.
- 6.3 The initial telephone survey was carried out between 28 June and 2 July 2010. The interviewers identified themselves as employees of Tetlow King Planning seeking information on the Council's Core Strategy and the implications of the Eric Pickles letter.
- 6.4 The scope of the consolidated Policy Exchange research has been broader and includes only official announcements across the whole of England, not just the three regions previously considered. Previous figures were checked and a full desk top survey of all local planning authorities in England (excluding London) was carried out. This involved checking the websites of each local authority to find the appropriate housing target for that District and where there was any confusion speaking directly to an officer at the relevant local authority. The most up-to-date housing target was sourced from official documents, including:
 - Adopted core strategies.
 - The most recent consultation document containing a housing target.
 - Official announcements regarding the housing target on the Council's website.
- 6.5 In some cases we were aware of the Council's intention to alter a housing target. However unless there was a formal consultation

document or announcement on the website, then these figures were not used. This was to ensure consistency in the methodology.

- 6.6 A full telephone survey of all authorities across England has not been carried out for this round of research. However further telephone calls to individual local authorities have been made where appropriate to corroborate the accuracy of information.

Particular Research Issues

Determining the appropriate RS figure to measure

- 6.7 Each region was at a different phase of RS production when the intention to abolish them was announced. The benchmark utilised for comparison with new housing targets is set out for each region in Section 4 below as appropriate.
- 6.8 In the case of the East of England, the North West and North East, each of the RS proposed the rolling forward of the housing target past the end of the RS period. In these cases, we have examined the views taken by Inspectors when assessing the soundness of plans as to how far the RS housing targets should be rolled forward. This ensures that LPAs housing targets are assessed against the intended RS policy and timeframe. The position taken is set out below in relation to the three regions.
- The **East of England** Plan was adopted in 2008 and runs from 2001 to 2021. Consultation on a review was published in March 2010, before the Government announced its intention to abolish the RS. This ran from the period 2011 to 2031. As per the approach used by Inspector's Reports into the soundness of core strategies it is assumed that the 2001 to 2021 figures will be rolled forward to the end of the plan period. The policy within the adopted 2008 RS is clear that local authorities should expect the RS targets to be rolled forward.
 - The **North West** RS housing targets ran from the period 2003 – 2021. Policy L 4 on Regional Housing Provision also states that for the purposes of producing LDFs, local authorities should '*assume that the average annual requirement set out in Table 7.1 will continue for a limited period beyond 2021*'.

Generally, Inspectors have been rolling forward these rates up to 2026. This was the case in the most recent Inspector's Report into the Central Lancashire Joint Core Strategy in June 2012. This date

is therefore used as the baseline for assessing the local authorities' RSS requirement in the North West.

- The RS for the **North East** of England sets out minimum average housing targets for local authorities to meet between 2001 and 2021. The RS policy on housing targets also states that post 2021, local authorities should '*make the assumption that the average annual rate of provision during the early years after 2021 will be the same as the average for 2004 to 2021*'. The Inspector's Report for the Stockton-on Tees Core Strategy allowed for the rolling forward of the housing targets to 2024. New housing targets from other local authorities are therefore assessed up to 2024.

6.9 In summary, in the North East and North West the RS policy stated that housing targets should be rolled forward for a limited period. This has therefore been determined by up to date inspector's decisions. However, in the East of England there was no such direction and so RS targets have been rolled forward to the end of the plan period in the 2010 consultation document.

6.10 Further details on the other regions are set out in Section 5.

Timeframe for Analysis

6.11 Our previous research just compared the overall reduction in housing target covered by the RS period. To give a notional example, if an authority planned for 5,000 dwellings over the RS period of 2006 to 2026, but the RS had required the authority to plan for 6,000 dwellings, a reduction of 1,000 dwellings was recorded.

6.12 A considerable time has elapsed since the start year of most RS (generally 2006). Both PPS3 (extant until 27 March 2012) and the NPPF, which has now superseded it, required local authorities to plan ahead for 15 years of housing land supply. Therefore, it is not surprising that many authorities are producing local plans and core strategies over time periods which no longer directly correspond with RS. Indeed some authorities are now planning ahead to 2031 and beyond.

6.13 Therefore, rather than planning for 2006 to 2026 as most of the RS required, authorities might plan for 2011 to 2031. This requires a clear methodology to be developed for measuring the difference from the RS target for the periods between 2006 and 2011 and post 2026. In an example such as this, the difference in housing targets between 2006 and 2011 is termed backlog and is set out in more detail below.

- 6.14 For years after the RS plan period (post-2026 in most cases) no reduction or increase has been taken into account. As the research is primarily concerned with showing the difference in housing targets from the RS period, it was not deemed appropriate to regard years after the RS period. Whilst it would have been tenable to assume that the RS should be rolled forward including similar housing targets to those in adopted RS documents spread over a longer period, we only applied this where the policy within the RS clearly instructed authorities to do this. In the East of England, North East and North West the RS policy stated that regional housing targets should be rolled forward past 2021.

Backlog

- 6.15 Taking into account the timeframe issues set out above, this further research monitors whether local authorities were in accordance with the RS for any earlier plan years prior to the commencement date of any new proposed local plan.
- 6.16 LPA Annual Monitoring Reports were used to assess the level of any accumulated backlog or excess against the RS target. This has been separately recorded. It has been deemed that if the LPA is looking to make up any underprovision from previous years, it should be done within the RS timeframe (including within any 'roll forward' period in regions where this applicable). It is arguable that only underprovision is relevant in this context since RS figures are fixed as minima or averages; not as maxima.
- 6.17 Oversupply is therefore not counted as an 'increase' to housing targets as part of the final figure for that authority. For example, if an authority had been delivering at a much higher rate than the RS target at the start of the RS period, this would only be used to cancel out any decrease to housing target over later period of the RS, but no more than this.
- 6.18 Where LPAs are planning for higher housing targets than in the RS, levels of backlog have still been subtracted from the increase. This is because the increased housing target was often set to make up for the backlog over previous years. Subtracting the backlog from higher housing targets allows us to assess whether the targets have been set high enough to clear this backlog.
- 6.19 Backlog is only subtracted from any housing target change up to the end of the RS period. For example if the RS ran from 2006 to 2026, but the new local authority plan period ran from 2011-2033, then the backlog would only be subtracted from the total housing target change

to 2026. This indicates if the backlog has been made up for within the RS period.

Calculating Backlog – A Worked Example

- 6.20 Where authorities have rolled forward their timeframes and are no longer planning for the start of the RS period, it was considered appropriate to measure if they were making up for any backlog arising from these initial years. In many cases, we found that local authorities had essentially ignored any such backlog arising from the start of the RS and were applying a simple annual figure from the new plan start date.
- 6.21 The term dwellings per annum (dpa) is used frequently throughout this report, it refers to the number of houses either built or planned for in one year.
- 6.22 This is demonstrated by the worked example of Mid Sussex District Council set out below. In this case study, the South East RS had required the Council to plan for 855 dpa or 17,100 dwellings in total for the period 2006 to 2026. In October 2011, the Council published a Draft District Plan document for consultation. This set a target of 530 dpa or 10,600 dwellings in total for the period 2011 to 2031.
- 6.23 As the new housing target covers a different plan period to the RS the reduction is calculated in two parts. First the period 2011 to 2026 (the period 2026 to 2031 is ignored as it falls outside of the RS period). The council have reduced the dpa to be provided from 855 to 530 (a difference of 325) over a 15 year period. The reduction in the housing target between 2011 and 2026 is therefore 4,875 dwellings (325 dwellings x 15 years). In the graph below, this is shown in the difference between the blue and red bars.
- 6.24 In addition, the RS had required the Council to deliver 855 dwellings between 2006 and 2011. The consultation document provides no housing target for this period, so data on the delivery of actual dwellings during that period is used to substitute for this 'missing' plan period.
- 6.25 For the period 2006 to 2011, data for completed dwellings was taken from the Council's own monitoring information. As can be seen in the graph below, the Council delivered well below the RS for the period 2006 to 2011. Over this 5 year period the RS target of 855 dpa amounted to a requirement of 4,275; dwellings, only 1,851 dwellings were built, a reduction of 2,424 dwellings. Added to the planned loss

of 4,875 dwellings over the period 2006 – 2026, this amounts to a total reduction of 7,299 dwellings against the RS target.

Official and Unofficial Housing Target Amendments



Figure 6.1 - Planned Housing Delivery and Completions against RS Target in Mid Sussex District Council

- 6.26 Local authorities will have each taken their decisions to cut housing targets against slightly varying policy backgrounds because the progress, statutes and various legal challenges against RS has varied across the country.
- 6.27 Some authorities had been openly planning for lower targets well before Eric Pickles' letter of 27 May 2010. For example, each of the West of England Authorities had released Core Strategy consultation documents setting targets below the emerging RS figure, already no doubt influenced by Caroline Spelman MP's letter, sent in August 2009, advising local authorities of a potential Conservative Government's intention to abolish the RS and advising them not to progress controversial housing targets. Where Local Authorities have been open in this way, these reduced housing targets have been straight forward to include.
- 6.28 Authorities that adopted their Core Strategy prior to the announcement that RS would be revoked have not been assessed in either research. They are not in the tables in Appendix A, but as they would have had opportunity to amend their housing target following the announcement, it was not deemed reasonable to assess them.
- 6.29 Part of the brief set by the NHF for the original report was to uncover any unofficial information on changes to housing targets. This revealed on the one hand LPA's considering setting a lower target but not yet making an official announcement and on the other hand, LPAs where officers were prepared to unofficially speculate about the emerging housing target.

6.30 This research looks only at official announcements from published documents or a clear announcement on a local authority website. This is to ensure accuracy and consistency. However, this means that a number of housing target reductions which are forthcoming but have not yet been officially announced could not be included. For example:

- The loss of 9,600 dwellings forming an urban extension to North Stevenage. Work was abandoned on this project when North Hertfordshire withdrew their co-operation following the announcement that RS would be scrapped. Officially, the urban extension still forms part of the Stevenage housing target, but as most of the land required for it falls within North Hertfordshire, the project cannot be progressed without them.
- Teignbridge District Council are working on a new housing target for their Local Plan which further lowers their housing target by 240 dwellings per annum to 500 dpa. However, consultation on this document is not expected to begin until autumn 2012. This will add approximately 2,600 to the total dwellings reduced from the housing target, depending on phasing.
- We are aware that Ashfield District Council will reduce their housing target to 546 dpa, from 560 dpa in the RS. When backlog is taken in to account this amounts to a total reduction of 554 dwellings.

6.31 For the purpose of this research, a cut off date of **19 July 2012** was used for considering changes to housing targets. If a core strategy or local plan document was emerging, but not released by this date, as per the Teignbridge example above, it was not included.

6.32 Due to the varying layout of local authority websites, there may be a small number of formal announcements on housing targets that have been missed. However, considerable care has been taken to ensure that this risk has been minimised. In addition, the numbers are likely to be low as the vast majority of local authorities announce housing target changes through consultation documents.

6.33 Many of the reductions to housing targets will not yet be found in formally adopted core strategies, with the majority remaining in consultation documents. However, these new reduced local housing targets are, for the most part, being applied as planning policy and utilised as the basis for calculating the local five-year housing supply within the terms of the NPPF. The new reduced housing land supply 'requirements' are in turn being used to refuse applications and fight appeals for large new strategic housing developments previously

anticipated in the RS. Such schemes are being opposed on the grounds that they are no longer required in order to meet revised lower local housing targets.

- 6.34 It is important to note that all figures will ultimately be subject to testing at examination and could alter in the long or medium term. In some cases, such as Central Lancashire and North Somerset, in light of the evidence base Inspectors have prompted local authorities to revise their housing targets upwards back towards RS levels.
- 6.35 Where LPA have consulted on a range of local housing targets, we have normally calculated any reduction based on the **highest** of these options unless we have been aware of any local circumstances indicating otherwise.

APPENDIX A

DATA TABLES FOR ALL AUTHORITIES

NB – Local dwellings per annum (DPA) may be phased, however the figures shown represent an average. Where phasing affects total housing delivery numbers this is clearly marked to avoid confusion.

South West

The draft South West Regional Strategy (SW RS) runs from 2006 to 2026, some authorities are now planning for the period beyond 2026. This period beyond 2026 was ignored as part of comparative study of housing targets as there is no provision in the SW RS to roll forward these targets. Where the plan starts before 2006, the shortfall in delivery below the SW RS dpa is measured for this period.

Local Authority	RS DPA	Current DPA	Plan Period	Reduction	Shortfall inc. completions	Percentage reduction
Bath and North East Somerset UA	1,065	575	2006 - 2026	-9,800	-9,800	-46.01%
Bournemouth UA	805	730	2006-2026	-1,500	-1,500	-9.32%
Bristol, City of UA	1,825	1,320	2006 - 2026	-10,100	-10,100	-27.67%
Cheltenham, Gloucester & Tewksbury	1,710	No Final Decision				
Christchurch	173	201	2013 - 2028	364	193	5.59%
Cornwall (County UA)	3,410	2,400	2010 - 2030	-16,160	-18,659	-27.36%
Cotswold	345	300	2006-2026	-900	-900	-13.04%
East Devon	855	750	2006 - 2026	-2,100	-2,100	12.28%
East Dorset	320	350	2013 - 2028	390	-88	-1.38%
Exeter	750	600	2006 -	-3,000	-3,000	-20.00%

Local Authority	RS DPA	Current DPA	Plan Period	Reduction	Shortfall inc. completions	Percentage reduction
			2026			
Forest of Dean	310	310	2006- 2026	0	0	0.00%
Isles of Scilly UA	5	No Final Decision				
Mendip	415	457	2006- 2026	830	830	10.00%
Mid Devon	370	Core Strategy adopted July 2007				
North Devon	545	545	2006- 2026	0	0	0.00%
North Dorset	350	350	2006- 2026	0	0	0.00%
North Somerset UA	1,338	700	2006 - 2026	-12,750	-12,750	-47.66%
Plymouth UA	1,650	Core Strategy adopted April 2007				
Poole UA	500	Core Strategy adopted Feb 2009				
Purbeck*	258	120	2006 - 2026	0	0	0.00%
Sedgemoor	510	505	2006 - 2026	-100	-100	-0.98%
South Gloucestershir e UA	1,640	1,257	2006 - 2027	-7,657	-7,657	-23.34%
South Hams	615	590	2006 - 2026	-500	-500	-4.07%
South Somerset	985	725	2006 - 2028	-5,200	-5,200	-26.40%
Stroud	455	468	2006 - 2026	250	250	2.75%
Swindon UA	1,800	1,250	2006 - 2026	-11,000	-11,000	-30.56%
Taunton Deane	1,090	1,000	2011 - 2028	-1,350	-4,503	-20.66%
Teignbridge	795	704 (P)	2013 - 2033	-1,435	-3,678	-23.13%
Torbay UA	750	500	2006 - 2026	-5,000	-5,000	-33.33%
Torridge	535	535	2006- 2026	0	0	0.00%
West Devon	220	220	2006- 2026	0	0	0.00%
West Dorset	625	470	2011 - 2031	-2,325	-3,671	-29.37%
West Somerset	125	125	2012 - 2032	0	0	0.00%
Weymouth and Portland	280	160	2011 - 2031	-1,800	-2,047	-36.55%

Local Authority	RS DPA	Current DPA	Plan Period	Reduction	Shortfall inc. completions	Percentage reduction
Wiltshire (County UA)	2,220	1,850	2006- 2026	-7,400	-7,400	-16.67%
Totals				-98,243	-108,380	-18.28%

* Decision to reduce housing target made prior May 2010 and was supported by Regional Office. Reduction was to be include in final version of the RS

(P) = Phased dpa, Figure represents an average. This is why the reduction is not a simple subtraction of the current DPA from existing DPA.

NB – Some totals may not sum as dpa rates are sometimes rounded

East of England

The East of England Regional Strategy (EofE RS) runs from 2001 to 2021, but contains clear policy guidance on rolling forward the housing targets in this plan beyond 2021. The EofE RS policy states that local authorities should use either the 2006 to 2021 dpa, or the 2001 to 2021 dpa. As per recent Inspector decisions, this has been rolled forward to the end of the plan period.

Local Authority	RS DPA 2001 - 2006	RS DPA 2006 - 2021	RS DPA 2021 onwards	Current target	Plan Period	DPA	Reduction	Shortfall inc. completions	Percentage Change
Babergh	270	280	280	6,000	2011- 2031	300	400	400	7.14%
Basildon	240	630	630	6,500	2011- 2031	325	-6,100	-7634	-60.59%
Braintree	670	290	385	4,637	2009- 2026	273	-764	-6	-0.09%
Breckland	690	780	780	Core Strategy adopted December 2009					
Brentwood	180	170	175	No final decision					
Broadland	340	700	700	12,704	2008- 2026	706	108	-791	-5.65%
Broxbourne	390	240	280	3840	2010- 2026	240	-200	-107	-2.06%
Cambridge	460	1,110	1,110	No final decision					
Castle Point	200	200	200	No final decision					
Chelmsford	720	830	830	Core Strategy adopted Feb 2008					
Colchester	930	830	855	Core Strategy adopted December 2008					
Dacorum*	370	680	680	10,750	2006- 2031	430	-6,250	-6,250	-45.96%
East Cambridgeshire	650	360	430	Core Strategy adopted October 2009					
East Hertfordshire	430	660	600	No final decision					
Epping Forest	240	150	175	No final decision					

Local Authority	RS DPA 2001 - 2006	RS DPA 2006 - 2021	RS DPA 2021 onwards	Current target	Plan Period	DPA	Reduction	Shortfall inc. completions	Percentage Change
Fenland	670	510	550	11,000	2011- 2031	550	400	388	3.66%
Forest Heath	160	370	370	Core Strategy adopted May 2010					
Great Yarmouth	240	320	300	No final decision					
Harlow	160	1,010	1,010	No final decision					
Hertsmere	220	260	260	3,550	2012- 2027	237	-345	-341	-6.56%
Huntingdonshire	580	550	560	Core Strategy adopted September 2009					
Ipswich	580	830	830	18,200	2001- 2027	700	-2,130	-2,130	-12.83%
King's Lynn and West Norfolk	510	630	630	16500	2001- 2026	660	1,350	1,350	10.71%
Maldon	150	110	120	No final decision					
Mid Suffolk	380	430	430	Core Strategy adopted September 2008					
North Hertfordshire	380	290	310	7,000	2011- 2031	350	1,000	1,000	16.67%
North Norfolk	340	420	420	Core Strategy adopted September 2008					
Norwich	700	710	710	8592	2008- 2026	477	-4,194	-3,620	-25.49%
Peterborough UA	730	1,420	1,420	25,450	2009- 2026	1,497	0	0	0.00%
Rochford	160	250	250	4,750	2006- 2025	250	0	0	0.00%
South Cambridgeshire	700	1,330	1,330	Core Strategy adopted January 2007					
South Norfolk	460	590	590	15,524	2008- 2026	862	4,896	4,896	41.49%
Southend-on-Sea UA	430	290	325	Core Strategy adopted December 2007					
St Albans	370	360	360	4,250	2011-	250	-1,870	-1,948	-27.06%

Local Authority	RS DPA 2001 - 2006	RS DPA 2006 - 2021	RS DPA 2021 onwards	Current target	Plan Period	DPA	Reduction	Shortfall inc. completions	Percentage Change
					2028				
St. Edmundsbury	390	540	540	15,400	2001- 2031	513	0	0	0.00%
Stevenage	310	960	960	14,430	2006- 2021	960	0	0	0.00%
Suffolk Coastal	510	510	510	7,590	2010- 2027	446	-1,088	-478	-4.69%
Tendring	420	430	430	6,300	2011- 2031	315	-2,300	-2,515	-29.24%
Three Rivers	200	200	200	4,500	2001- 2026	180	-500	-500	-12.50%
Thurrock UA	850	950	950	18,500	2001- 2021	925	0	0	0.00%
Uttlesford	320	430	430	9,870	2001- 2028	366	-1,200	-1,200	-13.95%
Watford	280	250	260	6,500	2006- 2031	260	0	0	0.00%
Waveney	430	240	290	Core Strategy adopted January 2009					
Welwyn Hatfield	550	480	500	No final decision					
Bedford Borough (UA)***	710	1,006	1,006	Core Strategy adopted April 2008					
Central Bedfordshire (UA)**	1,508	2,195	2,195	28,750	2011- 2031	1,438	-5,650	-5,650	N/A
Luton UA**				7,200	2001- 2021	360			
Full regional total	21,178	26,781	27,156				-24,437	-25,136	4.59%
								Mean Average Change	7.24%

* RS target rolled forward to end of plan period. Where no final decision is made or CS adopted, then 2026 is used as default figure.

** Dacorum RS target successfully legally challenged, but used here for comparison purposes.

*** Central Beds and Luton's RS target cannot be disaggregated.

**** Broadland, Norwich and South Norfolk worked together to produce a joint Core Strategy. When added together the increase amounts to 485 dwellings.

(P) = Phased dpa, figure represents an average

NB – Some totals may not sum as dpa rates are sometimes rounded

South East

The South East Regional Strategy (SE RS) runs from 2006 to 2026, some authorities are now planning for the period beyond 2026. This period beyond 2026 was ignored as part of this comparative study of housing targets as there is no provision in the SE RS to roll forward these targets. Where the plan starts before 2006, the shortfall in delivery below the SE RS dpa is measured for this period.

Local Authority	RS Target 2006 - 2026	RS DPA	Current target	DPA	Plan Period	Reduction	Shortfall inc. completions	Percentage Change
Adur*	12,100	605	No final decision					
Arun	11,300	565	8,475	565	2013- 2028	0	-431	-3.81%
Ashford	22,700	1,135	Core Strategy adopted July 2008					
Aylesbury Vale	26,900	1,345	13,500	675	2011 - 2031	-10,050	-13,659	-50.78%
Basingstoke and Deane	18,900	945	9,500	594	2011 - 2027	-5,265	-4,510	-23.86%
Bracknell Forest UA	12,780	639	10,780	539	2006 - 2026	-2,000	-2,000	-15.65%
Brighton and Hove UA	11,400	570	11,300	565	2010- 2030	-80	0	0.00%
Canterbury	10,200	510	Core Strategy adopted Feb 2010					
Cherwell	13,400	670	16,750	670	2006- 2031	0	0	0.00%
Chichester	9,600	480	No final decision					
Chiltern	2,900	145	2,650	133	2006 - 2026	-250	-250	-8.62%
Crawley	7,500	375	Core Strategy adopted November 2007					
Dartford	17,340	867	17,340	865	2006- 2026	-40	-40	-0.23%

Local Authority	RS Target 2006 - 2026	RS DPA	Current target	DPA	Plan Period	Reduction	Shortfall inc. completions	Percentage Change
Dover	10,100	505	Core Strategy adopted Feb 2010					
East Hampshire**	5,200	260	5,720	260	2006- 2028	0	0	0.00%
Eastbourne	4,800	240	5,022	239	2006- 2027	-20	-20	-0.42%
Eastleigh ***	13,080	654	9,400	522	2011 - 2029	-1,980	-2,750	-21.02%
Elmbridge	5,620	281	3,375	225	2011- 2026	-840	-194	-3.45%
Epsom and Ewell	3,980	199	Core Strategy adopted July 2007					
Fareham****	13,720	686	10,229	511	2006 - 2026	-3,491	-3,491	-25.44%
Gosport	2,500	125	No final decision					
Gravesham	9,300	465	5,200	260	2011- 2031	-3,075	-4,055	-43.60%
Guildford	8,440	422	No final decision					
Hart	4,400	220	4,840	220	2006- 2028	0	0	0.00%
Hastings	4,200	210	3,400	200	2011- 2028	-150	-222	-5.29%
Havant	6,300	315	6,300	315	2006- 2026	0	0	0.00%
Horsham	13,000	650	Core Strategy adopted Feb 2007					
Isle of Wight UA	10,400	520	8,320	520	2011- 2027	0	0	0.00%
Lewes	4,400	220	4,150	208	2010- 2030	-192	0	0.00%
Maidstone	11,080	554	10,080	504	2006 -	-1,000	-1,000	-9.03%

Local Authority	RS Target 2006 - 2026	RS DPA	Current target	DPA	Plan Period	Reduction	Shortfall inc. completions	Percentage Change
					2026			
Medway UA	16,300	815	17,930	815	2006- 2028	0	0	0.00%
Mid Sussex	17,100	855	10,600	530	2011 - 2031	-4,875	-7,299	-42.68%
Milton Keynes UA	41,360	2,068	28,000	1,750	2010 - 2026	-5,088	-6,145	-14.86%
Mole Valley	3,760	188	Core Strategy adopted October 2009					
New Forest	3,920	196	Core Strategy adopted October 2009					
Oxford	8,000	400	8,000	400	2006- 2026	0	0	0.00%
Portsmouth UA	14,700	735	11,484	574 (P)	2006 - 2027	-3,823	-3,823	-26.01%
Reading UA	12,220	611	Core Strategy adopted January 2009					
Reigate and Banstead	10,000	500	6,900	460	2012- 2027	-560	0	0.00%
Rother	5,600	280	3,700	218	2011- 2028	-930	-1,013	-18.09%
Runnymede	5,720	286	No final decision					
Rushmoor	6,200	310	6,350	374	2010- 2027	1,024	1,024	16.52%
Sevenoaks	3,300	165	2,475	165	2011- 2026	0	0	0.00%
Shepway	5,800	290	8,000	400	2006- 2026	-2,200	-2,200	-37.93%
Slough UA	6,300	315	Core Strategy adopted December 2008					
South Bucks	1,880	94	2,200	110	2006- 2026	320	320	17.02%

Local Authority	RS Target 2006 - 2026	RS DPA	Current target	DPA	Plan Period	Reduction	Shortfall inc. completions	Percentage Change
South Oxfordshire*****	14,940	747	11,487	547	2006 - 2027	-4,000	-4,000	-26.77%
Southampton UA	16,300	815	Core Strategy adopted January 2010					
Spelthorne	3,320	166	Core Strategy adopted Feb 2009					
Surrey Heath	3,740	187	3,240	190	2011 - 2028	51	6	-0.16%
Swale	10,800	540	13,500	540	2006- 2031	0	0	0.00%
Tandridge	2,500	125	Core Strategy adopted October 2008					
Test Valley	10,020	501	12,550	501	2006 - 2031	0	0	0.00%
Thanet	7,500	375	No final decision					
Tonbridge and Malling	9,000	450	Core Strategy adopted September 2007					
Tunbridge Wells	6,000	300	6,000	300	2006- 2026	0	0	0.00%
Vale of White Horse	11,560	578	12,716	578	2006- 2028	0	0	0.00%
Waverley	5,000	250	5,060	230	2006- 2028	-400	-400	-8.00%
Wealden	11,000	550	9,414	448	2006 - 2027	-2,040	-2,040	-18.55%
West Berkshire UA	10,500	525	10,500	525	2006- 2026	0	0	0.00%
West Oxfordshire	7,300	365	4,300	287	2011- 2026	-1,170	0	0.00%
Winchester	12,240	612	11,000	550	2011- 2031	-930	-3,245	-26.51%

Local Authority	RS Target 2006 - 2026	RS DPA	Current target	DPA	Plan Period	Reduction	Shortfall inc. completions	Percentage Change
Windsor and Maidenhead UA	6,920	346	No final decision					
Woking	5,840	292	4,964	292	2010- 2027	0	0	0.00%
Wokingham UA	12,460	623	Core Strategy adopted January 2010					
Worthing	4,000	200	4,000	200	2006- 2026	0	0	0.00%
Wycombe	7,800	390	Core Strategy adopted July 2008					
Totals	648,440	32,422	376,551			-42,808	-57,049	-8.80%
							Mean Average Reduction	-7.14%

* Shoreham Harbour figure included.

** Whitehill/Borden not included. Council has assessed figure for this area as required by RSS.

*** Hedge End Urban Extension included in Eastleigh's target.

**** Target includes Fareham SDA.

***** South Oxfordshire SDA is added to South Oxfordshire total as the SDA falls entirely within this district.

(P) = Phased dpa, figure represents an average

NB – Some totals may not sum as dpa rates are sometimes rounded

Yorkshire and Humber

The Yorkshire and Humber Regional Strategy (Y&H RS) runs from 2004 to 2026, some authorities are now planning for the period beyond 2026. This period beyond 2026 was ignored as part of this comparative study of housing targets as there is no provision in the Y&H RS to roll forward these targets. Where the plan starts before 2004, the shortfall in delivery below the Y&H RS dpa is measured for this period.

Local Authority	RS Target 2004 - 2026	RS DPA 04-08	RS DPA 08-26	Current target	Time Frame	DPA	Reductions	Shortfall inc. completions	Percentage Change
Barnsley (MB)	21,630	840	1,015	21,500	2008-2026	-1,194	3,222	3,222	14.90%
Bradford (MB)	54,840	1,560	2, 700	58,080	2004-2028	-4,149	-2,160	-2,160	-3.94%
Calderdale (MB)	14,060	500	670	No final decision					
Craven	5,500	250	250	No final decision					
Doncaster (MB)	25,560	855	1,230	20,910	2011-2028	-1,230	0	-2,249	-8.80%
East Riding of Yorkshire UA	25,300	1,150	1,150	23,460	2011-2028	-1,380	3,450	3,450	13.64%
Hambleton	6,320	320	280	Core Strategy adopted April 2007					
Harrogate	8,580	390	390	Core Strategy adopted Feb 2009					
Kingston upon Hull, City of UA	16,960	280	880	17,841	2012-2028	-1,115	3290	1786	10.53%
Kirklees (MB)	34,840	1,060	1,700	22,470	2010-2028	-1,248	-7,232	-6,117	-17.56%
Leeds (MB)	86,440	2,260	4,300	70,000	2012-2028	-4,375	400	-816	-0.94%
North East Lincolnshire UA	10,420	310	510	No final decision					
North Lincolnshire UA	15,700	550	750	12,063	2010-2026	-754	-64	-118	-0.75%
Richmondshire	4,400	200	200	3,400	2004-2021	-200	0	0	0.00%
Rotherham (MB)	23,880	750	1,160	12,750	2013-2028	-850	-5,580	-6,796	-28.46%
Ryedale	4,520	230	200	3,000	2012-2027	-200	0	-372	-8.23%

Local Authority	RS Target 2004 - 2026	RS DPA 04-08	RS DPA 08-26	Current target	Time Frame	DPA	Reductions	Shortfall inc. completions	Percentage Change
Scarborough	11,800	430	560	No final decision					
Selby	9,480	390	440	7,200	2011-2027	-450	-60	260	2.74%
Sheffield (MB)	29,750	1,025	1,425	Core Strategy adopted March 2009					
Wakefield (MB)	33,480	1,170	1,600	Core Strategy adopted April 2009					
York UA	17,860	640	850	16,000	2011-2031	-800	-750	-1,001	-5.60%
Totals	461,320	15,160	22,260	288,674			-5,036	-10,911	-2.37%
								Mean Average Reduction	-2.50%

* Policy includes provision to make up shortfall from 2008 – 2013, but only at the new proposed dpa, not the RS dpa so additional reduction is included.

(P) = Phased dpa, figure represents an average

NB – Some totals may not sum as dpa rates are sometimes rounded

West Midlands

The Draft West Midlands Regional Strategy Review (WM RS) runs from 2006 to 2026, some authorities are now planning for the period beyond 2026. This period beyond 2026 was ignored as part of this comparative study of housing targets as there is no provision in the WM RS to roll forward these targets. Where the plan starts before 2006, the shortfall in delivery below the WM RS dpa is measured for this period.

Local Authority	Draft RS Target 2006 - 2026	Draft RS DPA	Current target	Plan Period	DPA	Reduction	Shortfall inc. completions	Percentage Change
Birmingham (MB)	57,500	2,875	50,600	2006-2026	2,530	-6,900	-6,900	-12.00%
Black Country (Sandwell, Dudley, Wolverhampton and Walsall)	63,000	3,150	63,000	2006 - 2026	3,150	0	0	0.00%
Bromsgrove	4,000	200	4,000	2006 - 2026	200	0	0	0.00%
Cannock Chase	6,800	340	6,800	2006-2026	340	0	0	0.00%
Coventry (MB)	33,500	1,675	20,655	2011-2028	1,215	-6,900	-10,110	-30.18%
East Staffordshire	13,000	650	13,000	2006-2026	520	-2,600	-2,600	-20.00%
Herefordshire, County of UA	18,000	900	No Final Decision					
Lichfield	8,000	400	8,000	2006-2026	400	0	0	0.00%
Malvern Hills	5,000	250	4,156	2006-2030	173	-1,540	-1,540	-30.80%

Local Authority	Draft RS Target 2006 - 2026	Draft RS DPA	Current target	Plan Period	DPA	Reduction	Shortfall inc. completions	Percentage Change
Newcastle-under-Lyme	8,700	435	Core Strategy Adopted October 2009					
North Warwickshire	3,000	150	3,000	2006-2026	150	0	0	0.00%
Nuneaton and Bedworth	11,000	550	No Final Decision					
Redditch	4,000	200	3,200	2006-2026	160	-800	-800	-20.00%
Rugby	11,000	550	10,800	2006-2026	540	-200	-200	-1.82%
Shropshire (County UA)	27,500	1,375	27,500	2006-2026	1,375	0	0	0.00%
Solihull (MB)	10,500	525	8,930	2011-2028	525	0	0	0.00%
South Staffordshire	3,500	175	3,850	2006-2028	175	0	0	0.00%
Stafford	11,000	550	10,000	2011-2031	500	-750	-1,541	-14.01%
Staffordshire Moorlands	6,000	300	5,500	2006-2026	275	-500	-500	-8.33%
Stoke-on-Trent UA	14,400	720	Core Strategy October 2009					
Stratford-on-Avon	7,500*	375	8,000	2008-2028	400	0	0	0.00%
Tamworth	4,000	200	4,500	2006-2028	205	100	100	2.50%
Telford and Wrekin UA	26,500	1,325	Core Strategy Adopted in December 2007					

Local Authority	Draft RS Target 2006 - 2026	Draft RS DPA	Current target	Plan Period	DPA	Reduction	Shortfall inc. completions	Percentage Change
Warwick	11,000	550	10,800	2011-2029	600	750	-468	-4.25%
Worcester	11,000	550	8,402	2006-2030	350	-4,000	-4,000	-36.36%
Wychavon	9,500	475	7,803	2006-2030	325	-3,000	-3,000	-31.58%
Wyre Forest	4,000	200	4,000	2006-2026	200	0	0	0.00%
Totals	392,900	19,645	265,646			-25540	-31,559	-8.03%
							Mean Average Change	-9.40%

**RS contained a policy requiring Stratford on Avon to explore potential of a further 2,500 homes between 2021-2026 above the 7,500 dwellings, thus 500 units above RS target is not considered as increase above RS target.*

(P) = Phased dpa, figure represents an average

NB – Some totals may not sum as dpa rates are sometimes rounded

East Midlands

The East Midlands Regional Strategy (EM RS) runs from 2006 to 2026, some authorities are now planning for the period beyond 2026. This period beyond 2026 was ignored as part of this comparative study of housing targets as there is no provision in the EM RS to roll forward these targets. Where the plan starts before 2006, the shortfall in delivery below the EM RS dpa is measured for this period.

Local Authority	RS Target 2006 - 2026	RS DPA	Current target	Plan Period	DPA	Reduction	Shortfall inc. completions	Percentage Change
Derby UA	14,400	720	No final decision					
Leicester UA	25,600	1,280	25,600	2006-2026	1,280	0	0	0.00%
Nottingham (Nottingham, Broxtowe and Gedling)	34,800	1,740	30,550	2011-2028	1,797 (P)	-590	-456	-1.31%
Rutland UA	3,000	150	3,000	2006 - 2026	150	0	0	0.00%
Amber Valley	10,200	510	No final decision					
Bolsover	8,000	400	6,000	2011-2031	300	-1,500	-2,418	-30.23%
Chesterfield	7,600	380	7,600	2011-2031	380	0	-920	-12.11%
Derbyshire Dales	4,000	200	4,400	2006-2028	200	0	0	0.00%
Erewash	7,200	360	6,250	2011-2028	368	70	-56	-0.78%
High Peak	6,000	300	No final decision					
North East Derbyshire	7,600	380	No final decision					
South Derbyshire	12,000	600	No final decision					

Local Authority	RS Target 2006 - 2026	RS DPA	Current target	Plan Period	DPA	Reduction	Shortfall inc. completions	Percentage Change
Blaby	7,600	380	8,395	2006-2029	365	-300	-300	-3.95%
Charnwood	15,800	790	No final decision					
Harborough	7,000	350	7,700	2006-2028	350	0	0	0.00%
Hinckley and Bosworth	9,000	450	Core Strategy adopted December 2009					
Melton	3,400	170	3,400	2206-2026	170	0	0	0.00%
North West Leicestershire	10,200	510	9,700	2006-2031	388	-2,440	-2,440	-23.92%
Oadby and Wigston	1,800	90	1,800	2006-2026	90	0	0	0.00%
Boston	2,700	135	No final decision					
East Lindsey	6,000	300	No final decision					
Lincoln	19,800	990	No final decision					
North Kesteven	11,200	560	No final decision					
South Holland	7,400	370	No final decision					
South Kesteven	13,600	680	13,600	2006-2026	680	0	0	0.00%
West Lindsey	9,600	480	No final decision					
Ashfield	11,200	560	No final decision					
Bassetlaw	7,000	350	6,384	2010-2028	355	0	0	0.00%
Mansfield	10,600	530	7,820	2011-2031	391	-2,085	-3,211	-30.29%
Newark and Sherwood	14,800	740	14,800	2006-2026	740	0	0	0.00%
Rushcliffe	15,000	750	9,400	2011-2026	627	-1,845	-4,017	-26.78%
North Northants*	66,075	3,304	Core Strategy adopted June 2008					
West Northants*	62,125	3,106	50,150	2001-2026	2006 (P)	-11,975	-11,975	-19.28%

Local Authority	RS Target 2006 - 2026	RS DPA	Current target	Plan Period	DPA	Reduction	Shortfall inc. completions	Percentage Change
Totals*	452,300	22,615	216,549			-19,485	-25,793	-5.70%
							Mean Average Reduction	-7.82%

*Regional targets for West Northants and North Northants run from 2001-2026

(P) = Phased dpa, figure represents an average

NB – Some totals may not sum as dpa rates are sometimes rounded

North West

The North West Regional Strategy runs from 2003 to 2021, but contains policy guidance on rolling forward the housing targets beyond 2021. The RS policy states that local authorities should roll forward their average dpa for a limited period beyond 2021. Recent Inspector decisions have determined that 2026 is an appropriate period to roll forward and this has been the basis of our calculations for comparing the RS targets to proposed housing targets beyond 2021.

Local Authority	RS Target 2003 - 2021	RS target rolled forward to 2026	RS DPA	Current target	Plan Period	DPA	Reduction	Shortfall inc. completions	Percentage Change
Allerdale	4,800	6,133	267	4,560	2011-2026	304	555	-227	-3.70%
Barrow-in-Furness	2,700	3,450	150	No final decision					
Blackburn with Darwen UA	8,800	11,244	489	9,375	2011-2026	625	2,030	-241	-2.14%
Blackpool UA	8,000	10,222	444	4,500	2012-2027	300 (P)	-2,056	-3,453	-33.78%
Bolton (MB)	10,400	13,289	578	12,492	2008-2026	694	2,088	2,088	15.71%
Burnley	2,340	2,990	130	No final decision					
Bury (MB)	9,000	11,500	500	6,800	2011 - 2028	400	-1,500	-2,041	-17.75%
Carlisle	8,100	10,350	450	No final decision					
Cheshire East UA	20,700	26,450	1,150	No final decision					
Cheshire West & Chester UA	23,700	30,283	1,317	No final decision					
Chorley/Preston/South Ribble	24,120	30,820	1,340	22,200	2010-2026	1,388	760	0	0.00%
Copeland	4,140	5,290	230	No final decision					
Eden	4,300	5,494	239	Core Strategy adopted March 2010					

Local Authority	RS Target 2003 - 2021	RS target rolled forward to 2026	RS DPA	Current target	Plan Period	DPA	Reduction	Shortfall inc. completions	Percentage Change
Fylde	5,500	7,028	306	5,164	2011-2030	272 (P)	-420	-1,184	-16.85%
Halton UA	9,000	11,500	500	9,000	2010-2028	500	0	-934	-8.12%
Hyndburn	3,400	4,344	189	3,200	2011-2026	213	360	107	2.46%
Knowsley (MB)	8,100	10,350	450	7,650	2010-2027	450	0	-1,280	-12.37%
Lancaster	7,200	9,200	400	Core Strategy adopted July 2008					
Liverpool (MB)	35,100	44,850	1,950	40,950	2011-2028	2409	6,885	4,292	9.57%
Manchester (MB)	63,000	80,500	3,500	60,000	2009-2027	3,333	-2,839	-4,376	-5.44%
Oldham (MB)	5,200	6,644	289	4,335	2011-2026	289	0	-677	-10.19%
Pendle	3,420	4,370	190	3,000	2011-2026	200	150	-71	-1.62%
Ribble Valley	2,900	3,706	161	4,000	2008-2028	200	702	625	16.87%
Rochdale (MB)	7,200	9,200	400	No final decision					
Rossendale	4,000	5,111	222	3700	2011-2026	247	375	125	2.45%
Salford (MB)	28,800	36,800	1,600	22,100	2011-2028	1,300	-4,500	-9,287	-25.24%
Sefton (MB)	9,000	11,500	500	No final decision					
South Lakeland	7,200	9,200	400	8,800	2003-2025	400	0	0	0.00%
St. Helens (MB)	10,260	13,110	570	13,680	2003-2027	570	0	0	0.00%
Stockport (MB)	8,100	10,350	450	6,750	2011-2026	450	0	-197	-1.90%
Tameside (MB)	13,500	17,250	750	No final decision					
Trafford (MB)	10,400	13,289	578	11,800	2008 - 2026	656	1,404	1,404	10.57%
Warrington UA	6,840	8,740	380	10,500	2006-2027	500	2,400	2,400	27.46%
West Lancashire	5,400	6,900	300	4,500	2012-2027	300	0	0	0.00%
Wigan (MB)	17,600	22,489	978	16,000	2010-2026	1,000	352	-149	-0.66%
Wirral (MB)	9,000	11,500	500	3,750	2012-2027	250	-3,500	-5,034	-43.77%

Local Authority	RS Target 2003 - 2021	RS target rolled forward to 2026	RS DPA	Current target	Plan Period	DPA	Reduction	Shortfall inc. completions	Percentage Change
Wyre	3,700	4,728	206	5,470	2003-2028	219	299	299	6.32%
Totals	414,920	530,176	23,051	304,276			3,545	-17,811	-3.36%
								Mean Average Change	-3.47%

(P) = Phased dpa, figure represents an average

NB – Some totals may not sum as dpa rates are sometimes rounded

North East

The North East Regional Strategy runs from 2001 to 2021 and contains phased housing targets over three set periods, 2004 to 2011, 2011 to 2016 and 2016 to 21. It also contains instructions to roll forward the average RS dpa beyond 2021 *'during the early years after 2021'*. The most recent Inspector's Report in this region has deemed 2024 to be an appropriate period to roll the RS dpa forward to. This has been used as the basis for comparing RS targets with new local authority targets in this study.

Local Authority	RS Target 2004 - 2021	RS Target Rolled forward to 2024	RS DPA 2004 - 2011	RS DPA 2011 - 2016	RS DPA 2016- 2021	RS DPA post 2021	Current target	DPA	Plan Period	Reduction	Shortfall inc. completions	Percentage Change
Darlington UA	6,715	7,900	525	340	265	395	8,675	395	2004 - 2026	0	0	0.00%
Durham (County UA)	23,545	27,700	1,670	1,330	1,035	1,385	38,200	1,910 (P)	2010 - 2030	9,090	9,090	32.82%
Hartlepool UA	6,715	7,900	390	400	400	395	4,500	300 (P)	2012 - 2027	-620	-1597	-20.22%
Middlesbrough UA	6,970	8,200	440	485	300	410	Core Strategy adopted Feb 2008					
Newcastle/Gate shead	24,820	29,200	1,135	1,525	1,845	1,460	31,125	1,556 (P)	2010 - 2030	-1,515	-3,574	-12.24%
North Tyneside (MB)	7,820	9,200	400	500	500	460	No final decision					
Northumberland (County UA)	15,045	17,700	900	895	850	885	No final decision					
Redcar and Cleveland UA	5,780	6,800	325	365	330	340	Core Strategy adopted July 2007					
South Tyneside (MB)	7,140	8,400	340	415	540	420	Core Strategy adopted June 2007					

Local Authority	RS Target 2004 - 2021	RS Target Rolled forward to 2024	RS DPA 2004 - 2011	RS DPA 2011 - 2016	RS DPA 2016- 2021	RS DPA post 2021	Current target	DPA	Plan Period	Reduction	Shortfall inc. completions	Percentage Change
Stockton-on- Tees UA	9,435	11,100	600	530	525	555	Core Strategy adopted March 2010					
Sunderland (MB)	14,960	17,600	700	940	1,070	880	No final decision					
Totals	128,945	151,700	7,425	7,725	7,660	7,585				6,955	3,919	2.58%
											Average Change	0.09%

(P) = Phased dpa, figure represents an average

NB – Some totals may not sum as dpa rates are sometimes rounded

APPENDIX B

DATA ON HOUSING DELIVERY RATES

Regional	County	Lower and Single Tier Authority Data	2000-01	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	2008-09	2009-10	2010-11	2011-12
England			133,260	129,870	137,740	143,960	155,890	163,400	167,680	171,180	141,290	119,910	111,250	117,870
North East			6,640	6,430	5,610	5,940	7,130	7,640	8,150	8,120	4,700	4,550	4,630	5,290
		Darlington UA	440	..	..	390	510	530	380	390	170	170	120	200
		Hartlepool UA	330	310	280	220	150	170	170	190	150	230	150	190
		Middlesbrough UA	190	110	90	120	220	290	470	500	100	320	..	..
		Redcar and Cleveland UA	..	360	450	350	320	180	430	260	400	210	250	260
		Stockton-on-Tees UA	860	..	800	390	370	500	820	1,030	600	630	580	500
	Durham		..	1,520	1,390	1,720	..	2,080	2,600	2,510	1,310	1,120	1,110	..
		Chester-le-Street	130	160	60	10	80	160	100	150	100			
		Derwentside	470	580	420	440	430	390	540	660	420			
		Durham	..	160	160	190	170	550	580	480	110			
		Easington	170	220	120	380	450	460	650	580	260			
		Sedgefield	240	230	330	300	120	120	240	220	130			
		Teesdale	40	50	40	50	70	60	30	30	30			
		Wear Valley	60	130	250	350	..	330	470	400	260			
	Northumberland		..	..	..	..	640	..	..	..	..	450	550	..
		Alnwick	..	110	150	90	130	100	150	160	..			
		Berwick-upon-Tweed	..	..	..	..	10	..	..	..	..
		Blyth Valley	..	..	..	..	10	60	210	180	90			
		Castle Morpeth	120	140	120	80	90	120	240	180	120			
		Tynedale	120	200	80	160	220	120	230	110	100			
		Wansbeck	160	170	..	..	170	120	250	250	170			
	Tyne and Wear (Met County)		..	..	..	..	..	3,320	2,120	2,270	1,290	1,430	1,570	1,880
		Gateshead	380	480	720	740	700	800	470	450	340	330	220	210
		Newcastle upon Tyne	..	..	260	..	..	760	270	370	190	150	250	450
		North Tyneside	850	290	160	330	740	550	250	640	120	200	240	460
		South Tyneside	..	..	..	..	340	230	500	460	290	380	180	330
		Sunderland	620	460	490	560	1,110	990	640	350	360	380	690	430
North West			18,170	15,840	18,200	17,750	17,910	20,620	18,070	20,080	15,030	10,340	9,820	9,600
		Blackburn with Darwen UA	520	400	410	350	220	290	140	250	120	310	190	70
		Blackpool UA	230	520	210	140	290	140	..	..	20	40	170	40
		Halton UA	330	150	250	730	430	590	430	690	300	..	..	..
		Warrington UA	470	..	480	..	620	1,050	710	980	510	340	..	430
	Cheshire/Cheshire East UA		..	..	..	1,920	1,800	1,940	..	1,320	940	440	350	..
		Chester/Cheshire West and Chester UA	200	320	310	290	140	210	80	170	260	..	..	..
		Congleton	320	..	..	260	280	300	180	90	100			
		Crewe and Nantwich	..	..	510	590	590	580	550	520	210			

Cumbria	Ellesmere Port & Neston	60	50	..	130	210	310	130	210	170			
	Macclesfield	390	360	380	300	280	320	180	110	80			
	Vale Royal	..	..	530	370	300	220	..	230	120			
		..	1,470	1,400	1,080	1,110	1,400	1,240	1,030	850	780	660	1,020
	Allerdale	220	260	220	170	90	130	280	200	150	170	110	220
	Barrow-in-Furness	140	170	150	110	70	110	120	120	60	60	90	40
	Carlisle	370	400	380	370	340	350	260	250	340	190	180	420
	Copeland	200	150	140	150	260	500	180	170	80	120	90	140
	Eden	110	220	230	130	180	60	130	140	110	50	80	70
	South Lakeland	..	280	280	150	160	250	280	160	100	190	100	130
	Greater Manchester (Met County)	..	..	..	6,370	..	..	..	9,950	7,070	4,090	4,160	..
Lancashire	Bolton	660	630	630	600	..	..	890	1,210	640	410	410	500
	Bury	310	210	440	400	400	670	590	520	160	160	300	160
	Manchester	..	1,250	2,790	1,770	..	..	..	3,140	3,060	1,260	1,540	1,370
	Oldham	410	370	370	500	290	360	530	550	330	400	210	230
	Rochdale	380	..	..	150	250	460	230	320	310	270	300	330
	Salford	640	360	480	810	1,210	1,490	500	1,130	690	260	290	370
	Stockport	290	..	..	290	210	410	350	390	300	80	50	90
	Tameside	590	530	..	330	410	710	730	810	630	410	400	360
	Trafford	..	..	510	670	750	670	500	460	390	410	290	..
	Wigan	..	570	620	850	830	..	1,350	1,420	560	420	370	400
		..	..	..	..	..	2,530	..	..	..	1,300	..	..
	Burnley	..	100	..	130	80	160	80	190	210	110	70	40
	Chorley	410	..	..	390	310	350	250	300	..	250	490	..
Merseyside (Met County)	Fylde	240	180	250	330	220	130	210	260	240	150	190	130
	Hyndburn	180	..	..	170	170	260	140	..	..	20	..	..
	Lancaster	280	170	460	500	190	80	100	130	160	120	80	..
	Pendle	..	270	160	160	180	120	210	120	170	50	50	40
	Preston	360	400	80	290	..	400	180	320	360	60	20	60
	Ribble Valley	200	170	190	230	160	70	70	30	70	60	40	80
	Rossendale	..	..	..	..	320	180	130	220	70	120	80	70
	South Ribble	240	330	520	270	350	450	..	..	190	130	120	140
	West Lancashire	..	270	410	260	420	140	160	80	60	80	100	120
	Wyre	..	..	..	380	210	200	210	240	120	150	70	100
		..	..	..	..	..	..	3,870	..	..	..	..	..
	Knowsley	..	..	..	..	..	..	540	..	..	..	..	..
	Liverpool	1,410	710	830	1,040	1,470	2,730	2,090	1,630	1,910	1,440	900	490
Yorkshire and The Humber	Sefton	490	460	480	490	..	..	200	440	320	150	110	320
	St. Helens	470	610	..	..	840	..	530	..	450	220	210	250
Wirral		..	..	..	520	440	500	520	450	320	270	270	170
Yorkshire and The Humber		13,340	13,170	13,200	14,000	14,190	16,040	16,250	15,840	12,040	8,710	9,450	9,840

	East Riding of Yorkshire UA	1,050	960	1,060	1,290	860	850	800	650	380	320	440	460
	Kingston upon Hull, City of UA	300	460	540	..	..	..	890	620	390	230	300	440
	North East Lincolnshire UA	..	260	200	500	430	190	470	200	230	220	390	460
	North Lincolnshire UA	..	..	..	530	..	1,130	660	480	350	290	340	400
	York UA	..	540	650	410	470	850	490	300	240	540	370	250
North Yorkshire		..	..	..	..	..	..	..	..	..	970	1,000	1,160
	Craven	..	110	150	160	80	80	50	90	130	90	30	200
	Hambleton	350	..	..	120	150	290	230	270	..	120	170	140
	Harrogate	570	290	450	380	270	310	250	300	200	190	160	90
	Richmondshire	70	..	..	..	..	..	..	..	..	10	50	50
	Ryedale	..	60	150	110	70	80	110	180	100	160	120	180
	Scarborough	240	190	370	230	310	170	210	310	..	130	120	240
	Selby	310	200	170	300	360	430	820	540	230	260	360	260
South Yorkshire (Met County)		..	..	3,460	..	..	..	..	..	3,270	2,200	2,790	2,780
	Barnsley	..	780	650	..	..	..	..	..	830	900	1,010	1,170
	Doncaster	700	590	850	..	..	990	840	810	440	330	250	420
	Rotherham	940	1,010	1,230	810	600	540	630	670	820	420	590	620
	Sheffield	..	..	730	740	1,350	930	..	1,450	1,170	540	940	560
West Yorkshire (Met County)		..	..	..	6,180	6,700	7,130	..	7,850	..	..	3,810	3,900
	Bradford	1,040	1,260	1,220	1,100	1,140	1,300	1,290	1,470	770	660	440	510
	Calderdale	..	430	370	490	770	750	1,000	980	520	360	250	310
	Kirklees	1,040	..	..	670	650	820	..	830	..	..	710	790
	Leeds	1,980	1,930	2,000	2,950	3,120	3,230	2,690	3,110	2,910	1,400	1,410	1,380
	Wakefield	1,100	1,280	1,140	970	1,020	1,020	1,210	1,460	1,210	920	1,000	910
East Midlands		13,680	14,100	14,880	14,380	15,470	16,890	17,990	17,710	11,840	11,290	10,590	9,930
	Derby UA	..	310	410	330	320	..	670	..	..	..	..	..
	Leicester UA	400	230	500	870	900	570	670	650	490	440	450	460
	Nottingham UA	290	610	650	810	930	1,250	1,170	1,240	400	680	240	..
	Rutland UA	..	..	..	..	280	230	110	100	110	60	30	40
Derbyshire		..	..	..	..	..	2,130	..	..	1,270	..	1,590	1,340
	Amber Valley	..	210	170	..	200	210	290	420	280	..	200	200
	Bolsover	290	360	170	230	110	170	170	..	90	170	260	130
	Chesterfield	..	320	480	380	180	310	270	260	100	100	290	160
	Derbyshire Dales	110	140	..	80	90	100	170	..	110	80	140	70
	Erewash	200	80	100	..	..	220	420	270	220	300	190	190
	High Peak	210	200	240	150	330	310	..	190	100	170	80	80
	North East Derbyshire	120	160	..	140	190	310	320	290	110	110	120	110
	South Derbyshire	..	..	500	..	650	500	460	570	250	240	330	400
Leicestershire		..	..	..	..	..	..	..	..	..	..	..	..
	Blaby	..	320	190	150	150	240	220	310	160	100	150	240

	Charnwood	..	460	340	..	..	..	..	..	..	..	..	..
	Harborough	640	610	390	250	300	240	390	480	230	530	230	240
	Hinckley and Bosworth	..	370	390	520	480	430	330	420	..	..	410	390
	Melton	110	110	..	150	70	120	130	70	290	180	140	90
	North West Leicestershire	..	..	..	..	..	..	..	..	..	..	430	..
	Oadby and Wigston	20	30	..	110	130	110	40	70	30	40	60	70
Lincolnshire		..	..	..	3,440	3,520	3,560	3,900	3,750	3,060	..	2,290	2,210
	Boston	..	230	470	410	380	260	240	310	130	190	170	160
	East Lindsey	670	550	750	560	580	450	550	680	750	520	520	340
	Lincoln	200	200	350	370	320	380	520	390	220	300	180	450
	North Kesteven	760	960	770	550	440	710	680	620	480	510	410	340
	South Holland	..	..	..	550	490	470	420	520	400	270	140	150
	South Kesteven	430	480	500	640	680	660	930	790	700	..	520	550
	West Lindsey	430	550	400	370	640	640	570	440	390	370	340	230
Northamptonshire		..	..	..	..	2,990	..	3,980	..	2,360	..	..	..
	Corby	40	80	..	..	290	600	740	860	500	350	580	410
	Daventry	..	410	420	220	280	280	220	230	140	150	130	130
	East Northamptonshire	..	..	560	420	480	630	630	440	240	200	200	170
	Kettering	..	..	..	430	690	..	720	460	410	360	350	190
	Northampton	550	560	560	..	500	950	1,120	1,060	750	570	..	..
	South Northamptonshire	..	..	..	510	490	270	310	170	210	140	170	290
	Wellingborough	..	..	..	..	270	220	260	..	120	..	60	80
Nottinghamshire		..	..	..	..	..	2,630	..	2,560	1,750	..	1,700	..
	Ashfield	..	440	580	470	510	320	280	540	330	350	410	310
	Bassetlaw	460	310	360	..	..	430	580	360	320	180	230	270
	Broxtowe	50	80	100	100	200	350	300	330	190	140	130	190
	Gedling	..	70	210	370	260	280	..	460	220	270	300	..
	Mansfield	120	150	..	290	340	430	580	280	200	290	250	260
	Newark and Sherwood	..	..	620	630	580	560	500	290	230	300	200	250
	Rushcliffe	380	260	150	..	..	260	430	310	270	..	180	230
West Midlands		14,090	13,370	13,870	13,840	14,150	16,190	15,100	13,800	11,290	9,150	8,460	8,640
	Herefordshire, County of UA	750	600	490	540	350	480	550	470	510	..	..	..
	Stoke-on-Trent UA	..	..	510	..	660	720	810	..	..	350	320	240
	Telford and Wrekin UA	..	..	..	770	610	330	250	310	390	410	500	700
Shropshire		..	860	..	..	900	1,060	1,070	800	..	..	540	..
	Bridgnorth	..	60	100	40	50	50	120	90	..	..	..	..
	North Shropshire	250	230	190	140	300	310	210	180	..	..	..	..
	Oswestry	120	130	..	230	200	230	240	180	110	..	..	..
	Shrewsbury and Atcham	240	220	170	110	260	240	250	250	..	..	..	..
	South Shropshire	130	220	..	..	100	240	250	100	..	..	..	..
Staffordshire		..	2,890	..	..	..	..	..	..	..	1,370	..	..
	Cannock Chase	380	490	470	330	350	290	410	380	250	200	250	110

	East Staffordshire	..	330	..	240	220	190	..	..	..	190	..	..
	Lichfield	460	540	..	620	540	570	300	440	180	130	250	240
	Newcastle-under-Lyme	170	120	160	240	180	230	210	180	250	200	160	260
	South Staffordshire	290	270	380	..	..	230	190	290	260	260	120	130
	Stafford	540	610	..	420	350	420	250	280	260	160	..	230
	Staffordshire Moorlands	240	300	200	210	350	310	260	190	130	120	80	70
	Tamworth	210	240	..	110	320	..	..	..	..	120	40	80
Warwickshire		..	..	..	..	2,050	2,370	..	..	1,430	..	790	920
	North Warwickshire	120	130	100	..	60	60	..	..	60	..	90	50
	Nuneaton and Bedworth	..	..	..	..	460	600	..	210	330	210	290	280
	Rugby	270	310	210	..	330	560	860	650	470	410	190	310
	Stratford-on-Avon	..	..	490	570	780	650	470	360	230	180	130	180
	Warwick	640	840	840	650	430	510	370	370	340	240	80	100
West Midlands (Met County)		..	..	..	..	..	..	6,220	6,340	4,730	..	3,910	..
	Birmingham	..	..	2,120	..	..	2,770	1,880	2,060	1,990	1,520	940	1,020
	Coventry	340	..	810	..	..	520	870	1,130	560	360	480	660
	Dudley	..	..	..	..	..	..	740	620	450	410	520	440
	Sandwell	470	470	..	890	..	910	860	990	600	580	720	580
	Solihull	650	470	380	500	410	810	680	480	320	380	230	330
	Walsall	410	300	..	640	800	720	720	600	570	..	830	..
	Wolverhampton	..	210	260	360	200	510	470	470	240	290	210	280
Worcestershire		..	1,620	..	..	1,730	1,850	..	1,180	1,160	..	..	..
	Bromsgrove	470	420	590	400	410	490	..	160	120	110	60	230
	Malvern Hills	..	90	..	..	160	50	120	120	140	..	170	210
	Redditch	400	230	280	410	280	250	310	270	120	130	150	90
	Worcester	..	200	170	80	200	350	290	280	300	..	160	160
	Wychavon	..	400	330	390	310	360	290	170	240	130	140	250
	Wyre Forest	..	280	..	..	370	350	190	170	240	..	..	..
East of England		16,030	15,620	17,840	18,400	19,890	20,250	22,560	22,570	18,470	15,960	15,220	15,620
	Luton UA	40	260	..	150	290	230	250	290	250	190	280	210
	Peterborough UA	340	400	510	700	820	880	1,210	930	680	1,040	670	710
	Southend-on-Sea UA	100	80	140	130	270	390	210	290	240	230	70	300
	Thurrock UA	610	820	970	820	670	660	690	180	..	..	..	200
Bedfordshire		..	..	..	1,550	1,730	1,580	..	1,950	1,350			
	Bedford/Bedford UA	..	410	610	480	610	720	310	660	660	460	..	..
	Mid Bedfordshire/ Central Beds	..	..	650	760	530	590	730	730	440	..	1,130	..
	South Bedfordshire	..	..	..	310	590	260	..	560	250			
Cambridgeshire		..	..	..	..	..	..	..	..	..	..	..	..
	Cambridge	..	..	190	430	520	250	480	460	350	370	250	240
	East Cambridgeshire	..	..	..	530	310	630	590	740	510	310	300	280
	Fenland	370	..	600	570	620	400	500	630	410	360	260	350

	Huntingdonshire	440	490	..	..	..	..	..	530	690	590	980	770
	South Cambridgeshire	..	660	..	570	760	840	..	..	..	..	..	..
Essex		..	..	..	4,160	..	..	5,220	5,410	..	3,350	3,310	3,930
	Basildon	690	400	260	310	330	400	520	730	630	460	400	1,070
	Braintree	..	..	..	550	680	490	590	580	370	330	420	240
	Brentwood	..	..	210	240	210	190	120	160	280	170	170	120
	Castle Point	80	80	90	70	150	180	230	90	110	60	120	50
	Chelmsford	540	..	840	860	760	440	530	920	660	310	240	160
	Colchester	470	530	..	1,110	850	980	1,290	1,490	780	690	700	860
	Epping Forest	300	360	350	220	350	220	190	90	120	160	480	370
	Harlow	240	190	150	60	90	150	200	160	180	200	130	80
	Maldon	290	..	..	120	..	..	240	150	150	110	40	20
	Rochford	..	150	140	190	90	180	360	250	120	80	50	90
	Tendring	350	..	390	150	160	450	610	370	..	320	210	380
	Uttlesford	200	210	..	290	330	460	340	420	580	460	360	500
Hertfordshire		..	..	..	..	..	..	..	..	..	..	..	..
	Broxbourne	..	220	140	230	..	490	370	230	190	270	300	140
	Dacorum	300	..	..	630	240	210	280	320	360	180	550	270
	East Hertfordshire	480	430	340	240	320	490	520	..	270	260	230	310
	Hertsmere	250	160	100	180	210	320	..	320	200	260	..	120
	North Hertfordshire	..	..	..	..	..	..	..	..	..	..	170	280
	St Albans	290	..	..	..	..	..	..	..	..	..	..	..
	Stevenage	210	..	..	50	..	130	310	370	220	230	350	180
	Three Rivers	..	390	150	140	100	150	240	230	280	80	100	200
	Watford	50	..	..	270	360	420	280	200	410	430	400	330
	Welwyn Hatfield	170	60	250	870	820	760	620	690	150	90	160	290
Norfolk		..	..	2,710	..	..	3,090	3,200	3,660	3,020	2,670	2,010	..
	Breckland	..	640	750	640	740	430	520	540	500	450	310	360
	Broadland	..	..	340	320	290	80	270	210	290	200	140	190
	Great Yarmouth	160	170	130	200	330	270	290	280	270	220	210	150
	King's Lynn and West Norfolk	390	360	330	520	660	680	720	760	390	390	410	520
	North Norfolk	310	200	190	370	310	650	380	250	420	190	130	140
	Norwich	260	430	500	520	700	730	580	930	360	580	250	..
	South Norfolk	..	390	470	..	..	250	450	710	780	650	550	610
Suffolk		..	..	..	2,390	2,440	2,890	..	..	3,380	2,130	1,780	1,540
	Babergh	380	190	430	200	140	220	330	210	330	180	200	220
	Forest Heath	210	150	60	50	160	300	260	520	980	360	380	280
	Ipswich	..	380	330	460	690	600	850	860	650	630	290	290
	Mid Suffolk	..	..	260	320	350	470	630	510	410	310	360	360
	St Edmundsbury	460	420	310	440	320	320	430	540	330	220	240	80
	Suffolk Coastal	330	390	..	540	440	660	580	370	340	280	150	160
	Waveney	430	410	340	370	340	320	..	..	330	150	160	140
London		14,490	13,930	15,670	19,390	24,060	18,810	22,760	22,600	20,450	20,370	18,830	20,040

	Barking and Dagenham	..	..	..	..	580	470	610	810	370	300	350	340
	Barnet	..	..	710	970	1,330	600	380	530	1,060	650	940	2,000
	Bexley	480	220	270	780	220	140	210	300	100	360	270	310
	Brent	530	480	850	..	..	..	..	..	..	..	..	..
	Bromley	..	..	..	..	870	..	..	..	600	440	750	740
	Camden	..	..	..	160	500	400	..	..	320	530	190	140
	City of London	170	110	70	210	50	40	0	0	0	30	0	0
	Croydon	240	270	620	300	390	400	850	1,150	780	1,110	490	500
	Ealing	..	..	240	750	..	700	1,330	810	750	490	380	700
	Enfield	920	1,860	610	420	520	700	1,000	950	440	190	690	670
	Greenwich	590	1,100	1,410	1,120	1,580	1,070	1,130	..	980	620	1,140	970
	Hackney	..	..	..	..	..	..	..	..	..	920	470	790
	Hammersmith and Fulham	80	..	80	..	280	130	..	..	90	530	20	120
	Haringey	..	..	..	..	..	..	..	870	540	..	..	460
	Harrow	110	90	550	330	240	280	..	290	510	390	170	70
	Havering	270	..	260	290	460	490	650	670	730	250	290	510
	Hillingdon	..	..	..	450	470	310	190	590	550	400	430	760
	Hounslow	260	..	..	1,050	780	1,190	1,560	1,920	1,210	1,450	1,050	870
	Islington	..	210	..	230	170	380	740	650	650	1,030	300	260
	Kensington and Chelsea	..	130	270	600	120	80	140	60	50	200	..	50
	Kingston upon Thames	..	200	210	410	430	190	170	130	170	80	190	190
	Lambeth	..	..	..	..	550	660	940	440	..	..	1,120	390
	Lewisham	..	..	480	..	..	..	970	1,130	210	680	880	1,350
	Merton	170	510	..	..	..	950	650	600	570	..	300	580
	Newham	..	..	..	..	..	..	..	..	1,180	..	..	..
	Redbridge	160	300	510	440	650	960	510	770	500	810	330	150
	Richmond upon Thames	..	150	..	380	..	..	..	..	..	..	..	..
	Southwark	320	360	..	..	1,830	..	..	..	..	..	..	..
	Sutton	..	190	370	..	670	400	460	340	350	380	140	..
	Tower Hamlets	..	1,430	1,490	2,070	2,950	1,920	1,900	1,330	2,660	3,080	4,230	2,820
	Waltham Forest	810	130	350	190	290	260	390	420	430	410	350	450
	Wandsworth	210	340	..	580	1,260	340	720	600	710	..	..	900
	Westminster	..	..	840	810	..	..	..	..	..	..	..	280
South East		21,840	21,820	22,750	24,280	25,690	28,210	27,360	30,230	28,440	24,440	20,000	22,240
	Bracknell Forest UA	230	330	..	200	170	280	180	360	380	350	440	250
	Brighton and Hove UA	..	..	120	150	260	250	380	710	400	250	260	..
	Isle of Wight UA	360	380	490	510	490	580	770	710	620	580	320	360
	Medway UA	980	560	580	520	530	560	330	..	790	590	770	1,090
	Milton Keynes UA	1,480	1,250	1,240	..	1,060	1,860	1,630	2,500	1,830	1,610	1,240	1,380
	Portsmouth UA	380	230	410	510	460	630	410	810	1,030	510	220	230
	Reading UA	300	..	..	520	940	..	270	460	440	480	360	320
	Slough UA	..	530	200	340	690	390	590	660	590	310	200	280
	Southampton UA	370	440	710	..	..	..	..	500	480	210	610	340
	West Berkshire UA	..	..	150	280	570	590	710	650	450	280	110	130
	Windsor and Maidenhead UA	..	240	210	320	340	460	310	340	490	390	170	170
	Wokingham UA	..	..	370	390	350	490	630	490	380	260	170	180

Buckinghamshire		1,160	1,290	1,120	1,420	..	1,190	1,550	1,640	1,360	1,370	1,430	1,870
	Aylesbury Vale	650	530	550	820	680	580	500	730	640	680	700	1,010
	Chiltern	140	180	220	220	180	260	180	120	70	70	100	190
	South Bucks	110	120	100	90	..	150	180	210	240	270	60	160
	Wycombe	250	460	260	280	180	200	690	580	410	350	570	520
East Sussex		..	1,390	1,380	1,150	1,220	1,100	1,410	960	1,010	990	..	1,280
	Eastbourne	..	500	440	570	460	450	320	30	170	220	70	110
	Hastings	340	220	280	90	100	190	260	140	80	70	40	70
	Lewes	110	150	150	140	280	110	300	240	210	240	190	230
	Rother	150	340	200	170	230	230	290	290	230	150	..	200
	Wealden	..	190	310	170	160	110	240	260	320	310	590	690
Hampshire		..	..	..	..	..	..	4,960	..	..	..	..	4,820
	Basingstoke and Deane	480	710	550	740	730	910	620	1,180	1,010	1,290	910	750
	East Hampshire	310	240	160	400	440	330	270	450	460	340	240	940
	Eastleigh	300	120	160	490	830	680	490	600	530	650	360	470
	Fareham	..	..	..	270	190	330	520	550	320	240	300	320
	Gosport	290	260	460	..	..	350	700	270	130	60	60	400
	Hart	..	..	..	520	530	500	340	290	60	20	60	250
	Havant	50	170	..	200	140	230	270	190	180	160	150	170
	New Forest	400	560	490	..	500	380	320	280	240	230	270	190
	Rushmoor	170	170	..	140	490	420	720	210	..	..	..	190
	Test Valley	..	450	540	470	220	330	280	360	110	390	390	480
	Winchester	120	290	400	490	530	..	450	..	1,620	2,050	920	660
Kent		..	..	..	..	..	..	..	..	..	..	..	..
	Ashford	..	680	620	770	790	440	230	840	250	350	530	720
	Canterbury	360	590	580	460	610	550	430	460	540	380	350	440
	Dartford	230	190	430	640	380	370	400	910	450	270	270	340
	Dover	130	170	160	100	130	350	80	160	130	180	120	..
	Gravesham	80	40	170	160	510	280	290	240	710	160	100	140
	Maidstone	510	370	620	480	450	590	500	720	1,010	970	690	710
	Sevenoaks	..	230	120	150	200	290	120	130	170	..	..	..
	Shepway	350	340	310	400	190	140	90	250	260	140	140	160
	Swale	500	490	450	360	420	490	740	..	520	570	390	260
	Thanet	150	220	..	..	..	..	..	..	..	..	..	..
	Tonbridge and Malling	..	..	..	..	..	..	..	..	..	..	..	..
	Tunbridge Wells	120	..	200	100	300	290	330	390	350	140	80	150
Oxfordshire		..	..	..	1,810	1,890	2,570	2,000	2,390	1,970	..	1,180	1,290
	Cherwell	590	..	400	410	420	620	570	330	230	350	130	160
	Oxford	..	..	420	470	600	720	320	580	620	300	370	200
	South Oxfordshire	..	240	270	220	130	130	140	390	170	170	180	420
	Vale of White Horse	510	340	160	250	260	480	370	570	550	..	280	240
	West Oxfordshire	250	300	..	460	500	620	600	520	420	200	220	270
Surrey		..	..	..	..	3,210	4,460	..	3,280	3,770	2,590	2,580	..
	Elmbridge	580	480	370	510	440	520	..	340	750	250	300	290
	Epsom and Ewell	..	250	220	160	190	210	320	310	210	100	270	290

	Guildford	150	160	300	390	240	550	300	550	250	370	410	300
	Mole Valley	110	180	220	130	170	240	480	250	110	110	60	130
	Reigate and Banstead	290	350	460	410	440	560	600	580	830	430	380	420
	Runnymede	..	120	170	210	200	520	250	170	300	400	440	160
	Spelthorne	120	..	..	..	250	130	210	140	230	230	200	..
	Surrey Heath	120	250	320	210	160	490	400	120	290	50	50	200
	Tandridge	..	220	300	260	260	370	480	290	250	190	170	240
	Waverley	160	..	80	90	190	180	430	170	270	190	150	80
	Woking	500	250	300	470	670	680	490	360	290	260	150	180
	West Sussex	..	1,440	2,220	2,160	2,040	2,220	2,040	2,570	2,410	2,080	1,760	..
	Adur	70	30	20	50	50	230	100	180	110	10	120	80
	Arun	290	480	610	540	350	290	250	380	440	390	430	680
	Chichester	310	340	450	370	490	360	450	400	520	370	370	370
	Crawley	..	40	70	70	180	190	380	720	400	430	340	320
	Horsham	490	360	670	510	320	510	310	320	280	270	150	140
	Mid Sussex	..	130	180	490	520	490	450	410	480	400	260	..
	Worthing	200	60	220	120	130	150	130	160	180	220	90	100
South West		14,970	15,600	15,730	15,980	17,410	18,760	19,430	19,060	17,340	14,930	13,680	16,100
	Bath and North East Somerset UA	180	230	170	180	220	220	190	190	190	240	300	..
	Bournemouth UA	..	460	660	800	..	550	950	880	1,200	560	..	490
	Bristol, City of UA	190	360	490	..	..	..	..	..	1,490	2,020	1,500	..
	North Somerset UA	..	850	..	..	..	1,110	..	1,140	680	..	440	..
	Plymouth UA	370	270	310	330	510	860	620	400	..	200	330	730
	Poole UA	250	210	..	350	480	550	670	620	430	440	200	290
	South Gloucestershire UA	1,070	950	..	..	490	..	..	..	..	..	..	..
	Swindon UA	..	..	..	..	..	1,520	1,560	2,030	940	1,070	730	820
	Torbay UA	400	320	350	360	390	290	290	330	390	230	230	230
Cornwall and Isles of Scilly		..	..	..	..	..	..	2,040	..	1,990	1,710	1,450	..
	Caradon	160	..	..	410	..	190	200	190	440			
	Carrick	390	320	270	380	390	370	420	530	420			
	Isles of Scilly	..	..	10	10	20	20	0	..	10			
	Kerrier	..	350	330	250	420	230	250	330	320			
	North Cornwall	500	490	360	320	340	480	460	400	380			
	Penwith	180	290	..	120	180	140	230	..	80			
	Restormel	420	..	..	..	..	..	480	440	350			
Devon		..	..	..	2,260	..	..	..	2,310	1,940	1,660	1,870	2,220
	East Devon	500	380	570	370	..	..	170	170	170	200	240	390
	Exeter	220	220	410	150	430	700	690	260	130	280	310	580
	Mid Devon	..	400	230	470	320	370	430	350	310	140	130	110
	North Devon	290	260	300	150	260	320	330	330	260	190	170	100
	South Hams	230	200	150	100	210	100	60	90	120	120	60	170
	Teignbridge	400	420	..	520	320	220	270	220	290	240	290	430
	Torridge	..	410	380	280	440	370	360	390	310	240	200	300

	West Devon	190	..	190	230	240	..	..	500	360	250	470	150
Dorset		..	..	..	..	..	..	1,320	1,140	900	..	..	..
	Christchurch	90	50	160	100	..	130	130	140	50	40	70	90
	East Dorset	..	..	..	..	..	..	150	90	90	130	220	170
	North Dorset	300	430	500	530	490	510	250	210	140	160	320	330
	Purbeck	50	70	30	90	60	120	170	230	200	120	110	170
	West Dorset	430	420	430	510	330	360	450	260	300	180	100	370
	Weymouth and Portland	210	220	100	130	180	190	170	200	110	..	..	..
Gloucestershire		..	..	..	1,650	1,650	..	2,580	..	2,410	..	1,580	1,930
	Cheltenham	..	..	440	510	470	260	720	600	630	200	150	110
	Cotswold	330	240	310	180	220	..	330	110	210	160	180	480
	Forest of Dean	180	100	130	140	150	260	190	210	290	..	240	280
	Gloucester	450	460	410	480	380	720	800	870	540	600	550	520
	Stroud	240	..	..	240	270	220	250	..	390	280	170	300
	Tewkesbury	..	..	..	110	170	280	280	410	350	330	290	230
Somerset		..	..	..	..	..	..	..	1,460	..	..	..	..
	Mendip	270	..	300	330	..	380	470	380	420	410	290	470
	Sedgemoor	..	..	..	..	460	..	..	270	..	320	..	..
	South Somerset	330	580	490	490	610	720	530	480	530	410	590	670
	Taunton Deane	670	460	440	360	300	300	140	230	320	..	..	320
	West Somerset	60	70	..	130	100	30	80	100	40	50	20	80
Wiltshire		1,730	1,720	..	1,590	..	..	..	..	1,670	..	1,220	..
	Kennet	110	270	..	260	280	..	..	..	460			
	North Wiltshire	380	470	260	360	260	1,510	..	510	380			
	Salisbury	250	300	210	290	120	360	330	440	410			
	West Wiltshire	990	670	..	670	..	530	530	580	410			

Source: DCLG