



Local Development Framework – Core Strategy

Issues and Options Discussion Paper

Topic Paper 1 – Housing

1.00 Background

- Planning Policy Statement 3: Housing (PPS3)
- Regional Spatial Strategy North West
- Planning for Growth, March 2011
- Manchester Independent Economic Review (MIER)
- Tameside Strategic Housing Land Availability Assessment (SHLAA)
- Tameside Strategic Housing Market Assessment 2008 (SHMA)
- Tameside Unitary Development Plan 2004
- Tameside Housing Strategy 2010-2016
- Tameside Sustainable Community Strategy 2009-2019
- Gypsy and Traveller Accommodation Assessment
- Tameside Residential Design Supplementary Planning Document (SPD)

1.01 The Tameside Housing Strategy 2010-2016 is underpinned by a range of studies and evidence based reports that have been produced to respond to housing need at a local level as well as reflecting the broader national and regional housing agenda.

2.00 National Policy

2.01 At the national level Planning Policy Statement 3: Housing (PPS3) sets out the planning policy framework for delivering the Government's housing objectives setting out policies, procedures and standards which Local Planning Authorities must adhere to and use to guide local policy and decisions.

2.02 The principle aim of PPS3 is to increase housing delivery through a more responsive approach to local land supply, supporting the Government's goal to ensure that everyone has the opportunity of living in decent home, which they can afford, in a community where they want to live. The policy also reflects the Government's commitment to improving the affordability and supply of housing in all communities.

3.00 Proposed National Changes to the Planning System

3.01 The Government is currently consulting on a draft National Planning Policy Framework (NPPF). The draft NPPF aims to streamline national policy into a consolidated set of priorities with a key focus on the presumption in favour of sustainable development. As a result the NPPF will replace the existing suit of Planning Policy Statements (including PPS3) and Planning Policy Guidance.



3.02 In terms of housing the main objective of the NPPF is to increase significantly the delivery of new homes while removing previous top-down, target based approach and giving local council's and their communities the responsibility and flexibility for meeting future housing requirements. Other significant changes to housing policy proposed by the NPPF include:

- Local authorities will continue to have to identify and maintain a five year supply of specific deliverable housing sites however the NPPF includes a further requirement to identify at least a 20% additional allowance to create competition and choice in the land market.
- The removal of the 60% national target for housing development on previously developed land (brownfield land). This will potentially enable a greater proportion of new development to take place on Greenfield land
- The removal of the national minimum site size threshold of 15 units for requiring affordable housing to be delivered. NPPF proposes that complete control will be given to local councils to allow greater flexibility and the best solutions for their areas.

4.00 Regional Policy

4.01 The planning context at the regional level comes from the North West of England Plan – Regional Spatial Strategy to 2021 (RSS). This document was adopted in September 2008. Since the formation of the coalition Government in May 2010 it has been the clear intention to abolish regional planning. The issues surrounding this are well documented and at this stage the proposed abolition of RSS is a material consideration.

5.00 Greater Manchester City-Region

5.01 The Greater Manchester Strategy was published in 2009 and brings together in one document the vision and principles that will elevate the city region to greater level of national and international prominence by 2020. The document is built on the extensive economic analysis and research carried out for the Manchester Independent Economic Review (MIER). In terms of the approach to housing the overarching aim of the Greater Manchester Strategy seeks to address the housing market by creating quality places.

5.02 The ten authorities that make up Greater Manchester have adopted the Greater Manchester Forecasting Model – The GMFM. This provides a model for the city region that forecasts household, population and economic projections up to 2032 under the current 2010 iteration. The GMFM is updated annually in autumn and provides an indicative scenario for the shape of the city-region with more detailed data down to the district level. The model is a valuable tool which highlights likely trends and is integral to the policy and plan making process.

6.00 Housing Need vs. Housing Demand

6.01 It is important to distinguish between the terms housing need and housing demand. The wider concept is the 'demand' for housing, which is a measure of how many households wish to obtain accommodation in an area. This demand would include households wishing to buy or rent housing at all price levels of the open market, using financial arrangements such as rent, mortgage and full-price cash payments. A working definition of housing

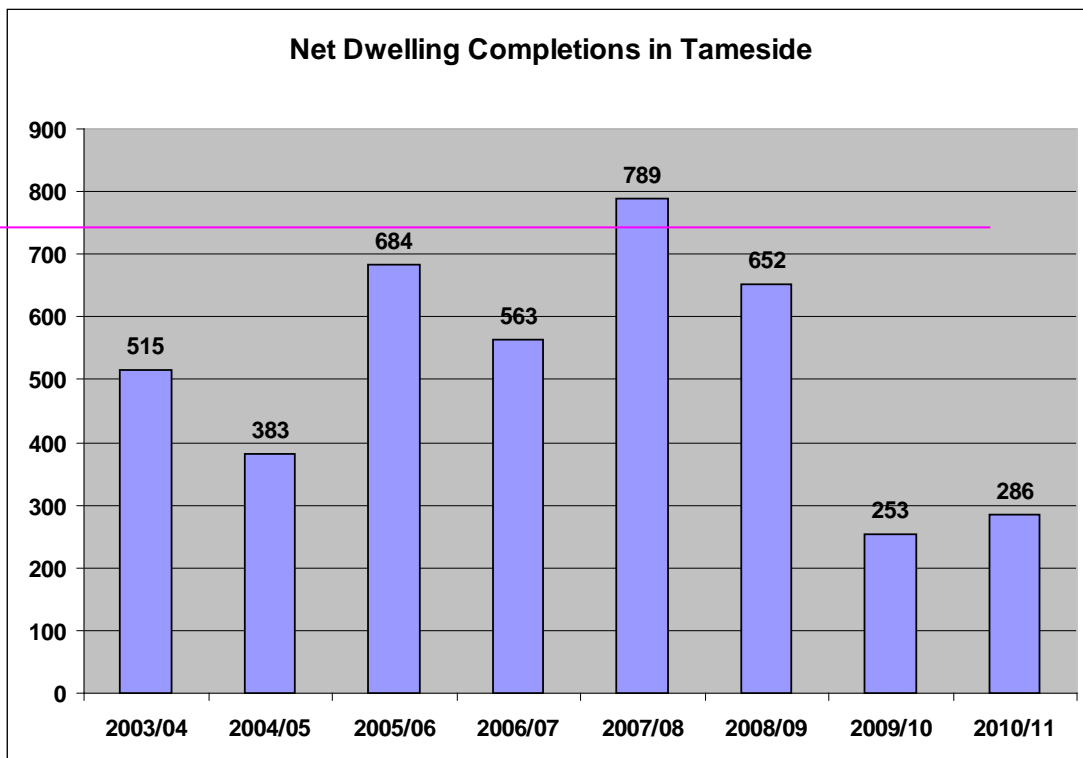


demand is the quantity of housing that households want and can afford to buy or rent without subsidy.

- 6.02 Housing 'need' has a narrower focus on those experiencing financial difficulty in gaining access to suitable accommodation. In terms of housing units, housing need may be defined as the quantity of housing needed to house those households currently lacking their own housing, or living in unsuitable housing, and who cannot afford to buy or rent housing without assistance.
- 6.03 The term 'housing requirements' is sometimes used in the context to refer to the combination of need and demand, particularly where market as well as affordable housing provision is being considered.

7.00 Housing Targets

- 7.01 Up until its revocation, the North West of England Regional Spatial Strategy (RSS) sets out the housing requirement for Tameside at 750 dwelling units per year net of clearance. This was a significant increase from the 370 units per year contained in the adopted Unitary Development Plan (2004). As a result the adopted RSS was expected to oversee the delivery of 13,500 dwellings in Tameside over the plan period 2003 to 2021. This housing target was set within the context of a wider approach to deliver housing across the North West and more specifically as part of a strategy to achieve housing growth in the Greater Manchester area. The housing requirements were supported by a combination of evidence from housing market research, population growth figures and the Greater Manchester Forecasting Model.
- 7.02 The graph below demonstrates the performance of net housing completions in Tameside from 1st April 2003 to 31st March 2011.





Net dwelling completions in Tameside 2003 to 2011

7.03 The graph indicates that there have been **4,125** completions across Tameside since 2003. The average rate of completion for this period is **515** dwellings per annum (67% of the annual target). With the exception of 2007/08 Tameside has almost consistently underperformed since 2003 against a net annual target of 750 dwellings. The result is that at 31st March 2011 Tameside has accumulated a deficit of **1,875** dwellings over the period 2003 to 2011. Considering that up until the recession the Borough had been through a period of unprecedented house building it is possible that this deficit will never be overcome and looks likely to worsen in the immediate future given the very slow nature of the economic recovery.

8.00 15 Year Housing Land Supply

8.01 In light of the RSS housing target PPS3 requires that local authorities carry out a Strategic Housing Land Availability Assessment (SHLAA) identifying a 15 year supply of land for housing development from the adoption date of the Core Strategy. For the Tameside SHLAA, completed in April 2011, this equates to 11,250 dwellings over the period 2011 to 2026. If the current housing completion underperformance figure is added into this calculation then the total housing provision required from 2011-2026 is **13,125** dwelling units (11,250 + 1,875).

8.02 The findings from the SHLAA indicate that the existing housing land supply is adequate to meet the demand of the next 5 years. To meet the targets of years 6 to 10 there will be an increasing need to look to greenfield sites as the availability of suitable brownfield land diminishes. Critically after 2021 for years 11-15 consideration will be required to release strategic sites within the Green Belt to meet potential housing targets.

8.03 It is important to note that the SHLAA does not currently take into account the additional 20% housing land flexibility proposed in the draft NPPF. If this was to be included Tameside would need to identify land for a further 750 dwellings in the first 5 years meaning the equivalent of an additional year's worth of land (i.e. $750 \times 5 = 3750 + 750$ (20% flexibility) = 4,500). This potentially makes the production of a robust and healthy 5 year rolling supply of housing land more difficult to achieve and in turn more vulnerable to challenge by housing developers, for example, looking to build houses on unallocated greenfield land.

9.00 Future Annual Housing Targets - Issues to Consider

9.01 One of the most important aspects of the Core Strategy will be to determine what annual housing target the borough should take forward. As stated earlier in the report the current target stands at 750 dwellings per year. However, this figure has only been exceeded once since 2003 resulting in an accumulated shortfall of some 1,875 units that have to be made up over the remaining years.

9.02 Despite the underperformance and the current lull in house building the recent evidence updates for population and household projections from Central Government and the Greater Manchester Forecasting Model continue to support RSS housing targets. As a result the broad evidence base still suggests that around 750 units per year will be required in order to meet the demands and needs of a growing and varied population in Tameside.



- 9.03 Although the research evidence is in place, simply accepting these findings and retaining the 750 target does not come without the potential for considerable social and environmental impacts for the borough. Taking into account the findings from the SHLAA (which is a study required to identify a supply of housing land for the next 15 years) then building in excess of 750 dwellings per year on the increasingly limited resources of suitable and sustainable sites is likely to result in greater pressure to develop strategic brownfield employment sites and greenfield land. In the long term (11 to 15 years and beyond) the SHLAA suggests that the release of Green Belt land may be required in order to sustain these building rates and to supply the levels of housing the evidence base implies is needed.
- 9.04 With recent forecasts suggesting the economic recovery will continue to be slow it is unlikely that house building rates will return to pre-recession levels for many years and almost certainly not within the next 5 years. The implications of this will see the accumulated shortfall of underperformance against the 750 target getting increasingly bigger and more and more difficult to deal with. If the borough is then faced with a housing requirement that is difficult to achieve and the suitable resources of land to achieve it can not be identified in the rolling 5 year supply of sites then the Council will be increasingly open to accept 'ad hoc' and unsustainable residential development. This is likely to see more development on greenfield land and strategic employment sites rather than identified brownfield regeneration areas and environmentally constrained sites in need of remediation.
- 9.05 Therefore it is important that careful consideration is taken to ensure that the housing target strikes the right balance between providing the volume, choice and mix to meet the identified needs and demand, but at the same time avoid undue environmental damage with increased urban sprawl and the loss of attractive green spaces as well as valuable employment land resources.

10.00 Housing Market and the Economy

- 10.01 Housing has a critical relationship with Tameside's prosperity and is one of the drivers of the local economy as well as being driven itself by the need to provide suitable housing to support a developing economy. The Tameside Economic and Learning Partnership published an Economic Masterplan following a detailed economic assessment. The key housing issues in the Masterplan are:
- To improve life chances in the most deprived areas by incentivising integration across agencies regarding basic skills, worklessness and public service delivery
 - To make housing policy more flexible to respond to market demands and the need for quality affordable homes in sustainable neighbourhoods.
 - To achieve a rapid transition to a low carbon economy
- 10.02 In terms of the housing market the average house prices in Tameside over the period 1996 to 2005 increased by more than 261%. However this level of growth was mainly limited to areas of Stalybridge South, Hyde and parts of Ashton. The economic downturn has had a significant impact on house prices within Tameside, like all areas, with the average price paid for a property in June 2009 being just £96,580 compared to £118,357 in June 2008. Over the same period house prices across the North West fell by 11.9%. This reduction in



the price paid for properties is unlikely to fully resolve issues of affordability within the Borough.

- 10.03 A key evidence based study is the Tameside Strategic Housing Market Assessment 2008 (SHMA), carried out by consultancy firm Arc4 Ltd. This study provides a comprehensive understanding of the housing market in Tameside with neighbouring housing market areas. The study identifies many issues facing the borough including improving the economic performance, increasing the provision of affordable housing and diversifying the range of open market housing to both attract and retain residents.
- 10.04 Overall the SHMA showed that Tameside is part of a wider functional market area that includes parts of Manchester, Stockport, Oldham and High Peak and includes strong commuter linkages with Manchester City. Households in Audenshaw and Mossley were most satisfied with their area, whilst those in Ashton and Droylsden were least satisfied. Other high level messages from this research include:
- The number of households in Tameside is projected to increase by 24,000 (13%) by 2031
 - There is pressure on all types of housing, with the exception of terraced houses
 - The imbalance between supply and demand for open market accommodation is most pronounced for properties with one and four or more bedrooms
 - There is currently a shortfall of 424 affordable dwellings each year
 - Between 2006 and 2008 there were 103 units of affordable housing completed
 - Improving the quality of stock across all tenures, especially in the private sector is a key challenge that will help to match the economic development offer and promote long term community sustainability and quality of life

11.00 Local Context

- 11.01 The overarching strategy for the Borough is the Tameside Sustainable Community Strategy, which in terms of Housing, suggests that the quality of neighbourhoods and suitable housing provision for people in need should be at the top of the agenda. This emphasis is reflected in the Tameside Housing Strategy 2010-2016. The strategy collects together and sets out Tameside's main housing policies and strategies in one document with the key objectives of:
- Achieving the right quantity and quality of new housing - including diversifying the housing offer to increase choice
 - Continuing to raise the quality of the existing housing stock, services and neighbourhoods
 - Supporting people to access a range of housing options and services

12.00 Social Housing

- 12.01 The social property stock in Tameside stands at around 22,500 units with over 20 different housing associations operating in the borough. New Charter is by far the largest social housing provider with a stock of approximately 14,500 dwellings. Other providers include Peak Valley (approx 1,400 homes in Hattersley), Regenda (approx 1,200 homes in Ashton, Denton and Dukinfield), Irwell Valley (approx 1,000 homes in Haughton Green) and Ashton Pioneer Homes (approx 1,000 homes in Ashton). Smaller providers of between 300 to 500



homes include Contour (Audenshaw and Droylsden), Harvest (Hyde) and Accent North West (Ashton and Dukinfield).

- 12.02 The most significant increases in social housing over the next 5 years are likely to be attributed to New Charter. They have outlined a strategy as part of the affordable homes programme to build a further 360 new dwellings between 2011 and 2015. This is likely to be achieved through a mixture of infill development on existing estates as well as the addition of new sites such as Wellington Works in Ashton and Wakefield Road in Stalybridge.

13.00 Affordable Housing

- 13.01 The Government defines affordable housing as housing provided at rents or sale at prices below market levels, and at a cost low enough for eligible priority households to afford. Affordable housing provision includes social rented housing and assisted home ownership (e.g. shared ownership or shared equity).
- 13.02 The Tameside Housing Strategy outlines a requirement of 180 new homes per year (subject to improved market conditions) to be affordable housing. This would equate to around 20% of all new housing provision. The Housing Strategy contends that this strikes an appropriate balance between affordable needs and wider market demand helping to achieve socially balanced communities.
- 13.03 In terms of housing choice in Tameside there is an identified need to improve the range of and access to homeownership products on offer in the borough. First Time Buyers tend to be the 'excluded middle market' with income levels that can sustain homeownership but without prospects of buying due to the difficulties associated with access to suitable finance and mortgage opportunities. This group requires options that provide them with support to enable them to get onto the housing ladder such as assistance with a deposit. In turn there are also difficulties for second time buyers and those looking to move further up the housing ladder to accommodate growing families and/or greater aspirations.
- 13.04 In comparison to the problems of affordability in the private housing market, the housing offer in the private rental sector in Tameside is also relatively poor. Traditionally this has been characterised by small scale landlords with low quality accommodation stock leading to key deficiencies in high quality rental properties. As a result the rental market is not geared towards providing suitable and flexible accommodation to attract the skills base from young professionals and post graduates into the borough. Tameside would therefore benefit from the introduction of professional top market rented landlords into the private rental market that are responsive to the needs and aspirations of this key skills group.

14.00 Empty Homes

- 14.01 The economic downturn has had an impact on the local housing market and the number of long term empty homes in Tameside is now a cause for concern. Tameside like most places has a normal transactional turnover which can result in many homes remaining empty for varying periods of time. At 1st April 2010 there were nearly 2000 empty homes in Tameside based on Local Authority Council Tax figures. These properties are empty for a multitude of reasons.



14.02 The council and its housing association partners are looking at developing management opportunities that will pro-actively work with owners of empty homes to bring their properties back into use. This will help to house more people, improve the physical environment and reduce vandalism and crime which if successful will make a major contribution to supporting the aims of the local sustainable community strategy. In addition it will also help to off set the shortfall in current development.

15.00 Homelessness

15.01 Since the publication of the Homelessness Strategy in 2008 there have been significant developments on an economic and political level that has created a challenging environment for the local authority and its partners in its approach to preventing homelessness in Tameside. The “credit crunch” which started in 2007 has already created a situation where there are now more people at risk of losing their jobs and their homes and it is anticipated that this risk will remain.

15.02 However the main concern for the Council is that cuts to public investment in housing over the next four years and the plans for welfare reform up to 2020 could see some of the most vulnerable people shouldering a disproportionate burden of the government’s deficit reduction measures. The cut to the new building programme will have a major impact on the ability to deliver enough affordable housing in our communities for the foreseeable future.

16.00 Accommodation for Older People

16.01 The Office for National Statistics (ONS) 2008 population projections suggest that there are currently around 34,700 residents in Tameside aged 65 or over, representing 16% of the population. This is set to increase to 53,900 by 2033, by which time older people are projected to represent 22.6% of the population.

Age group	Year			% change 2011-2033
	2011	2021	2033	
Total Population	216400	226900	238700	10.3
Total Aged 65+	34700	42300	53900	55.3
Total Aged 75+	15600	20100	27100	73.7
Total Aged 85+	4500	5900	10300	128.9
As % of population	2011	2018	2033	
Total Aged 65+	16.0	18.6	22.6	
Total Aged 75+	7.2	8.9	11.4	
Total Aged 85+	2.1	2.6	4.3	

Source: 2008-based ONS population projections



16.02 Tameside's 'Quality of Life Strategy for Older People' focuses on ensuring a sufficient supply of appropriate housing and provision of support so older people can continue to live in their own homes. Despite this the Tameside Housing Strategy identifies that there is a limited supply of private sheltered flats and bungalows, which exacerbates pressure on sheltered social housing. It also considers that planning should be more pro-active in working with developers, using Section 106 agreements, design guides and policies in order to improve the supply of housing suitable for older people. Tameside should also increase the supply of adaptable general needs housing, such as building to the Lifetime Homes Standard so that the home can be adapted as people get older rather than having to move house.

17.00 Gypsies, Travellers and Travelling showpeople

17.01 Although some Gypsy and Travellers travel for some of the year, the vast majority do not now travel on a daily basis all year round. Increasingly, as traditional work has declined, Gypsy and Travellers have adapted to permanent residential sites where they can more easily access a doctor, schools and other services and employment while maintaining the cultural traditions of being a Gypsy or Traveller. Permanent authorised pitches can help to promote integration and inclusion with settled communities. Despite the increase in permanent sites it is also important to recognise the need to provide transit sites to facilitate the travel undertaken by these groups to maintain their traditional way of life.

17.02 Travelling showpeople are members of a community that consists of self employed business people who travel the country, often with their families, holding fairs. Usually Travelling showpeople will require secure, permanent bases for the storage of their equipment, maintenance of rides and for residential purposes.

17.03 In partnership with the other nine Greater Manchester Authorities, Tameside commissioned a comprehensive assessment of the accommodation and wider service needs of Gypsies and Travellers in the Greater Manchester sub-region. The final report in May 2008 highlighted that Tameside needed to provide 17 pitches for Gypsies and Travellers. It also found there were 18 pitches needed up to 2015 for Travelling Show People in addition to the 38 existing pitches. Therefore suitable sites will need to be considered.

18.00 Previously Developed Land

18.01 The Coalition Government's recent Growth Review outlines ambitious proposals for planning reform, to ensure that planning supports the sustainable development that we need as the country emerges from recession. Part of this approach includes important changes relating to previously developed land and buildings. The Government intends to localise choice about the use of previously developed land by removing the national target for the amount of housing development that should take place on previously developed land (the 'Brownfield target').

18.02 In accordance with the targets set out in the RSS Tameside currently gives priority to the construction of new dwellings on previously developed sites aiming to provide at least 80% of new dwellings on such land. In light of the abolition of the RSS and the proposed localisation of decision making in the Growth Review the opportunity has arisen for Tameside to set its own 'Brownfield target'. Whether this target is retained at 80%, reduced



to a lower target or even increased to a higher figure presents a number of different implications for the delivery of housing in Tameside.

19.00 Design

- 19.01 Creating high quality, sustainable homes for the residents of Tameside needs to be a key priority for future housing development across the Borough. To date new (private) housing schemes have been dominated by generic house design 'stock-book' developments which often fail to represent high quality design or place specific characteristics. This issue is not a Tameside specific one (but Tameside needs to address it), as highlighted by the North of England Housing Audit undertaken by CABI in 2005. This design audit of new dwellings assessed 93 completed schemes using the Building for Life criteria, with only 6 schemes rated 'very good' or 'good'. Within the North West, Tameside had the joint second lowest scoring development.
- 19.02 The Tameside Residential Design SPD (2010) contains policies to help address issues surrounding poor design, but allied with this, consideration should be given to requiring developments to achieve a minimum Building for Life (BfL) score. Accompanied by the Residential Design SPD, this will provide developers with a clear set of criteria by which the design of their development will be assessed. In turn, it will also ensure that developments approved will be of a high quality.
- 19.03 The stepped tightening of Part L Building Regulations will improve the energy efficiency and reduce carbon emissions of new housing development. This in turn could help to improve elements of housing design and layouts, as issues such as solar gain becoming increasingly important.

20.00 Summary

- 20.01 The housing requirement in Tameside will have positive and negative implications for the Borough. The delivery of additional housing will help to provide sufficient new homes for a growing population and in addition will help to address issues of affordability through the delivery of both market and affordable housing. In addition, the replacement or reuse of historic building stock will help to reduce the number of properties which are in poor condition, under used and inefficient. However, the increase in housing is likely to place further pressure on the development of greenfield sites, existing infrastructure and facilities unless adequate mitigation measures are secured.
- 20.02 It is therefore important that careful consideration is taken to ensure that the housing target strikes the right balance between providing the volume, choice and mix to meet the identified needs and demand, but at the same time avoid undue environmental damage with increased urban sprawl and the loss of attractive green spaces as well as valuable employment land resources.



21.00 Key Issues

21.01 Based on the evidence the key issues have been categorised under the following headings:

Housing Choice/ Offer

- Demand exceeds supply for all property types in the Borough except terraced stock.
- A good mix of dwelling sizes is required including in particular small one bedroom and larger four or more bedroom properties. There is also an identified requirement to meet the varied accommodation needs of single people, couples and families.
- Access to home ownership products is an increasing issue due to a lack of suitable finance and mortgage opportunities.
- There is an increasing need to address the requirements of an ageing population.
- Delivering lifetime homes that are accessible to all and adaptable in order to serve everyone through their life.
- Overall there should be a desire to create balanced communities forged in the local character rather than bland monotonous estates with no sense of place or individual identity.
- There is an identified requirement to provide additional sites and pitches for gypsy and traveller communities.

21.02 Location

- It is crucial to ensure that new residential development is in locations where everyone in Tameside can access it, to provide suitable housing and housing to meet their needs and aspirations.
- Should housing growth be focused in the urban areas and brownfield regeneration sites? These sites often suffer from contamination issues or other constraints affecting viability and making them difficult to market and costly to develop. Would a more dispersed pattern of development be more suitable with a greater emphasis on greenfield locations and urban expansion?
- The SHLAA indicates that the majority of potential housing sites are located within the urban area or on the urban fringe. Crucially however the study indicates that there will be an increasing need to look to greenfield land and even strategic Green Belt release in the long term in order to meet the challenging housing targets.
- The Growth Review presents Tameside with the opportunity to set its own previously developed land target (otherwise known as brownfield land). This target presently stands at 80%. Should it be retained to focus development in the urban and regeneration areas or lowered to allow a more flexible and varied supply of housing land with greater potential for development on greenfield land?

21.03 Land Availability

- Tameside currently has a 5 year supply of deliverable housing land.
- Based on the current housing targets the SHLAA identifies that there could be a potential shortage of housing land in the medium to long term (6 to 15 years), with increasing pressure on greenfield land.
- If the current housing delivery strategy continues potential strategic Green Belt realises may be required in the long term to accommodate housing requirements. This position is likely to be compounded by the current weakness in the housing market and low levels of dwelling completions in recent years adding to the accumulated shortfall of Tameside's housing delivery.



- Preferred brownfield regeneration sites can be difficult to market and costly to develop making them less attractive to prospective developers.

21.04 **Affordability**

- There is an identified need for additional affordable housing.
- Increases in house prices during the first half of the decade coupled with lower than inflationary salary increases means the gap between household incomes and the price of housing has widened further. The SHMA recommends that it is therefore appropriate to now consider an affordable housing policy that will sit within the Housing SPD forming a key element of the Core Strategy.
- Any affordable housing policy requirements would need to be tested for economic viability.

21.05 **Design**

- New homes must represent high quality sustainable design - form (visual appearance) and function (fit for purpose / usability) and an understanding of local character and identity.
- Layouts must apply acknowledged urban design principles and incorporate high quality public realm.
- New dwellings should achieve a (to be agreed) minimum 'Building for Life' standard.
- Dwellings must comply with the Part L / Code for Sustainable Homes - reduce carbon emissions and achieve zero carbon new homes from 2016.
- Allied with Code for Sustainable Homes and Part L, developers must consider the installation and siting of decentralised energy systems.
- Secure by design and natural surveillance principles should be adopted in residential development schemes in order to reduce crime and anti-social behaviour and create safer environments and communities.
- There is an increasing requirement for sustainable urban drainage systems (SUDS) which incorporate effective water management in development schemes. This can diminish the risk of flash flooding and reduce the pressure from accumulative development on the existing drainage networks.

21.06 **Cross Cutting Themes**

The key housing issues have primary linkages to the other topic areas including:

- The Economy and Employment - providing the housing choice to support a growing economy and to accommodate a varied employment base.
- Health and Inequalities - tackling health issues and social inequalities through an improved housing offer responsive to the varied needs of a diverse population.
- Climate Change and Decentralised Energy - addressing carbon reduction through improved design and incorporating energy efficiency technologies.
- Transport and Infrastructure - building new housing in the right places, with good connectivity to job opportunities, schools, and hospitals.
- Green Infrastructure, Open Space, Biodiversity - recognising the importance to link new development with opportunities for sport and recreation and the social and health benefits this will bring.