



Report to Cabinet

Subject: East Midlands Regional Plan (Regional Spatial Strategy) March 2009

Date: 2nd April 2009

Author: Planning Policy Manager on behalf of Head of Strategy and Performance and Head of Planning and Environment

Purpose of Report

1. To advise Members of the publication of the final East Midlands Regional Plan (Regional Spatial Strategy). Consideration is also being given as to how best to inform all members about the Regional Spatial Strategy and its implications, linked to information about the Issues and Options stage of the Council's Core Strategy.

Background

2. The East Midlands Regional Plan, or Regional Spatial Strategy, was formally adopted by the Secretary of State on 12th March 2009. It sets out the regional planning policy framework for the period from 2001 to 2026 and forms part of the statutory 'development plan', which must be taken into account in determining planning applications. Gedling Council's own future planning policies, which will be set out in the emerging Local Development Framework, must be in general conformity with the Regional Spatial Strategy.
3. The adoption of the Regional Spatial Strategy follows two stages of consultation and an independent examination. Gedling Council made formal representations at each consultation stage and presented evidence at the examination. The final version of the Regional Spatial Strategy takes account of some of the Council's comments, particularly in relation to the number of houses required to be built within the Principal Urban Area over the period to 2026 (see paragraphs 14 and 15 below).

Summary of Key Policies

4. **Policy 2 (Promoting Better Design)** requires the layout, design and construction of new development to be continuously improved to help reduce carbon dioxide emissions and provide resilience to climate change. The supporting text also refers to the need for future local Development Plan Documents to set standards for the amount of energy supply for new developments which should be secured from renewable sources. It suggests that an interim requirement of 10% should be applied until new Development Plan Documents are in place.
5. **Policy 3 (Distribution of New Development)** states that new development should be concentrated primarily in and adjoining the region's Principal Urban Areas which include Nottingham. For Gedling Borough, the extent of the Nottingham Principal Urban Area includes Arnold and Carlton. The policy also requires that appropriate development of a lesser scale should be located in the Sub-Regional Centres, which include Hucknall.
6. **Policy 12 (Development in the Three Cities Sub-Area)** requires that development should support the continued growth and regeneration of Nottingham, along with Derby and Leicester. It states that provision should be made, among other things, for: a mix of housing types; a balance in the provision of jobs and homes; regeneration of deprived inner urban areas and outer estates; enhancements to transport links and public transport accessibility; a mix of uses within central areas to support the vitality of the City Centre; and the protection and enhancement of green infrastructure.
7. **Policy 13a (Housing Provision)** requires 400 new houses to be provided each year within Gedling Borough from 2006-2026.

	Annual requirement (from 2006)	Total requirement 2006-26	Change from total requirement as set out in 'Proposed Changes' document
Nottingham	1,000	20,000	-3,050
Broxtowe	340	6,800	-100
Erewash	360	7,200	unchanged
Gedling	400	8,000	-50
Rushcliffe	750	15,000	unchanged
Nottm Core HMA	2,850	57,000	-3,200

8. **Policy 14 (Regional Priorities for Affordable Housing)** states that local Development Plan Documents should include policies seeking the provision of a mix of houses in terms of size, type and affordability taking account of local need. It sets out an indicative affordable housing target of 30% of new housing development for the Nottingham Core Housing Market Area, which includes Nottingham City, Broxtowe, Erewash, Gedling and Rushcliffe.

9. **Policy 16 (Gypsies, Travellers and Travelling Showpeople)** requires that Gedling Borough should make provision for 4 new pitches for gypsies, travellers and travelling showpeople for the period to 2012.
10. **Policy 17 (Managing the Release of Land for Housing)** specifically encourages the development of joint Core Strategies within various areas including the Nottingham Core Housing Market Area.
11. **Policy 20 (Regional Priorities for Employment Land)** states that local authorities should work together to undertake employment land reviews to inform the allocation of employment land.
12. **Policy 21 (Strategic Distribution)** states that local authorities and other partners including the Highways Agency, Network Rail and the East Midlands Development Agency should work together to bring forward sites for strategic distribution uses in the region, with a preference being stated for sites in a number of broad locations including the Nottingham Core Housing Market Area. Specific priority should be given to sites which can be served by rail freight and operate as inter-modal terminals.
13. **Three Cities Policy SRS 2 (Sub-Regional Policies for Green Belt)** states that the principle of the Nottingham-Derby Green Belt will be retained. However, it also requires a comprehensive review of the most sustainable locations for growth within the Nottingham Core Housing Market Area over the next 25 years. Although a study has recently been completed to examine the most appropriate locations for development adjoining the Principal Urban Area and Sub Regional Centres, this does not consider locations elsewhere within the Green Belt. An additional study will therefore be needed to meet this requirement and inform the production of the aligned Core Strategies for the Nottingham Core Housing Market Area.
14. **Three Cities Policy SRS 3 (Housing Provision)** reiterates the overall housing requirements set out in Policy 13a, but provides greater detail on the level of development which should take place either within or adjoining the Principal Urban Area. The policy sets out the following provision for the Nottingham Core Housing Market Area:

	Annual Requirement (from 2006)	Amount to be providing in or adjoining the PUA (minimum)	Change from 'Proposed Changes' document
Nottingham City	1,000	1,000 (100%)	unchanged
Broxtowe	340	180 (53%)	-10%
Erewash	360	100 (28%)	+9%
Gedling	400	230 (58%)	-15%
Rushcliffe	750	530 (71%)	-9%
Hucknall part of Ashfield	180 in or adjoining Hucknall	-	-

15. Whilst the overall housing requirements for the Districts therefore remain generally unaltered, the adopted Regional Spatial Strategy allows a significantly more flexible approach to development in or adjoining the Principal Urban Area than was previously proposed. This effectively allows District authorities to plan for more development to take place outside the Principal Urban Area.

Eco-Towns

16. The adopted Regional Spatial Strategy states that, although the Government is giving consideration to a number of Eco-Town proposals within the East Midlands, these proposals are not within the scope of the Regional Plan. It notes that, once the Government has decided the Eco-Town locations, longer-term planning issues such as their ultimate size will be tested through a review of the Regional Plan
17. However, in relation to the Nottingham Core Housing Market Area, the Regional Spatial Strategy states that Local Development Frameworks should consider, among other things, whether a case could be made for an Eco-Town within the area.

Recommendations

18. Cabinet are asked to note the above report for information.