

1 Core Strategy

Policy 2

Promoting Better Design

Care should be taken to encourage designs and layouts that reduce CO₂ emissions and provide resilience to future climate change, including through:

- design led approaches which take account of local natural and historic character;
- minimising energy use, reducing the heat impact of urban areas, using sensitive lighting, improving water efficiency, providing for sustainable drainage (SUDS) and management of flood water, reducing waste and pollution, securing energy from decentralised and renewable or low carbon energy technologies, incorporating sustainably sourced and recycled materials wherever possible, and considering building orientation at the start of the design process;
- ensuring that all urban extensions that require an Environmental Impact Assessment achieve the highest viable levels of building sustainability;
- architectural design which is functional, yet which respects the beneficial aspects of local natural and built character;
- making the most efficient use of land;
- locating and designing access from new development to local facilities on foot, by cycle or by public transport;
- highway and parking design that improves both safety and the quality of public space;
- design which helps to reduce crime and the fear of crime, supports community safety, promotes vitality, maintains amenity and privacy, and benefits the quality of life of local people; and
- taking account of the need to develop carbon sinks and 'green infrastructure' networks and provide for access to open space and the enhancement of biodiversity and landscape quality.

Policy 3

Concentrating Development in Urban Areas

Development and economic activity should be distributed on the following basis:

- a) significant levels of new development should be located in **new development will be concentrated primarily in and adjacent to the Region's five Principal Urban Areas (PUAs)**, the five PUAs are the built up areas centred on Derby, Leicester, Lincoln, Northampton and Nottingham;
- b) significant levels of new development should **also** be located in the three growth towns of Corby, Kettering and Wellingborough;
- c) appropriate development of a lesser scale should be located in the Sub-Regional Centres (SRCs), i.e. in the:
 - Eastern Sub-area: Boston, Grantham and Spalding;
 - Northern Sub-area: Chesterfield, Mansfield-Ashfield, Newark and Worksop;
 - Southern Sub-area: Daventry;
 - Three Cities Sub-area: Coalville, Hinckley, Hucknall, Ilkeston, Loughborough, Market Harborough, Melton Mowbray and Swadlincote;

d) **in conjunction with the above:**

the development needs of other settlements and rural areas generally should be provided for (see Policy 5); The development needs of other settlements and rural areas should also be provided for. New development in these areas should contribute to:

- **maintaining the distinctive character and vitality of rural communities;**
- **respecting the quality of tranquillity, where that is recognised in planning documents;**
- **strengthening rural enterprise and linkages between settlements and their hinterlands;**
- and**
- **shortening journeys and facilitating access to jobs and services. – and**
- **the influence of major urban areas outside the Region should be taken into consideration, particularly those fulfilling the role of PUAs for parts of the East Midlands, such as Peterborough, South Yorkshire and Greater Manchester.**

In assessing the suitability of sites for development priority should be given to making best use of previously developed land and vacant and under-used buildings, contributing to the achievement of a regional target of 60% of additional dwellings on previously developed land or through conversions.

In applying this policy the influence of major urban areas outside the Region should also be taken into consideration, particularly those fulfilling the role of PUAs for parts of the East Midlands, i.e. Peterborough, South Yorkshire and Greater Manchester, where policies in regional strategies for neighbouring regions will be relevant.

3 Topic Based Priorities

Policy 13

Regional Housing Provision

Housing provision in each district and unitary authority area should be made at the average annual rates set out below:

District / HMA	2001-06	2006-11	2011-16	2016-26	Total Provision (2001-26)
Central Lincs HMA	1,790	1,880	1,980	2,140	49,650
Lincoln *	400	640	870	1,230	21,850
N Kesteven	550	550	560	570	14,000
West Lindsey	840	690	550	340	13,800
Coastal Lincs HMA	950	880	820	20	13,450
Boston **	370	300	240	-	4,550
East Lindsey**	580	580	580	20	8,900
Peterborough Partial HMA	1,480	1,350	1,310	1,080	31,500
Rutland	230	150	150	160	4,250
S Holland **	610	550	490	220	10,450
S Kesteven	640	650	670	700	16,800
Nottingham Outer HMA	1,350	1,540	1,740	2,030	43,450
Ashfield	440	490	540	610	13,450
Mansfield	300	390	490	630	12,200
Newark & Sherwood	610	660	710	790	17,800
Northern HMA	1,250	1,360	1,470	1,630	36,700
Bolsover	260	320	380	460	9,400
Chesterfield	400	390	390	370	9,600
NE Derbyshire	230	290	350	450	8,850
Bassetlaw	360	360	350	350	8,850
Peak, Dales & Park HMA	500	500	500	500	12,500
Derbyshire Dales	160	170	190	220	4,800
High Peak	340	330	310	280	7,700
PDNPA	-	-	-	-	-
Derby HMA	1,650	2,150	1,930	1,610	44,750
Derby	670	1,120	850	450	17,700
Amber Valley	330	400	470	580	11,800

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S Derbyshire	650	630	610	580	15,250
Leicester & Leics HMA	3,230	4,060	4,050	4,030	97,000
Leicester	850	1,520	1,370	1,130	30,000
Blaby	210	260	340	460	8,650
Charnwood	670	810	800	790	19,300
Harborough	340	440	380	300	8,800
Hinckley & Bosworth	540	330	410	530	11,700
Melton	150	240	190	120	4,100
NW Leicestershire	380	370	470	610	12,200
Oadby & Wigston	90	90	90	90	2,250
Nottingham Core HMA	2,060	2,460	2,820	3,380	70,500
Erewash	290	320	340	390	8,650
Nottingham	1,010	1,080	1,130	1,200	28,100
Broxtowe	230	280	320	390	8,050
Gedling	230	300	370	470	9,200
Rushcliffe	300	480	660	930	16,500
North Northamptonshire	2,225	2,605	2,795	2,795	66,075
Corby *	560	680	1,060	1,060	22,100
Kettering	550	810	630	630	16,250
East Northamptonshire	520	520	420	420	11,500
Wellingborough	595	595	685	685	16,225
West Northamptonshire	2,170	2,320	2,640	2,650	62,150
Daventry	540	540	540	540	13,500
Northampton *	1,300	1,450	1,770	1,780	40,400
South Northamptonshire	330	330	330	330	8,250
East Midlands	18,655	21,105	22,055	21,865	527,725

*Figures for Lincoln, Corby and Northampton include any provision made in urban extensions which may need to extend across local authority boundaries, or be located on the edge of the existing built up areas related to these local authorities, including sites which may be wholly located in adjacent authorities. Such provision would be subject to agreement by all relevant local planning authorities and would be additional to the original figures for the 'receiving authorities' in the above table.

**All figures for 2006-2026 are minima except those for East Lindsey, Boston and South Holland which are maxima pending the agreement of a Lincolnshire Coast Strategy.

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A redistribution of District and County apportionments to meet the Housing Market Area minima via sound joint Core Strategies will be acceptable, provided that the policy of urban concentration for the Principal Urban Areas as summarised below is achieved:

Central Lincolnshire HMA:44% within or adjoining Lincoln PUA

Derby HMA:55% within or adjoining Derby PUA

Leicester & Leicestershire HMA:47% within or adjoining Leicester PUA

Nottingham Core HMA:78% within or adjoining Nottingham PUA

Northampton HMA:65% within or adjoining Northampton PUA

Regional Priorities for Meeting the Housing Needs of the Community

3.1.8 (3.1.7) Draft PPS3 emphasises that an adequate supply of affordable housing is important for the performance of the regional economy and to promote social inclusion. The planning system plays a role in increasing the supply of affordable housing, creating a greater choice of housing types and balanced communities. Other Government policies have reaffirmed this approach through additional funding and greater partnership with employer and public and private sector landlords.

3.1.9 (3.1.8) The Indicative targets for monitoring purposes are set out in Policy 45 14. These are a guide to the level of affordable housing required for each Housing Market Area grouping. They have been defined using Holman's 'net stock' approach. Further detail is available in the Regional Affordable Housing Study at: <http://www.emra.gov.uk>. The targets are split between social renting and 'intermediate' housing including shared ownership. Within the overall housing provision figures in Policy 44-13, targets should be reviewed by Local Development Frameworks when full Housing Market Area Assessments have been completed by the relevant local partnerships.

3.1.10 (3.1.9) The housing market is dynamic so it is not possible to establish static targets on the mix of dwelling size and type that should be provided. However, Local Authorities should have a strategic vision of the kinds of communities they wish to foster in particular neighbourhoods which takes into account:

For the market sector:

- a reasonable mix of housing is available, addressing any identified imbalance;
- certain dwelling types will not attract some types of household;
- it may not be essential for every neighbourhood to be fully mixed.

For the social sector:

- the allocation system enables dwellings to be more readily matched to households;
- sufficient larger dwellings should be provided to allow households to grow.

3.1.11 (3.1.10) The level of available public subsidy (principally that administered by the Housing Corporation's National Affordable Housing Programme) is currently only able to deliver around half of the identified affordable housing need, unless subsidy is significantly

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Policy 14

Regional Priorities for Affordable Housing

Local Development Frameworks, housing strategies and investment plans should have regard to the priorities identified in the Regional Housing Strategy, and include policies seeking the provision of a mix of dwellings in terms of size, type, affordability and location, having regard to the existing local stock, in order to help create inclusive communities which provide wider housing opportunity and choice. As part of their Local Development Frameworks local planning authorities should adopt affordable housing targets in line with the conclusions of the most up to date Housing Market Area Assessments for their area. For monitoring purposes indicative affordable housing targets are set out below, representing the total amount of affordable housing for each HMA for the period 2001-26. These targets do not represent a maximum for each HMA.

Central Lincolnshire HMA: 14,400

Coastal Lincolnshire HMA: 5,500

Peterborough Partial HMA: 11,000

Newark/Ashfield/Mansfield (Nottingham Outer) HMA: 10,900

Northern (Sheffield/Rotherham) HMA: 12,100

Peak, Dales & Park HMA: 7,300

Derby HMA: 14,800

Leicester & Leicestershire HMA: 32,000

Nottingham Core HMA: 21,200

North Northamptonshire HMA: 17,200

West Northamptonshire HMA: 21,800

East Midlands Region: 168,400

3.1.12 (3.1-14) Recent studies have highlighted the particular challenges in providing affordable housing in rural areas. These are summarised in the Regional Affordable Housing Study at: <http://www.emra.gov.uk>. **Local Authorities and housing providers are encouraged to use all available mechanisms to secure affordable housing in rural areas, including:**

- supporting Rural Housing Enablers;
- reducing the threshold site size on which developer contributions apply;
- changing the quota to be provided on qualifying sites;
- rural exception site policies;
- allocating sites solely for affordable housing;

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avoid unsustainable patterns of new development which could lead to more and longer journeys, particularly in areas close to major urban centres where growth in unsuitable locations could encourage increased levels of commuting.

Policy 15

Regional Priorities for Affordable Rural Housing

New housing in rural areas should contribute to :

- *creating sustainable rural communities through a choice of well designed homes;*
- *addressing affordability issues by providing appropriate levels of housing in suitable locations;*
- *maintaining the distinctive character of rural areas and respecting the quality of tranquillity;*
- *strengthening rural enterprise and supporting economic growth, particularly linkages between settlements and their hinterlands; and*
- *compact, sustainable patterns of development which facilitate access to jobs and services.*

Regional Priorities for Provision for Gypsies and Travellers

3.1.15 (3.1.12) The Housing Act 2004 requires Local Housing Authorities to include gypsies and travellers in their accommodation assessments and to take a strategic approach to demonstrating how their accommodation needs will be met. Circular 01/2006 requires that the Regional Plan specifies pitch numbers for each Local Planning Authority.

3.1.16 (3.1.13) There is a serious shortage of authorised sites for gypsies and travellers in the East Midlands. In July 2005 the official January 2008 Caravan Count there were estimated to be 4,423 1,571 gypsy caravans in the Region, of which 307 427 were on unauthorised sites. The problem of unauthorised sites can only be addressed by the provision of more authorised public and private sites.

3.1.17 (3.1.14) Appendix 2 sets out minimum additional pitch requirements by local planning authority area, derived from up to date Gypsy and Traveller Accommodation Assessments (GTAAAs). Policy 16 and Appendix 3 set out interim minimum additional pitch requirements by Local Planning Authority. This level of additional provision would begin to make good the deficit in current provision arising from Unauthorised Encampments only, as captured in the Government's Caravan Count. Further detail is available in the Housing Technical Paper available at www.emra.gov.uk/regionalplan

3.1.15 This approach reflects Government guidance, but the interim figures do not project future demand nor take account of unmet demand arising from other sources. As a result it is proposed to produce revised provision figures based on the Gypsy and Traveller Accommodation Assessments now being undertaken by local authorities. It is anticipated that this information will be available in time to be considered at the Regional Plan Examination in Public.

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Policy 16

Regional Priorities for Provision for Gypsies and Travellers

Local Authorities and other relevant public bodies should work together across administrative boundaries to identify land for additional pitch provision based on clearly evidenced assessments of need.

Local Development Frameworks should make provision for the Interim minimum additional pitch requirements set out in Appendix 3. These may be made up of a combination of residential and transit pitches to reflect local need. These figures will be superseded by pitch requirements derived from Gypsy and Traveller Accommodation Assessments.

Local Development Frameworks should make provision for the minimum additional pitch requirements set out in Appendix 2.

A Regional Target for the Efficient Use of Land and Buildings for Housing

3.1.18 PPS11 advises that Regional Spatial Strategies should include targets for the proportion of new dwellings to be built on previously developed land or through conversions. Achievement in the East Midlands has been improving and in recent years and has exceeded 50%, but with wide variations across the Region. This is lower than the 65% achieved nationally and may reflect the character of the Region, which is substantially rural, with no major metropolitan area.

3.1.19 It is recognised that there will continue to be wide variations of brownfield land available at a local level, but that there is often scope for improvement from past performance. As a result, the national target of 60% of new housing development on previously developed land should also apply at the regional level in the East Midlands.

3.1.20 In addition to using land for new housing and buildings for conversion, better use of the existing dwelling stock can contribute to meeting housing requirements. Local authorities are encouraged to address the under use of housing stock in a co-ordinated and rigorous manner. Vacant and underused properties should be identified in **urban capacity studies Strategic Housing Land Availability Assessments** and Empty Property Strategies to bring buildings back into use should be put in place. The housing provision figures in Policy 14 incorporate a reduction in vacancy rates over time across the Region from the 3.7% assumed in the Government's projections to the national aim of 3%. This reduction will need to be reflected in practice and duly monitored.

3.1.21 Draft PPS3 seeks to make the most efficient use of land. It advises Local Planning authorities to avoid development with a net density of less than 30 dwellings per hectare (dph) and to encourage densities between 30 and 50 dph in the interests of sustainability. PPS3 indicates that a density of 30 dwellings per hectare (net) should be used as a national indicative minimum to guide policy development and decision-making until local density policies are in place. Much higher densities are achievable within the central areas of cities and large towns, which are well served by public transport and accessible to a wide range of services.

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Policy 21

Strategic Distribution

Local authorities, emda, Sub-Regional Strategic Partnerships, the Highways Agency and Network Rail should work together with private sector partners to bring forward sites for strategic distribution use in the region with preference to sites in the following broad locations:

- *West Northamptonshire housing market area*
- *Derby housing market area*
- *Nottingham Core housing market area*
- *North Northamptonshire housing market area*
- *Leicester and Leicestershire housing market area*

In allocating sites in local development documents local authorities should give priority to sites which can be served by rail freight, and operate as inter-modal terminals.

Consideration should be given to the following criteria:

- *at least 50 hectares of developable land;*
- *good rail access with routes capable of accommodating large maritime containers (W10 or W12 gauge), the ability to handle full length trains, available capacity and full operational flexibility;*
- *good access to the highway network and to appropriate points on the trunk road network;*
- *a suitable configuration which allows large scale high bay warehousing, inter-modal terminal facilities, appropriate railway wagon reception facilities and parking for all goods vehicles;*
- *a need for such facilities due to demand from the logistics industry;*
- *a location which allows 24 hour operations and which minimises environmental and community impact;*
- *good access to labour; and*
- *the need to avoid locations near to sensitive nature conservation sites that have been designated as being of international importance, or that would directly increase traffic levels that would harm such sites.*

Regional Priorities for Town Centres and Retail Development

3.2.10 National guidance on retail and the roles of town centres is contained in PPS6. The main aim of PPS6 is to promote the vitality and viability of existing centres by focussing new investment within city, town and district centres through the application of a sequential test. As a result, the growth in out-of-town retail and leisure development has been significantly restricted in recent years. PPS6 requires that the Regional Plan should:

- give a strategic framework for the development of town centre networks;
- make strategic choices about centres of regional and sub-regional significance;