



# Review Of The East Midlands Regional Plan to 2026



## Options For Change – Summary

# Options For Change

This document summarises an Options Paper issued for public consultation by the East Midlands Regional Assembly in October 2005 as part of the review of East Midlands Regional Plan.

## Introduction

The role of the **Regional Plan** is to provide a long term development strategy for the East Midlands over a 15 to 20 year period. This should include:

- the scale and distribution of new housing;
- priorities for the environment such as countryside and biodiversity protection, and;
- transport, infrastructure, economic development, agriculture, minerals extraction, and waste treatment and disposal.

In addressing these issues, the Regional Plan should not just repeat national policy set by Government. Nor should it go down to a level of detail more properly dealt with by local authorities. Instead the Regional Plan should concentrate on key regional and sub-regional issues, and look to apply the test of 'adding value' to the planning process.

More information on the Review of the East Midlands Regional Plan can be found on the following web-site: [www.emra.gov.uk/regionalplan](http://www.emra.gov.uk/regionalplan)

## What is the East Midlands Regional Assembly?

The final Regional Plan will be issued by the Government. However the document will be drafted for public consultation by the **Regional Planning Body**. The Government has designated the **East Midlands Regional Assembly** as the Regional Planning Body for the East Midlands.

The East Midlands Regional Assembly is a voluntary partnership made up of councillors from every local authority in

the region, along with representatives of town and parish councils, business, environmental, social and voluntary groups, and the Region's six Members of the European Parliament. The Government has given the Regional Assembly three main functions:

- Undertaking the role of the Regional Planning Body;
- Scrutinising the work of emda, the East Midlands Development Agency;
- Ensuring regional policies generally are consistent with the principles of 'Sustainable Development'.

For more information about the Regional Assembly, visit the following web-site: [www.emra.gov.uk](http://www.emra.gov.uk)

## Options for Change

This document summarises an Options Paper issued for public consultation by the East Midlands Regional Assembly in October 2005. The Options Paper includes:

- proposed changes to the Regional Plan **Sub-area boundaries** to take account of the latest information on the extent of 'housing market areas' across the East Midlands;
- proposed policies to guide future **development form**; and
- options for **the scale and distribution of new housing**.

Your responses will play a fundamental role in shaping the final content of the Regional Plan. Please take the time to tell us what you think and let us know by **Monday 16 January 2006**. Either:

- fill in the form on the web-site: [www.emra.gov.uk/regionalplan](http://www.emra.gov.uk/regionalplan) and e-mail the response form to: [mandeep.dhadwal@emra.gov.uk](mailto:mandeep.dhadwal@emra.gov.uk)

- or send your comments using the response form at the end of the full Options Paper to:

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Copies of the full Options Paper are available on the Regional Plan web-site: [www.emra.gov.uk/regionalplan](http://www.emra.gov.uk/regionalplan), or by contacting Mandeep Dhadwal or Peter Williams on 01664 502555.







## Issue 1: Sub Area Boundaries

The current Regional Plan divides the East Midlands into a number of sub-areas which recognise the diversity of the region and provide a framework for developing planning policy.

The sub-area boundaries were last reviewed in 1999, largely on the basis of information from the 1991 census. Although the basic approach is still considered to be sound, the Assembly recognises that more up to date information is now available. In particular, the Assembly has recently commissioned research with the Regional Housing Board on the extent of 'housing market areas' in the East Midlands. This takes into account a wide range of information, including data on travel to work patterns from the 2001 Census. The full Housing Market Area report can be found on the Regional Plan web-site: [www.emra.gov.uk/regionalplan](http://www.emra.gov.uk/regionalplan)

It is proposed to amend the current sub-area boundaries on the basis of the Housing Market Area work, and to ensure that district council areas, Housing Market Areas and Regional Plan sub-areas all sit within each other.

## Issue 2: Development Form Policies

The Regional Vision includes the integration of **'...sustainable patterns of development that make efficient use of land, resources and infrastructure, reduce the need to travel...'**

This raises a number of issues for the Regional Plan relating to **'development form'**. The current Regional Plan (RSS8) seeks to address these issues by setting out an overarching framework for the location of the future development in the following two 'core policies'. Can these policies be improved for the new Regional Plan?

## Proposed new Sub-areas - illustrative only



### Locational Priorities for Development

In order to meet the Regional Plan Objectives and ensure the most sustainable mix of locations within, adjoining and outside of urban areas, a sequential approach to the selection of land for development should be adopted in Local Development Frameworks in accordance with the following priority order:

- suitable previously developed sites and buildings within urban areas that are or will be well served by public transport;
- other suitable locations within urban areas not identified as land to be protected for amenity purposes;
- suitable sites in locations adjoining urban areas, which are or will be well served by public transport, particularly where this involves the use of previously developed land; and
- suitable sites in locations outside of (that is not adjoining) urban areas, which are or will be well served by public transport, particularly where this involves the use of previously developed land.



### Sustainability Criteria

In order to assess the suitability of land for development, in accordance with the Policy above, the nature of the development and its locational requirements will need to be taken into account along with all of the following criteria:

- the availability and location of previously developed land and vacant or under-used buildings;
- the accessibility of development sites by non-car modes and the potential to improve such accessibility to town centres, employment, shops and services;
- the capacity of existing infrastructure, including the highway network, public transport, utilities and social infrastructure (such as schools and hospitals) to absorb further development;
- physical constraints on the development of land, including, for example, the level of contamination, stability and flood risk;
- the impact that the development of sites will have on the region's natural resources, environmental and cultural assets and the health of local people;
- the likelihood that the site can be viably developed, taking into account the availability of resources (both public and private); and
- the suitability of sites for mixed use development and the contribution that development might make to strengthening local communities.

### Issue 3: The Scale and Distribution of New Housing

A key requirement of the new Regional Plan will be to determine the level of future housing by local authority area for the period up to 2026. The existing Regional Plan (RSS8) already includes this information up to 2021 for Northamptonshire as part of the Milton Keynes and South Midlands Sub-Regional Strategy. The task for the Assembly and its partners is to advise the Government on housing provision for the rest of the local

authorities in the East Midlands, and for the period between 2021 and 2026 in Northamptonshire.

To inform this work, the Assembly has decided to consult on **nine** different development options for the parts of the East Midlands outside Northamptonshire up to 2026, and three different options for Northamptonshire for the period 2021-2026.

The options for the **Region outside Northamptonshire** are based on three overall levels of new housing

development (i.e. how much), and three ways of distributing new housing development (i.e. where). These options are based on work undertaken by Anglia Polytechnic University using the 2003 Population Projections and the 2002 Interim Household Projections issued by the Office of the Deputy Prime Minister (ODPM). An explanation of the current projections can be found on the Regional Plan web-site: [www.emra.gov.uk/regionalplan](http://www.emra.gov.uk/regionalplan)

## How much new housing development should there be?

Ref	Title	Description
1	Limiting Growth (below trend)	This is based on the ODPM Trend Projections less 20% and implies a reduction in projected in-migration from other Regions. However at the Regional level, this option is virtually identical to the level of new housing envisaged in the current RSS8, at around 10,960 new dwellings per year. This is equivalent to an annual increase in the total current housing stock of about 0.72%
2	Trend Based Growth	Based on the ODPM Trend Projections. This would imply a level of housing growth of about 13,700 per year. This is higher than the current RSS8, but recent levels of actual development have running at around 13,500 new dwellings per year. This is equivalent to an annual increase in the total current housing stock of about 0.9%
3	Going for Growth (above trend)	This is based on the ODPM Trend Projections plus 20% and implies maximising in-migration from neighbouring regions, in particular the 'Wider South East'. This would give a figure of around 16,440 new dwellings per year. This is equivalent to an annual increase in the total current housing stock of about 1.08%.

## Where should new housing development be located?

Ref	Title	Description
A	Trend Based	This is based on the distribution implied by the ODPM Trend Projections, and would result in lower housing growth in many larger urban areas and growth in many rural areas and small and medium sized towns.
B	Urban Concentration plus Regeneration	This is based on the policy stance in the recently adopted RSS8 and the most recent round of Structure Plans. It implies growth at the main urban centres (the Principal Urban Areas of Derby, Leicester, Nottingham, and Lincoln), the identified Sub-Regional Centres and in a number of areas requiring regeneration, but limits growth elsewhere.
C	Strong Urban Concentration	This is based on Option B, but with higher levels of housing growth in the Housing Market Areas covering Derby, Leicester, Lincoln and Nottingham, with reductions in surrounding areas. Adjustments have been made on the basis of an additional 15% for each City, 5% for adjacent Districts and a decrease of 15% in all other Districts.

In **Northamptonshire**, the level of development up to 2021 has been set by the Milton Keynes South Midlands (MKSM) Strategy, which forms part of the existing Regional Plan (RSS8). These are

expressed as annual build rates for five year periods running from 2001. The task the Assembly now has is to consider is the level of housing provision in Northamptonshire for the period 2021-

26. The Assembly has decided to consult on **three** options for this. In line with the MKSM Study and Sub-Regional Strategy, none of these options seek a reduced level of growth for the county:

Ref	Title	Description
NA	Average Provision (2001-2021)	This is based on the average level of planned provision for the period 2001-2021. This would give total figure for Northamptonshire of 4,975 new dwellings per year the period 2021-2026.
NB	Rolling forward the 2016-2021 figure	This is based on planned figure for 2016- 2021. It would give a total figure for Northamptonshire of 5,415 new dwellings per year for the period 2021-2026.
NC	MKSM Study Indicative Provision (2021-2031)	This is based on the level of housing growth envisaged by the original MKSM Study This would give a total figure for Northamptonshire of 5,840 new dwellings per year for the period 2021-2026.

**No particular level of housing is being proposed or recommended at this stage.**

### Sustainability Appraisal

A Sustainability Appraisal, which also meets the requirements of the European SEA Directive has been undertaken on all of the Options by independent consultants. The results have been summarised in the Option Paper and are available in full on the Regional Plan Web-site: [www.emra.gov.uk/regionalplan](http://www.emra.gov.uk/regionalplan). The main messages are summarised below.



**The higher the housing growth rate (Option 3 rather than Option 1), the more likely that:**

- Affordable housing will be delivered and house prices overall will increase more slowly.
- Homes built may increase faster than jobs are created, which could increase out-commuting from the region.
- Pressure will be put on environmental resources such as water and minerals, and on environmental assets such as wildlife and the landscape.

- Total CO<sub>2</sub> emissions and waste generated by the region will increase.
- Investment will be available for improvements to the environment, community facilities, transport and other infrastructure.

### ODPM Trend Based Distribution (Option A) would be likely to:

- Balance housing growth with current job forecasts, but potentially lead to increased travel movements due to more dispersed development.
- Support the economies of smaller towns and rural areas.
- Deliver affordable housing in more rural areas.
- Place pressure on more sensitive habitats.
- Potentially increase the amount of property at risk of flooding.
- Undermine regeneration efforts in urban areas, including outside the region such as Peterborough and South Yorkshire.

### Urban Concentration & Regeneration (Option B) would be likely to:

- Deliver housing and potentially jobs to regeneration areas, if economic activity in these areas can be increased.
- Address inequalities between those parts of the region experiencing deprivation and those that are less deprived.
- Support community services and public transport where this is most needed.
- Improve environments where this most needs to happen.
- Reuse brownfield sites although some of these sites have biodiversity value.
- Potentially place pressure on water resources in parts of the north of the region.

- Deliver less affordable housing in rural communities.

### Strong Urban Concentration (Option C) would be likely to:

- Lead to greatest investment in affordable housing and improvements to services and environments in urban areas.
- Risk an imbalance between where housing is built and where jobs are being created, unless efforts to increase economic activity in urban areas are successful.
- Support walking, cycling and public transport in urban communities.
- Lead to reuse of brownfield development, but could place pressure on greenfield land around the PUAs.
- Potentially place pressure on water resources in parts of the north of the region.
- Deliver less affordable housing in rural and coastal communities.
- Risk undermining regeneration objectives outside urban areas.





الغرض من هذه الوثيقة هو الحصول على رأيكم بشأن التطور المستقبلي لمنطقة إيست ميدلاندز. إذا رغبتكم في الحصول عليها مطبوعة بالأحرف الكبيرة، أو في أي صيغة أخرى، أو بلغة أخرى غير اللغة الإنجليزية، سنبدل قصارى جهدا لمساعدتكم. الرجاء الاتصال هاتفيا بـ "مانديب غيل" على رقم الهاتف: 01664 502555، أو ابعثوا برسالة بالبريد الإلكتروني على العنوان: info@emra.gov.uk

این سند برای جمع آوری نظریات شما در باره انکشاف آینده میدلندز شرقی East Midlands است. اگر آنرا با حروف بزرگتر یا به شکل دیگر یا غیر از انگلیسی به کدام زبان دیگر میخواهید، ما سعی خواهیم کرد تا شما را کمک نماییم. لطفاً به شماره 01664 502555 به مندیپ گیل Mandeep Dhadwal تلفن کنید یا به این آدرس ایمیل بفرستید: info@emra.gov.uk

این مدرک نظریات شما را برای توسعه آینده میدلند شرقی (East Midland) خواستار است. اگر شما آن را با چاپ درشت یا به شکل های دیگر یا به زبانهای دیگری بغير از انگلیسی میخواهید، ما بهترین سعی خود را خواهیم کرد تا به شما کمک کنیم. خواهشمند است به مندیپ جیل (Mandeep Dhadwal) با شماره 01664 502555 تماس گرفته یا به info@emra.gov.uk ایمیل بفرستید

یہ دستاویز ایسٹ میڈلینڈز کے بہتر مستقبل کے سلسلہ میں آپ کے نظریات جاننے کے لئے تیار کیا گیا ہے۔ بڑے الفاظ کے پرنٹ میں یا کسی دوسرے طریقہ کار سے یا پھر انگریزی کے علاوہ کسی دوسری زبان میں آپ کو یہ دستاویز دوکارہ تو اس سلسلہ میں ہم آپ کی مدد کرنے کی کوشش کریں گے۔ براہ مہربانی مندیپ گیل (Mandeep Dhadwal) کو 01664 502555 پر فون کریں یا info@emra.gov.uk پر ای میل کریں۔

इस दस्तावेज़ में आपसे पूछा गया है कि ईस्ट मिडलैंड्स की भविष्य में प्रगति के बारे में आपके विचार क्या हैं। यदि आपको यह दस्तावेज़ बड़े अक्षरों में, या किसी और रूप में, या अंग्रेज़ी के अतिरिक्त किसी अन्य भाषा में चाहिए, तो हम आपकी मदद करने की पूरी कोशिश करेंगे। आप कृपया मनदीप गिल को नंबर 01664 502555 पर फ़ोन करें या इस पते पर ईमेल भेजें – info@emra.gov.uk

এই দলিলটিতে ইস্ট মিডল্যান্ডস-এর ভবিষ্যৎ উন্নয়নের ব্যাপারে আপনাদের মতামত চাওয়া হয়েছে। যদি আপনি এটি বড় ছাপার অক্ষরে অথবা অন্য কোন আকারে অথবা ইংরেজি ছাড়া অন্য কোন ভাষায় পেতে চান, তাহলে আপনাকে সাহায্য করার জন্য আমরা আমাদের যথাসাধ্য চেষ্টা করবো। দয়া করে মন্দিপ গিল-কে 01664 502555 নম্বরে ফোন করুন অথবা এই ঠিকানায় ই-মেইল পাঠান: info@emra.gov.uk

Dokumentigani waa mid lagu doonayo aragtidaada ku saabsan horumarinta mustaqbalka ee East Midlands. Haddii aad jeceshahay inaad ku heshid far waaweyn ama qaab kale ama luqad aan ahayn Ingiriiska waxaan ku dadaalaynaa inaan ku caawino. Fadlan soo wac Mandeep Dhadwal oo laga helo 01664 502555 ama e-mail: info@emra.gov.uk

આ દસ્તાવેજ પૂર્વ મિડલેન્ડ્સના ભવિષ્યના વિકાસ વિષે તમારા મંતવ્યો માંગે છે. જો તમારે આ માહિતી મોટા અક્ષરો અથવા અન્ય રીતોથી મેળવવી હોય અથવા અંગ્રેજી સિવાયની અન્ય ભાષામાં મેળવવી હોય તો અમે તમને મદદ કરવાના બનતા પ્રયત્નો કરીશું. મહેરબાની કરીને મનદીપ ગીલનો 01664 502555 ઉપર સંપર્ક સાધો અથવા ઈમેલ કરો. info@emra.gov.uk

ਇਹ ਦਸਤਾਵੇਜ਼ ਭਵਿੱਖ ਵਿਚ ਪੂਰਬੀ ਮਿਡਲੈਂਡਜ਼ ਦੇ ਵਿਕਾਸ ਬਾਰੇ ਤੁਹਾਡੇ ਵਿਚਾਰ ਪ੍ਰਗਟ ਕਰਨਾ ਚਾਹੁੰਦਾ ਹੈ। ਜੇ ਤੁਸੀਂ ਇਸ ਦਸਤਾਵੇਜ਼ ਨੂੰ ਵੱਡੀ ਛਪਾਈ ਜਾਂ ਹੋਰ ਰੂਪਾਂ ਜਾਂ ਅੰਗਰੇਜ਼ੀ ਤੋਂ ਇਲਾਵਾ ਹੋਰ ਕਿਸੇ ਭਾਸ਼ਾ ਵਿਚ ਲੈਣਾ ਚਾਹੁੰਦੇ ਹੋ ਤਾਂ ਅਸੀਂ ਤੁਹਾਡੀ ਮਦਦ ਕਰਨ ਲਈ ਆਪਣੀ ਪੂਰੀ ਕੋਸ਼ਿਸ਼ ਕਰਾਂਗੇ। ਕਿਰਪਾ ਕਰਕੇ ਮਨਦੀਪ ਗਿਲ ਨੂੰ 01664 502555 ਤੇ ਫੋਨ ਕਰੋ ਜਾਂ info@emra.gov.uk ਤੇ ਈ-ਮੇਲ ਕਰੋ।

Ce document est destiné à recueillir vos impressions sur le futur développement des East Midlands (région est des Midlands). Si vous souhaitez le recevoir en format gros caractères ou autres, ou dans une autre langue que l'anglais, nous ferons notre possible pour vous aider. Veuillez appeler Mandeep Dhadwal au 01664 502555 ou envoyez un e-mail à info@emra.gov.uk

Bu belgede Dogu Midland bölgesinin ilerideki gelismesi ile ilgili görüşlerinizi almak istiyoruz. Bunu büyük baskı veya diger bir formatta yahut Ingilizce haricindeki bir dilde istiyorsanız, size yardımcı olabilmek için elimizden geleni yapmaya hazırız. Lütfen Mandeep Dhadwal'ı 01664 502555 numaralı telefondan arayınız veya info@emra.gov.uk adresine e-posta gönderiniz.

**If you would like to discuss the local implications of the Regional Plan Review, please contact:**

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Versions in Braille, large print and in several languages are also available.

Call Mandeep Dhadwal or Peter Williams on **01664 502555**



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