

Meeting **JOINT COMMITTEE ON STRATEGIC PLANNING AND TRANSPORT**

Date **17<sup>th</sup> July 2009** agenda item number

From **JOINT OFFICER STEERING GROUP**

## **Report**

### **STRATEGIC PLANNING UPDATE**

#### **Purpose of Report**

- 1 To inform the Committee about the consultation on options for the East Midlands Regional Plan Partial Review.

#### **Regional Plan (Regional Spatial Strategy) Partial Review**

- 2 Members were informed at the Joint Committee on the 8<sup>th</sup> May that the Secretary of State had issued the East Midlands Regional Plan, or Regional Spatial Strategy (RSS). The RSS will provide the strategy within which the current set of local development frameworks, will be prepared, including the aligned local development framework for the Nottingham Core Housing Market Area.
- 3 Members were also advised that a review of the East Midlands Regional Plan (RSS) would take place.
- 4 The East Midlands Regional Assembly Joint Housing, Planning and Transport Board has commenced a consultation on options for the Regional Plan Partial Review. The consultation will run from 30th June to 6th October 2009.
- 5 This consultation document represents the next stage of the Partial Review process. It sets out a range of options and questions on a number of key issues, including:
  - options for future development focusing on Housing Market Areas and on the period 2021 onwards,
  - approaches to setting affordable housing targets beyond 2021 and
  - Housing Market Area-based transport objectives.
- 6 The Partial Review also addresses low carbon and renewable energy generation and the apportionment of aggregates extraction by county up to the period 2021.

- 7 The Nottingham Core Housing Market Area options are described as:
- 1 Continue with the current strategy of focusing development and regeneration in the Principal Urban Area of Nottingham and the Sub Regional Centres of Hucknall and Ilkeston.
  - 2 Focus on regenerating the Principal Urban Area of Nottingham.
  - 3 Focus development at transport nodes with good accessibility to the Principal Urban Area of Nottingham.
  - 4 Concentrate the majority of new development into a large new settlement.

Appendix 1 sets out in full the section on the Nottingham Core options.

- 8 A full report on the Partial Review Options will be prepared for members of the Joint Committee to consider at their meeting in September 2009.

### **RECOMMENDATION**

It is RECOMMENDED that members of the Committee note the contents of the report.

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## **APPENDIX 1**

### **The Partial Review Options document: Nottingham Core HMA pages**

(Nine sides printed in landscape format)

## 6 Nottingham Core HMA

### Nottingham Core HMA Overview

#### The Area

- The Nottingham Core Housing Market Area is based on the local authority areas of Nottingham City, Rushcliffe, Gedling, Broxtowe, and Erewash and includes the four wards of Hucknall (in Ashfield) that adjoin the Principal Urban Area.
- The Principal Urban Area includes the city of Nottingham (including Clifton), Arnold, Beeston, Carlton, Long Eaton, Sandiacre, Stapleford, and West Bridgford.
- Nottingham is surrounded by Green Belt, primarily aimed at preventing the coalescence of Nottingham, Derby and their associated towns.

#### Population

- Total population in 2006 was 727,100, the second highest of all the HMAs.
- The HMA has experienced a slower than average rate of population growth over the decade 1996 to 2006 at 2.7 per cent compared to a regional average of 6.2 per cent.
- The universities are a significant attraction to younger people moving into Nottingham.

#### Housing

- The north-western half of the HMA has relatively low house price to income ratios which contrasts with the south-eastern half where the opposite is true.
- Nottingham and Erewash have a higher than national average of homelessness.
- Construction rates for housing over recent years are lower than proposed targets.
- The delivery of affordable housing will have to increase significantly to meet need.



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- House prices rises in all sectors have caused affordability problems for many.
- Low price areas can also be identified as a symptom of unpopular housing areas or types, and a sign of low or changing demand.
- Those in higher socio-economic groups tend to move out of the city, possibly leading to social polarisation and housing market dysfunction in some areas. This is not necessarily 'city flight' but movements out of inner areas.
- Employment rates are 3.6 percentage points lower than the regional average at 72.3 per cent in 2007 average.
- The HMA accounts for 10 per cent of the regional business stock with 14,465 local units registered for VAT or PAYE in 2007.
- There is a strong service sector presence including education (including two universities in Nottingham), health, public administration and business services.

### Transport

- M1 improvements will provide some additional capacity to cater for growth.
- Large scale transport interventions will be required in the city to enable development to take place in a sustainable way.
- Capacity increases will need to concentrate on linking the proposed infill and urban extensions to the city centre and improving orbital links between the outer suburbs.
- Hucknall has potential to take advantage of the existing NET line.
- Proposed Workplace Parking Levy could create a fund to encourage non-car travel modes.
- More city centre living will encourage people to live closer to their work and help to reduce the amount of long distance in-commuting.
- East Midlands Airport expansion plans will provide employment, travel and economic opportunities but it will be essential to provide an adequate level of surface access capacity to fully exploit these benefits.

### Economy

- Nottingham is a key economic driver of the regional economy, accounting for £7.3bn of output (as measured by Gross Value Added) in 2006.

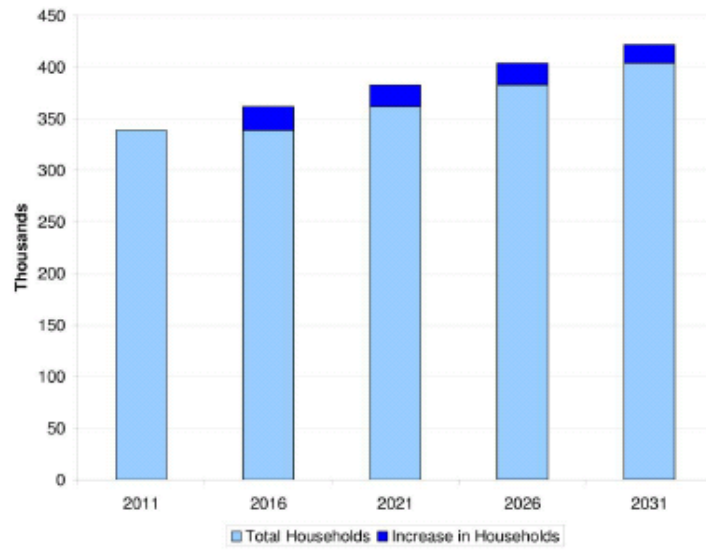
- The qualifications of economically active adults are significantly above the regional average.
- Nottingham has the highest level of net in-commuting, with over 70,000 more people coming into the HMA than leaving, and 54 per cent of people that work in the HMA, do not live there.
- The manufacturing sector has declined but remains important.
- There are generally high workplace based earnings but Nottingham City has the lowest residence based earnings in theRegion.

### Environment

- There are no internationally designated nature conservation sites, and only a small number of nationally designated sites.
- There is significant historic interest including a number of attractions including Nottingham Castle and many historic homes.
- Water resources in the north of the HMA are over-abstracted, and general water supply deficits may occur.
- The Trent Valley, including potentially parts of Nottingham, are at significant risk of flooding.
- A Water Cycle Study is being produced for the area.
- Nottingham, Erewash, Broxtowe and Rushcliffe have designated Air Quality Management Areas.

## 6 Nottingham Core HMA

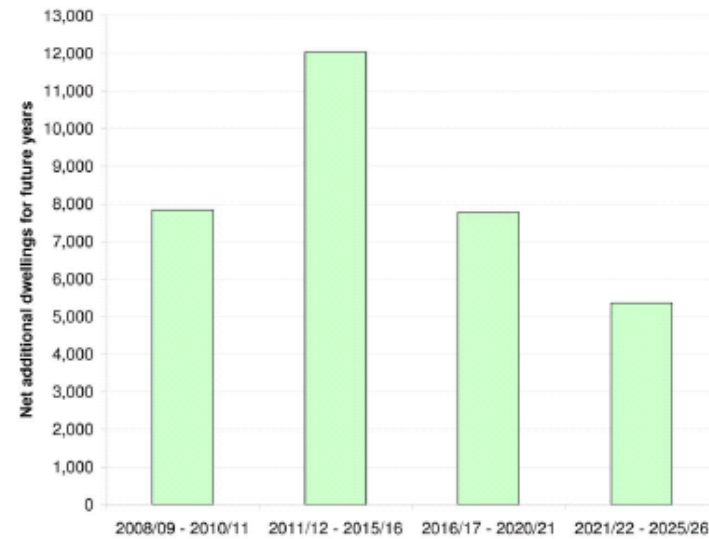
Housing Demand - 2006-based Household Projections <sup>(1)</sup>



**Notes**

- Sub-regional household projections are less robust than those at the regional level and are not National Statistics.
- HMA figures have been calculated by summing their districts

Housing Land Supply - Net Additional Dwellings for Future Years <sup>(2)</sup>

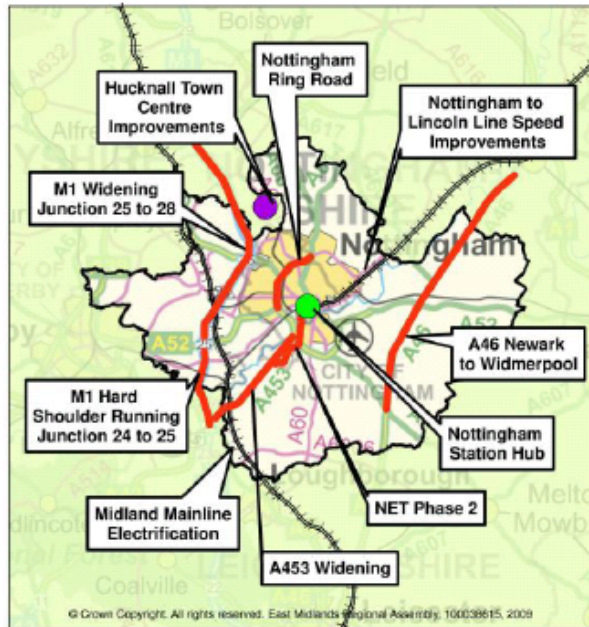


**Notes**

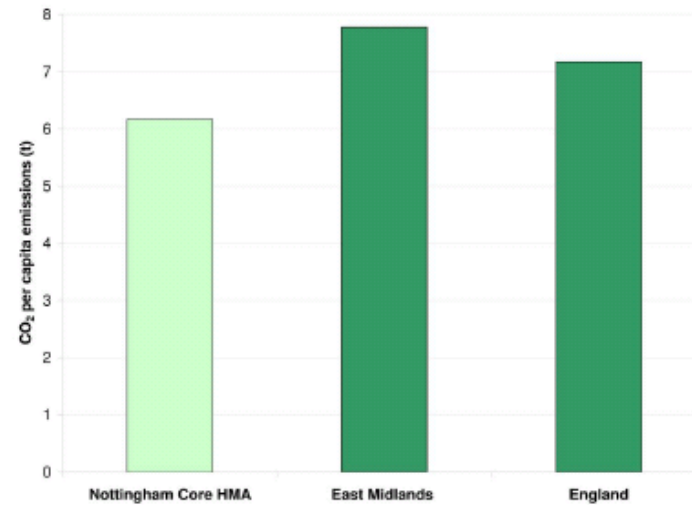
- Not all districts provided data up to 2025/26
- HMA figures have been calculated by summing their districts

## 6 Nottingham Core HMA

### Transport - Planned Infrastructure



### CO<sub>2</sub> Emissions <sup>(3)</sup>



### Notes

- Data supports the National Indicator 186: Per capita CO<sub>2</sub> emissions in the local authority area.

1. Source: Communities & Local Government - [www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/householdestimates/livables-households](http://www.communities.gov.uk/housing/housingresearch/housingstatistics/housingstatisticsby/householdestimates/livables-households)  
 2. Source: Local Authorities  
 3. Source: Defra - [www.defra.gov.uk/environment/localgovindicators/ni186.htm](http://www.defra.gov.uk/environment/localgovindicators/ni186.htm)

## 6 Nottingham Core HMA

### Option 1

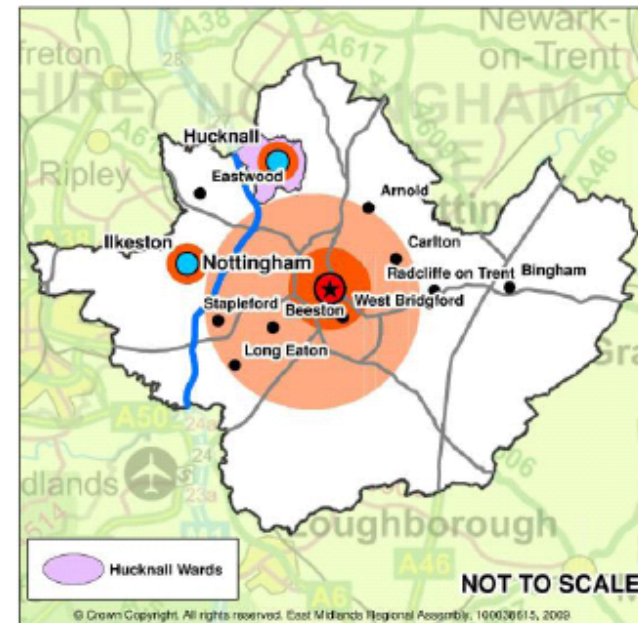
Continue with the current strategy of focusing development and regeneration in the Principal Urban Area of Nottingham and the Sub-Regional Centres of Hucknall and Ilkeston.

This planning and development option:

- Promotes Nottingham and its urban area as the major focus for development, investment and regeneration.
- Promotes Sustainable Urban Extensions adjoining the Principal Urban Area of Nottingham.
- Allows for an appropriate scale of development at Ilkeston and Hucknall.

The main implications of this option are:

- Enables existing development, regeneration and infrastructure plans to be continued and completed.
- It will require the identification of additional Sustainable Urban Extensions.
- The strategy might not be able to cope sustainably with continued high growth targets towards 2031.





## 6 Nottingham Core HMA

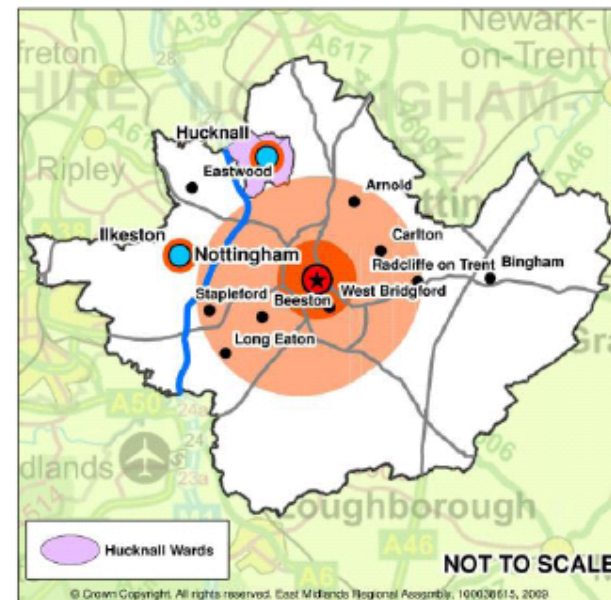
**Option 2****Focus on regenerating the Principal Urban Area of Nottingham.**

This planning and development option:

- Concentrates most development, investment and regeneration activity at Nottingham and its urban area.
- Promotes Sustainable Urban Extensions adjoining the Principal Urban Area of Nottingham.
- Limits development in the Sub-Regional Centres of Hucknall and Ilkeston.

The main implications of this option are:

- It would necessitate significant investment in the redevelopment of brownfield sites and the creation of Sustainable Urban Extensions.
- It could help to build the critical mass of the city and enable a focus on infrastructure investment priorities.
- It could have negative impacts on the Sub-Regional Centres.
- The strategy might not be able to cope sustainably with continued high growth targets towards 2031.



## 6 Nottingham Core HMA

### Option 3

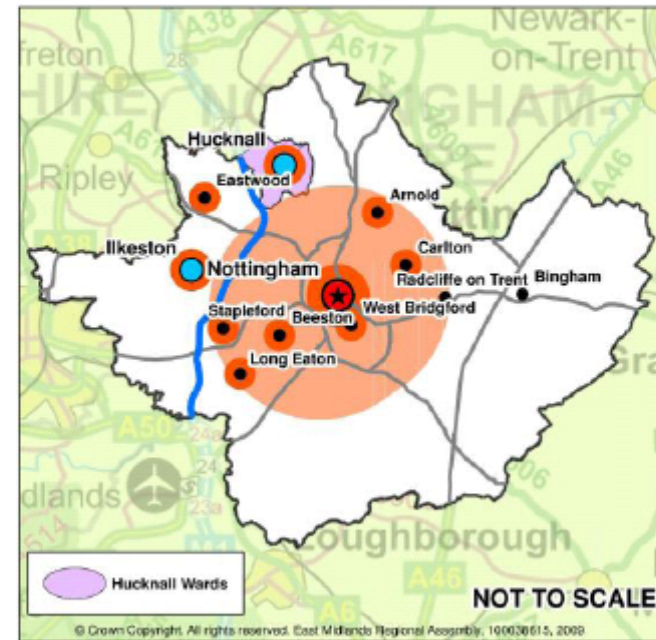
**Focus development at transport nodes with good accessibility to the Principal Urban Area of Nottingham.**

This planning and development option:

- Promotes development and regeneration in areas that are focal points on the road and public transport network.
- Development would be based in places where existing or improved transport infrastructure could ensure good connections within and between settlements.
- New development would need to facilitate improvements to the transport infrastructure.

The main implications of this option are:

- It could promote more travel demand and mobility through improving accessibility within the urban area and between other settlements.
- It would require significant investment in sustainable transport infrastructure.



## 6 Nottingham Core HMA

## Option 4

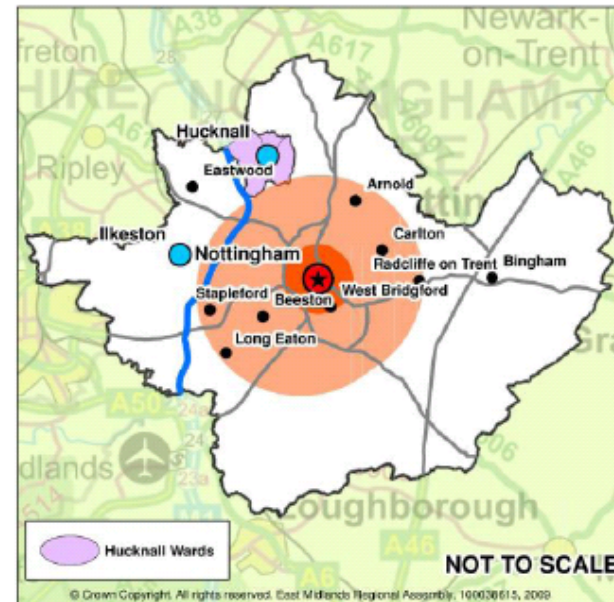
**Concentrate the majority of new development into a large new settlement.**

This planning and development option:

- Promotes the creation of a free-standing new settlement as a focus for the majority of new development.
- Allows high standards of sustainability to be incorporated from the start of the development process.
- Needs to be well connected to the rest of the area.
- Would need to include employment opportunities and local services, and be capable of connection to the transport network.
- A suitable location would need to be found through planning processes.
- Provides for the ongoing regeneration of Nottingham and its Sub-Regional Centres.

The main implications of this option are:

- Potential impacts on the regeneration of Nottingham and its Sub-Regional Centres.
- Potentially long timescales for planning and developing the settlement, but these may help to meet longer term development needs.
- Potentially high costs for meeting infrastructure needs, but these may be able to be met through the actual development.
- Potential difficulty in identifying a suitable location.
- Potential impacts on the environment if major areas of green field land are to be developed.



## 6 Nottingham Core HMA

### **Nottingham Core Housing Market Area Question 1**

- Which of the four spatial planning and development options will best meet the needs of Nottingham Core HMA from 2021 and why?

### **Nottingham Core Housing Market Area Question 2**

- Should any other options be considered? If so please explain and provide evidence to support these options.