

3 Topic Based Priorities

3.1 Regional Priorities for Housing

National and Regional Policy Context

3.1.1 Housing policy is a key component of the Regional Plan. The Government's specific objectives for housing are set out in PPS3 and include the aims of providing sufficient housing, creating mixed communities and meeting local housing needs. Emphasis is placed on a 'plan, monitor and manage approach' to housing provision.

3.1.2 In line with the Regional Assembly's Integrated Regional Strategy, PPS3 and the Housing Green Paper, the Regional Plan seeks to ensure that good quality housing is available to all within the East Midlands. Particularly important in this respect are the following issues:

- ensuring that sufficient additional housing is provided to meet requirements, taking into account anticipated growth based on past trends and future prospects in the Region, and Government policies for Growth Areas and New Growth Points;
- ensuring that sufficient housing is provided which is affordable according to local circumstances;
- creating sustainable neighbourhoods by not breaching environmental capacity and using water, energy and other resources in an effective and efficient manner;
- encouraging the use of higher densities to make more efficient use of land;
- providing well designed and landscaped neighbourhoods that have a clear identity and are diverse, attractive and successful places to live and work and contribute to the regeneration of local communities;
- encouraging provision in the most sustainable locations;
- managing flood risk in a sustainable manner;
- reducing crime, noise and pollution thereby increasing community safety, improving health and creating an atmosphere of well being; and
- monitoring of planned housing requirements against the rate of supply and factors influencing changes in need.

Regional Housing Provision

3.1.3 Taking account of PPS3, the following factors have then been considered:

- market conditions within each Housing Market Area grouping;
- regional economic growth forecasts developed by *emda* and consistent with the Regional Economic Strategy;
- housing land supply and the availability of previously developed land and underused buildings;
- the environmental, social and economic implications of development;
- the impact of development on existing and planned infrastructure;
- emerging 'New Growth Point' designations; and
- emerging planning policy in adjacent regions.

3.1.4 This analysis has been used to inform the strategic context for housing provision for each Housing Market Area grouping summarised below, and the district based provision figures given in Policy 13. Housing provision for Northamptonshire is dealt with in Section 4.1 as part of the Milton Keynes and South Midlands (MKSM) Sub-Regional Strategy. Further policy guidance on the distribution of housing provision within districts is contained in Section 4.

3.1.5 Housing provision will be monitored annually and reviewed at least every five years. As well as information relating to the demand and supply of housing and other socio-economic and environmental factors, future reviews of housing provision will need to give particular attention to:

- current and projected levels of stress on the core and regional trunk road network;
- current and projected public water supply and sewage treatment capacity 'headroom';
- the likely impact on targets to reduce CO₂ emissions; and
- the results of Strategic Flood Risk Assessments across the Region.

Sub-Regional Strategic Context

3.1.6 The following priorities provide the strategic context for determining housing provision at district level.

Eastern Sub-area

Central Lincolnshire HMA

- significantly strengthening the role of Lincoln as a Principal Urban Area through urban intensification and planned and sustainable urban extensions;
- supporting the regeneration of Gainsborough;
- strengthening the roles of Sleaford, Caistor and Market Rasen;
- meeting affordable housing needs in a way that promotes a more sustainable pattern of development.

Coastal Lincolnshire HMA

- housing provision in Boston, Skegness, Mablethorpe and in other coastal settlements will need to be limited to existing commitments until a coastal strategy has been agreed;
- supporting regeneration on the Lincolnshire Coast, in particular Skegness and Mablethorpe;
- strengthening the roles of Louth and Horncastle;
- meeting affordable housing needs in a way that promotes a more sustainable pattern of development.

Peterborough Partial HMA

- supporting the regional role of Peterborough;
- significantly strengthening the sub-regional role of Grantham;
- housing provision in Spalding and other settlements in South Holland will need to be limited to existing commitments until a coastal strategy has been agreed;
- consolidating the local roles of Oakham and Stamford;
- meeting affordable housing needs in a way that promotes a more sustainable pattern of development.

Northern Sub-area

Nottingham Outer HMA

- significantly strengthening the sub-regional roles of Newark and Mansfield-Ashfield;
- promoting the regeneration of smaller settlements in a way that promotes a more sustainable pattern of development;
- improving the long term economic prospects of the HMA.

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Northern (Sheffield/Rotherham) HMA

- strengthening the sub-regional roles of Chesterfield and Worksop;
- promoting the regeneration of smaller settlements in a way that promotes a more sustainable pattern of development;
- improving the long term economic prospects of the HMA.

Peak Sub-area/Peak, Dales & Park HMA

- complying with the statutory purposes of the Peak District National Park;
- consolidating the roles of the market towns of Buxton, Matlock and Glossop;
- meeting affordable housing needs in a way that promotes a more sustainable pattern of development.

Southern Sub-area

West Northamptonshire HMA

- significantly strengthening the role of Northampton as a Principal Urban Area through urban intensification and planned and sustainable urban extensions;
- strengthening the sub-regional role of Daventry;
- meeting affordable housing needs in a way that promotes a more sustainable pattern of development.

North Northamptonshire HMA

- significantly strengthening the roles of Corby, Kettering and Wellingborough as Growth Towns through urban intensification and planned and sustainable urban extensions, whilst maintaining the separate identity of each town;
- meeting affordable housing in a way that promotes a more sustainable pattern of development.

Three Cities Sub-area

Derby HMA

- strengthening the role of Derby as a Principal Urban Area through urban intensification and planned and sustainable urban extensions;
- avoiding unsustainable levels of development in smaller towns in Amber Valley and South Derbyshire;
- supporting the regeneration of Swadlincote, Alfreton, Belper, Heanor and Ripley in a way that is consistent with the role and function of these towns;
- meeting affordable housing needs in a way that promotes a more sustainable pattern of development.

Leicester and Leicestershire HMA

- strengthening the role of Leicester as a Principal Urban Area through urban intensification and planned and sustainable urban extensions;
- strengthening the sub-regional roles of Coalville, Melton Mowbray, Loughborough, Hinckley and Market Harborough;
- meeting affordable housing needs in a way that promotes a more sustainable pattern of development.

Nottingham Core HMA

- strengthening the role of Nottingham as a Principal Urban Area through urban intensification and planned and sustainable urban extensions;
- strengthening the Sub-regional roles of Hucknall and Ilkeston;
- meeting affordable housing needs in a way that promotes a more sustainable pattern of development.

3.1.7 Advice from the Highways Agency indicates that over the longer term, the strategic road network will not be capable of accommodating satisfactorily traffic generated by the proposed level of housing growth across the Region as a whole, should current trends in traffic growth continue. The Regional Transport Strategy in Section 3.4 sets out policies and proposals to address traffic growth through behavioural change and demand management measures. The effectiveness of these policies and proposals will be monitored closely and reinforced if appropriate.

3.1.8 In addition, reductions in greenhouse gas emissions and water usage compared with current trends will be required to ensure that development is sustainable in line with Policies 1 and 2. Flood risk will also need to be addressed in a number of areas before development can take place. Further detail on these issues can be found under Section 3.3: Regional Priorities for Natural and Cultural Resources.

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Policy 13a

Regional Housing Provision (excluding Northamptonshire)

The total housing provision figures below are the figures that local planning authorities should plan for over the plan period. Local authorities can test higher numbers through their development plan documents provided that they are consistent with the principles of sustainable development set out in PPS1 and tested through sustainability appraisal.

	Annual Apportionment From 2006	Total Housing Provision 2006-2026
Central Lincolnshire HMA	2,030	40,600
Lincoln PUA ¹	990	19,800
N Kesteven ²	560	11,200
West Lindsey ²	480	9,600
Coastal Lincolnshire HMA	870	8,700
Boston ³	270	2,700
East Lindsey ³	600	6,000
Peterborough Partial HMA	1,370	24,000
Rutland	150	3,000
S Holland ³	540	7,400
S Kesteven	680	13,600
Nottingham Outer HMA	1,830	36,600
Ashfield	560	11,200
Mansfield	530	10,600
Newark & Sherwood	740	14,800
Northern (Sheffield/Rotherham) HMA	1,510	30,200
Bolsover	400	8,000
Chesterfield	380	7,600
NE Derbyshire	380	7,600
Bassetlaw	350	7,000
Peak, Dales & Park HMA	500	10,000
Derbyshire Dales ⁴	200	4,000
High Peak ⁴	300	6,000
PDNPA	-	-
Derby HMA	1,830	36,600
Derby	720	14,400
AmberValley	510	10,200

	Annual Apportionment From 2006	Total Housing Provision 2006-2026
S Derbyshire	600	12,000
Leicester & Leicestershire HMA	4,020	80,400
Leicester	1,280	25,600
Blaby	380	7,600
Charnwood	790	15,800
Harborough	350	7,000
Hinckley & Bosworth	450	9,000
Melton	170	3,400
NW Leics	510	10,200
Oadby & Wigston	90	1,800
Nottingham Core HMA	2,850	57,000
Erewash	360	7,200
Nottingham	1,000	20,000
Broxtowe	340	6,800
Gedling	400	8,000
Rushcliffe	750	15,000
East Midlands Total (excluding Northamptonshire)	16,810	324,100

¹ The figure for Lincoln is for the whole Lincoln PUA. Completions, commitments, urban capacity and potential urban extensions in those parts of the Lincoln PUA that lie in North Kesteven and West Lindsey will contribute to the Lincoln figure.

² The figures for North Kesteven and West Lindsey do not include contributions from those parts of the Lincoln PUA that lie in these districts, including completions, commitments, urban capacity or potential urban extensions.

³ The total provision figures for East Lindsey, Boston and South Holland are ceilings, pending the agreement of a Lincolnshire Coastal Strategy.

⁴ Housing provision in those parts of the Peak Park Planning Authority Area that fall within the Derbyshire Dales and High Peak Housing Authority areas will count towards the housing provision of those districts as set out in this policy.

A redistribution of housing provision within a HMA through the adoption of sound joint core strategies will be acceptable provided that the HMA total provision is met and the policy of urban concentration for the following HMAs is adhered to over 2006-2026 as follows:

- *Central Lincolnshire: at least 19,800 dwellings within or adjoining the Lincoln PUA.*
- *Derby HMA: at least 21,400 dwellings within or adjoining the Derby PUA.*
- *Leicester & Leics HMA: at least 39,800 dwellings within or adjoining the Leicester PUA.*
- *Nottingham Core HMA: at least 40,800 dwellings within or adjoining the Nottingham PUA.*