



# Planning • Historic Buildings • Archaeology

## Specialist & Independent Advisors to the Property Industry

### The East Midlands Regional Plan - A New Era for Development in the East Midlands.

#### Introduction

On 12th March 2009 the Government published the East Midlands Regional Plan. The plan covers the counties of Derbyshire, Leicestershire, Lincolnshire, Northamptonshire and Nottinghamshire and includes the unitary authorities of Derby, Leicester, Nottingham and Rutland as well as the Peak District National Park.

Recognising the region's diversity the Plan divides the region into sub areas - namely the eastern (Lincolnshire and Rutland), northern (north Derbyshire and Nottinghamshire); southern (Northamptonshire); Three Cities Sub Area (Derby, Leicester and Nottingham) and the Peak Sub area. Strategic planning guidance is provided for the region as a whole and for each Sub Area.

#### Relevance to landowners, investors, occupiers and developers

The Regional Plan forms part of the statutory "Development Plan" and therefore is a key material consideration in determining planning applications and appeals in the East Midlands. It is therefore very relevant for those planning an investment strategy or wanting to pursue development.

Local Development Frameworks, now being prepared by the Local Planning Authorities within the East Midlands, will have to ensure that their Core Strategy and Site Allocation plans conform to the Regional Plan's broader strategic planning objectives.

#### What does the Regional Plan say?

The Plan provides a broad development strategy for the East Midlands up to 2026. It identifies the scale and distribution of provision of new housing and priorities for the environment, transport,

infrastructure, economic development, agriculture, energy, minerals and waste treatment and disposal. Development is to be concentrated in and around existing urban areas including:

- The five Principal Urban Areas of Derby, Leicester, Lincoln, Northampton and Nottingham;
- The growth towns of Corby, Kettering and Wellingborough;
- To a lesser extent, the Sub-Regional Centres of: Boston, Grantham and Spalding (Eastern Sub Area); Chesterfield, Mansfield / Ashfield, Newark and Worksop (Northern Sub Area); Daventry (Southern Sub Area); Coalville, Hinckley, Hucknall, Ilkeston, Loughborough, Market Harborough, Melton Mowbray, and Swadlincote (Three Cities Sub Area).

#### Key points include :

- over 430,000 new homes to be provided 2006-2026;
- at least 32% (137,000) of new homes to be affordable;
- 60% of new homes to be on brownfield sites;
- employment land provision to be focussed on sustainable sites, attractive to the market;
- strategic rail-served distribution sites to be encouraged;
- Combined Heat and Power schemes and other renewable energy developments to be encouraged (20% of energy provided by renewables by 2020);
- regeneration to be focussed on areas of deprivation, including former mining communities, parts of the rural area and coastal towns;
- existing town centres to be enhanced and promoted;
- retention of the Green Belt around Nottingham/ Derby pending a full review of land availability in the built up area of Nottingham;
- promotion of rural diversification;
- emphasis on the protection and enhancement of key environmental assets.

## What do I need to do now?

Local Planning Authorities in the East Midlands now have to translate the Regional Plan's strategic vision into their own local planning policies. Publication of the Plan should therefore stimulate preparation of more detailed and site specific development plan documents - the Local Development Framework. Consultation will take place through 2009.

Now is the time to influence the content of these development plan documents by :

- promoting your proposals through the Core Strategy and Site Allocation development plan documents, using the Regional Plan to support your planning case;
- ensuring that emerging policies in Core Strategy and Site Allocation development plan documents do not prejudice the longer term viability of sites for development or the investment value of property folios.

## How can CgMs Help You?

Our Newark office has specialist knowledge of the East Midlands and works with landowners, investors and occupiers operating across the Region. We also have national specialist planning teams in the housing, retail and leisure, commercial and energy and waste sectors.

## We can add value to your property and development interests by:

- advising on the implications of the Regional Plan for your interests;
- monitoring the publication and consultation timetable of the Local Development Framework affecting your property interests in the East Midlands;
- submitting representations to the development plan documents, promoting your property interests, including seeking site specific allocations;
- working with you to project manage and negotiate specific development proposals through the planning system, with the support of the Regional Plan policies and emerging local planning policies.

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