

What does policy two of the Greater Nottingham Core Strategy say?

A minimum of 52,050 (2009-2026) new homes will be provided for in the following areas:

- a) Approximately 25,320 homes in the existing Principal Urban Area of Nottingham, including:-
- Waterside Regeneration Zone, in Nottingham City* (up to 3,000 homes)
 - Gedling Colliery/Chase Farm, in Gedling* (1,120 homes)
 - Remainder of Boots Site, in Nottingham City, (600 homes)
 - Severn Trent and Boots site, in Broxtowe (550 homes)
 - Stanton Tip, Hempshill Vale, in Nottingham City* (500 homes)
- b) Approximately 9,880 homes in Sustainable Urban Extensions to the Principal Urban Area, at:-
- East of Gamston, in Rushcliffe (4,200 homes)
 - South of Clifton, in Rushcliffe (4,200 homes)
 - 1,480 homes in Broxtowe on one or more Sustainable Urban Extensions yet to be determined
- c) Approximately 4,090 homes in or adjoining Hucknall Sub Regional Centre, including Sustainable Urban Extensions at:
- Rolls Royce, in Ashfield (800 homes)
 - North of Papplewick Lane, in Gedling (600 homes)
 - Top Wighay Farm, in Gedling* (500 homes)
- d) Approximately 4,420 homes in or adjoining Ilkeston Sub Regional Centre (which includes Kirk Hallam), including a Sustainable Urban Extension at Stanton*, in Erewash (more than 2,000 homes)
- e) Up to 8,340 homes elsewhere throughout Greater Nottingham, including in or adjoining the settlements of:-
Awsorth, Brinsley, Eastwood, Kimberley and Watnall, in Broxtowe; Breaston, Borrowash, Draycott and West Hallam, in Erewash; Bestwood Village, Calverton and Ravenshead, in Gedling; Bingham, Cotgrave, East Leake, Keyworth, Radcliffe on Trent and Ruddington, in Rushcliffe; and development in other towns and villages, solely to meet local needs.

OBJECT TO POLICY TWO TODAY

The Campaign to Protect Rural England exists to promote the beauty, tranquillity and diversity of rural England by encouraging the sustainable use of land and other natural resources in town and country.

You can join CPRE online, by phone or by post

Further details can be found online at www.cpre.org.uk

Or by ringing Freephone: 0800 163680

Or by writing to Supporter Services
Campaign to Protect Rural England
Freepost SW3524
London
SE1 0YZ



Campaign to Protect
Rural England
NOTTINGHAMSHIRE

Registered charity number 213481

SAVE OUR GREEN BELT PROTECT OUR COUNTRYSIDE



Object to Policy Two Today

Plans are being drawn up by Councils to build 52,000 houses in Greater Nottingham over 17 years to meet Government targets – that's a 16% increase

Why?

The Government says:

Nationally we need to build 240,000 houses a year to meet demand

BUT

The Home Builders Federation says:

We don't have the capacity to build that many houses

We at CPRE agree that more houses need to be built, but 52,000 is just too many

**OBJECT TO POLICY TWO
OF THE GREATER
NOTTINGHAM CORE
STRATEGY TODAY**

Find out how at
www.nottscpre.org.uk
or seek out the strategy at
your local library or council



Campaign to Protect
Rural England
NOTTINGHAMSHIRE

52,000 houses over 17 years is the equivalent of:

19 villages the size of Calverton

or

14 towns the size of Bingham

or

9 towns the size of Eastwood

or

4 towns the size of Hucknall

And that is just in the districts in and surrounding the city – there are an additional houses proposed in the rest of Nottinghamshire

Government housebuilding targets are based on forecasts of population and economic growth which were made before the recession. Today these housebuilding targets just do not make sense, and we at CPRE's Nottinghamshire branch would like as many people as possible to object to the Greater Nottingham Aligned Core Strategy.

Indeed we are doubly concerned as in the current economic climate these proposed rates are unrealistic for a number of reasons:

- There isn't need for this much housing
- Builders do not have the capacity to build this many houses
- Prior to the recession, with buoyant demand, only 204,000 houses were built nationally, compared to the government's national target of 240,000.
- Much of the forecast growth in housing relies on predictions about inward migration that have proved highly unreliable
- Irrespective of who forms the next government there will be insufficient funding to finance the huge levels of infrastructure required for 52,000 houses

The result of this over supply of development land will be to allow developers to cherry pick the more easy to deliver (and more profitable) green field sites, cause blight and speculation and deprive urban communities from the investment and regeneration they desperately need and lead to an increase in empty houses (even today 12,000 houses in and around the city stand empty).

So, what can you do?

- 1) Write to the your prospective parliamentary candidates asking them for their views on housing in Greater Nottingham, and confirmation that they will scrap the house building targets in the Greater Nottingham Aligned Core Strategy
- 2) Object to the housing numbers and greenfield sites proposed in the Greater Nottingham Aligned Core Strategy. We at CPRE will be honing our arguments and producing a detailed objection covering a number of areas. What we ask is that you register your objections as well.

How can you do this?

By completing the attached comments form and sending it to one of the borough or district councils in Greater Nottingham before 12th April. Alternatively, you can submit your objections via the Greater Nottingham Growth Point website, which can be found at www.gngrowthpoint.com and clicking on the Option for Consultation link

What should you say?

It's up to you what you say, but we would suggest that:

- You object to Policy 2, and in particular the scale and location of development proposed, commenting that you object to the number of houses proposed for Greater Nottingham as:
 - Nottingham is supposed to have a green belt – building this many houses will destroy its openness and lead to an increase in towns and villages joining up
 - The population trends upon which the housing numbers are unreliable, particularly regarding future migration
 - The transport infrastructure will be unable to cope with this growth
 - Nottinghamshire's countryside will be irrevocably changed for the worse
 - The construction industry does not have the capacity to deliver this unrealistic number of houses
 - Because of uncertainty in the housing market, the strategy should earmark sites sufficient for 10, not 17, years supply of housing
- And that the housing growth proposed for Greater Nottingham should be scaled down to a more appropriate level and concentrated on providing homes for those in greatest need, not to satisfy speculative demand

Where can you find further details?

- Visit our website at www.nottscpre.org.uk
- Or see the Greater Nottingham Aligned Core Strategies at www.gngrowthpoint.com