Section 8 - Regeneration Priority Areas
8.0 Regeneration Priority Areas

8.1 The Draft Core Strategy states provision will be made for 7,600 new dwellings to be developed in the borough between 2011 and 2031 (4.29, 4.33 and CS1). It says that the broad locations for this new development will include ‘around regeneration priority areas’. The six areas referred to are at Holme Hall, Rother Ward, Barrow Hill, Mastin Moor, Poolsbrook and Duckmanton. Policy CS1 combines the last four into one group which it calls ‘Eastern Villages’.

8.2 In more general terms the policy says that the council will:

“…maximise development opportunities that offer regeneration benefits to communities in areas suffering from multiple deprivation as set out in the published Indices of Multiple Deprivation. Initially the focus will be in the following areas:

- Eastern Villages
- Rother Ward
- Holme Hall” (Policy CS1)

8.3 These Regeneration Priority Areas have been picked out because they contain areas that are recognised within the 2010 Indices of Multiple Deprivation as being in the top 10% nationally most deprived from a combination of the following categories:

- Income
- Employment
- Health
- Education
- Housing and Barriers to Services
- Living Environment
- Crime

8.4 In five of the six areas (Holme Hall, Barrow Hill, Mastin Moor, Poolsbrook and Duckmanton) regeneration opportunities-either through the provision of new services and facilities, job opportunities or leisure and recreation access-will initially be related to greenfield housing development in these areas. Rother ward will require different interventions as there are limited opportunities for housing development within the area.

8.5 In order to achieve regeneration benefits to communities in areas suffering from multiple deprivation, the council considers it will be essential to work with local communities in identifying key priorities and interventions. The work is likely to result in masterplans for the regeneration for each of the areas, aspects of which could become supplementary planning documents (SPDs).
Issues

8.6 Assessments of each of the Regeneration Priority Areas have been carried out, identifying issues and opportunities for each of the six areas.

8.7 With the identified Rother Ward boundary having no specific opportunities for housing development in, it could be necessary to expand the proposed boundary of the RPA to include as many development opportunities as possible. This is a possibility if consultation identifies that this would be an appropriate measure.

Questions for Consideration

Q28. Are the boundaries identified for the six Regeneration Priority Areas appropriate?

Q29. Should the areas be expanded further or reduced in any way? (Please provide justification)

Options – Regeneration Priority Area Boundaries

Table 1 Regeneration Priority Areas

<table>
<thead>
<tr>
<th>Sites and Boundaries Ref:</th>
<th>Location</th>
</tr>
</thead>
<tbody>
<tr>
<td>SBRPA01</td>
<td>Barrow Hill</td>
</tr>
<tr>
<td>SBRPA02</td>
<td>Birdholme</td>
</tr>
<tr>
<td>SBRPA03</td>
<td>Duckmanton</td>
</tr>
<tr>
<td>SBRPA04</td>
<td>Holme Hall</td>
</tr>
<tr>
<td>SBRPA05</td>
<td>Mastin Moor</td>
</tr>
<tr>
<td>SBRPA06</td>
<td>Poolsbrook</td>
</tr>
</tbody>
</table>

Question for Consideration

Q30. In the areas identified are there particular planning measures or interventions which could be considered amongst the regeneration priorities for each of the areas? (Put another way, what would you like the outcomes and benefits of development to be on each of the regeneration priority area?)
Map 1 Barrow Hill Regeneration Priority Area