

view: shaping the north east

REGIONAL SPATIAL STRATEGY FOR THE NORTH EAST

SUBMISSION DRAFT

**EXAMINATION IN PUBLIC
INFORMATION NOTE 4**

**DEFINITION OF MAJOR DEVELOPMENT
WITHIN THE NORTH EAST**



**NORTH EAST
ASSEMBLY**
THE VOICE FOR
THE REGION

DEFINITION OF MAJOR DEVELOPMENT WITHIN THE NORTH EAST

1. The RSS Submission Draft refers to development of regional/sub-regional scale. This is defined in the glossary as development specified within the Assembly's conformity procedures.

2. The North East Assembly defines major development under the directions of Paragraph 16 of Schedule 6 of the Planning & Compulsory Purchase Act 2004 as, where:

- (a) a development would by reason of its scale or nature or the location of the land be of major importance for the implementation of the RSS or a relevant regional policy; or,
- (b) a development of a description in relation to which the RPB has given notice in writing to the local planning authority that it wishes to be consulted.

3. The Assembly uses this definition within its RSS Conformity procedures adopted by the North East Assembly in January 2005. The procedures define thresholds and scales to guide understanding of what is meant by major or regional/sub-regional development, although other development may also be considered of regional or sub-regional significance. These criteria are general guidance and are interpreted with a degree of flexibility because some schemes beneath these thresholds may still be of regional/sub-regional significance. The Assembly considers the following to be of regional/sub-regional significance:

- A. Residential schemes for 150 or more dwellings or sites over 5ha, or a group of individual sites whose proximity to one another and combination of development would contribute to a scheme of this size and scale;
- B. Energy schemes of greater than 10 megawatts capacity or new, re-routed or upgraded transmission lines of 275K volts or more;
- C. All retail, casino and leisure, theme park, sports venues, employment or industrial, and commercial development of over 10 hectares and/or 2,500 sq m floor space;
- D. All applications for the expansion of retail and/or leisure floor space at MetroCentre over 1,000 sq m floor space;
- E. Developments of 10 ha or more or for the disposal, handling or transfer of more than 50,000 tonnes of waste per year;
- F. Developments of 15 ha or the extraction, handling or transfer of more than 30,000 tonnes of mineral per year;
- G. Onshore facilities associated with off-shore development;
- H. Major expansion of existing facilities, new facilities for oil processing or distribution of minerals that would increase the operating capacity of the site beyond the threshold in F;
- I. New transport infrastructure, and/or developments where there is a transport infrastructure requirement or impact, costing £5 million or more;
- J. All applications for alternative uses of land currently allocated for port, airport or chemical industry uses;
- K. New Hospitals and Universities/Colleges or extensions to these;

- L. Inter-modal freight terminals;
- M. New road, rail or pedestrian river crossings (bridges and tunnels);
- N. Any mixed use schemes where one or more of the above criteria are included;
- O. Any other development applications that the Regional Development Agency (One NorthEast) is being consulted upon.

4. The majority of these thresholds are defined within Planning Policy Guidance/Statements (PPGs/PPSs) and the Environmental Impact Assessment (EIA) regulations. They were derived through a process involving local authorities, Government Office North East, One NorthEast and the English Region's Network Conformity Officers Group.