
NORTH EAST REGIONAL SPATIAL STRATEGY REVISION

EXAMINATION IN PUBLIC

Note of the Second Preliminary Meeting

Held on

Tuesday 31 January 2006

at the

Swallow Hotel
Gateshead

Panel Secretariat Office
North East RSS EiP
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Prepared by the Panel Secretariat
Approved by the Panel Chair
February 2006

Note of Second Preliminary Meeting held at 2.00 pm on Tuesday, 31 January 2006 at the Swallow Hotel, Gateshead.

PRESENT:

Examination in Public Panel Members

Jim Parke, Chairman

Peter Beasley, Inspector

Examination in Public Secretariat

Brian Copley, Panel Secretary

Elaine Lamb, Panel Assistant

Examination in Public Planning Officer

Mark Wilson, Higher Planning Officer, Planning Inspectorate

Participants and Attendees

Names of individuals withheld due to Data Protection Act regulations

<i>Examination in Public Participant/Agent</i>	<i>Individual(s) who signed the attendance register</i>
Alan Cave (Planning Development & Regeneration)	
Alistair Grills	
Alnwick District Council	
Banks Development Group	
Berwick upon Tweed District Council	
Blackett Hart & Pratt	
Blyth valley District Council	
Brethern's Gospel Hall Trust	
Bridging NewcastleGateshead	
British Ceramic Confederation	
Campaign to Protect Rural England	
City of Durham Trust	
CoalPro	
Confederation of British Industry	
Countryside Agency	
Cyclist's Touring Club	
Derwentside District Council	
DPDS Consulting	
DPP Development Planning Partnership	
Durham Cathedral	
Durham City Council	
Durham County Council	
Easington District Council	
English Heritage	
Environment Agency	
Fairhurst, W A & Partners (Grainger Trust)	
Fellgate Residents	
Gateshead Council	
Government Office for the North East	
Hallam Land Management	
Hartlepool Borough Council	
Highways Agency	
Home Builders Federation	
Middlesbrough Borough Council	
Moorsyde Action Group	
Nathaniel Lichfield & Partners (Arcot)	
National Trust	
NECTAR	
Newcastle City Council	

Newcastle International Airport
NEXUS
North East Assembly
North East Chamber of Commerce
North East Rural Affairs Forum
North East Wildlife Trust
North Pennines AONB
Northern Way
Northumberland County Council
Northumberland National Park Authority
One North East
Sedgefield Borough Council
South Tyneside District Council
Spawforth Associates
Stockton Borough Council
Sunderland Arc
Sunderland City Council
Tees Valley Joint Strategy Unit
Tees Valley Regeneration
Teesdale District Council
Tithe Barn Land
Turley Associates (Bett Homes)
Tynedale District Council
Wear Valley District Council

1 INTRODUCTIONS

- 1.1 Jim Parke, the Chairman of the Panel for the North East Regional Spatial Strategy Revision Examination in Public, opened the proceedings. The Chairman introduced Peter Beasley, the Inspector for the North East Regional Spatial Strategy Revision Examination in Public. Also introduced were Brian Cobley, the Panel Secretary and Elaine Lamb, the Panel Assistant. A Planning Officer from the Planning Inspectorate Mark Wilson was also in attendance.
- 1.2 The Chairman made the point that the Panel was in all respects independent of the North East Regional Assembly (the Regional Planning Body) and all other parties to the Examination in Public, including the Government Office for the North East (GO-NE).
- 1.3 The Chairman advised that the Final Programme comprising the Timetable, Final List of Matters and Participants had been published on the Examination in Public website at the beginning of January 2006. Also that a Note of the First Preliminary Meeting held on the 13 December 2005 was available on the EIP website.
- 1.4 As there was a possibility that there were some people attending the Second Preliminary Meeting who had not been at the First Preliminary Meeting some of the main points would be reiterated and the situation updated. The Chairman added that there would be an open session for questions by attendees towards the end of the meeting.

2 EXAMINATION IN PUBLIC PROCESS

- 2.1 The Chairman commented that The Examination in Public Process would be conducted in accordance with the Governments "Planning Policy Statement 11: Regional Spatial Strategies". In brief:
 - the five weeks of the Examination in Public would focus on the North East Regional Spatial Strategy Draft Deposit Revision (Submission Draft);
 - it would be held in Gateshead in this building; and
 - the meeting today formed the Second Preliminary Meeting for the North East Regional Spatial Strategy Draft Deposit Revision Examination in Public.

Purpose of the Examination in Public

- 2.2 The Chairman advised that the Examination in Public was about matters, which the First Secretary of State needs to be more fully informed by means of public discussion in order to reach decisions on a revised RSS for the North East. It was:
- an opportunity for the discussion and testing in public of selected matters arising from consideration of the Deposit Draft Revision (Submission Draft) to test the soundness of the Submission Draft;
 - to enable the Panel to advise the First Secretary of State of the most appropriate way forward; and
 - not an examination of the whole of the Submission Draft, nor was it a hearing of all the objections.
- 2.3 The Chairman informed the meeting that after the Examination in Public the Panel will prepare a report for the First Secretary of State. The report will be advisory and the final decision on any modifications to the Submission Draft will rest with the First Secretary of State.

3 FINAL LIST OF MATTERS AND PARTICIPANTS

Final List of Matters and Participants

- 3.1 The Panel Secretary reported that the Panel had met after the First Preliminary Meeting and consulted North East Assembly (the Regional Planning Body) and the Government Office for the North East in preparing the Final List of Matters and Participants. The Final Programme was placed on the EiP website at the beginning of January. In determining those selected matters and invited participants, the process has been greatly assisted by the comments received by the Secretariat on the Preliminary Lists. The Panel now considered that the Final List of Matters and Participants will enable it to obtain a representative and informed selection of views on the various Matters.
- 3.2 In summary the main updates to the Final Lists at present are as follows:
- a few participants have declined the Panels invitation on certain Matters and as a result of the withdrawals two new participants have been invited.
 - additional Material has been circulated in the form of Panel Notes on:
 - 1/3 c) Climate Change;
 - 2/3 b) Planning and Transport Assumptions;
 - 5/2, 5/7, 5/9 Housing Market Areas and on the
 - Housing Market Assessment Manual; and
 - an Expanded Matter on 5/1 b) relating to retail strategy.

Panel Tours

- 3.3 The Panel Secretary reported that the Panel, the Panel Secretary and the Planning Officer have undertaken additional Tours focussing on the Tyne Valley and the core areas of Newcastle/Gateshead and an evening visit to Sunderland since the First Preliminary Meeting. Also planned for Wednesday 1 February 2006 is a circular tour by train visiting Durham Town Centre, Darlington, Middlesbrough and Sunderland Centre. The Panel Chair will also be visiting the Berwick upon Tweed area.
- 3.4 Most of the Panel Tours were carried out by the end of 2005, with the remainder scheduled be completed by the end of February and a summary list will be made available on the Examination in Public website. The Panel may also wish to undertake further tours which it considers necessary as the Examination in Public progresses.

Deadline for Statements

- 3.5 The Panel Secretary reminded Participants and Non Invited Participants to submit their Written Statements on the Matters/sub matters by the end of the week. The Panel had specifically selected the deadline date for Statements to ensure that all the material could be circulated to other participants and also for consideration by the Panel. The deadlines for all electronic and paper copy Written Statements was:

5.00pm Friday 3 February 2006

Arrangements for Distribution

- 3.6 The Secretariat would distribute the Statements to Participants at the earliest opportunity. To avoid any delays in distribution it was important that Participants comply with the detailed requirements in Sections 9 and 10 of the 'Notes for Participants' and observed the deadline. If Participants had any doubts they should contact the Panel Assistant for advice and guidance.

4 EXAMINATION IN PUBLIC PROCEDURE

Conduct of Debates at the Examination

- 4.1 The Inspector said that general guidance was to be found in the 'Notes for Participants' and highlighted some specific points:
- on the first day only the North East Assembly (Regional Planning Body) would be permitted to make a brief opening submission;
 - sessions would take the form of a Panel-led discussion for each question (sub-Matter);

- the Panel would open the discussion by referring to the supplementary questions notified to Participants a few days in advance of the relevant session. The Panel wished to emphasise that the 'key issues'/questions were designed to facilitate and focus the debate on relevant matters. They were not intended to place a 'straight-jacket' on Participants or to unduly inhibit them in developing their arguments;
- the Panel would seek a first contribution to the debate, usually from a 'leading critic' of the relevant section(s) of the Deposit Draft Revision. But no special significance should be attached to the Panel's selection of the first contributor;
- participants wishing to join in the debate should indicate this by placing the nameplate provided on end. The Panel would ensure that everyone had the opportunity to speak; and
- the North East Assembly would be given the opportunity for a final comment on each question (sub-Matter), to respond to any unanswered questions and to give an overall reaction to what had been said.

Role of Participants

4.2 The Inspector reminded Participants that the objective of the Examination in Public was to provide the Panel with informed views concerning the content of the Deposit Draft Revision and thereby assist the Panel to make informed recommendations to the First Secretary of State. With this objective in mind, the Inspector made the following points:

- the discussion would need to be conducted in a constructive and sensible manner to allow a proper appreciation of the contributions;
- the Panel would assume that everyone had read the relevant Statements;
- participants would not be expected to read out their Statements during the discussion;
- overall the discussions were to be strategic in nature and not site specific;
- participants would be expected to use their knowledge of the region and surrounding areas to assist the Panel; and
- given the limited time available and the extensive ground that must be covered, Participants would need to be concise and direct.

5 EXAMINATION IN PUBLIC TIMETABLE

- 5.1 The Panel Assistant reported that the Final Programme (containing the Timetable, and the Final List of Matters and Participants was made available on the Examination in Public website shortly after the First Preliminary Meeting,) should be regarded as fixed. It was in everyone's interest to ensure that the Timetable now remained unchanged and every effort would be made to keep to the Programme.
- 5.2 The Panel would stress that, so far as possible, it was a firm timetable. Should any update be required it would be included on the Examination in Public web site.
- 5.3 Generally all sessions will start at 10.00 am promptly and finish by 5.00pm, but see the Final Programme for a limited number of sessions scheduled to start at 9.30am and finish at 5.30pm.
- 5.4 Participants should note that it is their responsibility to check the Examination in Public website www.northeastip.co.uk regularly for updates and any new published documents. Any Participant unable to access the Examination in Public website, should contact the Panel Assistant to make alternative arrangements.
- 5.5 Summaries of the representations, organised by numbered policy, were placed on the EiP website on Tuesday 10 Jan 2006.
- 5.6 Should any participant require assistance because of poor eyesight, hearing or other disability could they please inform the Panel Assistant
- 5.7 The Panel Assistant assured Participants they should not worry if they did not receive an immediate response to any communication made to the Panel Office – they would be dealt with as soon as possible

6 BACKGROUND PAPERS AND UNEXPECTED MATERIAL

Background Papers

- 6.1 The Chairman indicated that the North East Assembly had been requested to ensure that any new background papers were available well before the preparation of Written Statements. He then requested a representative of the North East Assembly to inform the Panel and Attendees of the Background Papers.
- 6.2 Malcolm Bowes reported that additional information was published by the North East Assembly at the time of the First Preliminary Meeting and since that time an additional EiP Information Note 6 had been prepared on Minor Inconsistencies and EiP Information Note 7 was on Regional Potential

Housing Capacity Update. These documents are available by a link on the Examination in Public website www.northeasteip.co.uk.

- 6.3 A note on Zero Net Migration 2004 -2021 would be available shortly as would additional notes on Urban Flight and North East Housing Completions over the last 5 years by Local Authority. The State of the North East Region Report was now available while the Annual Monitoring Report would be available at the end of February.

Information Notes

EiP Information Note 1 - Housing & Replacement Figures	Dec 2005
EiP Information Note 2 Population & Housing Model Zero Net Migration	Dec 2005
EiP Information Note 3 Revised Mid Year Estimates of Population	Dec 2005
EiP Info Note 3 Annex A	Dec 2005
EiP Information Note 4 Definition of Major Development Within the North East	Dec 2005
EiP Information Note 5 Housing Market Assessments	Dec 2005
EiP information Note 6 Minor Inconsistencies	Jan 2006
EiP Information Note 7 Regional Potential Housing Capacity Update	Jan 2006

Research work now available

(North East Regional Assembly)

Waste Arising	Jan 2005
Retail and Leisure Development	Jan 2005
Regional Funding Allocations	Jan 2005

Unexpected Material

- 6.4 The Chairman acknowledged that it is always possible that new information/announcements outside of the Panel's influence will occur during the run up to the start of - and indeed during - the Examination in Public. This would be dealt with as and when it occurs.
- 6.5 The normal procedure to deal with any unexpected material would be by inviting a representative from the Government Office or other relevant body to provide a short statement at the commencement of the appropriate session of the Examination in Public. This would be aimed at assisting the Panel/Participants by outlining the main findings. Copies of

the relevant documents would be made available (and via a website link) to the session's participants.

Handling the Sessions

- 6.6 The Chairman announced that the housing sessions on the scale 5/2, distribution 5/9 and the geographical areas sessions 5/10, 5/11, 5/12, 5/13 would consider the implications of scale and distribution at sub regional level and the consequences of higher/lower levels.
- 6.7 The Chairman indicated that supplementary questions would be issued during the week before the start of the EiP to help develop an agenda for each of the sessions. The Agenda Questions were not intended to imply a closed agenda but rather to assist in structuring the sessions.

7 OPEN SESSION FOR QUESTIONS

- 7.1 The Chairman invited questions from the attendees and stated that it was not appropriate to make specific requests to participate at the Examination in Public.

1. Northumberland County Council

Q. Asked for clarification on any associated procedures to "hot seating" or if it was allowed without reference to the Chair.

A. *The Chair indicated that the procedure would be as flexible as possible and it was not anticipated that nominations would be made in advance. If an organisation wanted to bring in an expert at a particular moment the person in the chair indicates he/she is retiring and the other person comes forward.*

A. *The Planning Inspector reminded everyone that the proceedings will be recorded and for this purpose the if another person moves into the chair they must introduce themselves and state which organisation they are speaking on behalf of.*

2. Sunderland City Council

Q. It has been acknowledged there will be a constant flow of information coming forward. Statements are based on current information. Do we have the opportunity to amend statements if significantly different information is forthcoming?

A. *The Chair indicated that if there is a significant change there is no need to change statements just draw attention to the fact on the day. Supplementary material can be brought to illustrate the point.*

The purpose of the EiP is to investigate issues. If something has changed significantly we shall try our best to accommodate that. What is not wanted is an endless supply of paper coming to us before and during the EiP as this is not productive.

3. Nathaniel Lichfield on behalf of Capital Shopping Centres

Q. When will the White Young Green update on Retail & Leisure available on the website? The report may have implications on our statement and involve a lot of extra work.

A. *The Panel Assistant explained that there was difficulty in uploading the document but the web provider was in the process of dealing with problem and the document should be on the website later in the day.*

A. *The Chair explained this can be a problem when deadlines are set. There is a possibility that the document may not be available for several days but this should not cause a problem unless the document makes a strategic difference as the EiP is dealing with principles.*

4. Alnwick District Council

Q. How will the statements be organised on the web?

A. *The Panel Assistant explained it would be self explanatory when the site is accessed. Statements will be organised under matters and then by participant's. To view statements click on a matter and a list of participants will appear. Click on the participant and their statement will download.*

5. Tithe Barn Land

Q. If participants have supplementary questions do we just send them to the Panel?

A. *The Chair explained the supplementary questions will emerge from Statements but if participants feel they need to put a question forward they are free to do so.*

8 CONCLUDING REMARKS

- 8.1 The Planning Inspector informed everyone that if tables in statements needed to be changed they should be submitted to the Panel but they should not be supported by text. Participants can elaborate on them at the EIP.
- 8.2 The Chairman reminded all persons attending to please sign the Attendance List at the entrance to the room. A Note of the Second Preliminary Meeting would be put on the Examination in Public website as soon as possible. A paper copy will only be sent to Participants, if it is specifically requested.
- 8.3 The Chairman thanked all those who had attended the Second Preliminary Meeting.
- 8.4 The Chairman reminded everyone that the Examination in Public would commence on Tuesday 7 March 2006 at 10.00 am in this room.

The Meeting closed at 2.40 pm.