

Section 2 General Comments

Id No	Respondent	S2 General Comments
12	Alpha Recovery	Alpha Recovery owns a site adjacent to Middle Farm/Rose Villa builder's yard, now a small industrial estate in Seghill. Together with the land owned by Northumberland County Council, it forms a potential mixed use site with the adjoining industrial estate including residential use on a PDL site. The site is allocated in the Blyth Valley Local Plan as identified for Local/General Employment and Business park use, involving some restriction on the range of uses permitted. The site is previously developed land being the former Seghill Pit which has been subject to a reclamation scheme.
40	Blyth Valley Council	Page 34 Para 2.68 Welcome the recognition given to the role of Cramlington within the City Region, particularly in terms of economic regeneration. The paragraph states that new housing provision in the town should be at a scale that allows local needs to be met and is consistent with its role as an area of employment growth. The Council considers that the scale of new housing development should be consistent with and be able to support the proposed sub-regional economic development role for the town. This would imply new housing development at a scale beyond that to meet local needs as stated in the text. As one of two main towns and service centres within the Borough it is considered that both towns should accommodate the majority of new housing growth within the Borough. Given Cramlington's sub-regional employment role it is considered that Cramlington town will make a contribution to the sub-region which goes beyond meeting local needs
73	Bowey Homes Ltd	Bowey Homes are preferred developer on this site, owned jointly by Castle Morpeth BC and Northumberland CC. It forms Phase 2 of a development off Butchers Lane east of Pegswood Industrial Estate, near Morpeth Northumberland. The site occupies approximately 2.hha of land accommodating some 75 dwellings at 30 per hectare PPG3 minimum density and falls within the boundaries of the Castle Morpeth District Local Plan (Adopted 2003).Pegswood is a village of some 4000 population but has become an extension to Morpeth given its railway station link since the closure of the colliery in 1969. This site lies outside of the settlement envelope Policy PGC1 but forms a natural second phase to an existing development.
332	Darlington Borough Council	It is recommended that the council supports most of the draft RSS and specifically supports the Locational Strategy, the Transport priorities, the recognition of the role of Durham Tees Valley Airport, and the recognition of Darlington's role in economic, retail, leisure and related development. Support is also given to the employment land provision policies which identify the flagship mixed use development at Central Park, 205ha for land for general employment, and confirms the Reserve Site status of land at Faverdale. A holding objection should be made to the housing requirement figure for Darlington, pending further work on housing distribution. A change to submission draft RSS should be sought in relation to the Key Diagrams so that they are consistent with the Tees Valley City Region Map.
28	Durham Cathedral	The only significant way fro the Cathedral to achieve income is to sell or lease its Land for development. The planning gain from this development is the continuing maintenance of the key part of the World Heritage Site in Durham. Chapter wishes to stress the vital link between the Cathedral's wider landholdings and its ability to implement the policies relating to the World Heritage Site.

Id No Respondent**S2 General Comments**

336	Durham County Council	Concerned about the approach and the potential impact that the submission Draft RSS may have on rural areas. I represent Weardale, a rural community which is currently experiencing a wide range of social and economic problems and pressures. RSS affects the whole of the North East Region and seek to address rural issues, but the emphasis on development in the conurbations raises serious concerns about the actual commitment to rural communities. From the outset I welcome the greater recognition that is given in this draft to the role rural areas can play in contributing to a turn-around in the regions fortunes and reducing disparities with other parts of the country.
172	Durham Heritage Coast	Importantly we draw your attention to the inaccuracy of the position of the Durham Heritage Coast on the maps included on P39 and 51. The Countryside Agency can supply accurate maps of the defined area.
329	Friends of the Earth South Tyneside	We recommend that paragraph 2.3 is amended to read as follows: 'The spatial strategy for all future development in the North East is based on the following principles: • To deliver a high quality of life for all, both now and in the future, through the sustainable development of the region; • To reflect a sequential approach.... • To include appropriate phasing mechanisms....'
147	Hartlepool Borough Council	<p>Policies 1 - 5 The references to sustainability being at the heart of the strategy of the RSS are particularly welcomed. This is considered to be one of the key strengths of economic development opportunities within Hartlepool. The Borough could make a significant contribution to the RSS sustainable development aims and ambitions over the plan period by addressing the environmental, social and economic objectives contained within Policy 2, but especially through :-</p> <ul style="list-style-type: none">• Reclamation and reuse of derelict land to make more productive use of land within the region• Improving the quality and choice of housing through market renewal and new development• Ensuring good accessibility for all to jobs, facilities, goods and services in the region <p>The selection of Option 4 (focusing development in the conurbations and the main towns) as a basis for the regional spatial strategy for the North East is also supported, although as will be evident from the other comments we have submitted, there are concerns over Hartlepool's designation as a "main town" within the Tees Valley city region. It is considered more appropriate to include Hartlepool as part of the conurbation.</p>

Id No Respondent**S2 General Comments**

350	LXB Properties Ltd	<p>The locational strategy of the emerging RSS is to focus development in the two City Regions (including (i) Tyne & Wear and (ii) Tees Valley). Development in these two Regions will be concentrated in the conurbations and main towns, and most specifically within the “core areas”. Policy 5 is permissive of further development, within, inter alia, those towns within the “regeneration areas” of the City Regions, such as Cramlington, where it is of an appropriate scale to the towns. This policy approach is carried through to Policy 6, which is concerned with the strategies, plans and programmes for development within the Tyne & Wear City Region, which support the polycentric development approach concentrating development in the Region’s core areas and towns. The other town centres beyond the Region’s core areas, including Cramlington amongst others, are relegated to a second tier development focus, where development is supported “...primarily for sustainable indigenous growth to meet local needs and aspirations.”</p>
319	Member of Public	<p>Welcomes reference to the NPF for Scotland, and the recognition of the economic influence of the Edinburgh City Region on the North East of England, and the commitment to improving accessibility and efficiency of movement along the A1/East Coast mainline transport corridor. There is obvious potential for the development of links between Newcastle's growing knowledge and leisure economy sectors and those of Scotland's city regions.</p>
432	Member of Public	<p>Para 2.3 PLANNING PRINCIPLES</p> <p>The planning principles as outlined are flawed in that they should not only ‘contribute’ to sustainable development, but sustainability must form the primary basis and backbone of all of the policies. The phrase “to promote an urban and rural renaissance” is meaningless without context and should be removed. Further, economic growth is often incompatible with sustainability. This is not recognized with the Principles and it is suggested that the Principles are rewritten to reflect this:”The spatial strategy for all future development in the North East is based on the following principles:</p> <ol style="list-style-type: none">1. To deliver a high quality of life for all, both now and in the future, through the sustainable development of the region;2. To reflect a sequential approach to land allocations as long as they do not conflict with the first principle; and,3. To include appropriate phasing mechanisms for new development as long as they do not conflict with the first and second principles.”

Id No Respondent

94 Nectar

S2 General Comments

Paragraph 2.3

The planning principles set out in Paragraph 2.3 must be amended to enshrine the sustainability and climate change control practices (Paragraph 2.154) which underpin the whole of the Regional Spatial Strategy and its vision (Paragraph 1.9) of an improved quality of life for all.

New Paragraph and New Policy

The Regional Spatial Strategy is committed to the adoption of a sustainable approach and recognizes climate change as the single most significant issue that affects global society in the 21st century (Paragraph 2.154); the Regional Spatial Strategy is consequently committed to the achievement of the Government's target to reduce CO2 emissions by 60% by 2050 (Paragraphs 2.154, 2.157) with benchmark reductions by 2010. NECTAR is of the opinion that a separate Policy to set out the key tasks and changes needed to achieve these objectives will be essential if the desired improvements in quality of life are to be achieved

Id No Respondent

341 Newcastle City Council

S2 General Comments

The Council supports the broad intent and detail of policies 1-4 in this section. More specifically on sustainable development and sustainable construction issues, the Council supports the proposal in policy 2 that applicants for planning permission for major schemes submit a Sustainability Statement based on the criteria in policy 2 and the Integrated Regional Framework. It is noted that the list of objectives in policy 2 and the sustainability objectives in the IRF are to a large extent overlapping and whilst they are not contradictory it would perhaps be best to have a single list as a point of reference.

The Council notes that the later policy 39 on sustainable energy use refers to the need to develop policies for developments meeting certain standards under EcoHomes, BREEAM and otherwise and that policy 40 refers to the need for developments to have 10% embedded renewable energy, all of which will require some form of submission at the time of application. The Council suggests that it might be possible to rationalize these policies or parts of policies so that all such requirements are in one place. It might also be helpful if the rationalized policy was applicable immediately to planning applications as per current policy 2 rather than via the next level of plans strategies, plans and programmes as per policies 39 and 40.

Policy 4 refers to plan, monitor and manage approach. The Council strongly supports the inclusion of such a policy and the detail is generally supported. The Council particularly welcomes the inclusion in the last section of the policy of the requirement on local authorities to look beyond their own boundaries when considering housing land allocations and also when assessing major greenfield housing developments.

The Council believes, however, that the mechanisms to ensure that this happens are not necessarily in place and this part of the RSS (in the supporting text if not in the policy) needs to be clearer about how cross boundary issues are identified and acted upon by individual local authorities. Paragraph 2.17 refers to work in hand on defining housing market areas and the Council believes that this needs further elaboration in the final version.

The later part of section 2 covers locational strategy and introduces the city region concept. The Council welcome this approach, which seeks to look beyond narrowly defined administrative boundaries, but we have concerns that the implications have not been fully thought through and the wording of both text and policy does not give the core urban areas including large parts of Newcastle sufficient priority. We refer to the joint Tyne and Wear response for our substantive position on this.

162 Northumbrian Water Ltd

The draft RSS fails to make any explicit mention of the implications of its policies on existing water industry investment within the region. Development on the scale envisaged will not be sustainable unless it is also accompanied by further investment in the region's waste water and clean water infrastructure i.e. Sewage treatment works, pumping stations, water treatment works, reservoirs and the associated network of drains and pipes. Such investment is needed to ensure development does not pollute its local environment. The provision of such investment can also have a significant impact on the phrasing of development.

Id No Respondent**S2 General Comments**

66 Railfuture NorthEast

Paragraph 2.3

Railfuture northeast is in no doubt that the planning principles set out in Paragraph 2.3 must enshrine the sustainability and climate change control practices (Paragraph 2.154) which underpin the whole of the Regional Spatial Strategy and its vision (Paragraph 1.9) of an improved quality of life for all.

New Paragraph and New Policy

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444 Royal Mail Property Holdings

We welcome the initiative of the "Corridor of Opportunity" that extends from Woodhorn in the north through South Tyneside and on to Doxford Park via the A189 and A19 will increasingly create local jobs and economic growth opportunities.

151 Sunderland ARC

Sunderland arc welcomes the intention, clearly stated in the draft strategy (e.g. 2.2, 2.4) to make the necessary provision to ensure that a 'step change' improvement in the region's economy and renaissance can be delivered by:

- Delivering economic prosperity and growth
- Creating sustainable communities
- Conserving, enhancing and capitalizing upon the region's natural and built environment, heritage and culture, and
- Improving connectivity within and beyond the region

Planning Principles

Sunderland arc strongly supports the four principles underpinning the Strategy and set out in 2.3:

- To promote an urban and rural renaissance
- To contribute to the sustainable development of the region
- To reflect a sequential approach to land allocations
- To include appropriate phasing and plan, manage and monitor mechanisms for new development.

Sunderland arc also attaches particular importance to the principle of adopting a sequential approach to land allocations – for business as well as housing development.

Id No Respondent

43 Teesdale District Council

S2 General Comments

The locational strategy continues to direct new development to the conurbations and the main towns in the City Regions, but recognizes that growth is required in Rural Service Centres and some smaller settlements in order to sustain rural communities and reduce the need to travel.

Support identification of both Barnard Castle and Middleton in Teesdale as Rural Service Centres in Policy 8 and their relationship with the City Regions in Policy 5. TDC also support the recognition in Policy 25 that rural centres in addition to urban centres require additional retail and leisure development consistent with their scale and function to maintain and enhance their health and viability. We also support the recognition in paras 2.129 and 3.9 and Policy 12 that the rural population rely on smaller settlements in addition to the Rural Service Centres, and to sustain rural communities a range of facilities, including employment opportunities need to be created in secondary settlements.

45 Wansbeck District Council

The Council is concerned that Wansbeck and South East Northumberland is characterized en bloc as a regeneration area. This is an oversimplification of a complex situation. While some parts of South East Northumberland are among the most deprived areas in the region this is also true of Newcastle, Sunderland and other places in Tyne and Wear. Equally, parts of Wansbeck and South East Northumberland have high value housing, significant employment, and a very high quality environment.

The Council considers that Wansbeck plays a full and expanding role in the city region through the provision of employment opportunities, land for employment development, and attractive sustainable housing. This role is developing through the SENNTRi Blyth Estuary project, and developments at East Ashington and Newbiggin by the Sea through Wansbeck LIFE. South East Northumberland is no longer a peripheral former mining area but a positive contributor to the future of the city region.

The Council would wish to see the following amendments to para. 2.28

Line 4: Add semi colon after "villages", delete "and three generation areas"

Line 5: delete "relationships with the core area", add roles in the city region" after "different"

Line 8: add "Ashington" before "Blyth"

Line 9: delete "to stimulate regeneration in some of the most deprived areas in the region"