

Policy 25

Id No Respondent

40 Blyth Valley Council

141 Brethren's Gospel Trusts

248 CABE

Policy 25

Welcome the approach to retail led regeneration within the regeneration areas, and acknowledge the importance of allowing development of a greater scale than would normally be allowed, to support the sustainable regeneration of centres such as Blyth

Supported in principal. Further amendment will be required in order to avoid the impression that religious facilities can only be provided in defined urban centres. In our submission, urban fringe and residential or local centres can also provide suitable locations for small scale provision. In our submission, rural sites, especially on previously developed land also have a role in meeting community needs. In our submission, para 3.48 is helpful but should not be over-prescriptive in this respect.

We were disappointed to note that our proposed revisions to the former policy 27 were not incorporated into the submission draft RSS. We would therefore reiterate that since PPS1 has significantly raised the bar in respect of the quality of development being delivered through the planning system, this policy should be more strongly worded. We do not believe that requiring development to be 'in harmony with and enhance the built environment' is in the spirit of PSS1. Additionally, since our last comments on this policy, PPS6 – Planning for Town Centres has been published by the Government. PPS6 now sets out a key Government objective, which is: "to promote high quality and inclusive design, improve the quality of the public realm and open spaces, protect and enhance the architectural and historic heritage of centres, provide a sense of place and a focus for the community and for civic activity and ensure that town centres provide an attractive, accessible and safe environment for businesses, shoppers and residents." [PPS6, para 1.6]. We would also suggest that Policy 25 be amended to reflect the guidance contained within the annex to PPS6: "Planning for Town Centres: Guidance on Design and Implementation tools". We would particularly like to see reference made within this policy to the design principles set out in section 2, Design and the Public Realm.

CABE remains concerned with the statements made in the Regional Spatial Strategy on housing policy [pp88-91 paras. 3.62-3.65]. We recognize the many problems and opportunities facing areas of low housing demand and we recognize that there may be the need for some demolition, in tandem with improvements, in order to restructure local housing markets. However, despite statements in the chapters headed 'Improving the housing stock' about the need for high quality living environments that meet peoples increasingly high aspirations, the Regional Spatial Strategy seems to concentrate on reducing density levels/ housing numbers through demolition rather than improving the quality of the housing offer. CABE accepts that in certain instances some of the older terraced housing does not meet market demand in terms of quality of living environment - but that is not the same as saying the market demands lower density housing solutions. It should be recognized that through intelligent design and layouts it is possible to achieve popular housing forms at relatively high densities. Also, the design quality of the public realm is, of course, a key component in delivering high

Id No Respondent

Policy 25

quality housing forms at sustainable density levels.

The focus of the Regional Spatial Strategy should therefore be the creation of sustainable communities. Central to this aim should be maintaining density levels which, as the RSS recognizes, support sustainability objectives, whilst improving the quality of the housing offer and public realm.

16	Camtech Properties Ltd	Support policy 25 which states LDF's should ensure the majority of new leisure floor space should be concentrated in Newcastle. However, this should not necessarily be the defined city centre but on other peripheral sites such as next to the Great park
282	City of Durham Trust	Support, noting for Durham, particularly (a) "commensurate with environmental capacity"
98	English Heritage	Support
163	Friends of the Earth North East	<ul style="list-style-type: none">• The outcome should be '100% of LDFs to have a policy on focusing development in existing centres. Exceptions to this policy to be clearly in-line with sustainable development and strengthening the vitality of town and city centres.'• The indicator should be, 'Number, % and net floorspace taking place outside of existing centres, and the reason for this.'
215	Government Office For The North East	<p>The policy should refer to retail and service development within towns and villages outside the rural service centres. There is a need for this, or a separate policy, to the importance of retaining services and provide for an appropriate level of retail and service development within smaller rural settlements and villages.</p> <p>Once lost, rural services are likely to be replaced and by itself housing development in villages is unlikely to support rural services. Therefore, the RSS policy approach that supports employment and housing development in those centres containing services is the correct one but the reasons for this should be stated explicitly in this policy.</p>
160	Highways Agency	Concentrate development in the main towns within the City regions: In Tyne and Wear Newcastle (the Regional centre) and Sunderland, (Sub regional centre). In the Tees Valley, Middlesbrough is (sub regional centre) and Middlesbrough. In other centres development may be allowed subject to its appropriate scale and function for those centres.
818	Isle of Capri Casinos Limited	<p>Supports locational strategy for leisure uses as detailed within policy 25 which requires such uses to be focused within defined urban centres.</p> <p>Accordingly, within the RSS the regional and sub-regional centres are identified as follows:</p> <ul style="list-style-type: none">- Newcastle as the regional centre;- Sunderland as the sub-regional centre within the Tyne and Wear city region; and- Middlesbrough, then Darlington as sub-regional centres within the Tees Valley city region. <p>The Isle broadly supports the local strategy of the submission draft RSS which requires new development within town centres to reflect their role in the region and for the majority of new leisure developments to be focused in such centres.</p>
185	Middlesbrough Council	<p>The submission draft RSS does not recognize in policy the role that Middlesbrough performs as the primary sub-regional centre for the Tees Valley. It is a higher order centre than Darlington with a significantly higher market share and prime catchment population.</p> <p>Requested Changes - In policy 25, Middlesbrough should be identified as the primary sub-regional centre for the Tees Valley city region for retail and leisure purposes.</p>

Id No Respondent

Policy 25

- 272 Middlesbrough Town Centre Company Suggests Local Development Frameworks should make no further provision for new out of centre retail and leisure development of regional or sub regional significance. This policy is supported but rather represents a case of " shutting the stable door after the horse has bolted" given the level of this form of development that already exists in the region.
- 334 Morpeth Town Council The Town Council supports the concept of having all the facilities listed, commensurate with settlement capacity. The range of settlements should be extended to include market towns and larger rural villages.
- 140 Multiplex Developments "Other centres" should include market towns, and there should be development of retail activity to attract traditional local trade and skills. Multiplex wish to take this opportunity to offer support to the locational strategy set out in the draft RSS and its support for the development and redevelopment of the Tyne and Wear city region. In particluar, Multiplex support the clear policy requirement, set out in draft policy 6 and 25 for both locating the majority of new retail and leisure floorspace in Newcastle and giving priority to the regeneration of the Tyne corridor, including Newcastle City Centre.
- Multiplex are currently moving forward with the acquisition and assembly of land in the Pilgrim Street area of Newcastle City Centre, in order to advance proposals for the comprehensive redevelopment of the area as a major new mixed-use retail led quarter, which will be fully integrated with the primary shopping area of the City Centre, and which will create enhanced linkage between this part of the City Centre and the Quayside area.
- Given both: The need to direct further major retail and leisure development into Newcastle City Centre, in order for it to continue to growth and compete with other regional capitals beyond beyond the North East region; and Multiplex's emerging proposals for the City Centre, which will provide opportunities to accommodate this future growth.
- It is entirely appropriate for the RSS to include such policy recognition for Newcastle City Centre.
- 94 Nectar Policy 25 is strongly supported by NECTAR but would be considerably improved by a statement making clear that the regeneration and development of the areas concerned is to be predicated on a presumption in favour of the pedestrian and where conflict arises, against the motorist; pedestrian zones, street layouts, crossing arrangements, road signs etc should be designed to enhance the quality of life of those who live and work in the area. An attractive and desirable built environment should become a key feature of any sustainable community. Emphasis should be placed on the need to provide attractive access on foot to key services (health, shopping, recreation etc) locally provided
- 341 Newcastle City Council The Council supports the joint Tyne and Wear response on policies within this section. The Council wishes to make and additional response on this section in relation to policy on urban and rural centres. The Council supports policies 25, 26, 27 which seek to steer new town centre type development to appropriate locations. Within this the Council strongly supports the need to ensure further development at the MetroCentre is fully justified.
- 66 Railfuture Policies 24 and 25 are strongly supported by Railfuture northeast but would be considerably improved by a statement making clear that the regeneration and development of the areas concerned is to be predicated on a presumption in favour of the pedestrian and where conflict arises, against the motorist; pedestrian zones, street layouts, crossing arrangements, road signs etc should be designed to enhance the quality of life of those who live and work in the area. An attractive and desirable built environment should become a key feature of any sustainable community. Emphasis should be placed on the need to provide attractive access on foot to key services (health, shopping, recreation etc) locally provided.

Id No Respondent

Policy 25

42	Redcar & Cleveland Borough Council	<p>Criterion (c) fails to make reference to the role of Redcar in serving its hinterland.</p> <p>Revise Policy 25 (c) to read “Hartlepool, Redcar and Stockton will continue to have an important role in servicing their hinterlands”</p>
294	Rose Park Caravan Park Ltd	<p>Para 3.48. Object to this as does not include areas within the Blyth Valley such as Seghill which are identified as rural service centres.</p>
403	Sainsbury's Supermarkets	<p>We support the general thrust of this policy and in particular the recognition given to the potential for retail-led regeneration in towns and rural service centres in the region. We support the concept that retail development may be allowed in regeneration area towns above the normal scale that would be required for the centre to maintain its role, provided that it would support sustainable regeneration and not compromise the vitality and visibility of other centres.</p>
816	Strawson Property	<p>Supports Policy 25 which identifies Newcastle as the regional centre and the focus for regional leisure and retail development in the Tyne and Wear city region. Specifically, Strawson Property also agrees that the scale of new development within town centres should be based on the locational strategy to reflect their role in the region.</p>
151	Sunderland ARC	<p>Urban and Rural Centres: Sunderland arc seeks the addition of the words “high density housing” after ‘public services’ in the first paragraph of this policy.</p>
207	Tees Valley Joint Strategy Unit	<p>Policy 25 (sub-section c) states that Hartlepool and Stockton will continue to have an important role in servicing their hinterlands. This part of the policy should also include Redcar, which also plays a similar, important role in providing retail, leisure and other services to its hinterland, including the East Cleveland area.</p>
148	Tees Valley Regeneration	<p>TVR support Policy 25 in-so-far-as it seeks to locate the majority of (new) retail and leisure floor space in the Tees Valley in the sub-regional centres of Middlesbrough and Darlington. It also refers to Hartlepool and Stockton having important roles in servicing their hinterlands. It is important though not to preclude the possibility of leisure and tourism facilities being developed at Victoria Harbour in Hartlepool to complement the Marina and Hartlepool Quays.</p>
105	Tynedale Council	<p>It ought to be made clear how a need for retail-led regeneration would be identified and also that towns such as historic market towns will not necessarily have the ability to absorb major new development in terms of their environmental capacity.</p>