

Meeting:	BNG BOARD
Date:	14 March 2008
Contact:	Karen Anderson
Board Action:	For approval
Sensitivity:	Public

Item 10: BNG – Draft BNG response to North East of England Regional Spatial Strategy (Secretary of State’s further proposed changes, February 2008)

Link to BNG Vision and Objectives: To deliver our vision and objectives, we require the support of our regional strategies. In relation to the Regional Spatial Strategy (RSS), this requires housing allocations and the implementation of a sequential and locational approach that prioritises and enables delivery of new homes in the urban core.

Recommendation: That the Board consider the draft response and approve its submission to Government Office North East, subject to any amendments required.

Executive Summary:

This latest version of the RSS is still broadly supportive of BNG in terms of the locational and sequential approach focussing on the most urban centres.

It does however, allow for significant development in more outlying areas of the conurbation and has, at times, removed the requirement for such development to concentrate on meeting 'local' need. The net housing allocations in Policy 30 of the RSS are also guideline figures and do not represent a ceiling. Local Development Frameworks may make a case for higher figures if appropriate; the other New Growth Point bids, if successful, could provide such a case.

More positively, Policy 30 encourages Planning Authorities to consider, in areas of older high-density housing, replacement at lower density where this would improve the living environment, quality of life and achieve a better mix of dwelling type, size and tenure.

The proposed response

BNG’s proposed response is attached at appendix 10.0.

The latest RSS and the New Growth Point bid

Appendix 10.1, tables 10.1a-c, set out the various changes in the allocations since the original draft; significant increases in annual net additions are being proposed.

This will be helpful in terms of supporting the NewcastleGateshead New Growth Point. Tables 10.1d-e set out the numbers in the bid compared to various versions of the RSS; it should be noted that all bids have to provide at least a 20% uplift in net additions compared to the May 2007 RSS. However, the impact of this higher level of new house building, and that outside the two districts but still in the same housing market area, will need to be closely monitored and corrective action taken if an over supply becomes apparent.

The RSS is still clear that any proposals for housing growth within other parts of the City Region, or outside urban areas, must consider its effects on the success of housing market renewal activity and in particular the BNG initiative. However, Policy 6 on the Tyne and Wear City Region still contains a significant number of 'regeneration areas' and the intentions of Policy 3, the sequential approach, could be undermined if the growth point bids for other more outlying areas are successful, raising concerns about how the City Region can grow sustainably.

Implications	
Financial:	There are no direct implications as a result of this report.
Equality:	
Sustainability:	
Freedom of Information:	Public

Risk Map Element	Brief description of any material risks, including of not proceeding.	Impact	Probability
Strategic:	The impact of increased net additions to the housing stock in the BNG housing market is unknown at present. However, the planned update of the 'Modelling Future Markets' work by Professor Glen Bramley to understand the impact of the New Growth Points once they have been announced, will help with this. If monitored satisfactorily, the locational and sequential approach policies will also ensure that new development elsewhere considers its effect on the pathfinder area.		
Financial:			
Development:			
Operational:			
Reputational:			

North East Regional Spatial Strategy

Consultation on the Secretary of State’s
Further Proposed Changes to the draft revision
submitted by the North East Assembly

Comment on-line

Please complete a separate copy of the form for each matter that you wish to comment on, showing each time which page, policy or paragraph of the RSS document or other document you are commenting on.

More copies of the form can be printed from the CD, downloaded from the Government Office web site at <http://www.go-ne.gov.uk/> or requested from the Regional Spatial Strategy Team at the address below.

When the form is completed, please return it to:

Regional Spatial Strategy Team
Government Office for the North East
Citygate,
Gallowgate,
Newcastle upon Tyne, NE1 4WH

For GO-NE use:
Consultee reference

Comment reference

Telephone: 0191 202 3528

Email: strategy@gone.gsi.gov.uk

By 5pm on Wednesday 2nd April 2008

Please note that all comments will be made available for the public to read – they cannot be treated as confidential. However, please be assured, Government Office for the North East will only use the contact details provided for the sole purpose of distributing appropriate information about this consultation.

Please complete the boxes marked with a star* Other details are requested but not required:	
Title	MRS
First names or initial *	KAREN J
Surname *	ANDERSON
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I am commenting as (please tick):			
A private individual		Local Authority or Parish Council	
Business representative group		Campaign Group	
Utility and emergency services		Statutory Body or Government agency	
Landowner, Developer or Agent		Voluntary / community group	
Representative of a client		Other (please specify)	Housing Market Renewal Pathfinder
If you are commenting on behalf of a client, please add their name here			

Please tick which of the documents the comments in this section relate to:				
Further Proposed Changes	<input checked="" type="checkbox"/>	Sustainability Appraisal	<input type="checkbox"/>	Other
Please indicate Further Proposed Change (FPC) number	8			
Please indicate Page number	20			
Please indicate Paragraph number	2.8			
Please indicate Policy number	n/a			
Please indicate Map name	n/a			
Please use this section below to give your comments, or attach a separate sheet if you need more space				
<p>We welcome the intention to support the delivery of the Code for Sustainable Homes 2006) in the region through a practical toolkit 'Checklist for Developments'.</p> <p>With so many different 'quality' requirements being expected for new developments it will be essential to monitor progress as well as to determine which elements within the plethora of standards are of most value – financially and in terms of customer perceptions. To this end, BNG intends to carry out a piece of work analysing the 'Value in Design' during 2008/9.</p>				

Please tick which of the documents the comments in this section relate to:					
Further Proposed Changes	✓	Sustainability Appraisal		Other	
Please indicate Further Proposed Change (FPC) number			10		
Please indicate Page number			21		
Please indicate Paragraph number			2.2		
Please indicate Policy number			2		
Please indicate Map name			n/a		
Please use this section below to give your comments, or attach a separate sheet if you need more space					
It is essential that planning policy (as well as strategies) take on the responsibility to raise educational achievement and improve the skills of the workforce, including the economically inactive and we welcome the changes to the social objectives within Policy 2 that reflect this.					

Please tick which of the documents the comments in this section relate to:					
Further Proposed Changes	✓	Sustainability Appraisal		Other	
Please indicate Further Proposed Change (FPC) number			20		
Please indicate Page number			37		
Please indicate Paragraph number			2.35		
Please indicate Policy number			5		
Please indicate Map name			n/a		
Please use this section below to give your comments, or attach a separate sheet if you need more space					
This proposed change results in less priority being given to the cores of the conurbations. As the Tyne and Wear conurbation is extensive, this could result in significant development in more peripheral areas. Adherence to the 'sequential approach', Policy 3, will need to be closely monitored to ensure that the drift away from the urban cores is not further encouraged by these policy changes.					

Please tick which of the documents the comments in this section relate to:					
Further Proposed Changes	<input checked="" type="checkbox"/>	Sustainability Appraisal	<input type="checkbox"/>	Other	<input type="checkbox"/>
Please indicate Further Proposed Change (FPC) number			32		
Please indicate Page number			58		
Please indicate Paragraph number			2.124		
Please indicate Policy number			6		
Please indicate Map name			n/a		
Please use this section below to give your comments, or attach a separate sheet if you need more space					
<p>Although the text relating to 'Development Principles and Locational Strategy' is very supportive of regeneration areas such as BNG, stating that Chester-le-Street, Consett, Stanley, Blyth and Cramlington should provide for indigenous growth, justified by local needs and does not fuel increasing levels of commuting, Policy 6 reduces this requirement and encourages growth for these 'commuter' areas. BNG is very concerned about the potential impact of this. The implementation of Policy 4, 'Phasing and Plan, Monitor and Manage', will therefore be fundamental to ensuring that an oversupply of homes, as well as the undermining of the successful work on regeneration to date, is avoided.</p>					

Please tick which of the documents the comments in this section relate to:					
Further Proposed Changes	<input checked="" type="checkbox"/>	Sustainability Appraisal	<input type="checkbox"/>	Other	<input type="checkbox"/>
Please indicate Further Proposed Change (FPC) number			38		
Please indicate Page number			60		
Please indicate Paragraph number			2.124		
Please indicate Policy number			6		
Please indicate Map name			n/a		
Please use this section below to give your comments, or attach a separate sheet if you need more space					
<p>Although the 2nd Tyne Tunnel will provide another River Tyne crossing, we would prefer the reference to a need for a further crossing to remain within FPC 38. This would also support the NewcastleGateshead New Growth Point bid, which proposes a new bridge between Scotswood and an area close to the Metro Centre.</p>					

Please tick which of the documents the comments in this section relate to:					
Further Proposed Changes	<input checked="" type="checkbox"/>	Sustainability Appraisal	<input type="checkbox"/>	Other	<input type="checkbox"/>
Please indicate Further Proposed Change (FPC) number			52		
Please indicate Page number			88		
Please indicate Paragraph number			13.2		
Please indicate Policy number			13		
Please indicate Map name			n/a		
Please use this section below to give your comments, or attach a separate sheet if you need more space					
Gateshead Town Centre is one of the Regional Economic Strategy's growth poles but does not appear in the RSS by name as a Key Employment Location or Brownfield Mixed-Use site. As well as substantial commercial and retail development, the Town centre will include opportunities for city centre living. For clarity, it would be useful for the RSS to set out the importance of this site, in line with the RES.					

Please tick which of the documents the comments in this section relate to:					
Further Proposed Changes	<input checked="" type="checkbox"/>	Sustainability Appraisal	<input type="checkbox"/>	Other	<input type="checkbox"/>
Please indicate Further Proposed Change (FPC) number			109		
Please indicate Page number			158		
Please indicate Paragraph number			3.152		
Please indicate Policy number			39		
Please indicate Map name			n/a		
Please use this section below to give your comments, or attach a separate sheet if you need more space					
We welcome the continued focus on sustainable construction and will refer to the 'micro-renewables toolkit' to help further embed renewable energy generation within our programme.					

Thank you for your comments. If you have any further comments you wish to make on any aspect of the proposed changes please use the space below.
<p>This latest version of the RSS is still broadly supportive of BNG in terms of the locational and sequential approach focussing on the most urban centres. It does however, allow for significant development in more outlying areas of the conurbation and has, at times, removed the requirement for such development to concentrate on meeting 'local' need.</p> <p>We welcome the fact that the RSS is still clear that any proposals for housing growth within other parts of the City Region, or outside urban areas, must consider its effects on the success of housing market renewal activity and in particular the BNG initiative.</p>

However, Policy 6 on the Tyne and Wear City Region still contains a significant number of 'regeneration areas' and the intentions of Policy 3, the sequential approach, could be undermined if the growth point bids for other more outlying areas are successful, raising concerns about how the City Region can grow sustainably. We repeat that the implementation of Policy 4, 'Phasing and Plan, Monitor and Manage', will be fundamental to ensuring that an oversupply of homes, as well as the undermining of the successful work on regeneration to date, is avoided.

The latest RSS and the New Growth Point bid

APPENDIX 10.1

Tables 10.1a-10.1c show Regional Spatial Strategy (RSS) proposed net additions to housing stock (AVERAGE NUMBER PER ANNUM) for selected North East Local Authorities in Tyne and Wear and others that are within the BNG housing market area.

Tables 10.1d and 10.1e compare average net additions to housing stock per year between 2007 and 2016 under May 2007 EIP Panel proposals and Growth Point Bid proposals.

Table 10.1a: June 2005 Draft RSS

	2004-11	2011-16	2016-21	2004-21
Newcastle	650	770	780	725
Gateshead	435	550	560	505
North Tyneside	420	440	455	435
South Tyneside	320	330	330	325
Sunderland	640	665	665	655
Tynedale	125	100	80	110
Blyth Valley	250	290	205	240
Derwentside	280	245	205	250

Table 10.1b: May 2007 Examination in Public Panel Proposed Allocations

	2004-11	2011-16	2016-21	2004-21
Newcastle	825	840	685	790
Gateshead	356	530	450	435
North Tyneside	550	440	380	470
South Tyneside	350	355	280	330
Sunderland	780	710	610	710
Tynedale	75	95	70	80
Blyth Valley	270	310	220	265
Derwentside	125	275	195	190

Table 10.1c: February 2008 Secretary of State Modifications¹

	2004-11	2011-16	2016-21	2004-21
Newcastle	700	940	1,070	880
Gateshead	435	585	775	580
North Tyneside	400	500	500	460
South Tyneside	340	415	540	420
Sunderland	700	940	1,070	880
Tynedale	140	115	100	120
Blyth Valley	250	290	290	275
Derwentside	320	270	200	270

Table 10.1d: Average net additions to housing stock p.a., May 2007 EIP Panel proposals & Growth Point Bid proposals for the periods 2007-11 & 2011-16

	May 2007 EIP Panel Proposals ²		Growth Point Bid Proposals		% difference	
	2007-11	2011-16	2007-11	2011-16	2007-11	2011-16
Newcastle	825	840	775	1100	-6.1	31.0
Gateshead	356	530	600	600	68.5	13.2
NewcastleGateshead	1181	1370	1375	1700	16.4	24.1 ²

¹ NOTE: unchanged from the figures in the July 2007 NEA response to the Secretary of State

² CLG require the Growth Point Bid to provide at least a 20% uplift in net additional new homes compared to the May 2007 iteration of the RSS

Table 10.1e: Average net additions to housing stock per year, May 2007 EIP Panel proposals and Growth Point Bid proposals compared for each year, 2007 to 2016

Gateshead

	May 2007 EIP Panel	Secretary of State Modifications - February 2008	Proposed Growth Point Bid
2007/8	356	356	600
2008/9	356	356	600
2009/10	356	356	600
2010/11	356	356	600
2011/12	530	530	600
2012/13	530	530	600
2013/14	530	530	600
2014/15	530	530	600
2015/16	530	530	600
Total	4,074	4,074	5,400

Newcastle

	May 2007 EIP Panel	Secretary of State Modifications - February 2008	Proposed Growth Point Bid
2007/8	825	825	500
2008/9	825	825	750
2009/10	825	825	850
2010/11	825	825	1,000
2011/12	840	840	1,100
2012/13	840	840	1,100
2013/14	840	840	1,100
2014/15	840	840	1,100
2015/16	840	840	1,100
Total	7,500	7,500	8,600

NewcastleGateshead

	May 2007 EIP Panel	Secretary of State Modifications - February 2008	Proposed Growth Point Bid
2007/8	1,181	1,181	1,100
2008/9	1,181	1,181	1,350
2009/10	1,181	1,181	1,450
2010/11	1,181	1,181	1,600
2011/12	1,370	1,370	1,700
2012/13	1,370	1,370	1,700
2013/14	1,370	1,370	1,700
2014/15	1,370	1,370	1,700
2015/16	1,370	1,370	1,700
Total	11,574	11,574	14,000