

## Summary comments for Representations made by professional organisations

Name/ Organisation	Summary of Representation	Response	Action
<b>Highways Agency</b>	The Highways agency stated that planning applications will be considered in accordance with the objectives within Circular 04/2001. General procedural comments with regard to planning applications were made in reference to the sustainability appraisal objectives.	Reference to access requirements in line with Circular 04/2001 will be encouraged as part of drawing up and assessing future planning applications.	
<b>Newcastle Learning Partnership</b>	Please ensure school developments build in 'extended school' concept accessible to the community	This is proposed under option 3 for the Community Focus area.	Potential to extend the number of services offered on the site of a new school/s in the east of the area will be examined and a relevant policy included in the Draft Area Action Plan if necessary.
	Please ensure that there are venues available for adult learning to be delivered	East End adult learning facilities are currently provided at Trew hitt Road in Heaton.	A policy statement in the Area Action Plan will allow for these uses within the Community Focus.
<b>English Heritage</b>	English Heritage were unable to comment owing to a high workload.		

<b>SUSTRANS</b> [N.B. the full SUSTRANS response was received 6 days out of time, on the 18th October 2005 by prior arrangement]	There is little mention of cycling and walking route improvements	Both secure cycle storage and cycle lane routes will be considered by the Design Code, which will be subject to consultation as a supplementary planning document.	A policy will be added to the Draft Area Action Plan requiring secure cycle storage in key public destinations.
	There are not enough green corridors leading to the Industrial Area		Investigation of the greening of existing routes through the Industrial Area will be encouraged in the Draft Area Action Plan through a subsequent Supplementary Planning Document.
	The implementation of green corridors should include removal of steeper gradients and stairways and introduction of ramps.		A policy statement requiring the removal of steeper gradients and stairways and introduction of ramps within the development of green corridors will be included in the Draft Area Action Plan.

	<p>3 or 4 metres 'breathing space' should be applied either side of a route such as Hadrian's Way should be used to make the route much more attractive while preserving natural surveillance</p>		<p>A policy statement will be included in the Draft Area Action Plan supporting the maintenance/ development of adequate spacing either side of the Hadrians Way.</p>
	<p>Development at the Western Gateway should preserve the route of Hadrians Way as off-road cycle and walking provision</p>		<p>A policy statement will be included in the Draft Area Action Plan identifying and maintaining the status of Hadrians Way as an off road cycle and walking route with international significance.</p>
	<p>Traffic calming and home zone style infrastructure should be built into any new highways that lie within the layouts of residential estates</p>	<p>This comment has been passed on to be tackled subsequently through the Walker Riverside Design Code.</p>	<p>The Walker Riverside Design Code Supplementary Planning Document will include relevant policies. Formal consultation on the code is expected to begin in April and last for 6 weeks.</p>

	Adequate space and facilities should be provided for cycle parking at all key attractor destinations.	Both secure cycle storage and cycle lane routes will be considered by the Design Code, which will be subject to consultation as a supplementary planning document.	A policy will be added to the Draft Area Action Plan requiring secure cycle storage in key public destinations.
<b>The Government Office for the North East submitted representations on behalf of the First Secretary of State.</b>	The slippage of the programmed date for release of the Preferred Options Report (from June to September 2005) should be recorded and explained in the LDF annual monitoring report to be submitted in December 2005		Noted and actioned.
	With reference to the tests of soundness identified in PPS 12, paragraph 4.24:		
	Reference to the influence of national and regional planning policy, as well as other relevant plans, policies and strategies should be provided within the submission document in order to comply with test of soundness iv		Noted and actioned.

	<p>An early section of the main text of the submitted DPD should have clear reference to the Newcastle Community Strategy and an explanation of how the DPD is helping to deliver the strategy in order to comply with test of soundness v</p>		<p>Noted and actioned.</p>
	<p>The submission DPD should explain how it fits with the wider Local Development Framework for the city and the relationship and conformity between this DPD and the emerging Core Strategy in order to comply with test of soundness vi</p>		<p>Noted and actioned.</p>
	<p>The submission DPD should clearly summarise a 'transparent audit trail' showing the Council's reasoning for choosing its preferred options as set out in the Preferred Options Report (test of soundness vii)</p>		<p>Noted and actioned.</p>

	<p>The above audit trail should be underpinned by a robust and credible evidence base. More information is needed about key aspects of the evidence base supporting the objectives and policy approach within the DPD, to include headline statistics and socio-economic context. (test of soundness vii)</p>		<p>Noted and actioned.</p>
	<p>The submission document should state the period of time that it is intended to cover in month and year</p>		<p>Noted and actioned.</p>
	<p>The submission DPD should include more information about how it is proposed to be implemented, including an explanation of the integration with Housing Market Renewal Pathfinder delivery strategies and a realistic assessment of funding availability.</p>		<p>Noted and actioned.</p>
	<p>The submission DPD must have specific planning policies to deliver the vision and strategy, that can be tested at examination and provide future context for planning applications.</p>		<p>Noted and actioned.</p>

<b>Sport England made the following comments:</b>	<p>In order for Walker Riverside to become a properly sustainable community, Option 3 is most likely to be successful</p>	<p>Noted</p>	
	<p>The Newcastle Playing Pitch Strategy provides a robust assessment of the need for playing pitches for sport in Newcastle. Over its lifespan the City as a whole is expected to experience a significant shortfall in playing pitches. It is imperative that options for development at the Community Focus area do not add to this shortfall. However, in each of the 3 options shown for the location of a new, amalgamated school there appears to be a net reduction of playing field area to the south of the Lightfoot Centre without clarification that this net loss is to be made up elsewhere. Sport England would object to any of the 3 school site options as currently depicted until such time as the Area Action Plan gives clarity that the regeneration proposals will not result in a net loss of playing fields.</p>		<p>Clarity will be added to the submission draft Area Action Plan, backed up by an independent open space needs assessment. The proposals will ensure that there is no net loss of playing fields for sport.</p>

	<p>The provision of an omniturf pitch together with new junior football pitches offers the potential for the outdoor facilities at the Lightfoot Centre to once again play an important role within the city's playing pitch stock.</p>		<p>A policy supporting the provision of an omniturf pitch together with new junior football pitches will be included within the Draft Area Action Plan.</p>
	<p>It is considered that there is considerable merit in options which bring natural surveillance and facility management close to the pitches. The opening up of the St Anthony's Road frontage through selective demolition would provide more public surveillance of the pitches while also affording the facilities a degree of kerb appeal that they currently lack.</p>	<p>Noted. Issues of community cohesion and individual concerns need to be balanced against the benefit that could be provided by including this option in the Draft Area Action Plan in this instance.</p>	
	<p>The location of a new school or sports centre immediately adjacent to the pitches would mean that the pitches would be properly serviced by secure changing rooms, with the facilities themselves subject to the requisite facilities management arrangements that they so obviously lack at present.</p>	<p>Noted. Future facilities management to be addressed by investment outlined in the Area Action Plan.</p>	<p>A policy statement will be included in the Draft Area Action Plan integrating facilities management of school and community buildings in the Community Focus with the playing pitches there.</p>

	<p>Any decisions made about the future of the Lightfoot Centre should be made within the context of a city-wide strategy for indoor sports facilities otherwise there is the potential for wasted investment or the duplication of facilities</p>	<p>Noted</p>	
	<p>It is Sport England's view that the Lightfoot Centre should be retained until such time as Newcastle have evidence that the sports facilities that it provides are no longer needed by the locality or the city or that they can be better provided elsewhere</p>	<p>Re-positioning of the Lightfoot Centre will be encouraged as a focus for young people in the area, linked by pathways and physical features to the Community Focus.</p>	<p>A policy statement will be included in the Draft Area Action Plan supporting remodelling of the Lightfoot Centre to improve it for a wider range of community uses.</p> <p>The regeneration team will seek to encourage greater youth focus through financial incentives.</p>

	<p>The Lightfoot Centre's limited patronage could be tackled by introducing facilities to the building that are broadly complementary to its main sporting role or simply bring people and activity through its doors. Physical measures could also be taken to complement the options which bring more intensively used community facilities to the southern part of the site, such as pedestrian through routes or co-located parking. Judicious choice of uses between the southern wing of the Lightfoot Centre and the new facilities to the south east could also help to knit the site together and reduce the Lightfoot Centre's relative isolation.</p>	<p>Noted.</p>	<p>Reference to these suggestions will be made in the Community Focus section of the Draft Area Action Plan.</p>
<p><b>English Nature</b></p>	<p>A copy of our response to the SA scoping report has been included</p>	<p>Many thanks.</p>	<p>This has been incorporated into the Sustainability Appraisal process.</p>

	<p>The LDF process should be reviewed and assessed in the context of PPS9, the biodiversity and geological conservation circular, 'environmental quality in spatial planning', 'biodiversity by design: a guide for sustainable communities' 'a biodiversity audit of the north east', 'biodiversity indicators and targets for the north east of England' and relevant national priorities and local biodiversity action plans. These documents should be included in the evidence base for the LDF, the SEA and should inform decisions on issues and options.</p>		<p>These documents have been included in the evidence base for the SA. Guidance has been taken account of and a wildlife audit commissioned for the Walker Riverside area.</p>
	<p>Opportunities to enhance the Walker Riverside area by encompassing enhancement of biodiversity in line with delivery of the Newcastle Biodiversity Action Plan have not been recognised in the options or adequately assessed in the SA. There is a great opportunity for the incorporation of biodiversity into food design of existing and new open spaces and routeways.</p>		<p>A policy statement will be included in the Draft Area Action Plan requiring all open space improvements to enhance biodiversity.</p>

	Please refer to PPS9 (in production of the AAP) and include the following:		
	Inclusion of the creation and enhancement of biodiversity interests in any development		The Core Strategy will include a general policy dealing with this issue.
	Take an integrated approach to planning for nature conservation issues including identifying sites of importance at all levels of significance		Sites will be identified by the forthcoming wildlife audit and used in the monitoring of the Area Action plan and the Sustainability Appraisal if possible. The Draft Area Action Plan will identify the locations of sites of local conservation interest and similar in the area.
	We are pleased to note the inclusion of wildlife corridors in options 2 and 3 but would welcome a more specific approach to detailed delivery of this aspect.		Exact location of wildlife corridors will be incorporated into the plan with phasing if possible. Design details will be worked up through the Design Code and defined more clearly prior to implementation through planning applications/ Supplementary Planning Documents.

	Retain or incorporate any wildlife value present on brownfield land within the regeneration		This will be identified by the wildlife audit and records of park rangers and managed subsequently
	Build in biodiversity and geological features as part of good design using 'biodiversity by design' (para. 14)		The Core Strategy will include a general policy dealing with this issue. A Riverside Park Improvement Plan will be drawn up outside of the Area Action Plan process. This will follow biodiversity by design principles.
	Protect important biodiversity habitats and species respectively using Newcastle Biodiversity Action Plan and the Regional Biodiversity Audit (Paragraphs 11 and 16)	Policy protection will be carried out and monitored through the Area Action Plan yearly report.	

	<p>The programme should safeguard statutory protection for protected species. Likely to be of most relevance in Walker Riverside is the possible presence of bats in existing buildings and trees, great crested newts in any areas of standing open water and associated habitats. The riverside itself could support otters and water voles. The SEA should consider the value of a strategic survey of the area for protected species before any decisions are made.</p>	<p>Policy protection will be carried out and monitored through the Area Action Plan yearly report.</p>	
	<p>The above aspects should all be fully assessed in the SEA aspect of the Sustainability Appraisal as per 'SEA and Biodiversity- Guidance for Practitioners' (Annex 1)</p>		<p>Noted and actioned through the SA process.</p>
	<p>The regeneration of Walker Riverside provides a great opportunity to demonstrate the policy principles for the enhancement of biodiversity in an urban setting</p>	<p>Noted</p>	<p>Reference to this will be made in the body text of the Draft Area Action Plan.</p>

<b>The Environment Agency</b>	The options reports do not appear to address or highlight flood risk as an issue. This could lead to businesses being placed in flood risk areas being unable to bear the costs associated with flood damage, clean up and business restart. Therefore the Agency reinforce their previous comments that flood risk should be considered as a sustainability objective and that development must take this issue into consideration	While the Zone 2 flood risk did cover two areas of development in the area: St Peter's Basin and the area immediately to the north (part of the Western Gateway) and the Industrial Area, the Environment Agency's revised flood risk zones show only very limited parts of the Industrial Area, which is already established for employment uses, as being in zone 2 and 3. A city-wide strategic flood risk assessment is being carried out. As an area of established waterside businesses, uses on the Industrial Area are unlikely to be unduly affected.	
-------------------------------	---	--	--

	<p>The design of new housing should be such that it is designed to cope with the impacts of climate change. This may mean that the drainage design and housing layout are designed to deal with the increased storminess of weather patterns. More radical design options such as green roofs and permeable paving should be encouraged in the public areas</p>		<p>The Core Strategy will include a general policy encouraging new housing to take account of the impacts of climate change.</p> <p>A policy statement encouraging specific design options to cope with the impacts of climate change in the Community Focus area will be included in the Draft Area Action Plan.</p>
	<p>Flood risk assessments should be carried out to ensure that development is placed in the best place possible and is not at an unacceptable risk of flooding from the river or run-off.</p>		<p>As above.</p>
	<p>Option 3 is the proposal which would have most impact on the River Tyne. However, through careful planning the current situation could be improved</p>	<p>Impacts will be monitored through the Sustainability Appraisal. A city-wide flood risk assessment is being carried out.</p>	
	<p>Sustainable drainage and grey water recycling should be considered.</p>	<p>This will be encouraged through environmental policies in the Core Strategy and monitored through the sustainability appraisal.</p>	

	<p>This development offers the opportunity to create an amenity for local people in the Riverside Park area at St Anthony's Point. This would also be a valuable feature for visitors walking or cycling along Hadrian's Way with opportunities for public art and interpretation about the Tyne estuary's history and wildlife.</p>		<p>A policy statement will be included within the Draft Area Action Plan encouraging more activity in Riverside Park and citing a river bus as an example.</p>
	<p>We would anticipate that the potential for land contamination issues will be considered on a site by site basis and appropriate assessment/ remediation undertaken where necessary</p>	<p>We can confirm that this is the proposed procedure.</p>	
<p><b>North Tyneside Council made the following comments. They were received 7 days late on 19<sup>th</sup> October 2005.</b></p>	<p>There are no objections in principle</p>	<p>Noted</p>	
	<p>I would raise concerns regarding the likely impact of the of the amount of additional housing on North Tyneside and in particular Wallsend town centre and Riverside which is the subject of a similar regeneration initiative.</p>	<p>Noted.</p>	<p>Meetings to be progressed with North Tyneside to ensure the phasing of new development is aligned between the authorities. These meetings will set the basis for close joint working in future.</p>

	Given the close relationship between the Walker Riverside and Wallsend areas there would appear to be significant merit in engaging with early discussions to identify any issues which will require further discussion between our respective Councils	Agreed.	
<b>Northumberland County Council</b>	Northumberland County Council did not wish to provide comments but did wish to receive the submission draft Area Action Plan.		
<b>St Anthony's Medical Group</b>	We note that the documents propose a new health centre in a different situation. We presume that this would involve us moving into it. At this stage we are unable to say whether we are keen on this arrangement or not. However, we would like the following considerations to be taken into account	Further, more detailed work needs to be undertaken with local stakeholders. The Community Focus Sub Group of the Walker Riverside Project Board will oversee this.	Draft Area Action Plan to support potential development of a relocated health centre in the Community Focus.

	<p>We need to be clear about how we would be compensated for the loss of our current property and about the funding arrangements for a new building and what constraints this would impose on us regarding its use.</p>	<p>Compensation will be in line with legal obligations under procurement or compulsory purchase regulations. The regeneration team is currently developing a Business Promise in conjunction with the North East Chamber of Commerce and local businesses to provide assistance additional to that required by law and give assurances which may be similar to those that have been provided to residents of the area.</p>	
	<p>A move further east would have to take into account increased travel time for the many patients we have who come from Byker or west Walker, as well as public transport and parking availability</p>	<p>Noted. These details will be progressed through the Community Focus Supplementary Planning Document.</p>	
	<p>Healthy service planning would need to take into account projections for changes in population size in the area, as well as distribution when new housing is built and existing areas demolished.</p>	<p>Noted.</p>	<p>To be progressed through the Community Focus supplementary planning document.</p>

<b>The North East Assembly</b>	The activity and development offered in option 3 would, in principle, offer the approach which best conforms with RPG1 and the emerging RSS	Noted.	
	Whilst the packages in options 1 and 2 would contribute towards the delivery of sustainable communities and conform with some elements of RPG1 and the emerging RSS they do not do so to the same extent as option 3	Noted.	