

5 SPATIAL STRATEGY AND CORE DEVELOPMENT PRINCIPLES

INTRODUCTION

5.1 To ensure that the spatial vision and aspirations of the Community Strategy are achieved it is important to direct development to those locations that will assist in the delivery of the Council's, and its partner organisations, priorities. This involves prioritising certain locations and development opportunities through identifying a mixture of previously developed land and greenfield sites. It identifies how the locational strategy of the draft RSS and sub-regional strategic priorities, such as the SMI, will be taken forward in Middlesbrough

SPATIAL STRATEGY

5.2 The Council will work closely with its partner organisations to ensure the successful delivery of regeneration projects and ensure that they contribute to the delivery of the spatial vision and corporate priorities. Development proposals that would prejudice the delivery of the priorities identified in this Core Strategy will not be supported. It will be necessary for policies and proposals in other development plan documents to ensure that these initiatives are delivered in a co-ordinated and complementary way.

Greater Middlehaven

5.3 Greater Middlehaven is seen as a central plank in the delivery of the spatial vision and is a priority for the Council and a number of its partner organisations. The importance of this regeneration initiative is recognised in the Community Strategy, draft RSS, Regional Economic Strategy and Northern Way. It is essential that the scheme is delivered in a co-ordinated and integrated manner to ensure that its potential in regenerating the area and its contribution to economic prosperity and the development of the Tees Valley city region are maximised.

Greater Hemlington

5.4 The proposed housing at Hemlington Grange will complement the development proposals at

Middlehaven and help to balance housing supply and building rates. Greater Middlehaven is aimed at city-style living, whilst Greater Hemlington will provide a choice for prospective purchasers who are currently seeking higher value housing in South Tees and North Yorkshire. It will be aimed at the mobile, economically active population that Middlesbrough has been losing in recent years.

5.5 Hemlington Grange is located in close proximity to an area of Hemlington that suffers from significant problems of deprivation. The Council is proposing to take an holistic approach to the development of Hemlington Grange and the regeneration of the Hemlington Estate. This is in recognition of the wider regeneration benefits associated with the proposed development, including the opportunity to create an integrated sustainable development.

5.6 The intention for the next 15 years is to transform the older housing areas into attractive neighbourhoods where people can successfully live, work and access surrounding facilities. Fundamental to this is addressing the issue of low demand properties. By reducing the quantity of such property, it should ensure more buoyant demand for the remaining terraced dwellings. Additionally, regenerating the older housing area provides the potential to complement and capitalise on other town centre development initiatives. Attracting new people to live in the centre of the town and stabilising existing communities will boost the local economy and provide benefits to Middlesbrough as a whole.

Middlesbrough Town Centre

5.7 The draft RSS recognises Middlesbrough's role as the largest retail centre in the Tees Valley and a major cultural and service employment centre serving the city region. As such, it is identified as being appropriate to develop new city-scale leisure, cultural, office and retail development in the town centre and at Middlehaven. In addition, policy 6 of the RSS identifies the Stockton-Middlesbrough axis as being the principal location within the city region for developing city-scale cultural, educational and commercial assets.



Green Blue Heart

5.8 A principal element of the SMI is the creation of the Green Blue Heart. This will involve the exploitation of the River Tees and the hinterland between the two urban centres of Stockton and Middlesbrough to create a radical 21st century landscape. Landscaping and water assets will be merged to provide opportunities for major environmental, leisure and sports assets, as well as providing a new and attractive setting for development.

Employment developments

5.9 Middlesbrough is essentially a town created from the industrial revolution, with employment historically based in heavy engineering, shipbuilding and the iron & steel industries. After decades of industrial restructuring, the town is forging a new, more diversified, economic role based on the key sectors of retail, public administration, education and health, and reinforcing the town centre's role as the sub-regional centre for the Tees Valley. Despite its small geographical size, Middlesbrough is a key focus of the wider Tees Valley economy and employment market that is characterised by complex travel to work patterns. This is illustrated by the fact that there are few large employers within Middlesbrough such as those in the chemical and steel industries in neighbouring areas, yet there is still significant in migration into the town for work purposes.

5.10 The focus for accommodating new employment development will be within the north of the town – Riverside Industrial Estate, East Middlesbrough Business Action Zone (EMBAZ), Middlesbrough town centre and Greater Middlehaven. These areas have traditionally provided the economic powerhouse of Middlesbrough's economy, and will continue to do so during the lifetime of the plan. They provide accessible locations and the possibility of providing development opportunities that will help facilitate significant regeneration and inward investment, and meet the needs of a changing economy. Delivery of these proposals is also integral to the success of the SMI and meeting Middlesbrough's draft RSS employment requirements.

Digital City

5.11 The Tees Valley, like many similar post-industrial areas, needs to develop new industries to replace those lost as a result of restructuring and global influences. There has been a clear recognition in the region that the University of Teesside's expertise in digital technology; digital media and their applications can make a significant contribution to local and regional regeneration. A strong focus on computing and digital technology programmes and a growing research portfolio, coupled with a track record in new business generation and an excellent relationship with the relevant sectors, make the University ideally placed to supply both the skills and the business development opportunities needed to stimulate high-level growth.

5.12 Digital City is an ambitious economic development initiative for the Tees Valley, whose success is based upon keeping, attracting and developing high-value skills, creativity and R&D in digital technologies. This in turn forms the basis for the creation of new businesses, jobs and ultimately a new signature industry for the sub-region. Led by the University of Teesside, its key stakeholders include Middlesbrough Council, Middlesbrough Town Centre Company, the Tees Valley Partnership, One NorthEast, Tees Valley Regeneration and GO-NE, with support from the private sector and other public sector partners.



East Middlesbrough Business Action Zone (EMBAZ)



POLICY CS1 SPATIAL STRATEGY

The draft RSS identifies the following levels of development for Middlesbrough between 2004 and 2021:

General employment land		85Ha
Regional brownfield mixed use land		100Ha
Dwelling provision	2004-11	2100 dwellings net
	2011-16	1850 dwellings net
	2016-21	1850 dwellings net

This development will be delivered through the spatial strategy for Middlesbrough, as shown on the key diagram, and identified below:

a the regeneration of:

- Greater Middlehaven

The regeneration of the Greater Middlehaven area will create a flagship mixed use development appropriate to its status as a strategic priority at the heart of the Tees Valley city region. Proposals will be required to reinforce Middlesbrough town centre's role at the centre of the Tees Valley city region.

- Greater Hemlington

The development of Hemlington Grange and the regeneration of Greater Hemlington to create a modern, vibrant, sustainable community, that will assist in reducing outward migration.

- Inner Middlesbrough, Housing Market Renewal and Erimus Investment Sites

In these areas of housing market failure the Council will work closely with partners, including the local community, to identify ways in which the neighbourhoods can be strengthened and returned to prosperity.

b reinforcing and strengthening the role of an expanded Middlesbrough town centre:

i as the principal retail centre of the Tees Valley city region; and

ii in combination with Stockton town centre as the principal centre within the Tees Valley city region for cultural, leisure, and civic administration activities.

c the creation of a Green Blue Heart to exploit the River Tees and hinterland between Middlesbrough and Stockton town centres and provide a focus for the formation of a new service sector environment and waterfront of regional, national and international standing.

d focusing significant new employment development in North Middlesbrough – Riverside Park, Middlesbrough town centre, Middlehaven and EMBAZ, whilst ensuring that the employment needs of local communities are met.

e implementation of the Digital City proposals to build on the emerging digital media cluster and growing success of the University of Teesside.

Proposals outside of these locations, including windfall developments, will need to be sited within the urban area where they are accessible to the community they serve and satisfy the requirements for sustainable development as contained in policy CS4. Such proposals should also demonstrate how they would contribute to achieving the spatial vision and objectives identified in this plan.

GREATER MIDDLEHAVEN

- 5.13 The development of Greater Middlehaven has the potential to accommodate up to 3,000 dwellings. In order to ensure that the spatial vision is achieved, and draft RSS requirements met, it will be necessary to ensure that the development at Middlehaven is phased. To assist in identifying an appropriate phasing mechanism a Middlehaven Housing Demand and Impact study has been prepared.
- 5.14 In total, up to 2,780 dwellings will be provided within the redevelopment of Greater Middlehaven between 2004 and 2021. The broad phasing of this development will be in accordance with the provisions of policy CS2 given below, and the requirements of the RSS. To enable the market to operate flexibly, and to respond to changing demands, a range of figures for each house type and period is given. In total these exceed the allocation for the development. Development, however, will not be allowed to exceed the total allocation. Where it appears that the quantity of housing to be delivered in each period will differ significantly from that proposed, this would act as a trigger to review the housing allocations. Further details will be contained within the Regeneration DPD.
- 5.15 Greater Middlehaven will be brought forward in smaller development areas, which will themselves be developed out in phases to enable infrastructure to be provided in a logical and timely manner. Details of these development areas will be set out in the Regeneration DPD.

POLICY CS2 GREATER MIDDLEHAVEN

Greater Middlehaven will accommodate up to 2,780 dwellings in the period 2004 to 2021. This development will be phased in accordance with the following requirements subject to the total housing allocation for Middlehaven not being exceeded.

	2004-2011	2011-2016	2016-2021
Town houses	0-150	385-520	385-520
Mid-upper price range apartments	150-300	250-495	250-495
Mid-lower price range apartments	150-300	250-495	250-495
Total allocation per phasing period	500	1,015	1,265
Affordable units*	x%*	x%*	x%*

* The proportion of affordable units to be provided will be specified in the submission draft and will be determined having regard to the housing market assessment when finalised.

Development will be phased to ensure that there is not an oversupply of housing, and that infrastructure is provided in a timely and co-ordinated manner. For the purposes of phasing, Greater Middlehaven will be divided into areas to be identified within the Regeneration DPD.

GREATER HEMLINGTON

5.16 This policy sets out the development requirements for the regeneration of Greater Hemlington, along with their broad phasing requirements. Further detail on the implementation and distribution of the

uses will be identified in the Regeneration DPD and a Greater Hemlington SPD.

POLICY CS3 GREATER HEMLINGTON

Greater Hemlington will accommodate up to 810 dwellings and 50,000 sq.m. of employment floorspace in the period 2004 to 2021. The Council will work closely with partner organisations to ensure that this development creates a modern, vibrant and sustainable community. Development will broadly be phased as follows:

	2004-2011	2011-2016	2016-2021
Residential (dwellings)	290	375	145
Affordable units*	x%*	x%*	x%*
Employment (Sq.m floorspace)	5,000	25,000	20,000

* The proportion of affordable units to be provided will be specified in the submission draft and will be determined having regard to the housing market assessment when finalised.

Some flexibility will be allowed in the precise mix and phasing of uses to enable development to respond to changes in market requirements and to secure the most appropriate level and quality of development. If a need is proven for a health facility/hospital and/or primary school, provision

will need to be made for these within the development of Hemlington Grange. Phasing of the provision of these facilities will be informed by the requirements of the service providers. Further detail will be set out in a Greater Hemlington SPD.



SUSTAINABLE DEVELOPMENT

5.17 Sustainable development is the core principle underpinning the town planning system. Planning authorities are required to ensure that sustainable development is treated in an integrated way within the development plan. In particular, it is necessary

to consider the inter-relationship between social inclusion, protecting and enhancing the environment, the prudent use of natural resources, and economic development. Through the implementation of this policy it should be possible to deliver many of the aspirations of the Community Strategy.

POLICY CS4 SUSTAINABLE DEVELOPMENT

All development will be required to contribute to the achievement of sustainable development principles. In assessing proposals and developing policies in other Development Plan Documents, regard will be had to the following criteria:

- a achievement of sustainable economic development to support efficient, competitive and innovative business, commercial and industrial sectors;
- b the creation of inclusive communities reducing deprivation and the disparities between the poorer and wealthier sections of the town;
- c respecting the diverse needs of communities;
- d ensuring everyone has access to the health, education, jobs, shops, leisure and other community facilities that they need in their daily lives;
- e contributing to raising the hope, aspirations and achievement of young people and adults;
- f promotion of a healthier and safer community for all;
- g all new developments should be located so that services and facilities are accessible on foot, bicycle or by public transport. Reliance on the private car must be reduced or minimised;
- h making the most efficient use of land ensuring that there is a sufficient supply of land of a suitable quality in the right locations to meet the development needs of the people of Middlesbrough;
- i developments that attract large numbers of people will be directed to those locations which are accessible by sustainable forms of transport and will contribute most to the achievement of social inclusion;
- j ensure that Middlesbrough's bio-diversity assets, wildlife species, natural habitats and water resources are protected. Where possible such assets should be enhanced;
- k the protection and enhancement of Middlesbrough's historic heritage and townscape character;
- l the ability to deliver development of a high quality design that contributes to improvements in the quality of the townscape;
- m ensuring that inappropriate development is not carried out in the floodplain and that sustainable methods of surface drainage are used;
- n minimising the generation of waste and maximising the use of recycled materials; and
- o contributing to reducing the causes and impacts of climatic change.



DESIGN

- 5.18 Good urban design is about understanding what aspects of a built environment work well, and at the same time are enjoyed by users. This knowledge is then used to inform new development so it can make a successful and popular contribution to its environment. In Middlesbrough this will mean more consideration of the effect a new building has on its locality and community, by ensuring it relates to its location and enhances the character, activity and vitality of its neighbourhood.
- 5.19 More focus on the quality of the built environment would also include improving certain places either to complement their best characteristics, or

regenerate their worst or most unsuccessful features. This could mean anything from encouraging uptake of shop front and building improvement grants, to street renewal and tree planting like that seen in the town centre, and in the new civic square under construction near the Town Hall. Physical improvements to an area have been shown to attract investment and kick start regeneration.

- 5.20 The Council will implement this policy through its wider activities including development control, implementation, regeneration and procurement functions, and will work with its partners and developers to ensure that the principles of good design are engendered within all developments.

POLICY CS5 DESIGN

All development proposals will be required to demonstrate a high quality of design in terms of layout, form and contribution to the character and appearance of the area. Proposals will be required to contribute to the achievement of the following:

- a enhancement of the best characteristics of Middlesbrough's built environment to create a positive identity for the town and improve the quality of life of its population;
- b promotion of development and investment in those areas of the town that will benefit most from such action;
- c securing a high standard of design for all development, ensuring that it is well integrated with the immediate and wider context, including where appropriate the incorporation of public art;
- d removal of barriers to access and movement within the town, and enjoyment of the built environment by Middlesbrough's population and visitors to the town;
- e creation of a safe and attractive environment, at all times of the day and night, where crime and disorder or fear of crime does not undermine quality of life or community cohesion;
- f ensuring a quality of new development that enhances both the built and natural environments;
- g the creation of high quality open spaces that contribute to successful, popular and viable sustainable communities;
- h the preservation or enhancement of the character or appearance of conservation areas and other areas of special interest and character;
- i safeguarding buildings identified as being of special historic or architectural interest, and ensuring that any adaptation or reuse is undertaken sympathetically and protects, or, where possible, enhances, the special characteristics of the building; and
- j incorporation of features in terms of layout, design and specification to achieve high levels of energy and environmental efficiency. All new residential developments should be completed

POLICY CS5 DESIGN (continued)

to a Buildings Research Establishment (BRE) EcoHomes rating of excellent, and all new non-residential developments should be completed to a Buildings Research Establishment Environmental Assessment Method (BREEAM) rating of excellent.

Design and Access Statements will be required for all proposals. The level of detail required within

these statements will be dependent on the scale and nature of the development and the sensitivity of its location. The Council will appoint Design Champions to assist in the achievement of high quality design. An Urban Design Framework SPD will be prepared to provide further guidance on design issues and the implementation of this policy.

DEVELOPER CONTRIBUTIONS

- 5.21 Development can place additional demands upon physical infrastructure and social facilities. In some instances it will be necessary to seek developer contributions so that new facilities can be provided, or existing ones improved.
- 5.22 In order to allow developers to predict as accurately as possible the likely contributions they will be asked to make through planning obligations, and therefore anticipate the financial implications for development projects, local authorities should include general policies about the use and principles within their LDF. Matters to be covered by policies include the factors to be taken into account when considering the scale and form of contributions or level of affordable housing provision. These generic policies should cross-refer to the relevant topic-specific DPD policies that will be used in determining the planning obligations to be sought by local planning authorities.
- 5.23 This policy approach highlights the general principle that contributions will be required where necessary in planning terms, and indicates the broad range of matters that may need to be addressed. The detailed framework for calculating and negotiating obligations will be set out in separate SPDs.



POLICY CS6 DEVELOPER CONTRIBUTIONS

Where necessary, to make a scheme acceptable in planning terms, and where directly related to the proposed development, the Council will negotiate contributions towards the cost of providing infrastructure and of meeting social and environmental requirements. The nature and scale of the contribution sought will be determined having regard to the:

- a scale and form of development;
- b capacity of existing infrastructure provision; and
- c potential impact of the development upon the surrounding area and facilities.

The appropriate range and level of contributions will be assessed in a comprehensive manner, taking into account the above criteria, strategic infrastructure requirements and, where appropriate, the use of standard charges and formula. Further guidance will be set out in SPD.

ALTERNATIVE OPTIONS

5.24 In addition to the development of the preferred spatial option the following policy options were also considered but rejected:

Do not include a design policy

If this option was chosen it would not meet the needs of Middlesbrough and is unlikely to deliver the quality of environment sought for the town. Such an approach would be unsustainable and contrary to national planning guidance.

Design should be one of a number of criteria against which proposals will be assessed

Whilst this approach will give higher priority to design it will not deliver the level of quality required to achieve an environment suitable for the principal centre of the Tees Valley city region.



A model showing the proposed development of North Ormesby

6 COMPETITIVE BUSINESS INFRASTRUCTURE

INTRODUCTION

- 6.1 Ensuring that a competitive business infrastructure is in place in Middlesbrough means bringing forward land and premises to support the retention and expansion of existing businesses, promoting enterprise and attracting inward investment. Unlike other parts of the Tees Valley, Middlesbrough does not have the same degree of over-supply of land and premises for business and industry that can constrain values and stifle developer investment.
- 6.2 The poor quality and choice of existing accommodation and sites remains a significant constraint on economic growth. The growth of Teesdale in the 1980s/90s was in part fuelled by the relocation of a number of businesses from Albert Road. The town has lacked the sites to compete with Teesdale and other business parks across the region. This picture is changing. The Council's proposals for Riverside Park are attracting developer interest and there is potential to re-profile this location to compete with other high quality industrial sites in the sub-region. In addition, Middlehaven affords the opportunity to create, for the first time, a high quality business location in Middlesbrough as part of wider mixed use development proposals. Together with proposals in the neighbouring boroughs of Stockton and Redcar & Cleveland, these will help create an employment land portfolio that will contribute to the city-scale assets needed to develop a competitive business infrastructure to drive forward a prosperous city region.



An aerial view of Riverside Park

ECONOMIC STRATEGY

- 6.3 The development of the LDF economic strategy will assist in focusing investment and economic development to those locations, opportunities and initiatives that will contribute to achieving economic prosperity. This will be achieved by the Council working with its partners to focus development efforts on a limited number of key employment sites. It recognises that the achievement of a city-scale infrastructure cannot be achieved within the confines of the boundary of one authority alone. All of the authorities of the Tees Valley have complementary roles to play in providing for the employment needs of the city region. In Middlesbrough this means that for the period to 2021, these will be:

- Greater Middlehaven, which will have a focus on B1 (business) uses rather than general industry, in accordance with the mixed use masterplan for the site;
- Riverside Park, where a programme of access improvements to the Hartington Interchange and a new direct link to the A66 and a new riverside walk is proposed. Riverside Park will retain a focus as a high quality industrial location but will benefit from its proximity to Middlehaven;
- Greater Hemlington, which will also have a B1 focus as part of mixed use development proposals. It is anticipated that around 25 hectares of business space will be provided alongside new housing and community facilities; and
- Middlesbrough town centre, a key driver of the local and city region economy. Almost 90% of all jobs within Middlesbrough are now within the service sector. The town centre will therefore be a focus for office and other service sector developments within the city region.

Achieving high and sustainable levels of economic growth is one of the spatial objectives of the plan, and achieving full employment is identified in the spatial vision. This will only be achieved if there is sufficient employment land in the right locations and of the right quality to attract new businesses.

- 6.4 The draft RSS identifies a requirement for 185 hectares of employment land within Middlesbrough

for the period 2004 to 2021. This land is divided between brownfield mixed use sites (100 ha) and general employment sites (85 ha). Middlesbrough's current employment land supply is made up from a number of industrial estates of various sizes and quality. In order to support the achievement of the spatial vision it is important that the needs of all forms of employment are catered for including small-scale employment generating uses in those locations where they can meet a proven local need. Some flexibility is built into land supply to allow for

this. It is important in these instances to limit the amount of additional land that comes forward to no more than 10% over the draft RSS land supply. Where such proposals come forward they will need to be justified. What is lacking in Middlesbrough, however, is a supply of high quality, serviced and accessible land. The LDF will need to provide a wide ranging portfolio of employment sites that will enable the town to compete for regional, sub-regional and local investment, and which reflects its status at the centre of the Tees Valley city region.

POLICY CS7 ECONOMIC STRATEGY

The Council will support and encourage those employment proposals that assist in delivering economic prosperity and developing Middlesbrough's role as part of the heart of a vibrant and prosperous Tees Valley city region. In doing so, regard will be had to the ability of any proposal to contribute to:

- a the achievement of the priorities identified in policy CS1;
- b implementation of a comprehensive strategy of environmental, management and business improvements in the town centre aimed at raising investment confidence and strengthening the role of the service sector;
- c the successful regeneration of an area. Particular emphasis will be given to improving access to skills, training, education and employment opportunities; and
- d developing greater innovation to stimulate increased business start up rates and levels of entrepreneurship.

To assist in the delivery of this strategy provision is made for approximately 185 ha of employment land for the period 2004 to 2021 as follows:

	2004-2011	2011-2016	2016-2021	TOTAL
General employment land	35 ha	25 ha	25 ha	85 ha
Brownfield mixed use land	40 ha	40 ha	20 ha	100 ha



POLICY CS7 **ECONOMIC STRATEGY** (continued)

The general provision of this requirement will be accommodated in the following general locations:

- Greater Middlehaven (brownfield mixed use land);
- Riverside Park (general employment land);
- Middlesbrough town centre (office and commercial development);
- Greater Hemlington (general employment land – to be provided as part of a mixed use scheme); and
- East Middlesbrough (general employment land).

Outside of these locations a sequential approach will be applied to site selection with priority being given to those utilising previously developed land which contribute to the implementation of the economic strategy identified above and which:

- i will not result in the total employment land supply exceeding the draft RSS requirement by more than 10%; and
- ii are of a scale and nature appropriate to the location.

EXISTING EMPLOYMENT LAND AND PREMISES

6.5 Government guidance encourages the re-use of land and premises for housing and mixed use development, in circumstances where there is an oversupply of employment land, or sites are no longer appropriate for such uses. At the same time, the priority given to previously developed land in finding sites for housing can lead to pressure for re-using employment sites even when they are in active use. The premature loss of employment land can harm local firms (who may find it difficult to find suitable replacement sites), lead to a loss of local employment, create pressure for development in unsuitable locations and increase the need to travel to work. The availability of local employment that is suited to the skills of the local workforce is particularly important given the high levels of unemployment and worklessness in Middlesbrough. Many of these existing sites are well located to serve the needs of these communities and assist in the regeneration of deprived areas.

6.6 This policy approach puts reasonable checks in place to ensure land and premises are not lost prematurely. As well as applying to established industrial estates, distribution and business parks, it also covers other appropriate employment sites

and buildings. Where the continued viability of a site for B1, B2 or B8 use is in question, it will be necessary to demonstrate that there is no market, or show that physical/operational constraints make it no longer suitable for business use.



An aerial view of the East Middlesbrough Business Action Zone (EMBAZ)



POLICY CS8 EXISTING EMPLOYMENT PROVISION

The Council will resist the loss of land and premises currently in, or last used for, employment purposes to other uses. Other than on sites allocated for alternative uses within the Local Development Framework exceptions will only be made where it can be demonstrated that:

- a continued use of the site for B1, B2 or B8 purposes is no longer feasible, taking into account the site's characteristics and existing/potential market demand; or
- b continued use of the site for B1, B2 or B8 purposes gives rise to unacceptable environmental or traffic problems; or
- c an alternative use or mix of uses offers greater potential benefits to the community in meeting local business and employment needs, or in delivering the Council's regeneration agenda.

ALTERNATIVE OPTIONS

6.7 The following options were considered but rejected:

To identify an alternative level of employment land

This option has been rejected as it is not in accordance with the requirements of the draft RSS. An over allocation is unlikely to be achievable and could divert resources away from those locations within Middlesbrough where investment is required. Providing less employment land could restrict economic growth and result in investment being lost and going elsewhere, and undermine the role of Middlesbrough at the centre of the Tees Valley city region.

No protection for existing employment uses

This option would not deliver the spatial vision or objectives and would be contrary to the aspirations of the Community Strategy. It fails to support the regeneration of local neighbourhoods and provide local employment opportunities in areas where they are needed.

Protect all existing employment sites and premises

This approach would be unsustainable and contrary to government guidance as contained in PPG3. The release of certain sites and premises may aid regeneration and the delivery of the spatial vision and objectives, but such release needs to be carefully managed and controlled.