

5.17 Housing development can in certain instances aid regeneration, both in general terms and specifically in line with proposals developed through RENEW. Regeneration should be taken to mean comprehensive improvement of the physical and social fabric. Nevertheless, it is likely that any significant level of housing development outside the RENEW Intervention Areas could have the potential to harm the aims of RENEW, though it would be necessary to demonstrate how such harm would be caused. This approach is supported by the Regional Spatial Strategy and PPS3, both of which refer specifically to supporting housing market renewal. Where development is proposed within the RENEW Intervention Areas, it will be necessary to examine further the merits of the particular proposal. Where intervention action is not being proposed by RENEW, there will be a need to ensure that proposed development would not prejudice such intervention.

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