

Consultation	Core Strategy Preferred Options Consultation
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Core Strategy Preferred Options

A consultation document
June 2010



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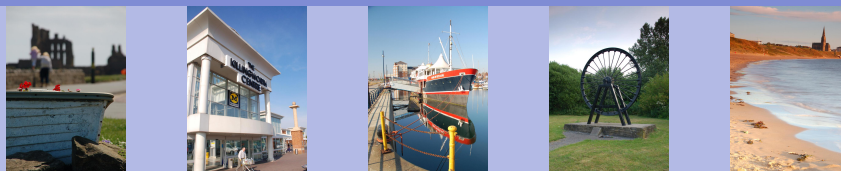
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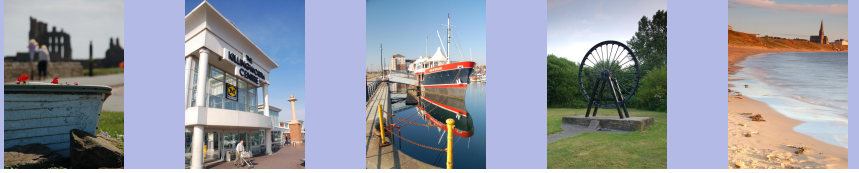
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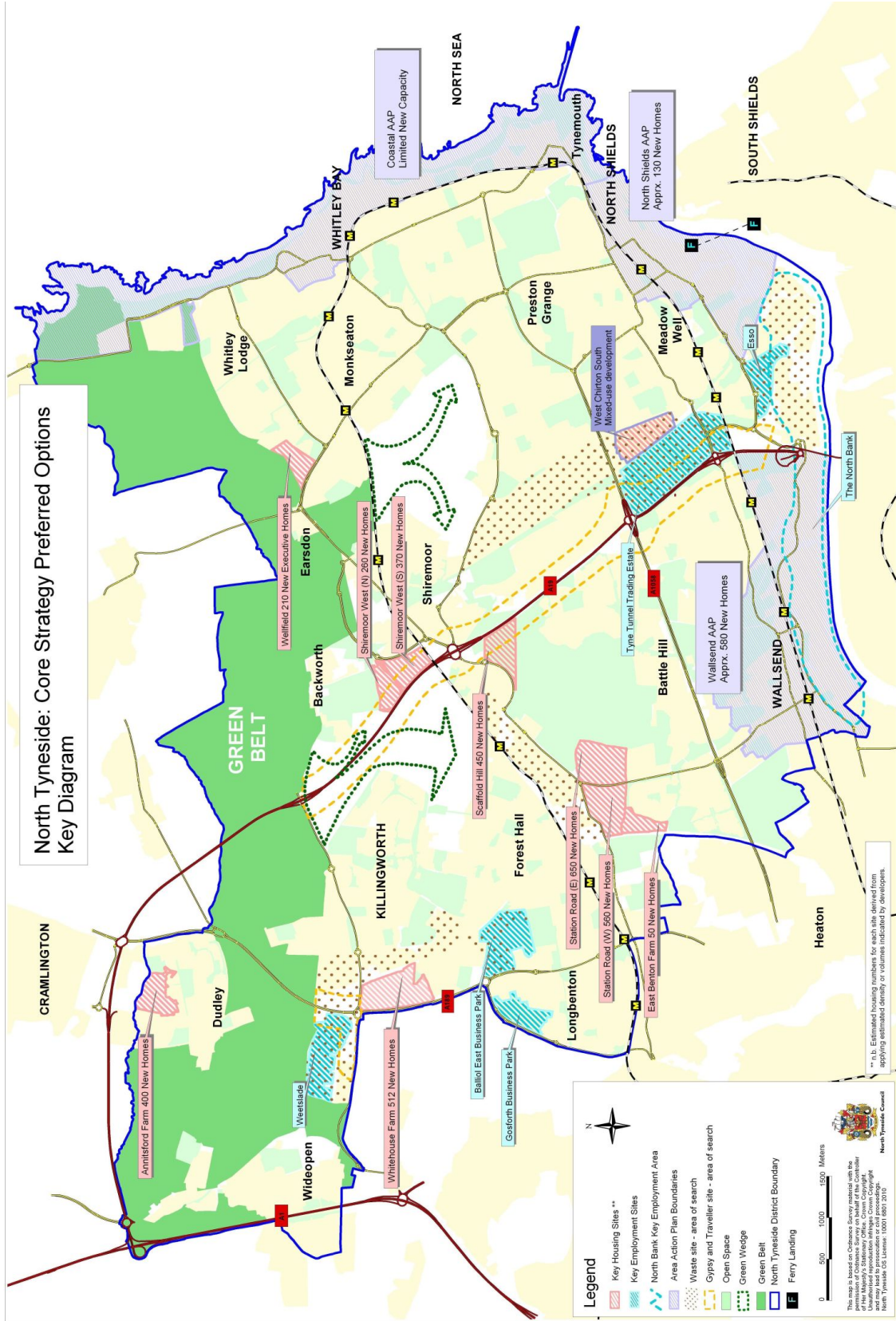
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I Key Diagram



2 . Local Development Framework



2 Local Development Framework

INTRODUCTION

Purpose of Document

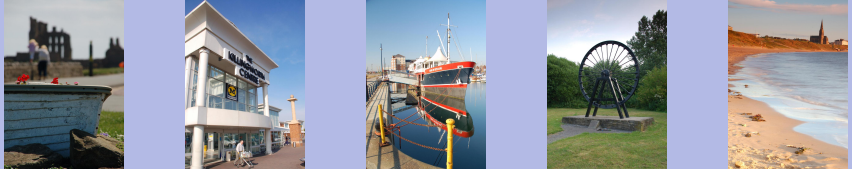
- 2.0.1** This document is a key stage in the production of the Core Strategy, a new plan for North Tyneside, to guide its development up to the year 2027. It sets out a series of Preferred Options for the whole of North Tyneside. It identifies possible new Key Sites for housing and employment, and preferred areas of search for gypsy and traveller sites and potential waste management facilities. It also indicates the type of additional policies that will be required in relation to other issues of significance to the Borough.
- 2.0.2** The preferred options and rejected alternatives presented here are for consultation and discussion only. They do represent Council preferences but nothing has yet been decided. They have been chosen to include those areas which would benefit from wide public debate and comments, suggestions and alternatives are most welcome. In this way the intention is to involve stakeholders and the community in general at an early stage in the preparation of the Core Strategy. This is encouraged by the Council's Statement of Community Involvement.

The Development Plan System

- 2.0.3** All parts of the country are covered by a Development Plan, which is made up of a Regional Strategy and local Development Plan Documents (DPDs). In North Tyneside, the existing local DPD is known as the Unitary Development Plan (UDP) adopted in 2002. This is to be replaced by new local DPDs. The chief of these is the Core Strategy. The new DPDs have a wider role than the UDP, seeking to integrate sustainable policies for the development and use of land with other related strategies. In particular, there are many shared priorities between the aims and objectives of the North Tyneside Sustainable Community Strategy.
- 2.0.4** The Core Strategy will provide a basis for the preparation of the following more detailed DPDs. These are:
- Wallsend Area Action Plan
 - North Shields Area Action Plan
 - Coastal Area Action Plan
 - Waste Management DPD
- 2.0.5** These documents will provide additional detailed policies and proposals to supplement the strategic framework set out in the Core Strategy. Work is already in progress but they will not be finalised until the Core Strategy has been adopted by the Council. The programme for their preparation is set out in the [Local Development Scheme](#)

Related Documents

- 2.0.6** The Core Strategy takes into account other policies produced at the national, regional and local level. These include the North East of England Plan (Regional Spatial Strategy) and North Tyneside Sustainable Community Strategy. The Vision, Objectives and Spatial Strategy incorporated in the Core Strategy respond to the implications of these other policies for North Tyneside.



- 2.0.7** A Sustainability Appraisal published as a separate document, sets out the environmental, social and economic implications of the policy options contained in this document. This is to ensure that the preferred options are the most sustainable.
- 2.0.8** An Appropriate Assessment Scoping Report has been prepared and will assist in understanding any possible effects of the policy options on European and nationally designated wildlife sites.

What Happens Next ?

- 2.0.9** Responses to this document will be taken into account during the preparation of the final published version of the Core Strategy, which following a formal 6 week consultation, will be submitted to the Secretary of State for approval. The Core Strategy will then be subject to an independent examination by a Government Inspector before it can be declared sound and then adopted by the Council. Adoption is anticipated in Spring 2012.



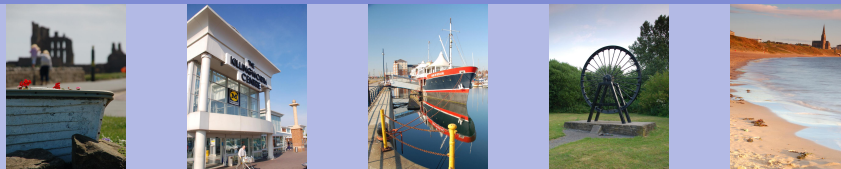
3 Evidence Base & Issues

EVIDENCE & ISSUES

3.0.1 The evidence base for the North Tyneside Core Strategy Preferred Options includes an extensive range of documents and other sources of information, examples of which include:

- National Context - Government policies as expressed in policy statements, and circulars, covering a wide range of planning - related issues.
- Regional Context - The North East Strategy and associated documents.
- Local Context - Sustainable Community Strategy, North Tyneside Unitary Development Plan, Annual Monitoring Report.
- Sustainability - Core Strategy Sustainability Appraisal, Habitats Regulations Assessment, North Tyneside Sustainable Development Strategy, Climate Change Action Plan.
- Housing - Strategic Housing Land Availability Assessment, Housing Viability Assessment, Strategic Housing Market Assessment and Gypsy & Traveller Assessment.
- Environment - Green Space Strategy, North Tyneside Biodiversity Action Plan, Green Infrastructure Study, Flood Risk Assessment
- Heritage - Conservation Area Character Appraisals and Management Strategies, Local Register of Buildings & Parks, Archaeological Assessment, Conservation Plans and Statements for Listed Buildings.
- Community Services - Playing Pitch Strategy, Facilities Development Plan, Crime and Disorder Reduction Policy.
- Transport and Accessibility - Local Transport Plan, Cycling Strategy.
- Local Economy - Regional Economic Strategy, Retail Capacity Study, Employment Land Review, Tourism Strategy

3.0.2 A consultation exercise on the Core Strategy Issues & Options report was completed in January 2007. Main issues arising included Location of Development, Climate Change, Transport and Employment.



4 Vision

SPATIAL VISION

- 4.0.1** Government guidance recognises the strong links that exist between the Core Strategy and the Sustainable Community Strategy and recommends that the documents should be aligned and coordinated.
- 4.0.2** The Core Strategy will plan ahead fifteen years from its adoption to 2026/27. The vision below has regard to the longer time frame for change to the year 2030 shared with the Sustainable Community Strategy. Following from this, Objectives and a Spatial Strategy will show in more detail how this vision will be achieved.

Vision

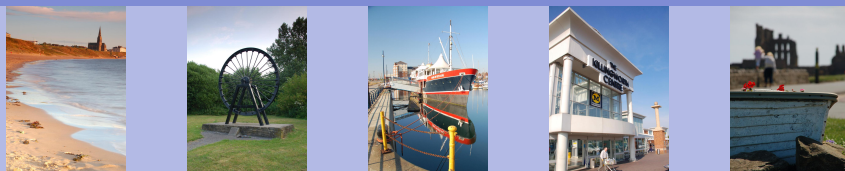
By the year 2030, a major transformation of North Tyneside will have taken place. All residents of the borough enjoy the benefits of a healthy lifestyle in a pleasant, sustainable environment, with a wide range of jobs and choice of quality housing available. The borough has grown in a sustainable manner, taking into account the challenges posed by climate change. There is convenient access to health, education, leisure, retail and community facilities. Levels of crime within the borough are at an all time low.

Much of this success is attributable to the development of a thriving economy that has taken full advantage of opportunities to provide highly skilled, knowledge based employment in strategic locations throughout the borough. Centres of excellence provide training, research and learning facilities that reflect the needs of local businesses. Marine related engineering and research establishments have developed along the riverside.

Residents and visitors alike benefit from the borough's unique heritage and location. The character, amenity and environmental quality of its coast and countryside areas have been protected, the built and natural environment maintained and enhanced. The bustling town centres of North Shields, Wallsend and Whitley Bay provide a safe, convenient and attractive shopping environment. The vibrant and diverse communities that make up the borough are linked together by a state of the art public transport network.

All this has been achieved by individuals, local communities and organisations working together for the benefit of the borough as a whole.

5 . Objectives



5 Objectives

North Tyneside Objectives

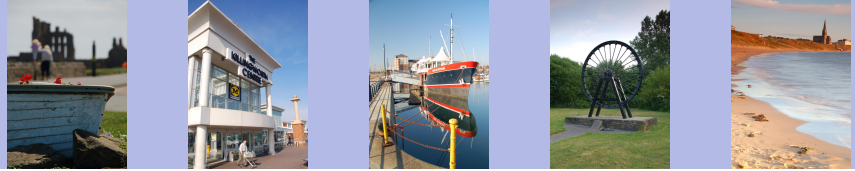
Developing the Objectives for the Plan

5.0.1 The objectives set out below respond to the key issues arising from the evidence base. They also take into account the responses to the draft objectives set out in the Issues and Options Report, the Local Area Agreement priorities, and the North East Strategy. The development of the objectives has been closely shared with the review of the Sustainable Community Strategy.

The Objectives

5.0.2 The Core Strategy objectives are set out below.

	Objectives
1	Ensure a sustainable future for North Tyneside with communities and infrastructure that are well placed to mitigate climate change
	North Tyneside will develop and promote community based approaches to adapt to and reduce the impact of climate change, promoting the renewable energy sector and ensuring the highest standards in resource and energy efficiency are adopted, whilst improving the borough's resilience to the effects of climate change.
2	Diversify, strengthen and grow the local economy providing excellent job opportunities for everyone
	The economy will continue to grow and reinforce the borough's position as an employment location of choice within the city region maximising the area's potential, particularly at the coast, for tourism and culture and providing attractive and accessible employment sites supported by excellent infrastructure and services providing jobs, stimulating competition, business creation and increasing skills and educational attainment.
3	Give all residents the opportunity to live free from crime and enjoy a healthy lifestyle, achieving their potential in work and education
	Plans will support improvement to the quality of education provision in the borough. New health facilities, provision of open space and all aspects of development will promote and recognise residents need for a safe and active lifestyle, reducing the risks of disease and poor health and enhancing residents quality of life.
4	Provide an appropriate range of housing to meet current and future needs
	Along with improvements to the existing dwelling stock that will continue to meet most housing needs, provision of additional homes in sustainable locations that maximise use of available previously developed land, will assist housing affordability, improve the range and choice of housing and meet the needs of all sectors of a changing population not currently met by the existing stock. Such housing provision will contribute to sustainable mixed communities.

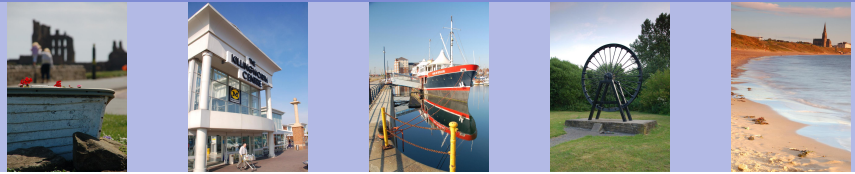


Objectives	
5	Revitalise the town centres
	The main town centres of Wallsend, North Shields and Whitley Bay will be transformed through a comprehensive approach to social, economic and physical regeneration, together with improved shopping, offices and homes.
6	Regenerate the riverside
	The North Bank of the River Tyne will be regenerated with marine related industries and training on Wallsend Riverside bringing underused areas of the riverside back into beneficial use and, together with improved links with adjoining communities, support the revitalisation of Wallsend Town Centre and Willington Quay. Down river the Port of Tyne continues to provide an international gateway to the borough and North Shields Fish Quay is an increasing draw for visitors and tourists.
7	Manage waste in order to minimise the amount produced and sent to landfill
	North Tyneside will work with its partners in government, across Tyne and Wear, in the waste industry and with the community to prioritise and promote waste reduction, re-use, recycling and composting; and provide sustainable alternative solutions to landfill, for waste treatment and disposal in keeping with the approach set out in the Waste Hierarchy.
8	Protect and enhance the natural environment
	The borough's rich natural environment, from the internationally recognised coastline to regionally significant country parks at the Rising Sun, Fenwick Eccles and Weetslade, and all other green infrastructure, will be protected and enhanced for their biodiversity value and as attractive locations to visit and enjoy.
9	Protect and enhance the built environment
	The borough has a diverse and unique historic environment, with a wealth of scheduled ancient monuments, listed buildings and conservation areas, and a World Heritage Site. North Tyneside will preserve and enhance these special features for present and future generations. Meanwhile the more recent urban development of the borough will be protected and where necessary enhanced to continue to provide pleasant and attractive communities in which to live.
10	Ensure sustainable access throughout the borough, with the wider region and beyond
	We will integrate transport and development proposals, reduce congestion and improve accessibility throughout North Tyneside and beyond, encouraging the use of public transport and making walking and cycling an attractive and safe choice for all.
11	Enhance the Image of the borough
	High quality design will be a requirement of all new development supporting quality of life, sustainable communities and, the preservation or enhancement of the existing natural and built environment,

5 . Objectives



Objectives	
	to develop and maintain a clear identity and focus for the borough and increase the attraction of the borough to business and visitors.



6 How Much Development?

- 6.0.1** The amount of development that should be provided within North Tyneside is strongly guided by National and Regional policy produced by the government and the Responsible Regional Authority. North Tyneside Council must take notice of any requirements set out in these policies.
- 6.0.2** The following chapters look at broad types of development and future requirements in North Tyneside.

6.1 Housing Numbers

How Much Housing?

- 6.1.1** North Tyneside has a good housebuilding record at or above its target, with more than 500 new homes delivered in most years since 2000, and in many years more than 600 homes have been provided. Current regional policy for the North East proposes that 460 additional new homes should be built each year between 2004 and 2027.
- 6.1.2** The inclusion of North Tyneside in the Government's New Growth Point programme, as well as other housing delivery projects, provides an opportunity to help build high quality and affordable housing capable of meeting the boroughs identified needs. The potential to support accelerated growth in the delivery of new homes, particularly as the country emerges from the current economic downturn, is seen as a major opportunity for North Tyneside.

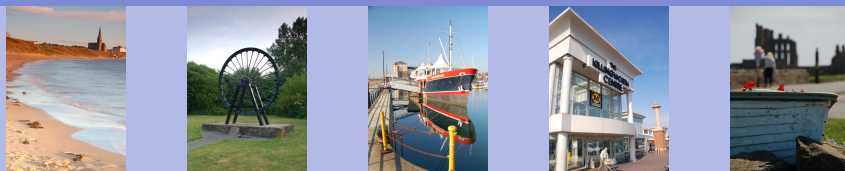
Table 1

Option 1- How much new housing?	
Option A: Make provision for building new homes in line with the regional housing policy. (Appx. 10,560 total. 460 net new homes per year 2004/00 to 2026/27)	Rejected Option
Option B: Make provision for building new homes 10% above regional housing policy. (Appx. 11,634 total. 506 net new homes per year 2004/05 to 2026/27)	Preferred Option
Reason for selection of the preferred option- Option 1B	
<ul style="list-style-type: none"> • Whilst requiring additional sites to be made available for development, the new homes built each year through Option 1B would be broadly in line with past delivery and at a level proven to be sustainable within North Tyneside. • It will provide additional homes that are capable of supporting the borough's shared priorities for population growth and prosperity. • It would provide improved housing choice, affordability and quality across the borough. 	

Implications of the Preferred Option for New Housing Development

- 6.1.3** The Core Strategy: Housing Background Paper Part 1 outlines the approach to establishing the number of houses needed over the plan period between 2004/05 and 2026/27 and the implications in terms of gross new housing delivery to inform the identification of new housing sites.

6 . How Much Development?



- 6.1.4** This establishes that total gross housing requirement for the Preferred Option, taking into account expected demolitions of 1,886 over the period is 13,567. The housing paper then goes on to establish the number of houses completed between 2004/05 and 2008/09 or committed via existing planning permissions and establishes a residual requirement of **5,966** new homes between 2009/10 and 2026/27.

Requirements for Gypsy and Traveller Sites

- 6.1.5** As part of future housing needs specific groups should be considered. The Gypsy and Traveller community are one such group and can be assessed separately because of their distinctive lifestyle and culture.
- 6.1.6** The Tyne and Wear Gypsy and Traveller and Travelling Showpeople Accommodation Needs Assessment (GTAA) was commissioned in November 2007. It indicated a need for nine pitches in North Tyneside (2008-2018) which could be accommodated on a single site of approximately 0.18ha.

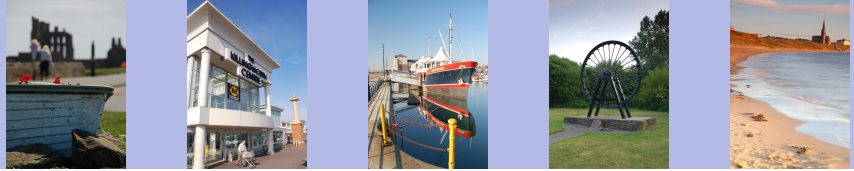
6.2 Employment Land

How Much Employment Land?

- 6.2.1** The borough contains around 950ha of land allocated in the current UDP for factories, offices, warehousing, and similar uses. Much of this is in use, or vacant and awaiting new occupiers. However, around 225ha is available for development (2009 data). In accordance with national and regional policy the Core Strategy needs to make proposals (for the right amount of employment land) for long term development needs. Guidance on the amount of employment land is contained in the North East Strategy, and the issue has been further considered in the North Tyneside Employment Land Review 2009 (ELR) and the Employment Land background paper.
- 6.2.2** The options set out below consider whether changes need to be made to the current supply of 225ha.

Table 2

Option 2- Amount of employment land required	
Option A: Increase supply by 25ha of new allocations now to 250ha of employment land to provide for the rate of take up of employment land forecast by the ELR over the 25-year timescale expected by RSS policy.	Rejected option
Option B: Reduce supply by up to 17ha to minimum of 208 ha of employment land now, to provide for continuation of the historic rate of take-up for employment uses over the 18 years to the end of the lifespan of the Core Strategy.	Rejected option
Option C: Reduce supply by up to 45ha to minimum of 180ha of employment land now, to provide for the rate of take up of employment land forecast by the ELR over the 18 years to the end of the lifespan of the Core Strategy.	Preferred Option
Option D: Reduce supply by up to 67ha to minimum of 158ha of employment land now, to provide for continuation of the historic rate of take-up for employment uses, less the historic rate of addition to the supply from the	Rejected option



clearance of employment sites, over the 25-year timescale expected by RSS policy.	
Reason for the selection of the preferred option- Option 2C	
<ul style="list-style-type: none"> • the forecast rate of take up is not based on a simple projection of past trends but on a range of factors as recommended by the ELR. This takes into account additions to the supply from clearance of existing employment premises • the timescale is sufficient to meet the 15 year life of the Core Strategy from its adoption, which is appropriate in volatile economic conditions for a strategy which will be reviewed several times within 15 years in any case, and takes into account the existence of significant amounts of existing but vacant employment land and premises. 	

6.3 Waste

6.3.1 National (PPS10 and The National Waste Strategy), Regional (Regional Spatial Strategy, Entec Apportionment of Future Waste Arisings Report), and therefore local policy (North Tyneside Waste Strategy), is to reduce the amount of waste we produce; and to deal with the waste that still arises in the most sustainable way. In addition waste should be managed as close to source as possible, minimising the impacts and costs of transport. This means that in order of priority waste should be:

1. Reduced
2. Reused
3. Recycled/composted
4. Recovered or used for energy generation
5. Disposed of (to landfill)

6.3.2 With these priorities in mind targets have been set regionally (Entec Apportionment of Future Waste Arisings Report), for the amount of waste that will need to be managed within the borough, and the additional capacity that will therefore need providing. The following table sets out the best available forecast of the additional capacity to be provided. Unfortunately there are no forecasts for the later years of the Core Strategy period beyond 2021. It is split between the waste collected by the Council, mostly from homes (Municipal Solid Waste), and waste privately collected, mostly from business and other organisations (Commercial & Industrial). The forecast is also split by the expected means of management bearing in mind the priorities above.

6 . How Much Development?

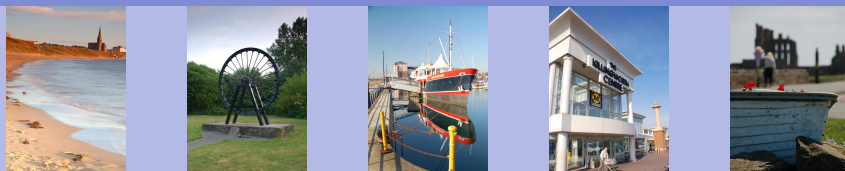


Table 3

Hierarchy of waste management	Capacity gap (tonnes per annum)	
	Municipal Solid Waste (MSW)	Commercial & Industrial (C&I)
	At 2020	At 2016
Recycling	34193	147,614
Composting	18412	
Recovery	56174	
Landfill	30587	57410
Total	139366	205020

6.3.3 Most means of waste management are industrial type processes, with the exception of landfill. There are different issues in considering the response within the borough to the target for disposal of waste by landfill, to those relating to management by other means. The first key issue affecting the amount of waste to be proposed for management in the borough is therefore the response to the landfill target.

Table 4

Option 3- The provision of landfill sites in the borough	
Option A: Provide new landfill sites within the borough to meet projected capacity gap.	Rejected option
Option B: Provide new landfill sites within the borough to meet a proportion of the projected capacity gap.	Rejected option
Option C: Make no provision for landfill sites within the borough.	Preferred Option
Reason for the selection of the preferred option- Option 3C	
<ul style="list-style-type: none"> the provision of new landfill sites is considered to be contrary to the European and National waste management strategies which seek to reduce the disposal of waste by landfill enhanced year on year waste recycling rates continue to reduce levels of residual waste going to landfill existing advice is that there is adequate landfill capacity available within neighbouring areas to meet the remaining landfill disposal needs of the borough within the Plan period. the predominantly urban/suburban nature of North Tyneside would direct landfill to open land within the urban area which may be required for other development or to land within the limited area of Green Belt in North Tyneside where the operation of landfill would impact upon the open nature of such areas. 	

6.3.4 As the preferred option is not to provide landfill capacity in the borough, the next issue is to consider the additional capacity required for the other means of waste management in the borough, bearing in mind that this is 28 times the existing provision.

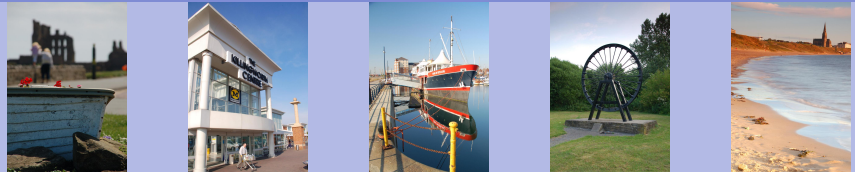


Table 5

Option 4- The quantity of waste to be managed in the borough	
Option A: Maintain the current approach, sending most waste outside the borough for management.	Rejected option
Option B: Make provision for up to 9 hectares⁽¹⁾ for waste management and processing uses to work toward providing the additional capacity required. ⁽²⁾	Preferred Option
Option C: Make provision for at least 9ha for waste management and processing uses to provide the total capacity required.	Rejected option
Reason for the selection of the preferred option- Option 4B	
<ul style="list-style-type: none"> • It is a considerable step from the existing very small provision towards meeting the borough's obligation to manage all the waste it generates • It recognises the considerable spare capacity elsewhere in the region and the consequent danger of over allocation if North Tyneside provided all its own capacity. The sustainable management of waste may require wastes to be treated outside North Tyneside in nearby Waste Planning Authorities in any case due to the sub-regional/regional and national catchments of certain specialist waste processing businesses. • It takes account of the built form and environmental characteristics of the borough, which could make the identification of a major increase in capacity challenging. • It allows a flexible approach to emerging waste management processes and would enable the Council to respond to a changing capacity gap due to continual improvements in the way waste is collected and processed. 	

6.3.5 The location of the new waste management capacity to be provided is considered in Chapter 10 Delivering Development.

6.4 Shopping and Leisure

Retail Need

6.4.1 PPS4 'Planning for Economic Growth' sets out the government's objectives for promoting vitality and viability of town and other centres as important places for communities. The Council Plan also adopts a town centre first approach for the protection and enhancement of our existing town centres of North Shields, Wallsend, Killingworth and Whitley Bay.

6.4.2 The 2007 Retail Assessment carried out by Savills (independent retail consultants) examines the amount of additional shopping floorspace needed in the borough until 2016 for both comparison and convenience goods. Requirements beyond 2016 will be determined by monitoring and review of retail capacity.

¹ Site requirement estimated on the average number of hectares needed for a variety of facilities, based on driving waste up the waste hierarchy e.g. a recycling plant, composting plant, anaerobic digester, a small scale EfW etc
² Or make provision for up to 256,393 tonnes pa based on the forecast annual arisings @ 2021 (MSW) & 2016 (C&I), but without the landfill element (see key issue 2).

6 . How Much Development?



6.4.3 The Preferred Option set out below, for the amount of retail floorspace, reflect the retail assessment and so no alternative options are proposed.

Comparison

6.4.4 Comparison goods are durable items such as clothing, household goods, furniture, DIY and electrical goods. People are generally willing to travel further for these items and will compare prices and different stores.

Table 6

Option 5- Amount of comparison floorspace			Preferred Option
Option A: Accept figures from 2007 Retail Assessment			
	<i>Indicative floorspace requirement to 2011 (Sq m net)</i>	<i>Indicative floorspace requirement to 2016 (Sq m net)</i>	
<i>Killingworth</i>	<i>821</i>	<i>3069</i>	
<i>North Shields</i>	<i>1269</i>	<i>7133</i>	
<i>Wallsend</i>	<i>405</i>	<i>3154</i>	
<i>Whitley Bay</i>	<i>1194</i>	<i>3875</i>	
Reason for the selection of the preferred option			
<ul style="list-style-type: none"> In line with sound evidence base projecting current need and increased need based on RSS housing figures. 			

Convenience

6.4.5 Convenience goods are items that purchased on a regular basis, including food, groceries toiletries and cleaning materials. These are everyday items to which we would expect easy access.

6.4.6 Evidence does not highlight any issues in terms of overtrading (where a shop is selling more than its company average would normally expect) at existing stores within the borough which might in itself indicate a need for additional floorspace.

6.4.7 Recently developed stores such as Sainsburys at Northumberland Park and Netto at North Shields, added to the commitment of a foodstore in Longbenton and extensions to both Asda at Benton and Sainsburys in Whitley Bay, will result in an over provision of floorspace in 2011. However it is expected that this will be cancelled out by growth between 2011 and 2016.

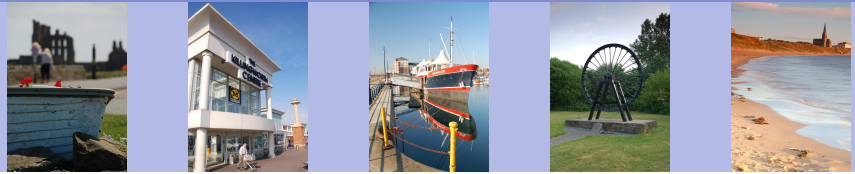


Table 7

Option 6- Amount of convenience floorspace	
Option A: Accept conclusion from 2007 Retail Assessment that there is no further need for convenience floorspace.	Preferred Option
Reason for the selection of the preferred option	
<ul style="list-style-type: none"> In line with sound evidence base. 	

6.5 Minerals

Minerals

- 6.5.1** There are a range of different purposes for which minerals can be used, and planning policies need to consider each type separately.
- 6.5.2 Energy Minerals** include coal, which is widely found across the borough in deep and shallow deposits. Neither have been worked for many years, and there have been no approaches from the mineral industry to resume extraction since the early 1990's.
- 6.5.3 Non Energy Minerals** include:
- Aggregates such as sand, gravel, rock suitable for crushing, and other construction materials.
 - Non aggregates, such as clay for bricks etc, building stone, and metallic ores.
- 6.5.4** Although sea dredged aggregates are landed at Howdon, there are no known workable reserves of aggregates in the borough. As far as non aggregates are concerned, there is fireclay associated with coal deposits, and beds of sandstone in the northern part of the borough of untested quality. However, there will be a need to define and safeguard Minerals Safeguarding Areas in this instance to ensure that any unworked deposits are not sterilised.

Table 8

Option 7- Minerals	
There will be a need for a criteria based policy to ensure safeguarding of coal deposits and locations for the importation of minerals.	Preferred Option
<i>NB: No rejected options due to lack of identified mineral deposits and lack of viable amounts of coal.</i>	

7 . Spatial Strategy



7 Spatial Strategy

Developing the Spatial Strategy Option

Introduction

7.0.1 The Preferred Strategy Option will set out how the future development of North Tyneside could be distributed over the plan period to 2026/27. It will thus help deliver the Strategic Objectives and Vision.

Context

7.0.2 The Preferred Spatial Strategy Options have taken into account and been derived from, National and Regional Policy (in particular RSS Policies 4, 6 and 9), consultation responses to the Core Strategy Issues and Options Report, Sustainability Appraisal, other parts of the evidence base and a range of strategies including the Sustainable Community Strategy.

7.0.3 There are other influences e.g. the Tyne and Wear Joint Local Transport Plan, which sets out the vision for transport in Tyne and Wear for the next 20-30 years, and provides the strategic transport context for the Core Strategy.

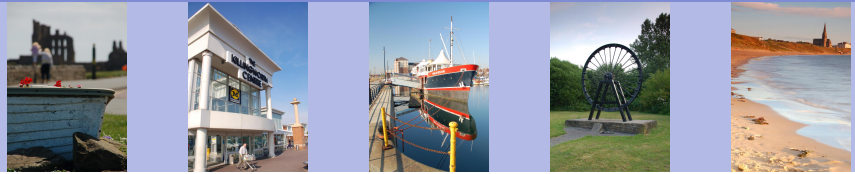
7.0.4 For some aspects of the spatial strategy there will be no options or restricted options. This is mainly where national and/or regional policy constrain action/options at the Core Strategy level. For example, RSS states that the broad extent of the Green Belt should be retained. This has implications for the location of development given a general presumption in national guidance (PPG2) against inappropriate development in Green Belts.

7.0.5 At the local level there are other constraints on development, for example in those areas where existing uses are not likely to change or move. In other areas with space for development the preference for one land use may mean little space for others. In the early period of the Core Strategy the scope for policies to make a difference to what is built may be limited due to the current level of development activity and current planning permissions, especially for housing.

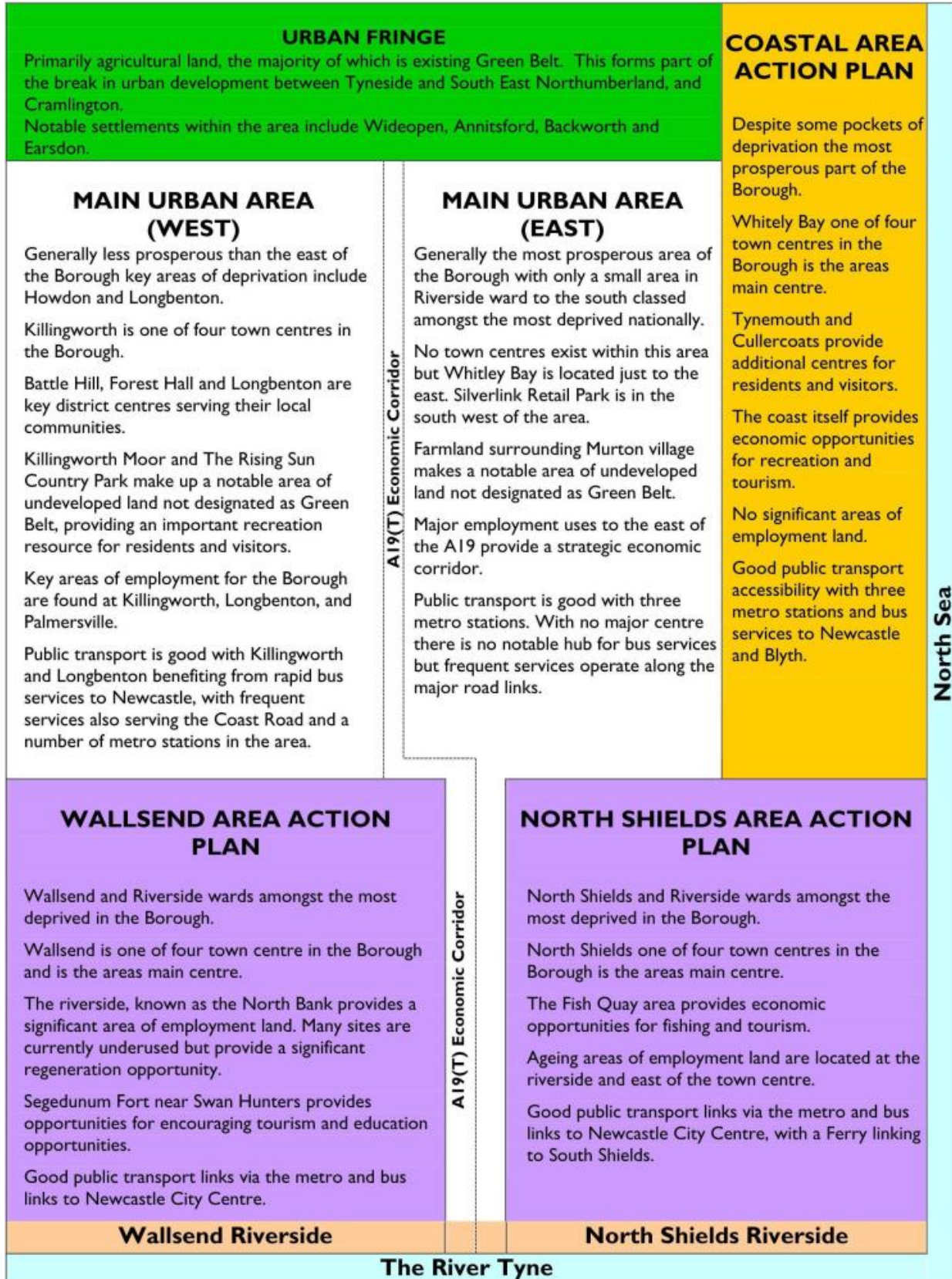
Interpreting the Spatial Strategy through Delivery of the Plan

7.0.6 To assist in guiding the proposals and policy of the Core Strategy and subsequent Development Plan Documents within the LDF, Strategic Policy Areas have been established based upon:

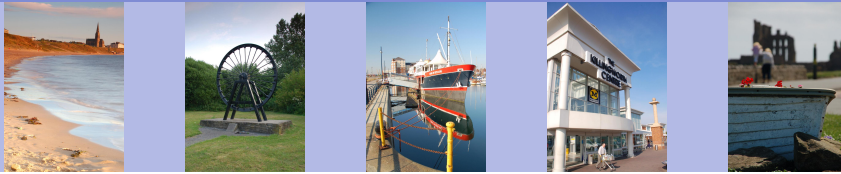
- The Urban Fringe - the area across the north of the Borough that is predominantly undeveloped.
- Three Area Action Plan areas - these are locations identified as priorities in the Council Plan and include Wallsend, broadly an area from Newcastle in the west to the A19 in the east. North Shields, broadly focused upon the town centre and Fish Quay area. The Coast, extending from Tynemouth in the south to St Mary's and as far as the borough boundary to the North.
- The Main Urban Area - further divided between the east and the west but essentially the remainder of the borough not included in an Area Action Plan or the Main Urban Area.



Description of North Tyneside By Policy Area



7 . Spatial Strategy



Preferred Spatial Option

7.0.7 In deciding the spatial strategy for the borough there are a number of preferred options to which there are no practical alternatives.

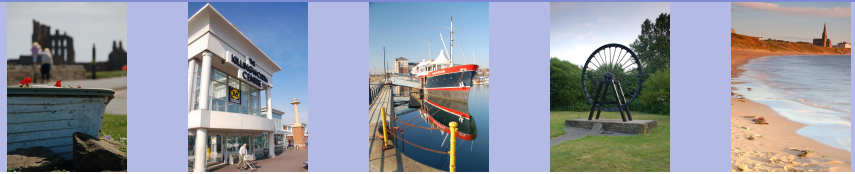
7.0.8 To accommodate sustainable growth in homes, jobs and infrastructure, to promote quality of life and respond to the challenges of climate change the Preferred Spatial Strategy Option includes :

Urban Fringe

Option 8- The Urban fringe	
Retention of the existing Green Belt.	Preferred Option
<p>Reason for Selection of the Preferred Option</p> <ul style="list-style-type: none"> • RSS states that the general extent of the Green Belt should be maintained; and, • Work on the need for development e.g. housing and employment land, and the extent of alternative locations including the use of Safeguarded Land, indicates there is no need to release Green Belt land. 	

Town Centres

Option 9- Town Centres	
Regeneration of the main towns of Wallsend, North Shields and Whitley Bay, with their centres as the focus for new retail, and mixed use/associated development while maximising their housing potential and improving links with their adjacent riverside/coast. Production of Area Action Plans to focus regeneration delivery.	Preferred Option
<p>Reason for Selection of the Preferred Option</p> <ul style="list-style-type: none"> • National and regional policy focus on town centres; • Its is consistent with the rationale for the development of the borough as set out in the Sustainable Community Strategy and Council Plan. • The evidence base indicates limited retail growth potential but with qualitative and quantitative deficiencies in some main centres capable of being met within those centres, and with therefore no requirement for (strategic) out of centre retail development; • While the town centres may have limited development opportunities it is important to ensure that their potential is realised • The accessibility of these areas by public transport and the range of facilities they provide to their catchment areas • These towns are the focus for large segments of the boroughs population dependant on the services they offer • The most deprived communities in North Tyneside are closely related to these centres • Killingworth is also a main town centre but as regeneration has been completed over recent years priority will be given to the riverside and coastal towns. 	



The Riverside

Option 10- The Riverside	
<p>On the western riverside at Wallsend/ Willington Quay, encouraging and planning for the growth of renewable and other marine off shore manufacturing, research and development activities and enhancing the World Heritage site; and, On the eastern riverside supporting the growth of the Port of Tyne and the conservation led regeneration of the Fish Quay.</p>	Preferred Option
Reason for Selection of the Preferred Option	
<ul style="list-style-type: none"> • A recent study has investigated and consulted on potential options for the Tyne North Bank and concluded that the above uses are the most appropriate as the riverside location represents a unique opportunity. • An important part of the Hadrian's Wall World Heritage site is within this area. 	

The Coast

Option 11- The Coast	
<p>Regeneration of the coast from St Marys Island to Tynemouth/Fish Quay by ensuring new development respects its context within the natural and built environment and its recreational and tourist potential taking account of issues of coastal defence. The recognition of different character areas along the coast should be given particular consideration.</p>	Preferred Option
Reason for Selection of the Preferred Option	
<ul style="list-style-type: none"> • The coast has significant nature conservation interests, some of international importance, but it is also attractive for housing and recreational purposes and supports the image of the borough • Housing, retail and tourist facilities are mixed together and interface with issues of built and natural conservation. There are conflicting demands to be considered • It exhibits changes of character along its length, from the headland at Tynemouth to Cullercoats bay, the promenades of Whitley Bay and the Lighthouse at St Mary's • The coast is a distinctive feature of North Tyneside. It requires a specific planned response to its unique combination of characteristics and complex range of issues. 	

Distribution of Development

- 7.0.9** Key aspects of the Preferred Spatial Strategy are to retain the Green Belt and prioritise development within the Town Centres and the Area Action Plans. However, a significant requirement for additional land for development will remain, to be met within the Main Urban Area. The majority of key sites will be identified within this Key Policy Area (See description/illustration of Core Strategy Policy areas).
- 7.0.10** The options below consider various approaches to distributing future development in the Main Urban Area.

7 . Spatial Strategy

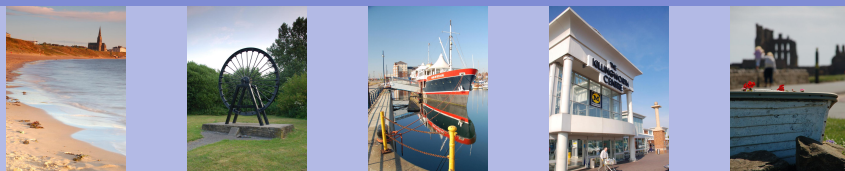
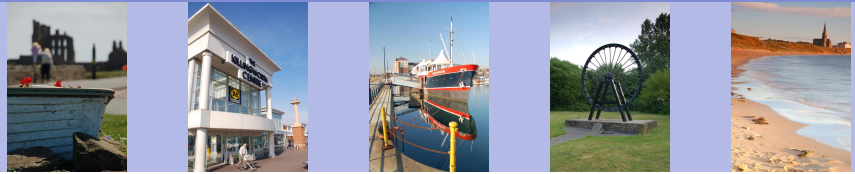
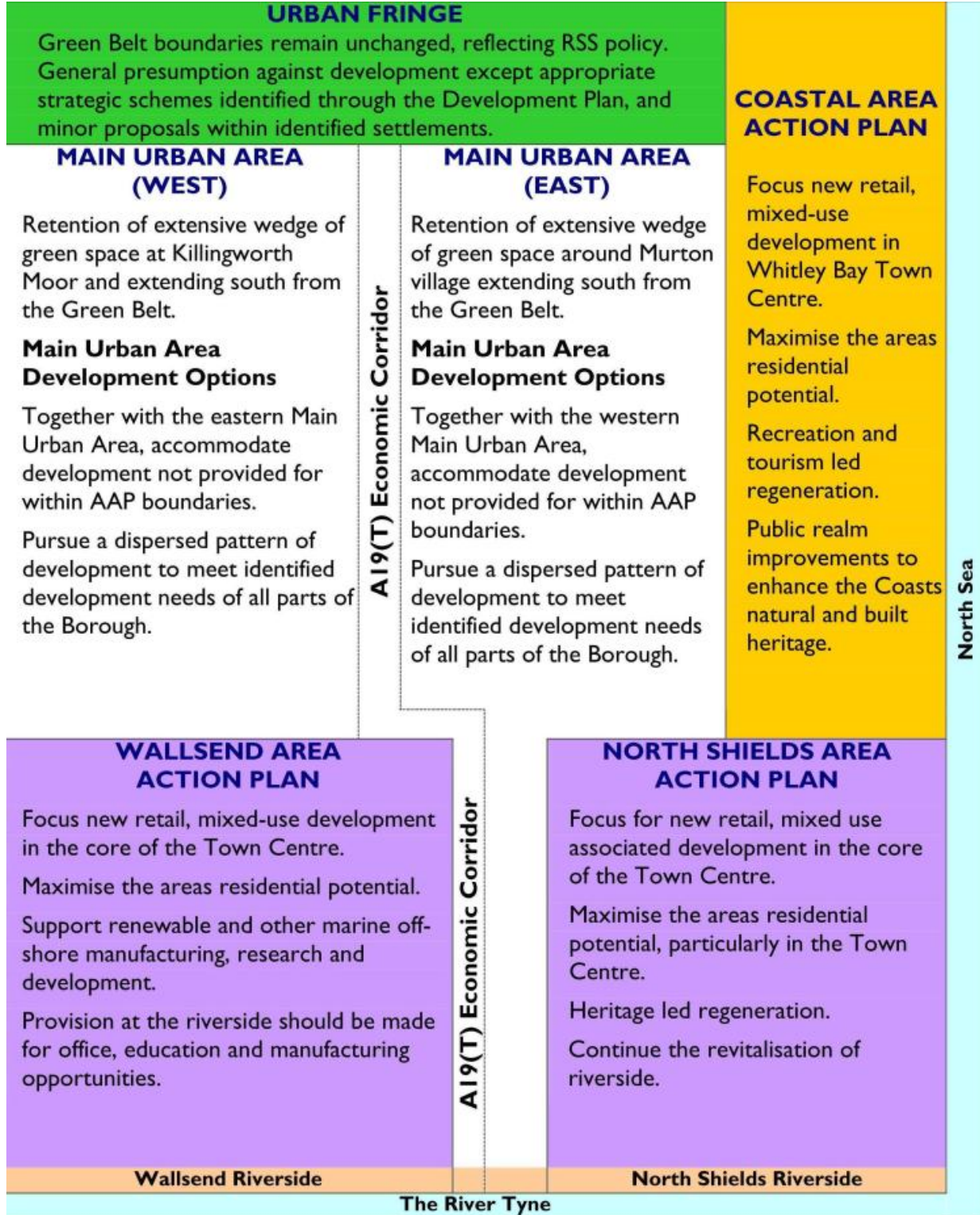


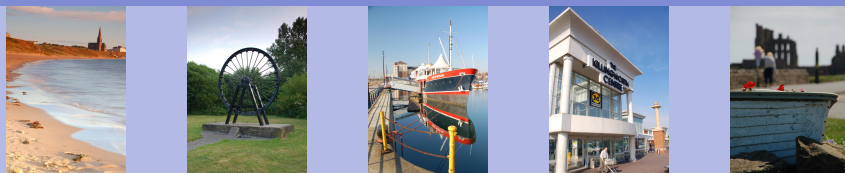
Table 9

Option 12- Distribution of Development in the Main Urban Area	
Option A: Focus development to the west of A19	Rejected Option
Option B: A dispersed pattern of development throughout the borough	Preferred Option
Option C: A number of major extensions to urban areas including Killingworth Moor and land around Murton village	Rejected Option
Reason for Selection of the Preferred Option- Option 2B	
<ul style="list-style-type: none"> • It provides closer links to key elements of the spatial strategy, • It allows a range and choice of sites and locations over the borough to meet varying needs, • It allows incremental additions to the existing settlement pattern, and uses and supports existing infrastructure, whilst helping to sustain local services, • It minimises impact on the road network, • It creates a sustainable pattern of development and scores well on sustainability appraisal, • It has the potential to accommodate new development and keep significant green infrastructure, strategic green wedges, and retention of open areas to meet strategic objectives relating to open space, recreation, health and biodiversity. 	



Summary of the Preferred Spatial Strategy





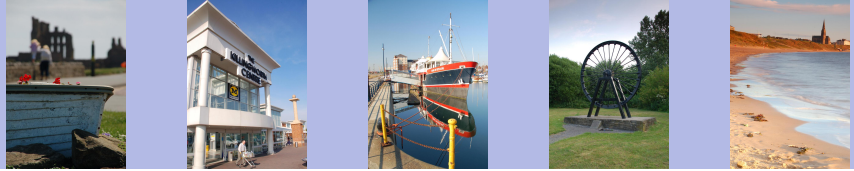
8 Urban Design & Sustainable Development

Urban Design

- 8.0.1** Design is not just about how development looks, but how it works, and how well it meets the needs of users. It is an issue, which is part of all the other topics, and is informed by them. Design is now an important part of national planning policy. The Core Strategy will need strong, clear policies to make sure high quality inclusive design is part of all new developments and sets a framework for implementation within Area Action Plans and Supplementary Planning Documents. Aspects of sustainable construction and other design issues such as reducing crime and improved safety will also be delivered through Core Strategy Polices.
- 8.0.2** The character, distinctiveness and viability of a successful area often lies in the quality of its built environment and public realm. High quality design of buildings, places and spaces can create attractive environments that set a positive context for the development of successful places and sustainable communities. Tynemouth is an example of such an environment within North Tyneside. However, our aspirations for high quality design are not confined to conservation areas.
- 8.0.3** Over the life of the Core Strategy major changes will take place in the borough's riverside area and town centres, with refurbished buildings and sites – new houses, shops, workplaces, and schools, together with roads, public transport facilities, landscaping and open space. The Core Strategy will help deliver these to the highest standards, and therefore providing design guidance is essential.
- 8.0.4** The Council is committed to good quality and inclusive design. This will be promoted in all new housing developments through the use of the Building for Life approach promoted by CABE.

Table 10

Option 13- Design Quality	
Option A: Not to require the preparation of a comprehensive design brief for key development sites in addition to guides already required by statute	Rejected Option
Option B: To require the preparation of a comprehensive design brief for key development sites in addition to guides already required by statute	Preferred Option
Option C: To require the preparation of a comprehensive design brief for all development sites regardless of size and location in addition to guides already required by statute	Rejected Option
Reason for selection of preferred option- Option 13B	
<ul style="list-style-type: none"> • Design Briefs are a critical part of the design process, helping to develop trust and understanding between the Council, client, designer and the community and facilitating the delivery of attractive and functional developments • It is a statutory requirement for developments seeking planning approval to be accompanied by a design and access statement and this in most cases is appropriate in ensuring well designed developments on smaller sites 	



- Key development sites require important design issues to be addressed prior to the submission of a planning application and provide a vehicle for engagement with interested parties including landowners, developers and the wider community
- The proposed Design and Quality Supplementary Planning Document (identified in the Council's 2010 Local Development Scheme) will provide design guidance relating to the development all sizes of site, including key strategic sites.

8.0.5 A design brief is a written explanation - given to a designer - outlining the aims, objectives and milestones of a design project.

8.0.6 A thorough and articulate design brief is a critical part of the design process. It helps develop trust and understanding between the Council, client, designer, and the community - and serves as an essential point of reference for all parties. Above all, a design brief ensures that important design issues are considered before the designer starts work. Where possible, the design briefs will be prepared through discussions with landowners, developers and the community.

8.0.7 The design briefs will primarily focus on the following issues:

- Achieve a more co-ordinated approach to development
- Achieve aims for sustainable development
- Achieve an appropriate mix and balance of uses in accordance with the development plan
- Achieve high quality design and attractive places which people can use
- Maintain the character and setting of areas
- Help to reduce car use and get more people using public transport, cycling and walking
- Identify measures which public agencies or partnerships can take to overcome development constraints (for instance by site acquisition, improvement to access, or land decontamination)
- Identify problems preventing development, and the means to overcome them.

8.0.8 The use of design standards are considered appropriate where the site, or area, is of a large scale, where ownership is varied, and where proposal(s) will be built over a number of years. The use of these standards will form part of the AAPs, looking at design of new and converted buildings together with improvements to the layout and surfacing of streets.

8.0.9 For smaller scale development it is proposed to have criteria based polic(y)ies, which will need to be considered as part of the design process and addressed through applicants Design and Access Statements. Such criteria will include assessments of:

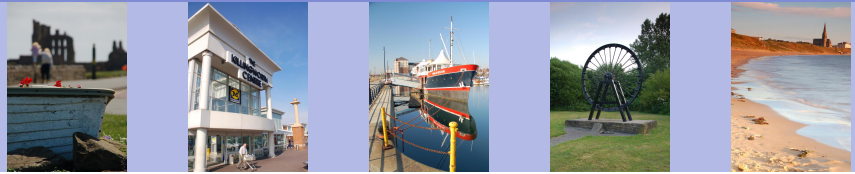
- The site
- Wider setting
- Density and grain
- Impact on close views
- Materials
- Composition
- Public realm
- Vistas and views.

9 . The Natural Environment



9 The Natural Environment

- 9.0.1** The Council has commissioned a GI strategy, which together with the revised Biodiversity Action Plan, will help inform the Core Strategy development process. This work will be produced in cooperation with neighbouring authorities and will be open to public consultation.
- 9.0.2** The natural environment will be preserved and enhanced to protect the borough's diverse history, archaeology, geology, and biodiversity. Development will be directed away from sites of landscape and conservation importance and land at risk from flooding.
- 9.0.3** A network of green corridors, parks, recreational areas and greenspaces will be preserved and enhanced including strategic wildlife corridors along the River Tyne, A19 corridor and the Coast. This green network is often referred to as Green Infrastructure (GI). The GI serves a range of purposes linking habitats to support the movement of wildlife but also providing opportunities for leisure and recreation activities, for example walking and cycling, which in addition can help to minimise the impacts of climate change and improve health.
- 9.0.4** The borough has a large amount of protected areas with a number of internationally designated sites along the coast. The Core Strategy will protect and enhance existing areas and future policies will identify additional designated locally and regionally important sites with the intention where possible to enhance or create new priority habitats.
- 9.0.5** The Annual Monitoring Report Core Indicator E2: Change In Areas of Biodiversity Importance and Local Indicator LIE4: Audit of Open Space will monitor the impact of future policies.



I0 Delivering Development

10.0.1 Having discussed the preferred options for amount and general distribution of development for North Tyneside the following sections focus on specific areas for development and in some cases detailed sites.

10.1 Housing to meet the needs of North Tyneside

Housing Needs and Viability

10.1.1 The provision of a mix of both market and affordable housing of high quality and good design standards, capable of supporting a wide variety of households is a main objective for housing policy. It is set out in government guidance within PPS3, and is a key priority in regional policy with the focus on making provision for a range of dwelling types, size and tenure to meet the assessed needs of all sections of the community.

10.1.2 The approach to identifying the needs of all households in the borough; and the degree to which new house building is capable of meeting those needs is informed by two key studies:

1. *The North Tyneside Strategic Housing Market Assessment (SHMA)*: based upon a survey of households across North Tyneside identifies the number of affordable houses required each year, Key findings include:
 - An overall target of 25% of all new homes built across North Tyneside should be affordable to meet needs, with 75% social rented housing and 25% intermediate housing.
2. *The North Tyneside Housing Viability Assessment (HVA)*: provides an assessment of the degree to which private marketing housing on individual sites can subsidise social affordable housing without preventing development completely. Viability assessments undertaken on a selection of housing sites in the early summer of 2009, at the height of the economic recession were generally unlikely to support more than 15% affordable housing, depending upon location, site condition, housing type and tenure mix.

10.1.3 Both the SHMA and the HVA will be reviewed and updated on a regular basis to ensure they continue to reflect the latest information on housing needs and the housing market.

Delivering Affordable Housing

10.1.4 As well as establishing the key aspects to delivering affordable housing through the Core Strategy, detailed guidance on securing the delivery of affordable housing through the planning process is set out in the Council's Planning Obligations SPD. The range of options below show the approaches the borough could take to setting out and securing the affordable housing requirement within the Core Strategy for developments providing 15 or more new homes.

Table 11

Option 14- Affordable Housing	
Option A: Establish a minimum requirement for the percentage delivery of affordable housing.	Rejected Option

I0 . Delivering Development



Option B: Establish an acceptable range for the percentage delivery of affordable housing.	Rejected Option
Option C: Identify the borough wide target of affordable housing need with the percentage delivery on individual sites informed by the latest evidence of needs and viability.	Preferred Option
Reasons for selection of the preferred option- Option I4C	
<ul style="list-style-type: none"> • The approach ensures the viable delivery of affordable housing based upon clear information and guidance within the latest evidence and supplementary planning documents • It enables the particular targets placed on a site to closely match its ability to deliver affordable housing with some providing more and other less in order to contribute to the borough wide affordable housing requirement • It enables greater flexibility over time with the policy able to continue delivering affordable housing where viable regardless of changes to housing needs or the market. 	

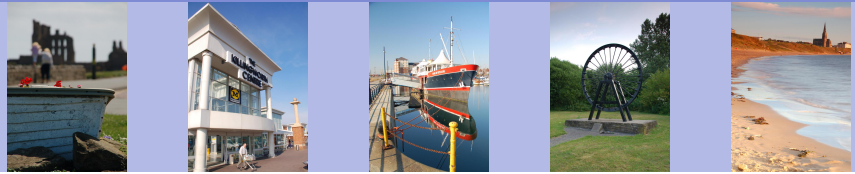
Balancing Households and Household Size

10.1.5 Providing a range of sizes of homes is key to meeting the needs of different households and supporting sustainable mixed communities. The North Tyneside Strategic Housing Market Assessment (SHMA) identifies gaps in current housing provision. This indicates a need for a mix of house sizes with 40% one and two bed flats and houses, to meet the needs of single people and the elderly in particular; and, 60% larger three and four bed houses to meet the needs of larger families.

10.1.6 A requirement for larger housing has been identified particularly at the higher end of the market. The benefits of providing such housing, where under represented in terms of the overall sustainability of the community, economic activity and job creation have also been identified through the Residential Futures research undertaken as part of the Northern Way.

Table 12

Option 15- Housing Size	
Option A: Provide a standard requirement for the mix of house sizes to be applied across the borough.	Rejected Option
Option B: Identify a mix of house sizes tailored to the characteristics of each Strategic Policy Area.	Rejected Option
Option C: Identify a specific mix of house sizes recognising the characteristics of each Strategic Policy Area, whilst also establishing a preferred housing mix for each Key Housing Site to reflect the characteristics of the site and its immediate area.	Preferred Option
Reason for selection of the preferred option- Option 15C	



- Option 15C pays regard to the existing make up of communities and therefore encourages the creation of mixed sustainable communities whilst also recognising that the scale of Key Sites may be such that they should include a specific mix to meet particular requirements.

10.2 The Preferred Housing Sites

Housing Distribution and Key Housing Sites

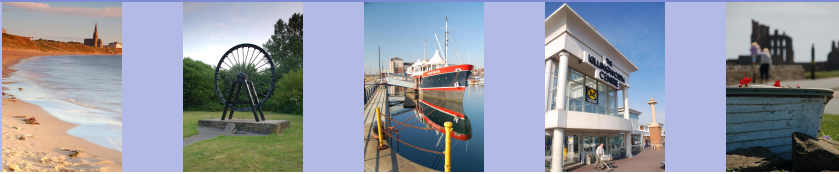
- 10.2.1** Section 6 established that over the life of the Core Strategy provision will be needed for 13,560 new homes, taking into account demolitions, to meet the preferred option for growth in the boroughs housing stock by 11,634 homes between 2004/05 and 2026/27. This section sets out how much of this housing will need to be provided within each of the AAP areas and generally across the main urban area and other parts of the borough. It will also identify the Key Housing Sites that are key to securing the overall delivery of housing.
- 10.2.2** Key Housing Sites will be those sites that are of a size that they can each deliver in excess of 100 new homes, and are capable of making a contribution to the housing needs of the borough not met by the existing housing stock. This includes a sites contribution towards delivering a mix of standard market housing as well as meeting specific requirements for affordable and executive housing.
- 10.2.3** The Preferred Spatial Strategy has a major influence on where the new housing should be directed.

Table 13

Key Strategic Policy	Implications of the Spatial Strategy for housing delivery	
	Potential Strategic Allocations	Broad Location for Housing
The Urban Fringe	No	No
Green wedges of Murton and Killingworth Moor	Potential locations for effectively master planned Key Housing Sites.	No
Wallsend Area Action Plan	Yes - where present in the area.	Yes - seek maximum delivery of areas potential housing capacity.
North Shields Area Action Plan	Yes - where present in the area.	Yes - seek maximum delivery of areas potential housing capacity.
Coastal Area Action Plan	Yes - where present in the area.	Yes - seek maximum delivery of areas potential housing capacity.
The main urban area	Yes	Yes - seek provision of most deliverable potential housing capacity

- 10.2.4** The North Tyneside Strategic Housing Land Availability Assessment July 2009 (SHLAA) provides the evidence base for potential new housing sites, and gives an idea of how many houses could be built within the borough and on the identified sites.

10 . Delivering Development

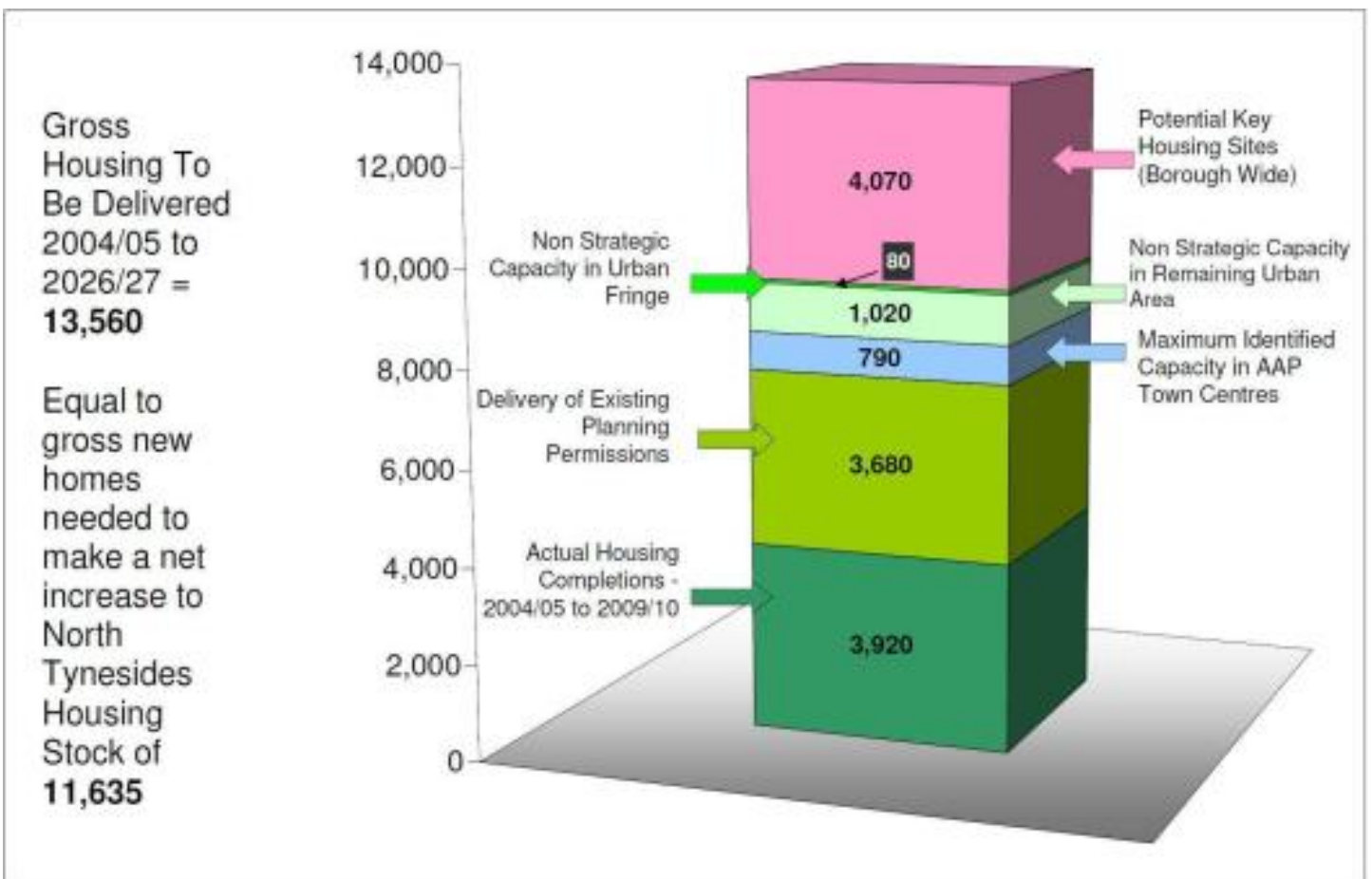


10.2.5 Using the findings of the SHLAA the chart below provides a break down of potential housing delivery based upon the key principles of the the preferred spatial strategy.

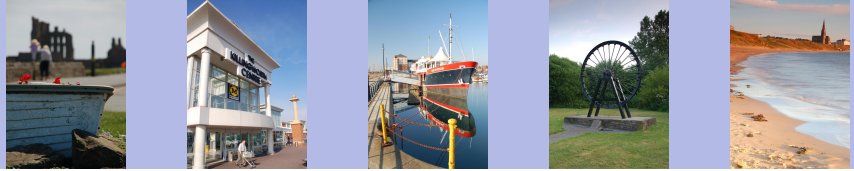
10.2.6 This includes:

- 7,600 homes already completed or permitted since 2004/05;
- Delivery of all 790 potential homes identified in the AAP areas;
- On deliverable sites of fewer than 100 homes in the Main Urban Area a capacity for 1,000 potential homes, and;
- A small allowance of 89 homes for delivery in settlements outside the Main Urban Area.

Figure 1 Past Delivery and Future Distribution of Housing in North Tyneside 2004/05 to 2026/27



10.2.7 This breakdown of delivery up to 2026/27 across broad locations in North Tyneside accounts for 1,890 new homes not already committed with a further 4,000 new homes required on Key Housing Sites. It is anticipated that a review of the SHLAA in 2010 will identify further potential capacity within the AAP boundaries and the Main Urban Area, but most new housing will need to be provided on Key Housing Sites.



Selecting the Preferred Housing Sites

- 10.2.8** All the housing sites included within the SHLAA that could accommodate more than 100 new homes have been analysed to see what potential they have for major housing development. A summary of the information collected is included in site profiles, which can be viewed at http://www.northtyneside.gov.uk/browse-display.shtml?p_ID=224092&p_subjectCategory=809. The profiles bring together the available evidence about the site, the result of sustainability appraisal and comments from key officers and stakeholders. The profiles also provide basic maps of each site and illustrate key considerations such as points of access and primary areas of open space, where present.
- 10.2.9** On the basis of that information the following sites were preferred as Key Housing Sites or rejected, for the reasons briefly set out.

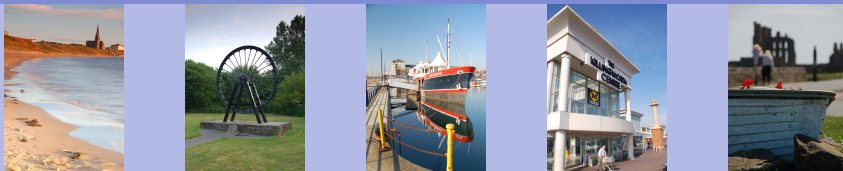
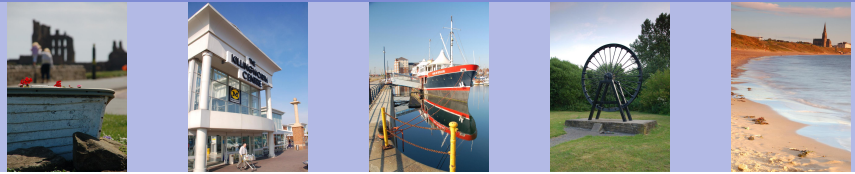


Table 14

Option 16- Key Housing Sites			
Site Name	Homes	SA Score	Reason
72: Station Road (East)	650	18	Few on site constraints, capable of integration and accessible. Provision of community facilities with site would benefit wider area.
71: Station Road (West)	560	17	Few on site constraints, capable of integration and accessible. Provision of community facilities with site would benefit wider area.
73: East Benton Farm	50	17	Few on site constraints, capable of integration and accessible. Site represents an extension of "Station Road (West)"
63: West Chirton South	420	22	Partially occupied employment land - significant derelict / underused areas. Largest area of previously developed land available for development, suitable for a mix of uses. Accessible and readily integrated into surrounding area.
69: Whitehouse Farm	Up to 510	10	Whilst a relatively low SA ranking the site has potential to contribute to identified need for executive housing. Constraints to gaining access to the site can be overcome.
107: Scaffold Hill: (South of Holystone)	450	13	Few on site constraints for developable area, opportunity for expansion & enhancement of Rising Sun Country Park,.
68: Annitsford Farm	400	15	Few on site constraints, capable of integration and accessible. Site can be promoted as an exemplar for quality and sustainable development.
65: Shiremoor West (South): North of Northumberland Park Metro	370	10	Whilst a relatively low SA ranking the site has merits as a housing development that outweighs its current employment allocation. It occupies an accessible location with few on site constraints relative to other potential sites, within an accessible location (adjacent to Northumberland Park Metro).
77: Shiremoor West: (North): South of Backworth Hall golf course	260	10	Whilst a relatively low SA ranking the site occupies an accessible location with few on site constraints but site would only be brought forward in conjunction with "Shiremoor West (South)".



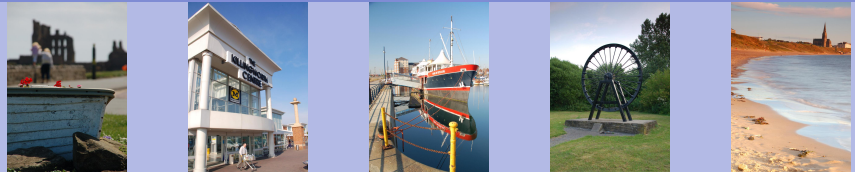
78: Wellfield	210	5	Whilst a relatively low SA ranking the site has potential to contribute to identified need for executive housing. Few on site constraints.
Rejected Potential Key Housing Sites			
76: Murton	5,350	20	Site not required at this time. Development would be contrary to the preferred spatial strategy and generate major infrastructure requirements.
76 A: Murton South West	1,010	12	Part of Murton site potentially developable but would require significant mitigation of congestion issues better addressed through a wider development.
76 B: Murton South East	1,060	12	Part of Murton site potentially developable but would require significant mitigation of congestion issues better addressed through a wider development.
76 C: Murton North West	1,015	6	Part of Murton site potentially developable but would require significant mitigation of congestion issues better addressed through a wider development.
76 D: Murton North West	780	5	Part of Murton site potentially developable but would require significant mitigation of access and congestion issues better addressed through a wider development.
76 E&F: Murton North West	1,470	6	Part of Murton site potentially developable but would require significant mitigation of access and congestion issues better addressed through a wider development.
108 & 74: Killingworth Moor	3,375	13	Site not required at this time. Development would be contrary to the preferred spatial strategy and generate major infrastructure requirements.
75: High Farm	919	6	Site would not be readily integrated into urban area and would have a significant landscape impact, extending urban area into relatively open countryside.
67 & 102: Hillheads Area combined	625	15	Mix of previously developed / open space requiring major relocation of leisure facilities and removal of well occupied area in commercial use.
102: Hillheads - Ice Rink & Openspace	562	15	Mixed previously developed / open space requiring major relocation of leisure facilities.
67: Hillheads - Foxhunters	61	13	Previously developed land requiring removal of well occupied commercial area. Scale of developable area not strategic in nature.

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103: Tynemouth Golf Course	500	8	Part of site would be potentially developable but site as area of open space provides an open aspect to the north of Northumberland Park, recently included in the Tynemouth Village Conservation Area, and an important strategic break in the built up area between North Shields and Tynemouth.
57: East Balliol	483	12	Opportunity to integrate into existing residential areas constrained. Employment land allocation identified as high quality and due to its extent suitable for large scale economic development.
110: A19 Corridor 3	350	4	To north east of "Shiremoor West (North)" but isolated from key services & facilities, detached from urban area and difficult to integrate with Backworth Village.
37: Howdon Tip	253	21	Site location broadly sustainable. However, site significantly contaminated and would require removal of existing employment site to gain access.
35: Land East of Preston N Rd	200	10	Potentially developable and accessible site capable of integration with surrounding area. However, the site provides a key playing pitch facility and open space for this part of the borough, retention of which is preferred.
36: St. Peters Playing Fields	150	12	Potentially developable site but identified need as playing fields means retention preferred.
27: Battlehill Playing Fields	145	13	Potentially developable site but identified need as playing fields means retention preferred.
153: BMX Track	145	4	To the south of "East Benton Farm" site faces constraints of topography and access and current allocation as area of open space for recreation preferred.
66: Backworth	114	11	Mitigation of site likely to reduce developable area - taking account of pit shafts, and recent extension of Site of Nature Conservation Importance into site. Site therefore no longer viewed as strategic in scale.
70: Tyneview Park	85	6	Site poorly related to existing residential areas and relatively isolated from key services & facilities.

10.2.10 Current estimates derived from the SHLAA indicate a total developable amount from the preferred housing sites of up to 3,880 new homes. This is slightly below the 4,000 homes that have been identified as required in the main urban area based on the preferred Spatial Strategy and evidence from the SHLAA.



Making Provision for Gypsies and Travellers

10.2.11 As set out in Part 6, there is need in North Tyneside for 9 pitches to accommodate Gypsy and Travellers in the area. These pitches are likely to need a site of approximately 0.18ha.

10.2.12 Site investigations are continuing on potential locations/sites and the evidence base is being further developed. However, at this time work is not sufficiently advanced to identify a specific preferred site. Options presented here set out the specific criteria that will be applied to the selection of Gypsy and Traveller sites and whether a specific area of the borough can be identified where site investigations should be focused.

Table 15

Option 17- Criteria for consideration of use of land as a Gypsy and Traveller Site	
<ul style="list-style-type: none"> • Site is not in the Green Belt. • Adequate provision could be made for vehicular access from the highway network, parking and circulation • Site services could be made available • Site is not subject to flooding • No conflict with statutory undertakers or agricultural interests • Site has accessibility to education, health and other social facilities • Site does not have an adverse amenity or environmental impact. 	Preferred Option
Reason for the selection of the Preferred Option	
All of the above criteria are essential for site selection and so constitute the preferred option.	

10.2.13 These criteria will form the key basis on which a site will be identified for Gypsy and Travellers.

Table 16

Option 18- An Area of Search for Gypsy and Travellers	
Option A: Seek a location on the basis of the criteria set out in Option 17.	Rejected Option
Option B: Seek a location on appropriate land in the A19/ A1056 (Sandy Lane) corridor on the basis of criteria set out in Option 17.	Preferred Option
Reasons for the selection of the Preferred Option	
<ul style="list-style-type: none"> • There is evidence, from past recorded unauthorised encampments, that locations close to the main trunk road network (A19/A1056)(Sandy Lane) are favoured by Gypsies. • The potential location would in terms of good accessibility and ease of movement from one area to another, assist a transient lifestyle. 	



I0.3 Employment

I0.3.1 Having established the preferred option for the amount of employment land required in Chapter 5 - a reduction of 45ha to 180ha (2009 figures) - options have to be considered for how this reduction might be achieved. The first set of options below could include the addition of new employment land, but it should be noted that any such additions would need to be balanced by further reductions to the existing supply.

Table 17

Option 19- Reduction in supply of employment land	
Option A: Consider developers proposals for additions to the supply of employment land through new sites, and for the development of currently available employment land for alternative uses, in the context of national and regional policy guidance without proposing local policies.	Rejected option
Option B: Consider developers proposals for additions to the supply of employment land through new sites in the context of national and regional policy guidance only, but in addition apply a local criteria based policy to proposals for development of presently available employment land for alternative uses.	Rejected option
Option C: Identify a number of 'Key Employment sites'; and apply a criteria based policy to proposals for development of remaining presently available employment land for alternative uses.	Rejected option
Option D: Identify a number of 'Key Employment sites'; reallocate employment land suitable for other purposes; and apply a criteria based policy to proposals for development of remaining presently available employment land for alternative uses.	Preferred Option
Reasons for the selection of the preferred option- Option 19D	
<ul style="list-style-type: none"> • It allows consideration of merits of retaining or disposing of particular employment land sites • It allows proactive identification of suitable land for allocation or retention for employment use • It increases likelihood of reducing supply, through the taking of proactive steps to remove land from the supply • It provides reasonable certainty on the application of policy on particular areas of employment land. 	

I0.3.2 As the preferred option for reducing employment land supply includes the identification of key sites, it is necessary to consider the criteria by which this will be done.

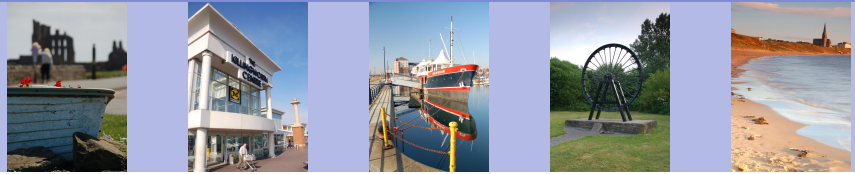


Table 18

Option 20- Criteria for selection of Key Employment sites	
Criteria	Comment
Option A: Consider only those employment sites identified in the present Development Plan	Restricts choice of site but reflects: <ul style="list-style-type: none"> • need to reduce overall supply • absence of regional policy support for new strategic sites • investment already made in present sites • constraints in deallocation or reallocation of sites to compensate for any new provision.
Option B: Minimum of 10ha of land available	Principal indication of strategic nature of site (10ha just less than 5% of total supply)
Option C: Requirements of other uses	Need to consider any overriding requirements for site for other uses.
Option D: Suitability for a particular employment use	Indication of strategic nature of site, or contribution to range and choice.
Option E: Assessment of quality including in Employment Land Review	Selected key sites would normally be of higher quality.
Option F: Sustainability Appraisal of site	Development of selected key sites should be sustainable.
Option G: Recent investment activity	Indication of market confidence and viability.
Reason for the selection of the preferred option	
All the above criteria are considered to be relevant to the selection of land for designation as Key Employment Sites.	

10.3.3 Application of the above criteria to currently available employment land leads to the identification of the following potential key employment sites from which the preferred sites have been selected.

Table 19

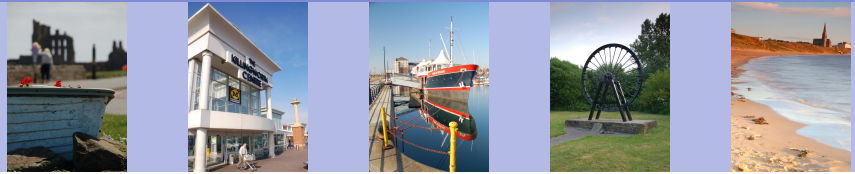
Option 21- Selection of Key Employment sites				
Preferred Key Employment Sites				
Site Name	Site Area (ha)	SA Score	ELR score	Reason
Tyne Tunnel Trading estate (incl Brewers Lane/Wallsend Rd area)	29	11	62	Site includes large areas of reasonable quality employment land, and development for

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				employment would be sustainable. Subject of recent investment indicating market interest.
West Chirton Industrial Estate Middle	12	11	55	Site includes significant areas of reasonable quality employment land, and development for employment would be sustainable. It plays an important role as reserve land for an existing company.
Balliol Business Park East (with West Moor)	35	12	80	Site includes large single area of high quality employment land, and development for employment would be particularly sustainable. Likely to be developed in longer term.
North Bank Area (Incl Swan Hunter)	12 (but also incl wider North Bank area)	16	N/A (3)	Site includes significant areas of employment land and development for employment would be particularly sustainable. Area is particularly suitable for development of maritime related employment uses.
Esso (with Chemson)	19	12	53	Site includes large areas of reasonable quality employment land and development for employment would be particularly sustainable. Site is particularly suitable for development of port related employment uses.
Gosforth Business Park & Balliol West	16	9	70	Site includes significant areas of high quality employment land and development for employment would be sustainable. Part of site plays an important role as reserve land for an existing company. Subject of recent investment indicating market interest.
Weetslade	32	7	44	Site includes large areas of employment land. Although this site is of relatively low quality, constraints to gaining access to the site can be overcome. At present development for employment would be sustainable. The site is particularly suitable for development of storage and distribution uses.
Proctor and Gamble	9	12	52	Site includes significant areas of employment land of reasonable quality, and development for

3 Note: this land was not assessed in the ELR as it was not considered available at the time



				employment would be particularly sustainable. It plays an important role as reserve land for an existing company.
Rejected potential Key Employment sites				
West Chirton Industrial Estate South	13	11	51	Site includes significant areas of reasonable quality employment land, and development for employment would be sustainable. However, its merits as a site for development for a mixture of uses including housing justify rejection as a key employment site (see housing section).
Shiremoor West	13	10	75	Site includes significant areas of high quality employment land and development for employment would be sustainable. Subject of recent investment indicating market interest. However, its merits as a site for development for housing justify rejection as a key employment site (see housing section).

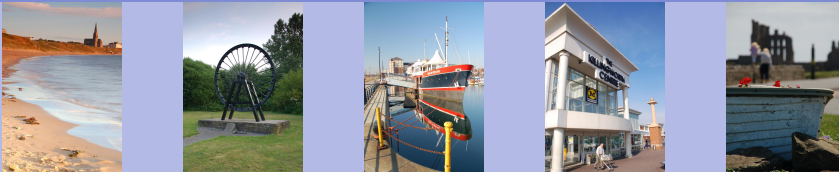
10.3.4 The total area of available employment land within key sites proposed for designation amounts to 164ha. Of the remaining 61 ha, up to 26ha are proposed for reallocation for housing or other development. It is necessary to consider other employment land (not to be identified as a Key Employment Site or reallocated for other uses).

10.3.5 As the preferred option for reducing employment land supply includes the application of a criteria based policy to proposals for development of this remaining employment land for alternative uses, it is necessary to consider the content of this policy. In many respects these criteria will be similar to those used for the selection of Key Employment sites.

Table 20

Option 22- Criteria for considering development of employment land for non- employment uses	
Criteria	Comment
Option A: Is site identified as a key employment site?	If it is then development for non employment uses would be resisted.
Option B: Adequacy of supply of employment land	The preferred option (A3 in Chapter 6) is to provide a sufficient supply for the life of the Core Strategy. Annual monitoring will indicate the adequacy of the supply at any particular time in relation to targets set by policy.
Option C: Assessment of quality in Employment Land Review	Preference would be to protect the best employment land for employment uses.

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Option D: Suitability for specialist employment use	Preference would be to retain employment land with specific characteristics making it suitable for such specialist uses.
Option E: Contribution to range and choice of sites	Preference will be to retain sites that provide genuine alternatives for particular businesses, and enable the borough to cater for a range of business types.
Option F: Recent investment activity	Preference would be to retain sites in areas where there were indications of market confidence and viability.
Option G: Implications for overall strategy	Contribution of particular employment land to the spatial strategy for the borough and preferred development option for urban area.
Option H: Contribution to local job opportunities	Number and type of jobs provided in relation to local needs especially where these relate to those of deprived communities.
Option I: Requirements of other uses	Need to consider any overriding requirements of site for other uses, and policies applying to those uses.
Option J: Impact of other uses on employment uses	Need to consider the impact of proposed non- employment uses on the successful operation of existing or potential neighbouring employment uses.
Reason for the selection of the preferred option	
<ul style="list-style-type: none"> All of the above criteria are required to assess whether employment land should be released for other uses, and thus allows for the retention of the most appropriate sites for employment development whilst allowing sites to be assessed on a case-by-case basis. 	

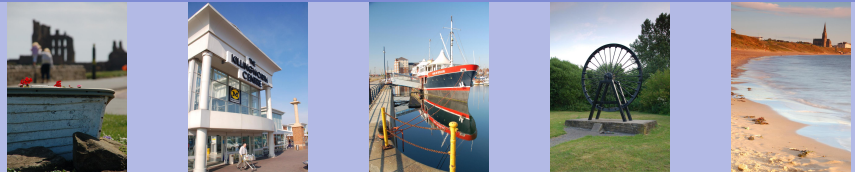
10.3.6 It should be noted that the overall reduction in employment land of 45ha (on the basis of 2009 figures) is in effect a target for the scale of reduction in the supply of available land required over the Core Strategy period. The reallocation of two sites for housing (see Option 20 above) will reduce supply by up to 26ha. This will leave at least a further 19ha, by which the supply should be reduced by the end of the plan period in 2026/7.

10.4 Waste Management

10.4.1 In the earlier section dealing with the amount of development the preferred option was to provide up to 9ha of land in the borough for the management of waste by recycling, composting, and recovery – industrial type processes. The next key issue is the scale of site or sites to be provided.

Table 21

Option 23- The scale of site or sites required to manage waste.	
Option A: Identify a single large-scale strategic site capable of accommodating a wide range of waste management uses.	Rejected option



Option B: Enable the provision of a range of sites in different locations capable of accommodating a variety of waste management uses.	Preferred Option
Reasons for the selection of the preferred option- Option 23B	
<ul style="list-style-type: none"> • it allows more flexibility in terms of land ownership, precise use, and management technology • it is easier to deliver in a predominately urbanised borough as small sites will individually have less perceived environmental impact • there is no existing location within the borough with waste management and similar activities established and with the capacity to become a strategic location. 	

10.4.2 Having determined that a number of sites should be provided in a range of locations, the Core Strategy needs to include policy guidance as to the broad location of these new waste management sites.

10.4.3 Clear criteria for the location of waste management uses are set out in national and regional policy (PPS10 and RSS). These suggest co-location with similar activities, the use of industrial land, and giving priority to previously developed land, as well as taking into account local, environmental, and transport impacts. The Employment Land Review for North Tyneside (September 2009) indicates there is an ample supply of employment land, which gives a pointer towards potential locations. However, responses to consultation on the Core Strategy Issues and Options suggested that waste management should be carried out on sites away from the main urban areas.

10.4.4 The options for the broad location of waste management sites are as follows:

Table 22

Option 24- The areas of search for appropriate sites.	
Option A: Locate all waste management uses on employment land in the riverside area.	Rejected option
Option B: Locate all waste management uses on employment land in the western and central parts of the main urban area.	Rejected option
Option C: Locate waste management uses away from existing development on green field land.	Rejected option
Option D: Seek the location of waste management uses on appropriate employment land in the eastern part of the riverside area and the western and central parts of the main urban area.	Preferred Option
Reasons for the selection of the preferred option- Option 24D	
<ul style="list-style-type: none"> • It directs the location of waste management sites in accord with the preferred options for the distribution of development in the borough directing the majority of new growth to dispersed locations within the main urban area • It would not constrain the development of the western part of the riverside, a key waterfront location, for uses requiring marine access in accord with the North Bank Strategic Development Framework • It maximises the potential provision of sites given that capacity on the eastern riverside may be limited 	



- It maximises the use of brownfield land and surplus employment land already identified for development, and of flexibility in location
- It is compatible with the response to the Core Strategy Issues and Options consultation which indicated that respondents would prefer waste management facilities to be located where possible away from the main urban areas with preference for sustainable brownfield locations as identified on the location plan.

10.4.5 A separate Waste Management Development Plan will allocate specific sites within the preferred broad locations as shown on the Core Strategy Key Diagram.

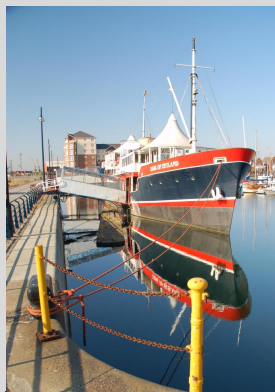
10.5 Shopping and Leisure

Retail Impact Test

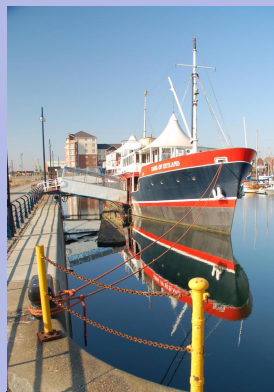
- 10.5.1** To recognise the Council's commitment to protecting the town centres there is a need to examine the potential effect of any proposed retail development outside of centres.
- 10.5.2** Policy EC3.1.d of PPS4 'Planning for Economic Growth' suggests local authorities may wish to set local thresholds to trigger a requirement for an impact assessment for edge-of-centre and out-of-centre retail or leisure development.

Table 23

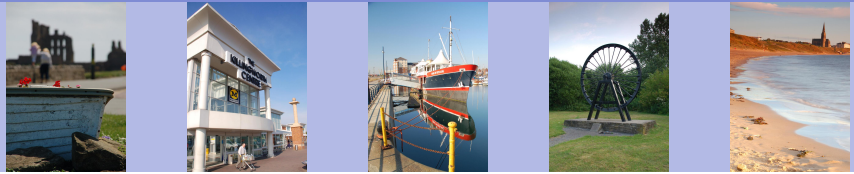
Option 25- Retail impact test threshold	
Option A: Use the figure of 2500 sqm set out in PPS4	Rejected option
Option B: Set the figure at 1000 sqm. Major development as defined in the Town and Country Planning (General Development Procedure Order) 1995	Rejected option
Option C: Set a lower figure between 200 sqm and 250 sqm	Preferred Option
Option D: Require all retail planning applications to submit an impact test	Rejected option
Reasons for the selection of the preferred option- Option 25C	
<ul style="list-style-type: none"> • It is considered that a figure between 200 sqm and 250 sqm would be appropriate for North Tyneside. This takes into account the limited retail need outlined in the 2007 North Tyneside Council Retail Assessment (Savills Study). • It also takes account of the small scale of the centres in the borough and of many of the shops within them, the health of the centres and high vacancy levels (North Shields 16% of floorspace, Wallsend 21%, Whitley Bay 17%). 	



Glossary



Glossary of terms used



Glossary of terms used

Affordable Housing

Housing, whether for rent, shared ownership or outright purchase, provided at a cost considered affordable in relation to incomes that are average or below average, or in relation to the price of general market housing.

Annual Monitoring Report (AMR)

Part of the local development framework, the annual monitoring report assesses the implementation of the local development scheme and the extent to which policies in local development documents are being successfully implemented.

Appropriate assessment (AA)

An appropriate assessment, also known as a habitat regulations assessment, is the process of considering emerging policies against the habitats directive.

Area Action Plan (AAP)

An area action plan is used to provide a planning framework for areas of change and areas of conservation. They have the status of development plan documents.

Bio-diversity Action Plan (BAP)

A strategy prepared for a local area aimed at conserving and enhancing biological diversity.

Core Strategy

A core strategy sets out the long term spatial vision for the local planning authority area, as well as the spatial objectives and the strategic policies to deliver that vision. The core strategy has the status of a development plan document.

Development plan

A development plan consists of the relevant regional spatial strategy (or the spatial development strategy in London) and the development plan documents contained within its local development framework.

Development Plan Documents (DPDs)

Development plan documents consist of spatial planning documents that are subject to independent examination together with the relevant regional spatial strategy. These form the development plan for a council area for the purposes of the planning and compulsory purchase Act 2004.

They can include a core strategy, site specific allocations of land, area action plans (where needed) and other documents deemed necessary by the council to deliver the spatial strategy in a justified and effective manner.

Evidence base

Glossary of terms used



An evidence base is the evidence that any development plan document, especially a core strategy, is based on. It is made up of the views of stakeholders and background facts about the area.

Green Infrastructure

Green Infrastructure is the physical environment within and between cities, towns and villages, specifically the network of open space, waterways, woodlands, green corridors and open countryside.

Local Development Document

Local development document is the collective term in the planning and compulsory purchase act for the development plan documents, the supplementary planning documents, and the statement of community involvement.

Local Development Framework (LDF)

The local development framework is the name for the portfolio of local development documents consisting of development plan documents, supplementary planning documents, a statement of community involvement, the local development scheme and annual monitoring reports.

Together these documents provide the framework for delivering the spatial strategy for a council area and may also include local development orders and simplified planning zones.

Local development scheme (LDS)

The local development scheme sets out the programme for preparing local development documents.

North East Strategy (RSS)

The North East Strategy sets out the region's policies in relation to the development and use of land. It forms part of the development plan for local planning authorities. Planning policy statement 11, regional spatial strategies, provides detailed guidance on the function and preparation of regional spatial strategies.

Proposals map

A proposal map is an illustration on a base map, reproduced from or based upon a map base to a registered scale, of all the policies contained in development plan documents.

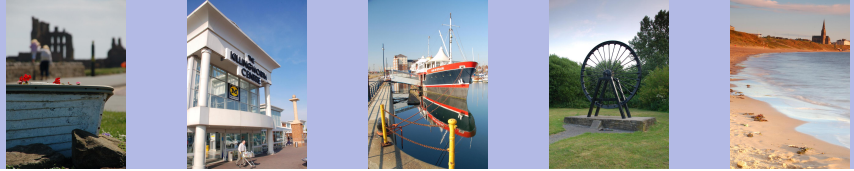
It must be revised as each new development plan document is adopted and it should always reflect the up to date planning strategy in the area.

Proposals for changes to the adopted proposals map accompany submitted development plan documents in the form of a submission proposal map.

Responsible Regional Authorities

The Responsible Regional Authorities are responsible for preparing the North East Plan and the Regional Economic Strategy.

Regulations



The regulations refer to the town and country planning (local development) (England) (amendment) (the town and country planning (local development) (England) regulations 2004.

Key Sites

Allocations of sites for a specific of mixed uses or development to be contained in Development Plan Documents. Policies will identify any specific requirements for individual purposes.

Soundness

Soundness means founded on a robust and credible evidence base and the most appropriate strategy when considered against the reasonable alternatives. For something to be sound is must also be deliverable, flexible and able to be monitored.

Spatial Planning

Spatial planning goes beyond traditional land use planning to bring together and integrate policies for the development and use of land with other policies and programmes which influence the nature of places and how they function. This will include policies which can impact on land use by influencing the demands on, or needs for, development, but which are not capable of being delivered solely or mainly through the granting or refusal of planning permission and which maybe implemented by other means.

Statement of Community Involvement (SCI)

The statement of community involvement sets out the standards which authorities must achieve in involving local communities in the preparation of local development documents and development management decisions.

Strategic Environment Assessment (SEA)

A strategic environment assessment is a generic term used to describe environmental assessment as applied to policies, plans and programmes. The European SEA directive (2001/42/EC) requires a formal environmental assessment of certain plans and programmes, including those in the field of planning and land use.

Supplementary Plan Documents (SPD)

Supplementary plan documents provide supplementary information about the policies in development plan documents. They do not form part of the development plan and are not subject to independent examination.

Sustainability Appraisal (SA)

A sustainability appraisal is a tool for appraising policies to ensure they reflect sustainable development objectives (i.e. social, environmental and economic factors), and are required in the act to be undertaken for all local development documents.

Sustainable Community Strategy (SCS)

A sustainable community strategy sets out the strategic visions for a place and provides a vehicle for considering how to address difficult issues such as the economic future of an area, social exclusion and climate change.

Glossary of terms used



It is a vision document which needs to be aligned with the core strategy, as with the vision document for the local development framework.