



North Tyneside Council

North Tyneside Council

Creating North Tyneside's Future

The Core Strategy Preferred Options

A consultation document



What's This All About?

The Core Strategy Preferred Options is your opportunity to get involved in production of a new Plan for North Tyneside that will guide development to 2027.

The Plan is being developed to help deliver the shared vision for the Borough. To create a place where residents can enjoy the benefits of a healthy lifestyle in a pleasant environment, with a wide range of jobs and high quality housing.



The Local Development Framework (LDF)

Informed by national guidance, the LDF is a collection of documents that form the Development Plan. It is used to help make decisions on planning applications and drive regeneration.

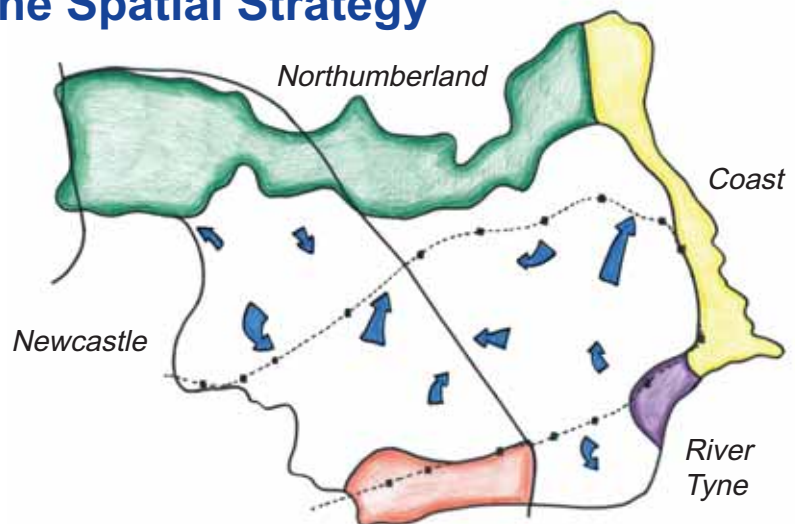
The Core Strategy is a vital Plan guiding the following Local Plans:

- Wallsend Area Action Plan
- North Shields Area Action Plan
- The Coastal Area Action Plan
- Waste Management Development Plan

Other plans include:

- Planning Obligations Supplementary Plan SPD
- Local Register of Buildings and Parks SPD
- Sustainable Design SPD
- Transport and Highways SPD

Shaping Development: The Spatial Strategy



Urban Fringe: Green Belt boundaries remain unchanged and development generally discouraged.

Coastal Area: Focus retail and mixed-use development in Whitley Bay with recreation and tourism-led regeneration and public realm improvements to the built and natural environment along the coast. Maximise the area's residential potential.

North Shields Area: With heritage-led regeneration, focus retail and mixed-use development in the town centre and continue revitalisation of the riverside. Maximise the area's residential potential.

Wallsend Area: Focus new retail and mixed-use development in the town centre and maximise the areas residential potential. At the riverside support renewable and off-shore manufacturing, and improved office and training/education opportunities.

The Main Urban Area: Retain green wedges at Killingworth Moor and Murton Village linking the Green Belt into the built-up area. New development that cannot be met in the town centres is supported at appropriate sites across the main urban area.

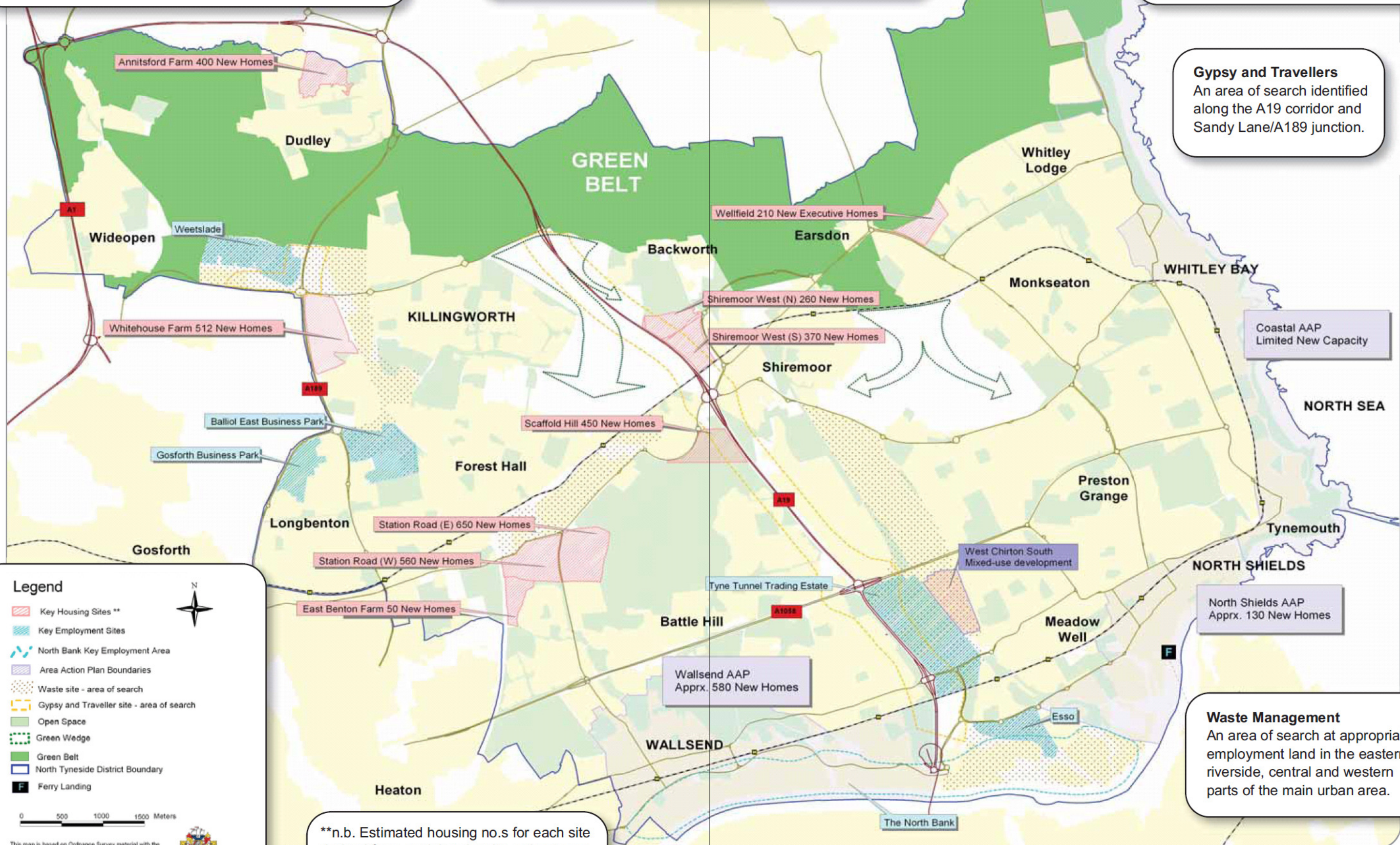
Core Strategy Preferred Options Key Diagram

Key Housing Sites
Identified through the Strategic Housing Land Assessment; 10 Preferred Key Housing Sites provide approx. 3,880 new homes. Further homes will be delivered in Town Centres through AAPs.

Key Employment Sites
Informed by the Employment Land Review; 8 Preferred Key Employment Sites providing 164 hectares for businesses.

Gypsy and Travellers
An area of search identified along the A19 corridor and Sandy Lane/A189 junction.

Waste Management
An area of search at appropriate employment land in the eastern riverside, central and western parts of the main urban area.



Legend

- Key Housing Sites **
- Key Employment Sites
- North Bank Key Employment Area
- Area Action Plan Boundaries
- Waste site - area of search
- Gypsy and Traveller site - area of search
- Open Space
- Green Wedge
- Green Belt
- North Tyneside District Boundary
- F Ferry Landing

0 500 1000 1500 Meters

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**n.b. Estimated housing no.s for each site derived from applying density estimates or volumes indicated by developers.

The Council's Preferences for Development

How Much Development Are We Talking About?

New Homes

Meet housing needs by planning for the delivery of 5,900 new homes (3,880 on Key Sites) in addition to the 3,500 already with planning permission.

Based on established needs provide for 9 Gypsy and Traveller pitches.

Shopping

Direct a need for 17,200 sqm of new retail floorspace up to 2017 to the Borough's town centres.

Employment

Reduce the existing area of allocated land from 225 hectares to 180 hectares to match available land to the expected needs of new and growing businesses in North Tyneside.

Waste Management

Make no new provision for landfill in the Borough, but provide up to 9 hectares of land for alternative waste management.

Homes To Meet The Borough's Needs

Affordable housing An up-to-date Borough wide target for affordable housing will be identified in regularly updated Housing Needs Surveys. This is currently 25% of all new development. Individual sites will contribute towards this target informed by latest evidence on viability.

Housing Size A mix of house sizes will be encouraged based upon the latest Housing Needs Survey, currently indicating a particular need for larger three and four bed homes. Development at key housing sites will also be shaped to target particular needs, such as for executive housing.

Gypsy and Traveller Sites Define an area where an accessible, serviced and sustainable site can be provided.



Urban Design and Sustainable Development

Major new schemes will be guided by comprehensive Design Briefs to secure the highest standards in development, creating interesting, sustainable and diverse places that respect the richness of the historic and natural environment.

Shopping and Leisure

To reflect the size of North Tyneside's town centres, the impact of all retail developments above 200sqm will be tested through the planning process. This is set lower than the national interim guidance.

Securing Quality Employment Land

To secure a reduction in employment land, Key Employment Sites will be identified whilst some existing sites will be reallocated for other uses.

Sites for Key Employment will be selected on the basis of their sustainability, attractiveness to business and the possible needs of other land uses.

Where a loss of employment land is considered it must not harm the strategy for delivering employment in a diverse and growing economy or the operation of neighbouring employment land.

Waste Management

A variety of waste management uses will be introduced on relatively small sites enabling growth in recycling, composting and recovery of waste.

Find out more, meet a planner:

Further information on the Core Strategy and Local Development Framework will be available at a number of exhibitions across the Borough through the summer, where Planning Officers will be able to explain what is proposed and help you consider any comments you might want to make.

**Monday to Friday 10am to 12pm and 2pm to 4pm,
Saturday 10am to 12.30pm**

Killingworth Centre

5th July to 10th July – Late Thursday 2pm to 7pm

North Shields (Beacon Centre)

12th July to 17th July – Late Thursday 2pm to 6pm

The Forum, Wallsend

19th July to 24th July – Late Thursday 2pm to 6pm

Park View, Whitley Bay

26th July to 31st July – Late Thursday 2pm to 6pm

John Willie Sams Centre, Dudley

2nd Aug to 7th Aug – Late Thursday 2pm to 7pm

Asda, Whitley Road

9th Aug to 11th Aug – Monday to Wednesday **Only**

Find out more, contact the team:

The Planning Policy team is also available to help and respond to your queries throughout normal office working hours. Contact us by:

Post:

Planning Policy, North Tyneside Council, Quadrant, Silverlink North, Cobalt Business Park, North Tyneside, NE27 0BY.

Email:

planning.policy@northtyneside.gov.uk

Telephone: 0191 643 2310

Making Your Response

This brochure aims to provide a quick summary of the Council's preferences for the future of development in North Tyneside.

The easiest way for you to comment on the document, and get all the information available about the Core Strategy Preferred Options is via the Council's website

<http://www.northtyneside.gov.uk/planning>.

You can also respond using the questionnaire included with this Brochure.



Working in Partnership

The Local Development Framework and Core Strategy do not operate in isolation. They are part of a range of key documents and work underway to deliver the Council's priorities.

This includes the Sustainable Community Strategy produced by the Strategic Partnership, as well as more direct regeneration projects such as the River Tyne North Bank, Retail Town Centre Strategy, and the Coastal Regeneration Strategy – all of which are closely related to development of Area Action Plans.

Further information on these and much more is available via the Council's website.

We want to make it easier for you to get hold of the information you need. We are able to provide our documents in alternative formats, including: Braille, audiotape, large print and alternative languages.

We can also arrange for interpreters to help at exhibitions if you let us know before hand. For further information please call 0191 643 2310.