



North Tyneside Council

North Tyneside Council
Local Development Framework

Choices for 2021

Core Strategy – Issues & Options Report **Consultation Responses**

March 2007



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1.0 INTRODUCTION

The Issues & Options Report represents the first stage in the preparation of a Core Strategy for North Tyneside. The report identifies a series of strategic issues, their implications and the choices that need to be considered prior to any decisions on the Core Strategy being made. The purpose of the consultation was to ensure that the issues identified represented the range which consultees felt should be addressed. The Core Strategy Issues & Options Report was made widely available throughout the Borough. This report sets out the responses to the Issues and Options Report as well as explaining the consultation process that has taken place.

2.0 BACKGROUND

Legislation set out in the Planning and Compulsory Purchase Act 2004 requires that North Tyneside Council replace the Unitary Development Plan (formally adopted March 2002) with a new Local Development Framework (LDF). The LDF will include a series of Development Plan Documents (DPDs) and Supplementary Planning Documents (SPDs) which will be prepared in stages as set out in the Council's Local Development Scheme (LDS).

The LDS (revised in March 2007) sets out a programme for the preparation of all documents included within the Local Development Framework for North Tyneside Council. The Core Strategy sets out the key elements of the planning framework for North Tyneside. It will cover the period to 2021, but will be reviewed on a regular basis during that time. The Core Strategy document will look at key issues such as affordable housing, the role of the various settlements, protection of the environment, reduction in the impacts of climate change and the future of the town centres. All other development plan documents should conform with the Core Strategy.

3.0 THE CONSULTATION PROCESS

A public consultation exercise was carried out on the Core Strategy Issues & Options Report during a six week period, which commenced on Friday 1st December 2006 and concluded on Monday 12th January 2007. The consultation aimed to establish the key issues as defined by a wide range of groups from key local employers and major landowners to voluntary organisations and the general public. This consultation will enable North Tyneside Council to understand these aspirations and which, where appropriate, will be addressed by the policies of the Core Strategy.

A number of steps were taken in order to satisfy both the legislative consultation requirements as well as the Council's own SCI standards. These can be summarised as follows:

- The Issues & Options Report was sent to all of the statutory consultees as directed in Regulation 17 of the Town and Country Planning (Local Development) (England). Other appropriate and groups and individuals were also consulted.
- Throughout the consultation period and to date, information has been available on the Council Web site and related documents.
- Copies of the Core Strategy Issues & Options were also placed on deposit at the following locations: Wallsend Town Hall, North Shields, Wideopen and Fordley Libraries, the Dudley Peoples Centre and the Planning Section Reception Area.

69 written responses were received on the consultation draft from a wide range of individuals and organisations with an interest in the future of North Tyneside. The Planning Authority considered each consultation response in preparation for the next stage of the process, which will be the Draft Core Strategy - Preferred Options.

4.0 RESULTS FROM THE CONSULTATION

ISSUE 1 - CORE STRATEGY VISION

a) Is the vision in the form of words set out in para. 3.7 appropriate for North Tyneside or does it require amendment? If so, in what respect?

The majority of consultees (70 %) welcomed the vision of the Core Strategy, particularly the elements relating to an integrated approach to sustainable development to meet the community needs at the local and Borough level.

30 % of consultees thought that the vision statement needed to be more comprehensive and ambitious to reflect the local identity of North Tyneside and have less focus on policy. Some consultees thought the vision should explain how the locality will have changed by the end of the plan period in physical, economic, social and environmental terms, and should reflect sustainable development principles, and clearly identify the overall outcomes sought. It was also noted that more emphasis was wanted on reducing North Tyneside's carbon footprint, improving the quality of the natural and built environment, and the regeneration of the Borough.

ISSUE 2 - STRATEGIC OBJECTIVES

a) Are the draft objectives listed above a comprehensive list or do they require amendment / amplification? If so, in what respect?

The draft objectives were generally accepted as being a comprehensive list. There were, however, a number of consultees (57 %) who suggested that they would benefit from a number of amendments and additional objectives.

Amendments:

Objective 2: Emphasis of new development should not only be targeted to previous developed land, but should also allow the use of non previously developed land where there are overriding factors which permit this to happen i.e. urban extensions as indicated to be acceptable in Government guidance, sites large enough to have genuine opportunity to contribute to the reduction in demand for carbon-based energy and the ability to meet need/demand. It was also thought that objective 2 should include the reuse and redevelopment of land in sustainable locations for alternative uses.

Objective 4: Consider appropriate development within safeguarded land, which should be reviewed as part of the LDF review and either re-allocated as safeguarded land or brought forward as residential opportunities to meet housing needs. Consultees felt that policies should be flexible enough to allow some development of open space areas, where there is a surplus of that particular type of open space. Some consultees also thought that objective 4 should be expanded to cover green infrastructure, sport and recreation.

Objective 5: Should also seek to protect the marine environment

Objective 6: Some consultees thought that objective 6 should make reference to supporting and protecting existing employment operations across the borough, particularly in the riverside area.

Objective 8: It was widely suggested that this objective should be expanded to reflect the need to reduce the need to travel by private car, to encourage the use of public transport, cycling and walking.

Objective 10: Reference should be made to waste water flows/ sewerage, perhaps along with identification of other types of waste.

Objective 11: Revise to 'Ensure the availability of a range and choice of good quality housing including affordable housing.

Objective 13: It was requested that sustainable urban drainage systems should be made a requirement for all future major developments, in addition to water conservation and efficiency measures. Some consultees felt that this objective should be expanded to include reference to sustainable construction methods.

Objective 16: Amend objective to include the following: "To protect and enhance the biological and geological diversity of the Borough, particularly sites of international and national importance for wildlife".

Additional objectives:

- Increased emphasis on reducing congestion and encouraging more sustainable modes of transport
- Reference to crime and causes of crime
- Stronger emphasis on creating employment opportunities
- Reference to sustainable development
- Reference to the role arts and culture can play in economic regeneration
- Reference to sport and active recreation that is accessible to all of the community
- Include a flood risk objective to emphasise the importance of flood risk in the Borough to people and property
- Ensure that new community facilities, retail and services are suitably located
- More emphasise on the regeneration of existing housing areas, including the provision of quality new homes and the improvement and expansion of water and sewerage infrastructure.
- Reference to the condition of the historic environment or the benefits of safeguarding and sympathetically utilising it to help bring about renaissance of the area.
- Ensure high quality education is available to all
- Include an objective to protect and maintain biodiversity and natural open spaces in North Tyneside
- Include an objective to cover renewable energy

ISSUE 3 - FACTORS AFFECTING STRATEGIC DEVELOPMENT

a) Do the factors listed at para. 5.5 above represent a comprehensive checklist of the main factors likely to influence the future growth of the Borough, or have others been missed? b) If so, what are these missing factors?

The checklist was widely accepted (63 %) as being a comprehensive list of the main factors that will influence the future growth of North Tyneside. Several other key factors were suggested that would affect the growth of the borough:

- Ability of the road network to accommodate the additional levels of traffic that the second Tyne crossing will generate.
- Some employment land may be more appropriately allocated to provide other uses such as housing or mixed use development.
- Green field sites should not be ruled out for development as they may prove necessary to provide the environments to deliver the house types that are identified in PPS3.
- The issues of waste disposal, recycling and sustainable energy generation could affect growth in North Tyneside.
- There are still are a large number of people who choose to live some distance from the workplace. Large scale commuting both in and out of the Borough looks set to continue.
- Image problem with North Tyneside – people associate the Borough with an industrial area.
- Environmental considerations of noise, pollution and climate change.
- Issue of flood risk should be recognised within the Spatial Strategy. For example highlighting the certain locations within North Tyneside lie within areas at risk of flooding within Flood Zone 2 and 3.
- Retail competition from areas outside of North Tyneside
- Housing market and the increase in demand for social housing
- Economic change presents new economic opportunity with an emphasis in service, research and hi tech employment which the core strategy should accommodate.
- Recognise the importance of the city region in shaping development within the borough. Jobs and housing markets operate throughout the conurbation, and beyond, and these factors need to be considered.

Amendments:

Factor 3: Should note the strategic importance of wildlife corridors for biodiversity within the urban areas of North Tyneside, and the need to maintain and improve the quality of these corridors.

Factor 4: This is not appropriate until and unless supported by the findings of the necessary evidence base. That evidence will include an Employment Land Review as required by national and regional planning policy. This may conclude that some existing employment allocations are more appropriately allocated to provide other uses such as housing or mixed-use development.

Factor 8: This should also recognise that walking and cycling are alternative means to the private car – not just public transport.

ISSUE 4 - PRIORITIES FOR DEVELOPMENT

a) Should the Core Strategy recognise the regeneration of the Town Centres of Wallsend, North Shields and Whitley Bay and the Riverside as its No. 1 priority?

92 % of consultees supported the regeneration of Wallsend, North Shields, Whitley Bay and the Riverside as its number 1 priority. Consultees highlighted that this would conform with

Policies DP1 and DP2 of RPG1 and the Locational Strategy and Policy 6 of the Submission Draft RSS, which supports the regeneration of the Tyne & Wear City Region.

The responses emphasised the importance of the regeneration of the riverside and suggested that this should be approached with Wallsend Town Centre as one integral vision to reinforce the linkages between the two areas which will provide significant benefits in restoring the wider areas. It was also noted that the regeneration of the coastal area should consider flood risk and take advantage of opportunities to contribute to North Tyneside Biodiversity Action Plan (BAP) when considering regeneration efforts.

b) Should new development be concentrated on previously developed land within the built up area?

81 % of consultees agreed with this strategic priority and highlighted that the most sustainable sites to be allocated for development, tend to be located within existing centres on previously developed land, where it reduces the need to travel, particularly by the private car; and where there is safe and convenient access to local amenities and a variety of transport modes, particularly sustainable modes, such as public transport, walking and cycling. However, 19 % disagreed with this priority and drew attention that in some cases greenfield sites may be more sustainable locations than brownfield sites.

c) Is the retention of the Green Belt and Safeguarded Land (as defined in the adopted UDP) a strategic priority?

A large majority of consultees (86 %) agreed that the retention of the Green Belt and Safeguarded Land should be a strategic priority. Consultees emphasised that this would conform to the aims and objectives of RPG1 and the Submission Draft RSS and ensure that the Green Belt is safeguarded as a strategic priority.

A small percentage of consultees (14 %) thought that the retention of Green Belt and Safeguarded Land would reduce the amount of land available for new development due to the lack of brown field sites, thus not allowing the Local Authority to meet the requirements of the RSS and PPS3. It was also noted that the Barker Review calls for the review of Green Belt Boundaries. Therefore some consultees thought that it was appropriate to revisit the role of such land as part of the emerging LDF.

d) Is the regeneration of the coastal area, in order to maximise its potential for tourism and culture, a strategic priority?

Consultees broadly welcomed (92 %) the regeneration of the coastal area, in order to maximise its potential for tourism and culture. It was, however, raised that the broader functions of the coastal zone should also be recognised; i.e. the need to promote the protection, restoration and enhancement of the coastal zone by integrating objectives to conserve and enhance its natural and historic heritage, amenity, economic value for fisheries, recreation and tourism. It was suggested that a policy that looks to 'optimise tourism and cultural potential within the context of protecting the coastal environment' would be more sustainable.

e) Should any other strategic development priorities be included?

Respondents recommended a number of additional priorities for development:

- The need to protect and enhance local landscape character, and the need to maintain and enhance biodiversity and geological conservation resources.
- Maximise socio-economic benefits of the A19 corridor as an economic opportunity of regional importance in line with RSS aims.
- Sufficient new house building on areas of high demand upon flexible sustainable sites within or adjacent to existing residential development.
- The continued attraction of investment into the borough
- Create employment opportunities
- Climate change and limit car traffic and increase access to public transport

ISSUE 5 - ECONOMIC ISSUES & OPPORTUNITIES

a) What are the main issues to be tackled in order to stimulate the growth of the Borough's economy?

There were several key issues identified in order to stimulate the growth of the Borough's economy. The most significant were:

- Attract new enterprise and higher quality skills base
- Image enhancement for living, working and visiting
- The ability of the infrastructure (particularly the transport infrastructure) to support growth.
- Maintaining and protecting the physical base of the local economy particularly through established local business.
- Encourage inward investment from business sector offering well paid sustainable job opportunities
- Identify growth industries which use existing skills in workforce

b) How should they be dealt with?

- Investment in physical fabric
- Consideration of appropriate mixed-use initiatives
- Consultation with business and local interest groups
- Improve housing and office accommodation to attract skilled management and new enterprises.
- Improving skills and qualifications
- The identification of available and developable land for new development
- More flexible approach to broader range of economic development, greater acknowledgement of employment opportunity in service, leisure, retail sectors
- Adequate infrastructure and employment land
- Concentrate on local schemes, investment and job creation.
- Working in partnership with regional agencies, local communities and developers

c) Should land presently reserved in the UDP for employment uses be considered for development or redevelopment for other purposes?

67% of consultees considered that land presently reserved in the UDP for employment uses should be considered for development or redevelopment for other purposes. It was identified that the level of land available for new housing development is currently limited, thus does not stimulate the growth needed to sustain the Borough's economy. For this reason, land in sustainable locations, presently reserved in the UDP for employment uses, which has repeatedly failed to be redeveloped, should be considered for alternative uses. Consultees emphasised that this would encourage the beneficial reuse and redevelopment of vacant

and underused brownfield land across the borough, which may no longer be suitable to its previous or allocated employment use, and otherwise become or remain vacant and fall into disrepair. It was also highlighted that this would also support new investment and regeneration of areas suffering from underused and vacancy.

d) Are opportunities to achieve economic growth being missed and if so, what are they?

78 % of consultees thought that opportunities were being missed to attract employment into the Borough. It was also pointed out that the Borough makes poor and limited use of adjoining countryside, which could provide greatly improved leisure, tourism and economic benefits for residents and visitors while improving habitats and landscapes. Consultees also felt that greater opportunities for A19 economic growth corridor should be realised.

ISSUE 6 - IMAGE OF THE BOROUGH

a) Do local priorities tend to override ambitions for the Borough as a whole?

61 % of consultees believed that local priorities tend to override ambitions for the Borough and supported policies that promote and improve the image of the Borough as a whole, and not just individual pockets of it. However, not all consultees believed this to be the case. 39 % of respondents emphasised that it is important that each settlements should retain its own sense of place and its own identifiable character, which should be promoted.

b) Does the Borough have a strong and readily identifiable image within the North East Region?

It was generally felt that there was an image problem of North Tyneside (62 %), which needed to be addressed in the Core Strategy. Consultees felt that the coastline dominated the image within the region while outside of the North East relatively little is known.

c) If any of the above issues do represent a problem, are they likely to adversely affect the development of a coherent and comprehensive strategy for the Borough as a whole?

62 % of consultees thought that the above issues pose potential problems. It was highlighted that the image of the Borough should be a central theme for the any Strategy. It was therefore felt that the Core Strategy should reflect this and include policies to promote and enhance the attractiveness of the Borough.

d) What, if anything, needs to be done to improve the image of the Borough?

To improve the image of North Tyneside it was suggested the borough needed some landmark developments that attract investment into the Borough. It was also noted that key assets and features should be promoted such as the coastal features and the wider landscape that make a significant contribution to the aesthetic appeal of the area.

ISSUE 7 - THE FUTURE OF THE RIVERSIDE AREA

a) What role should the riverside area play in a long term strategy for the development and regeneration of the Borough?

Consultees emphasised the importance of the riverside as a major strategic opportunity for new development and a new urban quarter, with its potential role explicitly recognised in emerging RSS. Consultees noted that the riverside area should be regenerated in a sustainable manner that takes full account of the implications of climate change, and in particular sea level rise and increased flood risk. It was also suggested that the strategy should maintain and where possible restore areas of natural river frontage to maintain the estuarine and salt-marsh habitats along the River Tyne.

b) Should a greater emphasis be placed on a wider range of land uses, to include housing, recreational and tourism related proposals?

Consultees favoured a variety of land uses that included leisure and tourism, employment and residential. It was noted that development needs to be located next to public transport, shops and services and there should be an emphasis on densities of uses in areas where modes other than the private car can be fully exploited. When considering appropriate land use, it was also pointed out that consideration should be given to retain and create habitats that support the important populations of wildlife.

Consultees particularly felt that the riverside offers an opportunity for residential redevelopment of land that is both previously developed and which no longer meets with modern employment needs. Furthermore, it was felt that the bringing forward of the riverside is likely to require considerable remediation and land values realised from residential development can assist in this regard, in a way that is less likely with other uses. It was therefore suggested that the role of housing in this area should be emphasised in the Core Strategy.

c) How can access to the riverside and connections with the adjoining communities be improved?

Consultees strongly felt that any new development should give existing areas the benefit of waterfront access. It was noted that the riverside would benefit from the creation of a network of green walkways and cycleways, which will allow neighbouring communities to access the riverside and deliver environmental improvements. Particular attention was also drawn to Dolphin Quays where it was noted that this areas should not be private. However, it was recognised that this may be difficult as most of the riverside sites are privately owned.

d) What other ideas should be considered at this stage?

- Coordinate any proposals for cross-river (and along-river) ferry landings and the need to recognise how developments will look from either side of the river to ensure no adverse impacts.
- The riverside should where possible restore areas of natural river frontage to maintain the estuarine and salt-marsh habitats along the River Tyne.
- The release of employment land for new housing development should be considered, but only where this does not prejudice the overall aims and objectives of the strategy for new housing growth.
- River transportation links within the Borough and with Newcastle and South Bank
- Provision for expansion of cruise tourism related development.
- The local communities ideas and aspirations for the area to make the whole Borough more vibrant.
- Opportunity for leisure development which may affect tourism

- Use arts as an important tourist and cultural attraction. Make links with new structures at Newcastle and Gateshead, so there can be a continuous sculpture trail along the river.

e) Can specific riverside locations be identified where action or improvement is required?

The majority of consultees (86%) agreed that specific riverside locations could be identified where action or improvement is required. However, some consultees noted that in line with PPS12 advice, whilst it may be possible to suggest road locations, it is not the role of the Core Strategy to pinpoint specific sites. It was suggested that in this regard the emerging Wallsend Town Centre Action Plan will have an important role in bringing forward specific sites of land.

ISSUE 8 - CLOSING THE GAP

a) Should the Core Strategy identify land use based priorities addressed to the closure of this gap, specifying areas of opportunity where effort will be concentrated?

88 % of consultees welcomed policies that help reduce the gap in economic fortunes in North Tyneside. Consultees strongly felt that deprived areas should be recognised and provision made for a range of new employment opportunities. It was also raised there are other areas within the Borough that require development to provide for the needs of the community whether they be in the form of improved housing or facilities and services. It was noted that closing the gap should not just target one specific area but should be Borough wide wherever there is the opportunity and need.

b) In the areas identified, what form should this remedial action take?

- Green infrastructure has a role to play in terms of improving the quality of the area, quality of life, providing space for access, recreation and encouraging community involvement in social and voluntary activity including management of open space by and for the local communities.
- Improve the housing and provide affordable rented social housing
- Create opportunities for quality jobs
- Other deprived areas to the north of the riverside, close to Silverlink should also be recognised and provision made for a range of new employment opportunities. The role of Silverlink Retail Park should be recognised as contributing to local employment.

ISSUE 9 - TOWN, DISTRICT AND LOCAL CENTRES

a) What can be done to improve the attraction of the retail and leisure experience within the Town Centres of Wallsend, North Shields, Whitley Bay and Killingworth?

Improvements to Wallsend:

- More attractive shopping frontage on the high street
- Re-development of shopping centre precinct

Improvements to Whitley Bay:

- Improve the image portrayed by the media due to Friday and Saturday night drinking
- Too many charity shops
- Inadequate parking

Improvements to North Shields:

- Currently has a lot of empty units and few shops offering quality goods

Improvements to Killingworth:

- People tend to avoid the Killingworth centre especially at lunchtime due to the school children.
- Improve public transport links to Killingworth
- Improve variety of outlets in Killingworth

General improvements to all centres:

- Provide for a wide range of shopping opportunity to retain and attract retail spending
- Environmental improvement
- Attract high quality retailers not represented in Borough
- More attractive shopping frontage
- Good lighting, seating and green spaces
- Disabled friendly
- Sporting facilities within these areas have economic benefits and bring people to the area after shops have closed creating a sense of security.
- Renovate run down buildings, more litter bins, public green space and car parking
- Reduce congestion and the need to travel by encouraging the use of and access to sustainable modes of transport, such as walking, cycling and public transport
- Enhance centres health and vitality
- Free short stay car parking
- Reduce through traffic, slow all traffic
- Focus on heritage and specialist retailing characteristics of the centres

b) Similarly, what can be done to improve the attraction of the District Centres of Longbenton, Forest Hall, Whitley Lodge, Monkseaton and the Collingwood Centre?

Consultees felt that the Core Strategy should recognise the importance of district centres and how they may be utilised to improve the boroughs shopping and leisure offer. Suggested improvements to district centres focused on improving the range of shops that provide local services and also improvements to the pedestrian environment. Specific improvements were suggested at Longbenton and Monkseaton. At Longbenton it was noted that car parking is a dominant factor with restricted footpaths while at Monkseaton traffic calming measures were needed. Consultees also suggested that Shiremoor and West Chirton should be recognised as district centres.

c) Are improvements required to any of the Local Centres serving residential areas throughout the Borough?

The majority of consultees (91 %) agreed that improvements were required to Local Centres. As raised previously, improvements related to the range of shops that provide local services and improvements to the pedestrian environment.

d) What other specific problems, issues and deficiencies need to be addressed?

There was strong support to focus on growth within the existing Town, District and Local Centres and improve the attraction of retail and leisure at these locations. However, it was noted that any improvements should be done in accordance with the centres scale and

function to maintain and enhance their health and vitality. General problems, issues and deficiencies related to:

- Environmental improvement
- Attract high quality retailers not represented in Borough
- Tackle problems of anti social behaviour & crime
- Improve image
- Improvement and expansion of public transport

ISSUE 10 - EXISTING HOUSING

a) Can locations be identified where the improvement of the housing stock and / or the residential environment should be seen as a strategic priority?

The majority of Consultees (83 %) identified areas that suffered from a limited range of housing types and tenures and suffer from a poor environment. Locations identified where improvement of the housing stock is needed included Wideopen, Howden, Wallsend and parts of North Shields.

ISSUE 11 - AFFORDABLE HOUSING

a) Should the provision of appropriate levels of affordable housing be identified as a priority target within the Core Strategy?

79 % of consultees welcomed the provision of appropriate levels of affordable housing being identified as a priority in the Core Strategy. Consultees noted that this would conform to Policy H7 of RPG1 and the Submission Draft RSS.

b) Should an affordable housing requirement be applied on all sites as a standard percentage or should it be applied on a variable basis in order to reflect an assessment of local circumstances at particular locations within the Borough?

Consultees were of the view that appropriate levels of affordable housing cannot be applied to all developments and should be site specific where an up to date robust Housing Needs Survey has been undertaken and clear mechanisms for the provision of affordable housing have been identified.

c) Should an affordable housing requirement be attached to developments of less than 25 dwellings or on sites of less than 1 ha. ?

There was a degree of support (43 %) for an affordable housing requirement to be attached to developments of less than 25 dwellings or on sites of less than 1 ha. However, the majority of consultees (57 %) did not support an affordable housing requirement. In terms of small sites, consultees considered that it might be more practical for the developer to provide a financial contribution rather than provide a quota of affordable housing in the area.

ISSUE 12 - DISTRIBUTION & SUPPLY OF HOUSING LAND

a) Which locations within the Borough might be most suitable for new housing development?

Consultees were of the opinion that locations set out for new housing in the Core Strategy should be broad. It was noted that in line with requirements of PPS3 it will be important to ensure that any housing allocations are deliverable or developable within the relevant

timescales. There was strong support for the consideration of development on safeguarded land in particular in sustainable locations, which are well located to public transport and employment opportunity and services. Areas with good accessibility to Metro and A19 economic growth corridor should be considered for sustainable mixed use development including housing. Locational choice should also reflect areas of market demand to assist the Borough to counteract population decline and out migration.

Consultees considered the riverside area to be a suitable location for new housing development, however, it was noted that new residential development in the riverside area should not have a detrimental impact on existing uses in the area.

b) Should proximity to transport nodes and employment sites be regarded as key locational factors for housing?

The majority of consultees considered this to be very important (91 %). Consultees considered that proximity to transport modes and employment sites should be key locational factors for housing, as this will reduce the need to travel and congestion. It was felt that this was important as it would contribute to reducing emissions of greenhouse gases within the Borough, and therefore contribute to reducing the impacts of global climate change. Consultees noted that where greenfield land is vacant and within easy walking distance to a metro station then serious consideration should be given to its allocation for housing, employment or park and ride use.

c) Should new housing development be restricted to the allocation set out in the Regional Spatial Strategy?

63 % of consultees thought that new housing development should be restricted to the allocation set out in the Regional Spatial Strategy. It was felt by some consultees that RSS should be seen as a broad guideline and there should be a degree of flexibility. For example where a demonstrable housing need over and above that of the RSS allocation can be shown, additional housing development should be permitted where it can address the tests of national and regional policy.

However, not all consultees agreed with this. 37 % emphasised that at this early stage, and in the absence of a finalised RSS it is impossible to understand whether the broad locations put forward will be capable of delivering the district-housing requirement. It was suggested that it may emerge to identify new locations, where land that is less physically constrained is available, including safeguarded land in the northern parts of the district.

ISSUE 13 - SITES FOR GYPSIES AND TRAVELLERS

a) Do the criteria for the location of sites for gypsies and travellers as set out in the current UDP remain valid or do they require amendment? If so, how should they be modified?

85 % of consultees believed the current gypsy and traveler policy remains valid but will require some amendment to accord with the Regional Spatial Strategy. It was also suggested that given the limited needs to allocate sites for gypsies and travelers across the sub-region, we need to ensure that the allocation of sites is done on wider than local authority basis.

ISSUE 14 - SUSTAINABLE TRANSPORT CHOICES

a) Should the Core Strategy seek to impose further restrictions on the use of the private car?

There was mixed opinion from consultees on this subject. 57 % of consultees thought that the Core Strategy should not impose further restrictions. It was suggested rather than to restrict the use of private cars, a more positive approach would be to encourage people to use their cars less through the provision of public transport infrastructure.

b) If so, what measures would be appropriate?

Consultees pointed out that if policies impose further restrictions on car use then additional Park and Ride sites, public transport routes and improved rail/metro provision would be needed. In addition consultees felt that development proposals should include measures that either enhance or utilise existing walking and cycling facilities to make such forms of transport more attractive than the private car. Other measures, which were suggested included road pricing, green travel plans for business, 20 mph in all residential areas and the reallocation of road space to buses and cycles.

c) Should a greater priority be given to the improvement of the public transport system?

Consultees widely supported the improvement to public transport provision both within and to/from the Borough. It was noted that this should be a key priority for the Core Strategy, in combination with directing all new development to sustainable locations close to public transport infrastructure. It was felt that the Core Strategy should encourage an effective integrated public transport system, and encourage increased cycling and walking through provision of safe and user friendly cycle and footpath routes linking residential, retail, employment and recreational areas and linking with adjacent areas, cross river, local, regional and national routes.

ISSUE 15 - AN ACCESSIBLE BOROUGH

a) Which areas of the Borough are deficient in terms of transport provision or ease of access to facilities and services?

Consultees recognised that many areas in the Borough have poor access to sustainable modes of travel. Areas of the Borough identified as being deficient in terms of transport provision and ease of access to facilities were Killingworth, Backworth and some coastal areas. It was particularly emphasised that it was difficult to access employment opportunity from these locations. The North West of the Borough was also identified as being deficient in terms of transport especially with regard to linking centres at nighttime hours. In addition a number of consultees thought that areas of new housing have been built with no satisfactory transport, except car and that accessibility by non-car modes to both existing areas and future development should be improved.

b) What improvements are required?

Improvements suggested included:

- Expansion of the metro system
- Improving the safety and perception of public transport
- Expansion of existing and provision of new park and ride facilities
- Reduced transport cost
- More frequent bus service especially at nights

ISSUE 16 - CLIMATE CHANGE

a) Are the potential implications of climate change a major issue facing the Borough?

Consultees accepted that climate change is a major issue facing the Borough and that policies measures should be adopted to help address this.

b) If so, which of the measures outlined in para. 6.30 would be most appropriate?

All of the measures within 6.30 were identified as relevant responses to the threat of climate change.

c) How can the Borough best contribute to meeting the Government's targets summarised in para. 6.31?

A range of measures were suggested and it was thought that the Borough could make a strong contribution to the Government's renewable energy targets by including the following policies:

- Ensure that developments generate at least 10% of their energy consumption through on-site micro-generation schemes such as solar panels.
- Encourage the development of small-scale off-site renewable energy schemes in sustainable locations with minimal environmental impact.
- Require new developments to adhere to stringent energy efficiency measures and a requirement for a percentage of energy requirements in all new developments (both new build and refurbishment) to come from onsite renewable energy sources.
- Ensure that all buildings achieve either the Eco-Homes or BREEAM and Eco-Homes "excellent" rating.
- Encourage community and individual energy projects
- Address recycling and energy generation by both homes and businesses
- Minimise resource use through sustainable waste management
- Encourage on-site micro-generation schemes such as solar panels
- Co-ordination of development areas with transport, and planning of mixed use developments with housing next to main employment areas and services.

ISSUE 17 - WASTE MANAGEMENT

a) Which locations within the Borough would be most appropriate for the provision of additional waste management facilities?

There was strong support for waste management facilities to be located in sustainable locations away from designated wildlife sites and areas of locally important biodiversity. There was contrasting opinions regarding suitable locations; some consultees suggested that facilities should be located away from existing residential locations while others suggested that if the public use these facilities directly, they should be located within easy reach of existing transport routes, particularly public transport.

Consultees were also of the view that consideration should be given to sub-regional facilities which best serve the Borough in the short to medium term and the existing facilities beyond the Borough boundaries such as Seghill which may provide the most appropriate option.

b) Should the priority be to provide such facilities on brownfield land or should sites in the open countryside be considered?

Consultees strongly agreed (89 %) that it was preferable to locate waste facilities on brownfield sites rather than green field sites. It was felt that sites in the open countryside should only be considered if there are no other suitable locations on brownfield land within the Borough. However, it was noted that long-abandoned brownfield sites can often have a high biodiversity value.

c) What other policies should be included in the Core Strategy in order to encourage individuals to adopt a more sustainable approach to the disposal of household, industrial and construction waste?

Consultees suggested that recycling schemes should be extended to include a greater range of materials. It was also noted that the current recycling boxes are too small and it was suggested that a wheelie bin would be more appropriate. In addition it was thought by some consultees that the recycling container and gardening wheelie bin should be emptied every week, while the ordinary waste bin emptied every two weeks. In terms of construction waste it was suggested that North Tyneside Council should encourage the use of secondary aggregates rather than primary aggregates in local construction.

ISSUE 18 - LOCAL DISTINCTIVENESS

a) Should the Core Strategy contain Development Control Policies that acknowledge the importance of local distinctiveness, ensuring that future developments comply with local style and tradition?

There was strong support (88 %) for Development Control Policies that acknowledge the importance of local distinctiveness and that ensure that local developments comply with local style and tradition. It was also suggested that design guidance should be produced to protect local distinctiveness.

b) Are there any additional areas within the Borough, which by virtue of their particular character and contribution to the local environment, merit statutory protection and proposals for enhancement?

Consultees noted that North Shields Fish Quay, Tynemouth, Wallsend, Whitley Bay, Killingworth and Wallsend Riverside were areas of historical or environmental importance.

ISSUE 19 - DESIGN STANDARDS

a) What importance should the Core Strategy attach to the issue of good design?

Consultees considered the following levels of importance should be attached to good design:

- Very Important – 75 %
- Important – 22 %
- Not Important – 3 %

b) Should the Core Strategy contain general development control policies in relation to design?

A majority of respondents (89 %) believed that the Core Strategy should contain policies on good design and placed a high importance on it. It was widely suggested that developments should be expected to ensure that all buildings achieve either the Eco-Homes or BREEAM

and Eco-Homes “excellent” rating, and use SUDS to mitigate against increased flood risk wherever feasible.

There was support for community-based planning tools such as Village and Town Design Statements, Countryside Design Summaries and Concept Statements to help secure good quality design that will respect and enhance the character of local areas, contribute to sense of place and meet local design.

ISSUE 20 - RECREATION AND OPEN SPACE PROVISION

a) Are there areas within the Borough where more open space or sports / recreation provision / facilities are required?

63 % of consultees felt that there were areas within the borough where more open space or sports / recreation provision / facilities are required.

b) If so, in which locations?

Specific areas that were noted as lacking in open space included Battle Hill, Longbenton and Howden. The potential was highlighted of the open space and countryside to the north of the Borough, particularly for wider recreational, leisure and visitor attraction uses. The importance of rights of way and open space networks was also emphasised across the countryside, coast, residential and employment areas, which encourage exercise, health general wellbeing and social integration.

c) Should new development be required to make a larger contribution to open space provision?

85 % of consultees were of the opinion that developers should be required to make a larger contribution to the provision of high quality green space within or adjacent to new housing or employment development, commensurate to the additional recreational and environmental needs of residents/workers.

ISSUE 21 – BIODIVERSITY

a) Which of the biodiversity issues listed (1 - 7) above are of particular significance to the Borough and should be addressed in the Core Strategy?

All of the seven points listed were regarded as being highly relevant to North Tyneside. There was particular support for issues 1, 2 and 7. It was considered important for the Core Strategy to contain clear policies to prevent any further loss of ancient woodland or ancient/veteran trees. Issue 7 was also of considerable importance because of the potential conflicts of developing Brownfield land and the potential for some Brownfield sites to be of high ecological value or valuable for wildlife.

ISSUE 22 - GREEN BELT & SAFEGUARDED LAND

a) Can a case be made for adjustments in the extent of the green belt?

There was mixed opinion in regards to adjustments to greenbelt land. 52 % of consultees thought that there should be no significant adjustment to green belt land, as one of the aims of the green belt is to prevent the merging of North Tyneside with Cramlington or Blyth. Therefore, it was suggested that no case could be made for the adjustment of the green belt.

However, 48 % of consultees considered a case could be made for adjustments in the extent of the green belt and emphasised the need to create and maintain sustainable, mixed and inclusive communities in all areas.

b) What factors might influence the Core Strategy policy in relation to the areas of safeguarded land?

It was strongly felt that the Core Strategy should retain a high level of ability to adapt to circumstances, which prevail now and may change in the period to 2021. Consultees suggested that safeguarded land should be re-assessed in light of PPS3 requirements and potentially re-allocated for residential development. It was also thought that safeguarded land should be considered for development if it would offer major economic, transportation and development benefits, which were consistent with the Boroughs economic aims.

ISSUE 23 - RENEWABLE ENERGY

a) Should the Core Strategy encourage the development and use of renewable energy sources?

88 % of consultees felt that the Core Strategy should encourage the development and use of renewable energy sources. Consultees were of the view that the use and development of renewable energy sources should be considered and encouraged for both new and existing development in North Tyneside.

b) What sources (e.g. wind turbines, tidal power) would be most appropriate in North Tyneside?

Consultees pointed out that when assessing what type of renewables would be appropriate for North Tyneside, the Local Authority should take into account Policy 41 of the Submission Draft RSS. It was suggested that being relatively small in geographic extent and heavily developed, options are somewhat limited for the Borough. Wind turbines were highlighted by some consultees to be impracticable as the only high places inland are public access viewpoints, and coastal sites are all developed. Other possible sources of renewables included the encouragement of photovoltaic panels and small scale individual wind turbines.

ISSUE 24 – TOURISM

a) Which locations within the Borough have potential for the further development and promotion of tourism?

There was strong support for the promotion of the tourism industry and the advantages of a more broad-based economy. It was suggested that this could be achieved through the promotion of local goods and services. Locations identified as having scope for a significant visitor attractions include:

- Riverside and coastal areas
- Countryside areas to north of Borough
- Wallsend & Segudunum
- Waggonways
- Rising Sun Country Park

When identifying locations for growth in the borough some consultees were of the view that given the internationally and nationally important sites along the coast, it would be appropriate to exclude undeveloped areas adjacent to the coastline from such growth. It

was suggested that development should be integrated with existing development and infrastructure rather than encroaching onto areas that may be used by SPA and SSSI bird species.

b) Within these areas, what form and type of development would be appropriate?

The form of development that may be appropriate include:

- Sports and leisure facilities
- Visitor centre
- Leisure and tourism accommodation
- Accommodation and transport links
- Information boards and sign posting
- Increased public transport
- Build on the boroughs industrial heritage such as shipbuilding, engineering and mining
- Development of cruise tourism
- Development of water activities
- Campaign to welcome tourists

c) Which areas are most vulnerable to the adverse effects of tourism and leisure related uses?

Consultees noted that the value of the natural environment and tourism must be recognised, whilst also ensuring that development does not result in any adverse impact on features of interest. Any development must therefore be of a scale and nature that fully respects its sensitive features. Furthermore, it was suggested that the Core Strategy should include a policy to facilitate 'green tourism' within North Tyneside and other initiatives that promote a wider understanding of the coast's nature conservation importance and allow people to sensitively interact with wildlife. There was also a strong concern about a drinking culture developing in many coastal locations such as Whitley Bay, which is having an adverse effect on residents and the perception on the area.

ISSUE 25 - QUALITY OF LIFE

a) Is North Tyneside an attractive place in which to live and work? If not, what could be done to improve it?

There was mixed feelings towards the attractiveness of the borough. 60 % of consultees thought North Tyneside was an attractive place to live and work while 40 % of consultees thought that it was not an attractive location to live and work at present although strong opportunities for improvement were identified. Consultees identified the most important elements to be improved were those, which contributed to a good quality of life such as employment opportunities, accessibility to services and environmental improvement.

c) Is there adequate access to and provision of community and healthcare facilities?

Almost half of consultees (46 %) were concerned that there was not adequate provision and access to community and healthcare facilities. Consultees felt that there were some areas where the local community has needs for alternative facilities such as open space, recreational, housing and healthcare. There was also strong support for environmental improvements related to protecting and enhancing coastal and riverside locations whilst recognising and raising their profile and drawing in visitors, and encouraging inward investment.

ISSUE 26 - AMBITIONS FOR THE FUTURE

a) Are any of the following suggestions appropriate objectives for the Core Strategy?

Enhancing the role of the Borough as a centre for employment by attracting new businesses, specialist and prestige employers etc: 64 % of consultees considered this objective to be appropriate.

Linked to the above, the establishment of additional higher education facilities and a university presence: 93 % of consultees considered this objective to be appropriate.

Maximising the potential of the coast and riverside: All consultees agreed that this was an appropriate objective. Some consultees, however, suggested a more sustainable ambition would be to 'optimise the potential of the coast and riverside in the context of an improved and protected environment'.

Closing the gap between the most deprived areas and the rest of the Borough: 93 % of consultees considered this objective to be appropriate.

Healthier lifestyles and longer and happier life expectancy: 64 % of consultees considered this objective to be appropriate.

Improved standards of educational attainment: 89 % of consultees considered this objective appropriate.

The creation of a cleaner, more sustainable Borough: All consultees agreed that this was an appropriate objective.

Improved provision of sporting, recreational and cultural facilities: All consultees agreed that this was an appropriate objective.

b) What other possibilities should be considered?

The objectives listed were strongly supported as being appropriate for the Core Strategy. Other ambitions for the future included:

- Improvement to the quality of the housing stock.
- Improvement to general infrastructure, including highways, public transport and services.
- Provision of high quality shopping and leisure facilities to retain expenditure.
- Create jobs and provide facilities without requirement to travel outside of the borough.
- Improved provision of sporting, recreational and cultural facilities.
- Strong 'green infrastructure' with high-quality green spaces connected by a series of well-maintained wildlife corridors.
- Encourage arts and culture to give a sense of local identity and vitality and stimulates local residents and businesses
- Improve educational facilities
- Enhance and strengthen the competitiveness of town centres and other retail provision
- Encourage economic growth and change
- Encourage good design and environmental responsibility
- Access for all to include disabled and ethnic groups

STRATEGIC CONTEXT MAP

It was suggested that the map should be widened to indicate factors such as major transport corridors and green belt/open land, which extend outside the district and show it in its wider context and links within the conurbation. Consultees also suggested that at the Preferred Options stage, the context map should show international and national nature conservation sites and map the location of the SPA and SSSIs as well as the Rising Sun Country Park.

5.0 SUMMARY OF MAIN ISSUES ARISING

1. Development Issues

- There was strong support for mixed land uses in sustainable locations that are well located to public transport, employment opportunities and services.
- Consultees noted that areas with good accessibility to the Metro and the A19 economic growth corridor should be considered for sustainable mixed use development, including housing.
- Consultees particularly felt that the riverside offers an opportunity for residential redevelopment of land that is both previously developed and that no longer meets with modern employment needs.
- It was considered important to provide appropriate levels of affordable housing in new developments.

2. Climate Change and the Environment

- Consultees felt that it was important to contribute to reducing emissions of greenhouse gases within the Borough, and therefore contribute to reducing the impacts of global climate change.
- Consultees were of the view that the use and development of renewable energy sources should be considered and encouraged for both new and existing development in North Tyneside, providing they were in sustainable locations with minimal environmental impact.
- Recycling and waste management were considered key issues in both finding appropriate sites for waste and encouraging recycling.

3. Transport and Accessibility

- There was strong support to improve accessibility and public transport to employment, services and facilities.
- It was noted that a key priority for the Core Strategy should be to direct all new development to sustainable locations close to public transport infrastructure.
- In addition to improving accessibility to services and facilities, it was considered important to improve the range and choice of shopping provision within the Borough.

4. Employment Opportunities

- Consultees considered the proximity and availability to employment to be key factors to ensure a good quality of life.
- In particular it was felt that it was important to enhance employment opportunities and attract new enterprise and a higher quality skills base into the Borough.

6.0 NEXT STEPS IN THE PREPARATION OF THE CORE STRATEGY

- Public participation on the contents of the Draft Core Strategy - Preferred Options (November 2007);
- The submission of the draft Core Strategy to the Secretary of State (July 2008);
- Independent examination of the draft Core Strategy by the Planning Inspectorate (February 2009);
- Receipt of the Inspector's report, which will be binding upon the Council; and
- Adoption of the Core Strategy by the Council (August 2009).