

**North Tyneside Council
Report to Cabinet
Date: 8 October 2012**

ITEM 6(b)

**Title: West Chirton South
Industrial Estate
Development Framework**

Portfolio(s): Elected Mayor

Cabinet Member(s): Mrs Linda Arkley

Report from Directorate: Chief Executive's Office

**Report Author: Ken Wilson – Head of Regeneration,
Development and Regulatory Services (Tel: 0191 643
6091)**

Wards affected: Chirton

PART 1

1.1 Purpose:

(a) To consider the Development Framework for the West Chirton South Industrial Estate, attached as Appendix A as interim planning guidance; and

(b) To obtain approval for work to continue towards the implementation of the Development Framework through ongoing community engagement and master planning that would assist its implementation.

1.2 Recommendation(s):

It is recommended that Cabinet:

1.2.1 Approve the Development Framework Plan (Appendix A) for West Chirton South Industrial Estate for use as the Council's interim planning guidance to inform decisions in relation to the future development of the area, pending its integration with the emerging Core Strategy;

1.2.2. Approve the continuation of work towards the implementation of the Development Framework Plan through ongoing community engagement and master planning that would assist the process of its incorporation into the statutory Development Plan Documents and support appropriate interventions to secure delivery of key proposals.

1.3 Forward plan:

This report appears on the Forward Plan for the period 1st October 2012 – 31st January 2013.

1.4 Council plan and policy framework

1.4.1 Council Strategic Plan

The Development Framework relates to many of the aspects of the Council Strategic Plan 2012 -15, but in particular to:

Priority 2: Maintaining excellent education, training and employment opportunities, including apprenticeships and working in collaboration with partners

Priority 3: Providing affordable rented housing in partnership with the private sector and registered social landlords – we will actively prepare a council and affordable housing building programme, using our existing brown field sites.

Action 2: We will use council owned brown field sites as our contribution to a partnership to provide affordable and rented homes.

Action 3: We will mould the Core Strategy to encourage more building work on brown field sites, to protect our green areas and open spaces.

1.4.2 North Tyneside Sustainable Community Strategy 2010/13

The Development Framework has relevance for the following aims of the Sustainable Community Strategy:

North Tyneside Strategic Partnership has an ambitious vision for the Borough which is that the Borough is a place of opportunity, prosperity and vibrancy. A place where people are happy, healthy, safe, able to participate in a flourishing economy and achieve their full potential.

The Partnership states it “will work together to see that:

- North Tyneside plays a full part in the renaissance of the North East as a prosperous, innovative and distinctive region;
- A diverse range of businesses across the Borough achieve their economic potential;
- Our children and young people have high aspirations, enjoy their childhood and acquire the skills to support their own and the Borough’s wellbeing and prosperity;
- Our local environment is clean, green, attractive and sustainable;
- Opportunities to engage and participate in sport, culture and the arts are available to all;
- Our Borough is welcoming and everyone has the chance to contribute to their community. Differences between people are valued and respected, and everyone has similar life opportunities;
- Neighbourhoods are friendly, inclusive, safe and connected, offering a range of quality housing options and local facilities; and
- People, young and old, feel a sense of pride in and belonging to our area, are involved in volunteering, and are engaged in shaping the decisions that affect their lives.”

The Community Strategy sets out the following priority areas to improve the Borough and to encourage inward investment:

1. Regeneration
2. Quality of Life
3. Best Start in Life
4. Sense of Place.

1.4.3 Council's Policy Framework

The Development Framework will supplement the emerging Core Strategy that will eventually form part of the Development Plan. The Development Plan is part of the Council's Policy Framework and as such is subject to the Policy Framework Procedure rules.

1.5 Information:

- 1.5.1 This report relates to the publication of a draft development framework for West Chirton South Industrial Estate in North Shields and follows a previous report to Cabinet on the 11th July 2011. A draft Development Framework was consulted upon between 20 August and 17 September 2012, the results of which are set out in Appendix B.
- 1.5.2 The draft Development Framework looks at the future of the West Chirton South Industrial estate and adjoining retail park. In formulating the Framework the Council have carefully considered the complex nature of the area, vacant land and buildings, and the relationship between industrial uses and housing.
- 1.5.3 The Framework recommends a mixed use scheme for West Chirton South comprising retail, commercial, housing and sports and leisure uses. The Framework reflects the aspirations of local people and has been developed in partnership with a range of key stakeholders. The co-ordinated approach that has been adopted will ensure the development of the site is undertaken in an integrated manner that will maximise the regeneration impact.
- 1.5.4 The Framework does not set out detailed layouts for development and the recommendations are not a set of final plans. Instead this document should be used as a flexible tool to encourage economically feasible sustainable development.
- 1.5.5 The Framework is intended for use by those participating in development efforts within West Chirton South. It will also assist the Council in the use of any statutory powers, including the use of Compulsory Purchase Orders, if needed, to enable a comprehensive approach to the redevelopment of the area.
- 1.5.6 The consultation on the draft Framework affords general support to the principles of how the area should be developed, the detail of which would be developed through the production of a detailed Masterplan and/or the planning application process.

1.6 Decision options:

The following decision options are available for consideration by Cabinet:

Option 1: Cabinet could approve the recommendations set out at section 1.2 of this report; or

Option 2: Cabinet could not agree the recommendations set out in section 1.2 of this report and refer the report back to officers for further consideration of specific issue(s).

Option 1 is the recommended option.

1.7 Reasons for recommended option:

Option 1 is recommended for the following reasons:

To establish a Development Framework to underpin and guide on future planning decisions, and to ensure that any redevelopment schemes for the West Chirton South Industrial Estate and adjacent commercial areas are undertaken in a comprehensive manner with the requirements of existing businesses, occupants and residents being taken into account; and to ensure that the regeneration of the area is undertaken in a way that maximises the social and economic benefits for the local community.

Not to do so would mean that the delivery of the regeneration of the Site will be entirely dependent upon the individual landowners and speculative developers and would be brought forward in a piecemeal manner. This could significantly undermine the objectives of the Council's Unitary Development Plan and emerging Core Strategy and could hinder attempts to secure the maximum social and economic benefits for the local community.

1.8 Appendices:

Appendix A: West Chirton South Development Framework

Appendix B: August / September 2012 Consultation Response Schedule

1.9 Contact officers:

Graham Sword, Principal Planning Officer (0191 6436340)

Steven Lyttle, Planning Assistant (0191 6436324)

Alison Campbell, Finance Business Manager, tel. (0191) 643 7038

1.10 Background information:

The following background papers/information have been used in the compilation of this report and are available:

- (1) [North Tyneside Council Unitary Development Plan, 2002](#)
- (2) [North Tyneside Council Strategic Plan, 2011/15](#)
- (3) [North Tyneside Core Strategy Preferred Option Consultation document, 2010](#)
- (4) [North Tyneside LDD1 Statement of Community Involvement, 2010](#)
- (5) [National Planning Policy Framework March 2012, CLG](#)
- (6) [Cabinet report 11 July 2011 Proposed Strategic Development Framework for West Chirton South](#)

PART 2 – COMPLIANCE WITH PRINCIPLES OF DECISION MAKING

2.1 Finance and other resources

The completed Development Framework will be made available via the Council's website and will also be available in hard copy from the Planning Service. Photocopying costs only will be incurred and are estimated to be not more than £200, which will be met from existing revenue budgets.

There may be financial implications arising from the consideration of the potential use of compulsory purchase powers as outlined in this report. Any financial implications and how they would be dealt with would form part of a further report to Cabinet should the exercise of such powers be proposed.

2.2 Legal

There are no legal implications arising from the proposed preparation of, and consultation on, the Framework. However the Development Framework if adopted would become a material consideration in the determination of planning applications and appeals. There would be legal implications arising from any potential future exercise of compulsory purchase powers. Any legal implications arising would form part of a further report to Cabinet should the exercise of such powers be proposed.

2.3 Consultation/community engagement

2.3.1 Internal Consultation

Relevant Council services and Ward Councillors for the Chirton, Riverside and Collingwood wards have been consulted on the proposed Development Framework.

2.3.2 External Consultation/Engagement

Notwithstanding the consultation undertaken on the Core Strategy Preferred Options in 2010 which identified the site as a proposed allocation for development, the Framework was also subject of a twelve week consultation period with land owners, occupiers, tenants, residents and local community groups and business organisations to assess the principles of regenerating the land. This took place between October 2011 and January 2012.

The draft Development Framework was published in August and the consultation period ended on 17th September 2012 (details of the responses can be found in Appendix B). This approach is consistent with the requirements of the Council's "Statement of Community Involvement" for planning matters.

2.4 Human rights

There are no human rights implications directly arising from this report.

2.5 Equalities and diversity

The proposed Framework document once available can be translated into alternative languages, and prepared in other formats such as Braille, audiotape and large print in line with the Council's Interpreting and Translation Policy.

2.6 Risk management

The Development Framework may form part of the evidence base that underpins planning policy. A significant factual error in the Framework could therefore lead to legal challenge. Any risks arising will be monitored through the Service's usual risk management process.

2.7 Crime and disorder

There are no crime and disorder implications directly arising from this report.

2.8 Environment and sustainability

The objectives and parameters of the Development Framework will be consistent with the aims of promoting environmental and sustainable development.

PART 3 - SIGN OFF

- Chief Executive
- Mayor/Cabinet Member(s)
- Chief Finance Officer
- Monitoring Officer
- Strategic Manager for Policy and Partnerships