

North Tyneside Council

Report to Cabinet

Date: 8 April 2013

ITEM 6(b)

Title: Fish Quay
Neighbourhood Plan
Supplementary Planning
Document

Portfolio(s): Elected Mayor

Cabinet Member(s): Mrs Linda Arkley

Report from Directorate: Chief Executive's Office

Report Author: Paul Buie - Business and Economic
Development

Wards affected: Riverside, Tynemouth

PART 1

1.1 Purpose:

The purpose of the report is to:

- explain the background to the production of the Fish Quay Neighbourhood Plan Supplementary Planning Document (SPD), attached at Appendix 1;
- set out the details of a six-week public consultation exercise, the feedback yielded and how it has been addressed in the SPD;
- give an overview of the contents of the SPD and where it sits within the planning process;
- recommend the SPD be approved and adopted as North Tyneside planning policy.

1.2 Recommendation(s):

It is recommended that Cabinet:
Approve the content of the Neighbourhood Plan document and adopt it as an SPD.

1.3 Forward plan:

This report appears on the Forward Plan for the period 6th March to 31st May 2013.

1.4 Council plan and policy framework

1.4.1 Council Strategic Plan

The Fish Quay Neighbourhood Plan SPD relates to many of the aspects of the Council Strategic Plan 2012 -15, but in particular to:

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

Priority 5: Work in Partnership to realise the full potential of the North Bank of the Tyne Regeneration – we will work in partnership with local companies to ensure the employment and inward investment opportunities that a working river creates will boost the local and regional economy, through job creation, training and skills via a Multiversity Education Partnership. The resulting increased numbers of people using the town centres and riverside areas will assist in boosting the daytime and night time economy.

1.4.2 North Tyneside Sustainable Community Strategy 2010/13

The Fish Quay Neighbourhood Plan SPD covers a wide range of issues. The SPD therefore 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:

- The North Bank of the Tyne is established as a zone of global significance in the renewable and marine industries, where our economic renewal is supported by an innovative higher education offer;
- 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 town centres are renewed, easily accessible and provide a wide range of shops and services;
- Our local environment is clean, green, attractive and sustainable;
- Our stunning coastal strip and unique cultural assets are enhanced and enjoyed by residents and visitors alike;
- Opportunities to engage and participate in sport, culture and the arts are available to all;
- Health inequalities are reduced and people receive the care and support they need to enjoy healthy lifestyles at all ages;
- 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 SPD will supplement planning policy set out in the Unitary Development Plan and in the emerging Core Strategy and Area Action Plans. The Core Strategy and Area Action Plans will form part of the Development Plan, which is part of the Council's Policy Framework and as such is subject to the Budget and Policy Framework Procedure rules.

1.5 Information:

- 1.5.1 In March 2011, the Department for Communities and Local Government chose the Fish Quay to be one of its 17 Neighbourhood Planning Front Runners. The Front Runner initiative was to pilot the neighbourhood planning process prior to the release of the Neighbourhood Planning Act 2012.
- 1.5.2 The Fish Quay was put forward by the Council as a potential Front Runner because there is an impressive track record of successful, pro-active community involvement and partnership in managing and enhancing the area. The Fish Quay is also a priority regeneration area. To date, the Council with other public and private sector partners and with community engagement have spent £20 million successfully bringing forward physical regeneration projects. Although there has been much positive change, there do remain some sites in need of redevelopment and work to regenerate the area is still ongoing.
- 1.5.3 The production and adoption of the SPD will play a fundamental part of the neighbourhood's planning framework that can guide successful regeneration. It will give certainty to all members of the community, including landowners and developers, about how they can be involved in the management and development of the Fish Quay. This certainty and inclusivity will give added confidence in the future which will benefit the Fish Quay neighbourhood and the wider North Shields area.
- 1.5.4 The SPD was prepared by a community group that consist of local residents, business owners and land owners. Jules Brown of the North of England Civic Trust has been overseeing the project as an independent facilitator. Support has come from the Planning Policy team.
- 1.5.5 As an SPD, the document has been prepared in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012. SPDs provide further detail on existing policy, in this case the Unitary Development Plan (2002). It also references and supports the Core Strategy Preferred Options (2010) and the North Shields Area Action Plan Preferred Options (2012). SPDs cannot allocate land. The North Shields Area Action Plan Preferred Options (2012) describes the area as being suitable for "mixed use" with some housing sites. The SPD supports most of the housing sites and adds community preferences for the balance of mixed uses elsewhere. This is illustrated in the map on page 8 of the SPD.

- 1.5.6 The SPD sets out a community-based vision for the area that focuses on its potential to be a vibrant mixed-use area that thrives on its fishing industry, social and leisure facilities, businesses and residential community. To achieve the vision, the SPD sets out a series of objectives under the topic areas of:
- Economy,
 - Transport and Accessibility,
 - Tourism and Leisure,
 - Residential,
 - Public Realm, and
 - Biodiversity and Open Spaces

For each set of objectives, the planning policy and evidence background that justifies them is given.

- 1.5.7 A chapter on Design Principles is also included (Chapter 4) that provides comprehensive guidelines on the desired form, massing, height, orientation, etc. of new development, the materials that should be used in new development, and the facilities that should be built into new development.
- 1.5.8 The 2008 Planning Act allows for SPDs to be prepared without a full sustainability appraisal (SA) as long as they are screened to establish whether they will result in “significant effects” as defined by the SEA Directive (*European Directive 2001/42/EC*). A Screening Statement was prepared that demonstrated that the FQNP SPD is unlikely to have significant effects on the environment. The Environment Agency, English Heritage and Natural England were consulted on the Statement, and each agreed that further sustainability appraisal was not required.

1.6 Decision options:

- 1.6.1 Cabinet may:
- (a) approve the recommendation contained in paragraph 1.2 of this Report;
 - (b) decline to approve the recommendation in paragraph 1.2 of this Report.

1.7 Reasons for recommended option:

- 1.7.1 The SPD should be adopted for the reasons set out in paragraph 1.5.3 of this Report. Additionally, as a pilot scheme, this SPD is intended to be a model for future neighbourhood planning initiatives.

1.8 Appendices:

Appendix 1: Draft Fish Quay Neighbourhood Plan Supplementary Planning Document
Appendix 2: Schedule of Responses
Appendix 3: Schedule of Responses to Tyne View Residents Association questionnaire

1.9 Contact officers:

Graham Sword, Principal Planning Officer, 643 6340
Laura Hewitt, Planning Officer 643 6310
Alison Campbell, Finance Business Manager 643 7038

1.10 Background information:

- 1 [Town & Country Planning \(Local Planning\)\(England\) Regulations 2012.](#)
- 2 [National Planning Policy Framework 2012.](#)
- 3 [Unitary Development Plan 2002.](#)
- 4 [Core Strategy Preferred Options 2010.](#)
- 5 [Wallsend, North Shields and Coastal Area Action Plan Preferred Options 2012](#)
- 6 [FISHcast Community Fish Quay and New Quay Conservation Areas Character Statement 2005](#)
- 7 [Fish Quay and New Quay Conservation Areas Management Strategy Supplementary Planning Document 2007](#)
- 8 [Localism Act 2011](#)

PART 2 – COMPLIANCE WITH PRINCIPLES OF DECISION MAKING

2.1 Finance and other resources

- 2.1.1 The staff costs to publish the documents will be met from within existing revenue budgets. The SPD will be accessible from the Council's website so printing costs are expected to be small (less than £200). A small print run of the SPD will be prepared to be distributed to those who helped prepare it and for libraries. This cost will be met from funds allocated from Department for Communities and Local Government to assist in the SPD's production.

2.2 Legal

- 2.2.1 There are no legal implications arising from the SPD. However, if adopted, the SPD would become a material consideration in the determination of planning applications and appeals.

2.3 Consultation/community engagement

- 2.3.1 The project included an initial consultation in May 2011 to alert locals of its formation and to attract Group members. This included a letter drop to properties within the area; posters to most shops, bars and restaurants in the Fish Quay, the North Shields Customer Service Centre and Central Library; a drop-in event at the Fishermen's Mission at the Fish Quay; and an interview on Radio Newcastle.
- 2.3.2 The Neighbourhood Plan Group undertook their own consultation exercise during April and May 2012 based on a simple questionnaire, and facilitated by drop-in sessions (5th May 2012 at the Fisherman's Mission and 9th May 2012 at the Nexus Travel office in the Beacon Centre), face-to-face surveys, local letterbox drops, local internet sites, and advertised in the local press.
- 2.3.3 1500 survey forms were distributed. They were handed out at the drop-in and through face-to-face surveys, delivered to local residents and businesses, as well as local

institutions (e.g. Central Library, Business Chamber, six schools). 357 questionnaires were completed and returned (representing a 23.8% response). The questionnaire had a simple format that, in the main, set out the draft aspirations of the Group and asked if respondents agreed with them. The results showed that the majority of respondents did indeed agree with the aspirations. Few people made specific comments in their feedback, but of those who did, Transport, and Tourism and Leisure were the most popular subjects. Within the theme of Transport, consultees cited free parking, traffic management and generally better access via public transport and for pedestrians as important. All these points are addressed in the draft FQNP, especially within the chapter on Transport and Accessibility. Within the Tourism and Leisure theme, consultees were keen to see more festivals, arts and cultural events along with cafes, restaurants and bars. Again, the draft FQNP advocates development in these areas, as set out throughout the document and especially in the Tourism and Leisure chapter.

2.3.4 As a SPD, the document is subject to a round of formal consultation, in line with the guidance set out in Part 5 of The Town and Country Planning (Local Planning) (England) Regulations 2012. A formal public consultation process commenced on 18th January 2013, and lasted for six weeks. The draft SPD was consulted on as follows:

- Every property within or immediately adjacent to the Neighbourhood Plan boundary received a letter.
- Those people and agencies registered on the Council's planning consultation portal received a notification email (this includes the statutory consultees of English Heritage, Natural England and the Environment Agency). On the portal, people were able to view and directly make comments on the SPD.
- Publicity through the local press, including an article in the Evening Chronicle.
- Information and a copy of the SPD were placed in local libraries (Central, Tynemouth, Cullercoats, Howdon, Wallsend).
- Publicity posters were placed in all Council Customer Service Centres.
- Publicity posters were sent to over 20 commercial premises in the Fish Quay and North Shields town centre.
- The Council's community engagement team were involved in the process and they were able to set up further liaison initiatives within the libraries and a presentation for the Tyne View residents' group, which took place on the evening of 28th February 2013.
- Riverside and Tynemouth Ward Members were sent a briefing note and given the opportunity to be appropriately briefed in person.
- Two drop-in events were held: Wednesday 13th February at Central Library 11.30-14.30 and Saturday 16th February at the Fishermen's Mission 11.30-14.30. A display was set up and members of the Group and a Planning Officer were on hand to answer queries.
- Members of the Tyne View Residents Association conducted their own door-to-door survey of residents in the Waldo Street, Yeoman Street and Laet Street area.

2.3.5 Over 250 individual comments were received, with more responses coming from outside of the boundary than within. All responses received were discussed with the Neighbourhood Plan Group, who in their meeting of 11th March 2013, made decisions on how to address them in the final draft SPD.

2.3.6 The responses received are displayed in Appendix 2 and Appendix 3 along with information on how feedback was addressed in the final draft SPD.

2.4 Human rights

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

2.5 Equalities and diversity

2.5.1 The SPD 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

2.6.1 The SPD may form part of the planning framework for the Borough. A significant factual error in the SPD could therefore lead to legal challenge. Any risks arising will be monitored through the usual risk management process.

2.7 Crime and disorder

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

2.8 Environment and sustainability

2.8.1 The objectives of the SPD are consistent with the aims of promoting environmental and sustainable development. This includes:

- advocating good design, through setting out Design Principles that guide towards suitable design for the area and promoting environmentally sustainable development by directing developers to the North Tyneside Council adopted Sustainable Development and Construction Guide (2007) and Design Quality SPD (2010);
- advocating the retention and correct maintenance of open spaces to ensure the area's biodiversity is protected and enhanced;
- promotion of good access within and beyond the area for pedestrians, cyclists and the disabled, and improving public transport links.

2.8.2 The process of preparing the SPD has been an exercise in building community relationships.

PART 3 - SIGN OFF

- Chief Executive
- Strategic Director(s)
- Mayor/Cabinet Member(s)
- Chief Finance Officer
- Monitoring Officer
- Strategic Manager, Policy, Partnerships, Performance and Communications