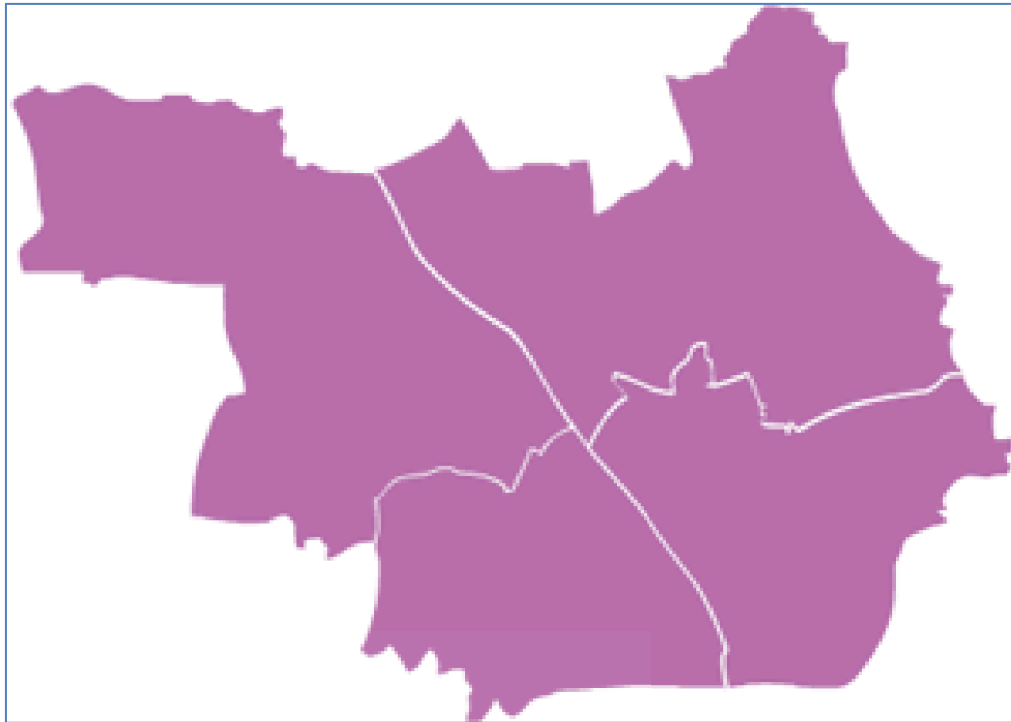


Overview and Scrutiny Report

# Review of the Local Plan



August 2013



North Tyneside Council

## **1. Summary**

1.1 The Local Plan Sub-group was appointed by the Overview and Scrutiny Committee to undertake a review of the Local Plan and put forward recommendations to assist the Cabinet in finalising initial proposals for public consultation.

1.2 The review has been undertaken within a short timescale to allow the findings of the review to be reported to the Overview and Scrutiny Committee in early September, and to avoid any further delay to the progress of the Local Plan, towards final adoption in 2015.

1.3 As part of the review the sub-group has considered information across a wide range of issues that are relevant to the plan. In particular, the sub-group has looked in detail at the background evidence in relation to projected housing need over the life of the plan and the availability of land across the borough for both housing and employment use. In considering these issues the group has taken account of the significant changes affecting the planning context since the preferred options consultation in 2011 and the revised timetable with the 15 year period of the plan scheduled to run from 2015-2030.

1.4 The sub-group has been keen to promote cooperation with external partners and stakeholders, particularly neighbouring authorities. As part of the review the sub-group sought meetings with a range of organisations and was able to hold direct meetings with representatives of Northumberland County Council, utility companies and a local employer organisation. These were productive discussions and the sub-group has reflected these discussions in this report.

1.5 The Group has identified a number of recommendations to be incorporated into the Local Plan Consultation Draft which is due to be published in October/November 2013. The recommendations are contained in the body of the report and a summary can be found at Appendix C

## **2. Background to the study**

2.1 The Local Plan Sub-group (previously the Core Strategy Sub-group) was established in December 2012 by the Council's Overview and Scrutiny Committee to consider the developing Local Plan and report findings back to a future meeting of the Committee.

2.2 The establishment of the Local Plan Sub-group originates from a Council motion in September 2012 requesting that the Overview and Scrutiny Committee bring forward recommendations to Cabinet to assist it to finalise the initial proposals for the Local Plan (previously the Core Strategy).

2.3 The sub-group originally began this review in March 2013. However, following the local government election in May 2013, a number of Members were unable to continue as they were appointed to the Cabinet. It was therefore necessary to review the membership of the group.

2.4 The Local Plan Sub-group was re-appointed in June 2013. The following members were appointed to the Sub-group:

Councillor J Allan (Chair)  
Councillor B Burdis  
Councillor M Huscroft  
Councillor P Mason  
Councillor J O'Shea  
Councillor M Rankin

2.5 The sub-group noted the planned timetable for adoption of the Local Plan and agreed that it would be necessary to complete this review by the end of August 2013, and report to the Overview and Scrutiny Committee in early September, to avoid delay to the development of the plan.

2.6 In undertaking this review the Sub-group were made aware of significant changes in planning policy since the last public consultation on preferred options. In particular the publication of National Planning Policy Framework (NPPF) in March 2012 and the revocation of the Regional Spatial Strategy (RSS) in April 2013 has changed the evidence on which the plan must be based.

2.7 The NPPF places greater emphasis on the importance for Local Authorities of planning to meet the housing requirements informed by population and household projections, and embeds in planning policy a requirement on Local Authorities to:

- Boost significantly the supply of housing and use their evidence base to ensure their Local Plan meets the full, objectively assessed needs for market and affordable housing;
- Prepare a strategic housing market assessment to assess their full housing need that identifies the scale and mix of housing that the local population is likely to need over the plan period which meets household and population projections taking account of migration and demographic change

2.8 The RSS had previously set out a housing requirement for the borough and this was set at an average of 460 homes per annum between 2004 and 2021. However, the development of the Local Plan housing requirement cannot now have regard to the level of housing growth proposed in RSS and must be founded, as set out in NPPF, on the objectively assessed needs for housing.

### **3. Methodology**

3.1 The remit of the sub-group was to review the developing Local Plan with a view to identifying recommendations to be reported to the Overview and Scrutiny Committee on the initial proposals to be taken forward for public consultation.

3.2 The sub-group identified the following priority areas to be considered as part of the review:

- General Infrastructure.
- Employment land provision.
- Town centres and retail, including the action areas of North Shields, the Coast and Wallsend.
- Population and Housing growth, including potential sites across the whole Borough.
- Open Space and Sports Provision
- Waste
- Flooding

3.3 The group met on 8 occasions during a 2 month period, a total of around 28 hours of meeting time, to consider information in relation to the themed areas and to identify conclusions and recommendations to be fed back to the Overview and Scrutiny Committee.

## **Findings/Evidence**

### **4. Local Plan – Introduction and Scope**

4.1 At the beginning of the review the group received information setting out an overview of the progress made to date in the development of the Local Plan and the broad timetable for achieving adoption of the plan.

4.2 It was noted that the Local Plan will be a Borough wide development plan to replace the Unitary Development Plan 2002 and will cover a 15 year period from adoption.

4.3 The group noted that public consultations had been undertaken on proposals to be included in a Core Strategy and separate Area Action Plans for North Shields, the Coast and Wallsend. It was also noted that a decision had been made by the Cabinet Member to progress as a single Local Plan which would:

- Set out the spatial strategy for the Borough, overall levels of growth and specific site allocations, providing policy on areas such as waste and minerals;
- Be a key tool for delivering the long term regeneration of the town centres with retail, leisure and housing development, improvement of employment areas, encouraging and growing the areas tourism potential and enhancing the public realm;
- Include proposals to bring about environmental and public realm improvements to settlements in the North West of the Borough; and
- Provide positive policies for improving and protecting the Borough through Development Management decisions.

4.4 The broad timetable for the adoption of the Local Plan is as follows:

October 2013	Cabinet approval of Local Plan Consultation Draft
November 2013	Publication and public engagement on Consultation Draft
Spring to Autumn 2014	Cabinet and Council consideration of Publication Draft. For approval through Council's Policy Framework Rules.
November 2014	Publication, and formal public engagement
February 2015	Submission to Secretary of State
May 2015	Examination in Public
November 2015	Adoption

4.5 The group noted that publication of the Local Plan Consultation Draft in autumn 2013 would allow engagement on a virtually complete version of the new plan.

4.6 Members raised some concerns about the proposed timetable in that the proposals do not allow Full Council to be consulted on the Local Plan Consultation Draft prior to public consultation. The Group was of the view that Full Council should have an opportunity to review the proposals prior to publication and this would allow all members to be fully engaged and given an opportunity comment on the proposals at an early stage.

4.8 The group made the following recommendation to the Overview and Scrutiny Committee:

**Recommendations:**

**R1 The Sub-group recommend to the Overview and Scrutiny Committee that this report, together with the Consultation Draft of the Local Plan, be referred for consideration by Full Council in September 2013.**

**5. Duty to Cooperate**

5.1 The group noted that there is a specific duty on the Council to engage constructively with neighbouring local authorities and a number of other public bodies on strategic planning issues, and that evidence will need to be presented at the external inspection stage in support of this.

5.2 It was noted that discussions had been taking place at various levels with neighbouring authorities in relation to issues including housing, employment land, waste and infrastructure issues. It was noted that a memorandum of understanding had been developed covering all of the LA7 authorities.

5.3 The sub-group agreed that it would be beneficial to hold meetings with councillors in neighbouring authorities and with external organisations such as utility companies and business and employee groups as part of this review. Given the short timescale for the review it was not possible to meet with all of the groups

identified but some meetings with external organisations and neighbouring authorities have been possible and the outcome from these meetings is included in the relevant sections of the report.

## **6. General Infrastructure**

6.1 The Group considered the requirements of the Local Plan in relation to Infrastructure and noted that the independent examination of the Local Plan will include an assessment of whether objectively assessed infrastructure requirements are met.

6.2 The Sub-group noted that the North Tyneside Infrastructure Delivery Plan was being prepared to accompany the Local Plan, giving an understanding of infrastructure requirements up to 2030.

6.3 Members considered the draft schedule of projects included in the draft Infrastructure Delivery Plan Schedule. A copy of the schedule is attached at Appendix D.

6.4 Members suggested the following additional areas that may need to be added to the schedule.

- Projects in relation to health services;
- A19/Silverlink improvements.

6.5 The sub-group highlighted the importance of the A19 employment corridor. Members were of the view that careful consideration should be given to the allocation of land around A19 to ensure that any allocation for housing in this area does not have a negative impact on the status of the A19 as a transport corridor as there was a concern that this could impact on access to funding streams for road improvements to the A19.

6.6 The group discussed the allocation of land for Allotments. It was noted that the location of allotment land tends to be linked to demand and areas where there are waiting lists for allotments.

6.7 Members also discussed the issue of mobile phone masts in relation to the Local Plan and the extent to which the Council can influence the location of phone masts in the borough. It was noted that this may be an area where it would be appropriate to develop a criteria based policy in order to steer the location of masts.

### **Recommendations:**

**R2 That the following are considered for inclusion in the schedule of infrastructure projects:**

- **Projects in relation to health services;**
- **A19/Silverlink improvements.**

- R3 That careful consideration is given to any allocation of land around the A19 corridor to avoid any negative impacts on the status of the A19 as a major transport link which could effect future access to funding streams for road improvements to the A19.**
- R4 That a criteria based policy is developed as part of the plan in relation to mobile phone masts to allow the Council to steer the location and design of masts in the borough.**

## **7. Consultation with Utility Companies.**

7.1 Members had some concerns about the extent of cooperation with utility companies on longer term strategic planning. The group was keen to hold a meeting directly with utility companies to discuss infrastructure issues and to understand how their planning timescales link with the longer term vision set out in the Local Plan. The following utility companies were invited to meet with the group.

- National Grid
- Northern Gas Networks
- Northern Power Grid/NEDL
- Northumbrian Water Ltd

7.2 The group was able to meet with a representative of both Northern Gas Networks and Northumbrian Water.

### **Northumbrian Water Ltd (NWL)**

7.3 During the discussion with Northumbrian Water it was noted that:

- Water supply to accommodate growth is not an issue in North Tyneside.
- Waste water treatment capacity issues connected to Howdon Waste Water Treatment Works are influenced by surface water and watercourses currently entering the system.
- A catchment wide project is in development to remove surface water from the system and NWL are working with the Council on specific schemes to attenuate local flooding issues.
- Development schemes that are properly designed and laid out can have the potential to improve existing flood risk, and help to address capacity issues at Howdon by implementing measures that retain surface water and manage flows of existing water courses away from the waste water system.
- NWL see particular opportunities to tackle flood risk through the redevelopment of brownfield land. Opportunities also exist on greenfield sites where drainage can be restricted to “greenfield equivalent run-off”, and can present strategic solutions to issues of flooding and waste water management capacity.
- It would be appropriate to have strategic discussions with Newcastle City Council in relation to the areas that drain into the Ouseburn and to coordinate surface water policies with Newcastle;

- There was some discussion about policies to encourage the re-use of water. It was noted that a policy was not currently in place but that a policy was being developed for inclusion in the draft plan.

## **Northern Gas Networks (NGN)**

7.4 During the discussion with Northern Gas Networks it was noted that:

- In general, the normal planning horizon for the company is 5 years for local planning and 10 years for strategic infrastructure;
- The regulator places some constraints on the investments that can be made on the basis of future projections and this places restrictions on speculative pipe laying. However, there is scope to future proof pipes where there is reasonable knowledge of additional loads;
- There is an intention to remove discussed gas holders from 2 sites in the borough, although the timescales for this are not fixed. It was agreed that consideration would be given to any other sites held by NGN in the Borough that they may wish to put forward for inclusion in the plan;
- There are no perceived issues in accommodating projected growth in North Tyneside and that there is headroom in the system due to reduced growth in demand over the last 7 years;
- Infrastructure plans can be provided for all of the sites identified in the plan.

7.5 Both utility companies agreed that it had been useful to meet with Councillors and that they would be keen to develop relationships with the authority and would particularly welcome joint meetings involving other utility companies.

## **National Grid**

7.6 The Group also received a written response from National Grid which stated that specific development proposals within North Tyneside Council are unlikely to have a significant effect upon National Grid's gas and electricity transmission infrastructure; that it was unlikely that any extra growth will create capacity issues for National Grid given the scale of these gas and electricity transmission networks; and that the existing networks should be able to cope with additional demands.

## **8. Employment Land**

8.1 The Group noted that the existing Employment Land Review was published in 2009 and requires revision, and that work is underway on an Employment Land Study which is due to be completed in the near future. The sub-group was informed that the initial findings of this Employment Land Study suggest a decrease in the need for employment land. A range of factors contribute to this reduction, including changes to working practices, such as increased home working and the demand for office space which takes up less space than industrial sites.

8.2 Members raised some concern about the emerging findings of this review and highlighted the need for adequate consideration to be given to the developing offshore wind industry, which could lead to significant future demand from large manufacturers, and the supply chain, for industrial sites located close to the river.



The Group was of the view that the evidence behind the conclusions coming forward from the consultants should be reviewed carefully to ensure that it is robust.

8.3 There was some discussion about whether the Council could take a more proactive approach to improving industrial land sites as a way of encouraging businesses to relocate from older industrial sites, with a view to providing more modern facilities for businesses while also releasing Brownfield land for housing development. It was acknowledged that this was quite a complex issue, particularly if the Council became involved in relocating existing businesses. It would also require financial input which may not be viable at the current time. The group asked that officers look into the suggestion in more detail.

8.4 The Group noted that there were some current employment land sites that could be given up as they are no longer required. It was noted that the quality assessments of employment land would feed into the housing review.

### **Recommendations:**

**R5 That careful consideration is given to the allocation of employment land to ensure there are enough allocated industrial sites in the right areas, and that particular attention is given to possible future requirements linked to the developing offshore wind industry which has the potential to be a major employment growth area for the borough in the future.**

**R6 That the major areas to be considered for employment in North Tyneside should be at locations including:**

- **the River Tyne North Bank,**
- **the A19 corridor,**
- **Weetslade,**
- **Balliol East and West, and Gosforth Business Park and**
- **Whitley Road.**

## **9. Consultation with Employer and Employee Groups**

9.1 The sub-group was keen to meet with business and employee groups to discuss their views in relation to the local plan, particularly in relation employment land and infrastructure issues.

9.2 The group was able to meet with a representative of the North East Chamber of Commerce (NECC) and received a general overview of the views of the membership of the NECC in relation to the Local Plan. The Sub-group was advised that:

- in general the NECC is supportive of the National Planning Policy Framework and the presumption in favour of sustainable development;
- businesses would like to see streamlined procedures and planning structures across authorities;
- strategic planning is seen as important in support of economic strategies;

- there is an economic opportunity for the North East in developing new housing stock, both affordable housing and larger 2nd and 3<sup>rd</sup> stage homes;
- that housing growth is seen as beneficial in support of growing industries in the region, such as offshore industries; and
- that developers are supportive of having a Local Plan in place to provide certainty for longer term planning.

9.3 Some of the other issues raised during the meeting related to the current issue facing businesses in terms of availability of finance and that this could impact on any proposals to promote relocation of businesses to more modern business premises; that businesses have some reservations about the Community Investment Levy and would want to see clear and robust plans to ensure this was used to the benefit of the local community; that the key issues for businesses in relation to inward investment tend to be availability of suitable sites/premises and the availability of skills in the local workforce; and that local businesses do recognise opportunities within town centres due to the location of local populations within walking distance and the strong community environment.

## **10. Town Centres and Retail**

10.1 The group considered evidence set out in the Retail and Leisure Study 2011. This included mapping information showing the town centre boundaries for the three town centres: North Shields, Wallsend and Whitley Bay. This study also highlights a need for 29,000 sqm of comparison retail floorspace. The group acknowledged that planning for town centres is difficult as areas for development tend to be limited. It was noted that there is benefit in having flexible policies that aim to protect and evolve town centre areas.

10.2 It was noted that Killingworth is assessed as an important Town Centre but was not classified as a Main Town Centre within the Retail and Leisure Study. However, it was also noted that this distinction has little influence in guiding planning decisions affecting retail and town centre uses.

10.3 Members considered the issue of housing in town centres and there was some discussion about whether there should be encouragement for residential development above shops within the town centre. It was also suggested that it could be beneficial to allow some specific streets within town centre boundaries to revert to residential use, allowing the town centres to become smaller and less linear. In relation to this it was noted that officers are looking policy options that would give more control over secondary frontages, including more flexibility on housing usage, but evidence would be needed to support these policies.

10.4 The Group noted that national guidance on planning for town centres sets out that proposals for main town centre uses outside of a town centre should be subject to:

- a sequential test that considers whether any more sequentially preferable sites are available, and

- an impact assessment considering the impact upon existing, committed and planned investment in a centre, town centre viability and vitality.

10.5 The Group considered Silverlink and whether this could be considered a town centre. It was noted that Silverlink was primarily a retail centre and did not have the mix of facilities and services that make up a town centre. The group noted there would be implications for other town centres if Silverlink was designated as a town centre. There was also discussion about Killingworth centre and whether this should be designated as a town centre.

## **Recommendations**

- R7 That specific policies are developed to encourage housing development within town centres, and within secondary shopping frontages.**
- R8 To consider Wallsend, North Shields, Whitley Bay and Killingworth as town centres within the retail hierarchy in North Tyneside.**
- R9 To consider expansion of the Northumberland Park district centre to further improve the overall retail offer in the area and meet identified requirements particularly for comparison retail floorspace.**

## **11. The North West Communities**

11.1 The Group noted that a consultation had been undertaken on a North West Settlement Framework to develop policies relating to this part of the Borough, including the settlements of Camperdown, Burradon, Dudley, Fordley, Annitsford, Seaton Burn and Wideopen. The outcome of this consultation will assist with the development of specific policies for the North West area in relation to sustainable transport and traffic management, improving image and identity and vacant land, and these will be incorporated into the Local Plan.

- R10 That officers ensure that the outcome of the current consultation in relation to the North West area is reflected in the final draft of the Local Plan**

## **12. Population and Housing growth, including potential sites across the whole Borough.**

12.1 The group spent considerable time considering the policy framework in relation to the supply of housing, and evidence in relation to projected future housing need. Officers advised the sub-group that it would be critical to demonstrate to an external inspector, on the basis of evidence, that the overall housing need projections can be met. Should the Local Plan fail to meet this requirement the Council would be placed in a vulnerable position and the plan may not be approved at this stage.

12.2 The group noted: that there has broadly been consistent growth in North Tyneside's housing stock at a rate of about 500 homes per year; that the most recent census and associated Population and Household projections suggest a need for an additional 900 homes per year to 2030; and that the current Strategic Housing Market Assessment (SHMA) identified an annual shortfall of 908 homes – 429 market homes, and 479 affordable homes.

12.3 Members discussed the proportion of housing stock within the borough that was empty at any one time. It was noted that this was around 3% in North Tyneside and that particularly for private market housing this largely represented general churn and was the level required to support a functioning housing market reflecting factors such as periods of vacancy when homes are bought and sold, the time homes may be vacant following deaths, and properties that may be undergoing refurbishment. Members questioned whether this proportion could be reduced. It was noted that the Council do have a policy to target long term empty homes to bring them back into use. However there isn't evidence to suggest that the 3% level of churn could be reduced through council action as this proportion is largely due to market forces and is necessary to support the housing market.

12.4 The sub-group was provided with information on the options for housing growth that had previously been consulted on and how these compared with most recent projections of future housing need over the current planning period. The Sub-group then took into account the changes to planning policy since the last consultation exercise and the requirements now placed on the Council as set out in the background to the review

12.5 The group also noted that consideration would have to be given to the implications of housing growth levels on the population make-up of the borough, for example, low housing growth is likely to contribute to an increasingly ageing population in the borough as younger people move out of the borough to find housing and fewer working age people migrate to the borough from other areas.

12.6 The sub-committee was aware of the duty to co-operate with neighbouring authorities on broad strategic cross boundary issues such as housing need and infrastructure, and this offered opportunities for some of North Tyneside's projected growth to be met by neighbouring authorities, providing this could be supported by evidence to show this is sustainable.

12.7 It was noted that Newcastle City Council had recently published its draft plan and this includes proposals for increased housing growth aimed at retaining the working age population that currently migrate to North Tyneside. This would have a subsequent impact of reducing the projected housing need for North Tyneside, with an expected reduction in the numbers of working age migrants moving into the borough from Newcastle from 2015.

12.8 The sub-group was provided with the information as summarised in the table below which provided estimates of net housing requirements based on baseline growth levels and taking into account the likely impact of plans being developed by neighbouring authorities:

## Estimated housing requirements

	2013 – 2030
1) Baseline CLG Projection	<b>16,272</b>
4) Newcastle City Council Reduced Migration	<b>11,986</b>
5) Newcastle City Council and Northumberland Reduced Migration (subject to further discussions with Northumberland)	<b>10,498</b>

### 13. Meetings with neighbouring authorities

13.1 Given requirements in relation to the duty to co-operate, the Sub-group was keen to hold discussions at councillor level with neighbouring authorities.

13.2 The Sub-group met with Councillor and officer representatives of Northumberland County Council to share information on the developing plans. It was acknowledged that both councils were at a similar stage in the development of their Plan and were working towards further public consultation on draft plans in autumn 2013.

13.3 As a result of discussions it was evident that the two authorities are facing different issues and were looking at slightly different approaches. It was noted that Northumberland regarded future population growth as important in support of regeneration and sustainability. It was also noted that in relation to housing growth, around half of any growth in Northumberland was expected to be in the neighbouring area of south east Northumberland, and two thirds was expected to be in the south east and central areas. These proposals are likely to take up some of the projected demand for housing within North Tyneside.

13.4 There was also an opportunity to discuss shared infrastructure and transport issues and it was highlighted that there were opportunities to share information in these areas.

13.5 It was not possible to hold a meeting with representatives of Newcastle City Council within the timescale of the review. However, the group noted that Newcastle are at a more advanced stage and their draft plan is publically available for consideration.

### 14. Conclusions in relation to housing growth

14.1 The Group noted that there were difficult decisions to be made in relation to the option for housing growth to be included in the plan. Members noted the need to ensure that the plan was based on sound evidence that can be defended at the external examination stage of the adoption process. However, members had concerns about the level of projected population growth based on the 2011 census figures, and subsequent projections of housing need based on these figures. Members also wished to ensure that the plan was achievable over the 15 year period

and that this took into account past levels of house building that had been achieved in the borough.

14.2 Following consideration of the Local Plan proposals put forward by Newcastle City Council, and following discussions with Northumberland Council on their planned approach, Members were of the view that there are opportunities to work cooperatively with neighbouring authorities and that this could reduce the target level of housing required in North Tyneside over the planning period.

14.3 However, Members were also conscious of the need to ensure plans are in place for the right level of growth to ensure the sustainability of the borough and its services and in support of a mixed age population.

## **Recommendations**

**R11 The sub-group recommends that the consultation is based on a net level of housing growth of between 12,000 and 10,500, but that officers continue to work with neighbouring authorities on evidence that could mitigate towards a lower figure.**

## **15. Housing sites**

15.1 The sub-group was advised that to meet the census based growth projections it would be necessary for enough sites to be identified to provide 1000 homes per year and it would not be possible to deliver this level of growth via brownfield sites alone and would require consideration of open space and green field areas. However, it was not envisaged that green belt land would have to be considered.

15.2 The group was advised that the Strategic Housing Market Assessment would give an indication of the housing stock required. For example, it was envisaged that housing would be required to meet the need of expected increased employment linked with regeneration areas such as the North Bank of the Tyne. Members also highlighted that current policies in relation to welfare reform may impact on the type of housing to be built, but the Council must also take a long term view. There was some discussion about the availability of small sites which may be suitable for small numbers of affordable homes.

15.3 The sub-group noted that some housing sites would come forward as windfall sites during the planning period and these wouldn't be identified in the plan, but an allocation would be built into the plan for this.

15.4 The sub-committee had an opportunity to review identified housing sites for inclusion in the draft plan for consultation. The sub-group was advised that it would be beneficial to consider more sites than may ultimately be required to allow for a meaningful consultation. The Sub-group considered the information provided about each identified site, including policy officer comments.

The sub-group noted that the sites considered could enable delivery of over 13,000 homes. The group were of the view that all of these sites should be included in the draft plan for public consultation.

**Recommendations:**

**R12 That all of the housing sites considered by the group are put forward for inclusion in the draft plan for public consultation;**

**R13 That a principle is agreed that current greenbelt land should be retained and should not be considered for housing development**

**16. Affordable Homes Strategy and the New Affordable Homes Sub-group**

16.1 The Sub-group met with Cllr Steve Cox, Chair of the New Affordable Homes Sub-group, and officers from Housing Strategy, North Tyneside Homes and Corporate Property to discuss the developing strategy to increase the number of new affordable homes in the borough. The Sub-group was keen to understand the work that was taking place in this area and to ensure that any implications for the Local Plan were identified.

It was noted that officers were working with the Cabinet Member for Housing to review the Council's land holdings and to consider options to realise the value from the Council's land as a way of increasing the number of Council and other affordable homes built over the next 10 years.

16.2 There was some discussion about the HRA and general fund land holdings that were being considered as part of the strategy, with a view to ensuring that the larger sites were incorporated into the Local Plan. It was noted that many of the sites under consideration were small and would not be identified in the plan, but would contribute to the windfall total.

**Recommendation:**

**R14 That the Cabinet Member ensures coordination between the New Affordable Homes Strategy and the Local Plan and ensures that policies within the plan support the Council's aspirations in relation to affordable housing.**

**17. Open Space and Sports Provision**

17.1 The group noted that the Local Plan will contain policies to protect, enhance and add to the green infrastructure network.

17.2 The group received a detailed presentation on the playing pitch strategy 2013 and noted the implications for the Local Plan in relation to policies to protect sites and links with funding through planning obligations and section 106.

17.3 It was noted that there were various spaces within the borough that could be turned into pitches, but this would have maintenance implications for the Council and there may not be a demand for them. The approach set out in the policy was focussed on improving the quality and facilities of existing pitches to increase capacity rather than providing new provision. It was noted that the plan doesn't reflect growth but does provide evidence of facilities within a vicinity and the improvements that could be made.

17.4 The group noted the open space requirements and the need to identify the best sites for housing with space for green space.

## **18. Waste**

18.1 The group noted that officers were considering recently updated national guidance in this area.

18.2 The group was informed that the Council's planning department work closely with the Council's waste team to understand the waste strategy, and with neighbouring authorities to co-ordinate the approach to waste across the region.

18.3 The group noted that given recent increases in recycling levels there appeared to be sufficient regional capacity for most waste streams, however there may be a need for land to be allocated within the Plan for activities related to recycling.

**R15 That the Plan identifies adequate space for recycling activities within existing areas of allocated employment land.**

**R16 That the Plan identifies and safeguards existing licensed waste management facilities for continued use in that sector – subject to acceptable impacts in terms of local environment and amenity.**

## **19. Flooding**

19.1 The Sub-Group noted the following three pieces of evidence in relation to flooding:

- Strategic Flood Risk Assessment
- Water Cycle Study
- Surface Water Management Plan

19.2 The Sub-group also noted that the Council works closely with its partners in Northumbrian Water and the Environment Agency to improve the water environment in North Tyneside, improve drainage and reduce flood risk. The Sub-group was informed that Northumbrian Water are currently working on a Sustainable Sewerage Strategy across Tyne and Wear primarily aimed at removing surface water from sewers to increase capacity at Howden. Northumbrian Water have also suggested a number of schemes in the Killingworth and Longbenton area and this could have



implications on future development in the area as land will be required for attenuation, and funding will be required through planning obligations or CIL.

19.3 The Sub-group received more detailed information on these documents and how they will be considered as part of the development of the Local Plan to:

- Ensure developments are located in areas of least flood risk;
- Feed into policies to require sustainable drainage
- Ensure links with biodiversity and green policies to ensure cross cutting benefits of flood schemes.
- Link Killingworth and Longbenton projects to the Infrastructure plan to provide funding.

## **20 Future Work**

20.1 The Sub-group have an interest in monitoring the progress of the draft Local Plan and the forthcoming public consultation. The sub-group have agreed to hold follow-up meetings with representatives of the utility companies and the North East Chamber of Commerce in December. The Group are also keen to meet with those organisations that were unable to meet during the timeframe of the review and would feed the outcome of these discussions into the consultation.

## **21 Background Information**

21.1 The background papers and research reports listed in Appendix A have been used in the compilation of this report and copies of these documents are available from the contact officer.

## **22. Acknowledgements**

22.1 The working group would like to place on record its thanks and appreciation to those Council officers, councillors and officers from neighbouring councils, and external organisations and companies for their assistance providing the evidence on which this report is based. A full list of all those individuals who helped the Sub-group with its work is set out in Appendix B.

### **List of Background Papers**

The following background papers have been used in the compilation of this report and copies of these documents are available from Joanne Holmes, Democratic Services, e-mail [joanne.holmes@northtyneside.gov.uk](mailto:joanne.holmes@northtyneside.gov.uk) Tel 643 5315

- Local Plan – introductory presentation
- Local Plan Overview – Briefing Note
- Infrastructure – Briefing Note
- Waste – Briefing Note
- Open Space and Recreation Briefing Note
- Town Centres and Retail Briefing Note
- Employment Land Briefing Note
- North Tyneside Council Final Playing Pitch Strategy
- Housing and Population Briefing Note
- Report to Council – Draft Core Strategy: Preferred Options: Further Consultation on Growth Options – 26 July 2012
- Procedural Guidance on Development of Local Plan – Briefing Note
- Duty to Cooperate – Memorandum of Understanding
- North Tyneside Infrastructure Delivery Plan – schedule of engagement
- Summary of Potential Housing Sites
- North Tyneside Core Strategy: Further Housing Site search 2013

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**Summary of recommendations**

1	The Sub-group recommend to the Overview and Scrutiny Committee that this report, together with the Consultation Draft of the Local Plan, be referred for consideration by Full Council in September 2013.
In relation to the Draft Local Plan, the Sub-group recommend:	
2	That the following are considered for inclusion in the schedule of infrastructure projects: <ul style="list-style-type: none"> <li>• Projects in relation to health services;</li> <li>• A19/Silverlink improvements.</li> </ul>
3	That careful consideration is given to any allocation of land around the A19 corridor to avoid any negative impacts on the status of the A19 as a major transport link which could effect future access to funding streams for road improvements to the A19.
4	That a criteria based policy is developed as part of the plan in relation to mobile phone masts to allow the Council to steer the location and design of masts in the borough.
5	That careful consideration is given to the allocation of employment land to ensure there are enough allocated industrial sites in the right areas, and that particular attention is given to possible future requirements linked to the developing offshore wind industry which has the potential to be a major employment growth area for the borough in the future.
6	That the major areas to be considered for employment in North Tyneside should be at locations including: <ul style="list-style-type: none"> <li>▪ the River Tyne North Bank,</li> <li>▪ the A19 corridor,</li> <li>▪ Weetslade,</li> <li>▪ Balliol East and West, and Gosforth Business Park and</li> <li>▪ Whitley Road.</li> </ul>
7	That specific policies are developed to encourage housing development within town centres, and within secondary shopping frontages.
8	To consider Wallsend, North Shields, Whitley Bay and Killingworth as town centres within the retail hierarchy in North Tyneside.
9	To consider expansion of the Northumberland Park district centre to further improve the overall retail offer in the area and meet identified requirements

	particularly for comparison retail floorspace.
10	That officers ensure that the outcome of the current consultation in relation to the North West area is reflected in the final draft of the Local Plan
11	That the consultation is based on a net level of housing growth of between 12,000 and 10,500, but that officers continue to work with neighbouring authorities on evidence that could mitigate towards a lower figure.
12	That all of the housing sites considered by the group are put forward for inclusion in the draft plan for public consultation;
13	That a principle is agreed that current greenbelt land should be retained and should not be considered for housing development
14	That the Cabinet Member ensures coordination between the New Affordable Homes Strategy and the Local Plan and ensures that policies within the plan support the Council's aspirations in relation to affordable housing.
15	That the Plan identifies adequate space for recycling activities within existing areas of allocated employment land.
16	That the Plan identifies and safeguards existing licensed waste management facilities for continued use in that sector – subject to acceptable impacts in terms of local environment and amenity.

## Draft Infrastructure Delivery Plan Schedule

Infrastructure Type	Possible Funders	Cost	Notes
<b>Transport</b>			
A1058 Coast Road – junction improvements Remodelling of junctions and section of highway to improve traffic flows and public transport movements, improve routes for walking and cycling and support accessibility to employment - NCN102 (Tynemouth to Newcastle A1058)	Council Highways Agency - (Sustrans)	£9,500,000 (+£2,000,000 Sustrans)	NB - £6,800,000 in the Council Capital Plan LTP3
Four Lane Ends and A188 – junction improvements Remodelling of junctions and section of highway to improve traffic flows and public transport movements, improve routes for walking and cycling and support accessibility to employment	Council Highways Agency	£4,500,000	
Potential construction of a Metro extension between Percy Main and Northumberland Park, reinstating the disused/dismantled former railway alignment, is part of our draft long-term Metro Strategy. The line would have 3 new stations at TTTE, Silverlink and Cobalt. It must be emphasised that this is currently at a very early, unfunded proposal stage and would not be constructed before the early 2020s. Apart from this, the Metro Strategy does not currently envisage provision of any new stations on the existing network, however we are always happy to discuss any such proposals, should there be major development sites come forward. Nexus are also carrying out a major refurbishment of the existing Metro network, up to 2019.	Not identified	£40-60M	
NCN103 (Whitley Bay to Gosforth via Cobalt; NCN TBC (Walker to Shiremoor)	Sustrans	£4,000,000	
Roads and Pavements	Council from the Capital Plan	£15,000,000	
<b>Flooding</b>			
Flood prevention & Mitigation: SWMP, capital plan - NTC investment in place providing potential match fund.	Council	£4,000,000 - £4,450,000	
<b>Education</b>			
Relocation of Backworth Park Primary School to new site within the West Shiremoor development area	Private	£5,000,000	
<b>Employment Land</b>			
Balliol & New York Ind Est: Infrastructure improvements	Council HCA	£1,500,000	
Weetslade Infrastructure: Key acquisitions and access improvements to open up a strategic employment site benefitting North Tyneside and North Newcastle.	Council HCA	£1,600,000	
<b>Coastal Protection</b>			
Central Promenade Appraisal, Design And Construction, North Tyneside	Council, Northumbria	£1,965,000 - £3,262,000	

	Water and Environment Agency		
General Schemes pooled		£8,740,000	
<b>Broadband</b>			
Broadband / 4G Connectivity in the North West: Current broadband desert in the North West of North Tyneside, funding secured to encourage and deliver services in the area.	Council	£1,500,000	
<b>Town Centres</b>			
Town Centre Investment Fund: Supporting road, and public realm improvements, to boost the centres, supported by emerging AAP and published regeneration strategies. Town Centre Cycleways	Council (Sustrans)	19000000 (+ £3,000,000)	
<b>Regeneration</b>			
North Tyneside Coast/Spanish City: Mixed use regeneration scheme to support the visitor economy	Council, HLF, CCF	£20,000,000	
River Tyne North Bank: Investment in site infrastructure to release the potential of riverside sites for advanced manufacturing, sub-sea, oil and gas and renewables manufacturing uses.	Council Port of Tyne	Up to £50m	
Swan Hunter: Infrastructure improvements to Swan Hunter site, including new access roads, utilities, quay wall and quayside upgrading and dredging. Refurbishment of existing buildings to support new SME businesses	Council, HCA, GPF Council, ERDF	£20,000,000	
Coastal Regeneration	Council (+ CCF)	2000000 (+ £1,200,000 CCF)	
<b>Allotments</b>			
Develop new major sites in locations of greatest need, Killingworth, North Shields/Tynemouth, Whitley Bay.	Not identified	£1,310,000	
<b>Playsites</b>			
Variety of new playsites and skate parks across the Borough	Not identified	£920,000	
<b>Parks</b>			
A variety of Parks and neighbourhoods parks identified including Churchill/Souter, Killingworth Lakeside Park and Springfield Park	Not identified	£10,000,000	
<b>Play pitches</b>			
Variety of junior football, cricket and rugby pitch provision around the Borough	Not identified	£800,000	