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Item 6b

Appendix 3

Sustainability Appraisal Report



# North Tyneside Council Consultation Draft Local Plan Sustainability Appraisal Report

October 2013



North Tyneside Council

Working in partnership with  
**CAPITA**

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## 1. NON-TECHNICAL SUMMARY

The following non-technical summary informs consultees and the general public about the process of Sustainability Appraisal in plain English, avoiding the use of technical terms. The production of a non-technical summary is a requirement of the EU Strategic Environmental Assessment Directive known as the “SEA Directive”.

### Introduction

North Tyneside Council is preparing a planning document that will provide a long-term planning vision for the Borough and contain policies and guidance that will be used to guide development in North Tyneside until 2023. This planning document is known as the Local Plan.

Preparing a Local plan involves several stages. The stage we are at now is the Consultation Draft stage.

The final Local Plan will replace the adopted 2002 North Tyneside Unitary Development Plan.

As required by UK law in the form of the Planning and Compulsory Purchase Act 2004, a Sustainability Appraisal (SA) has been carried out during the production of the Local Plan to make sure that social, environmental and economic issues are taken into account at every stage of preparation. The requirements for SA also incorporate the requirements of the SEA Directive.

This chapter summarises the SA of the Local Plan Consultation Draft document in non-technical terms. The full SA report follows.

### Scoping

A scoping stage is required as part of the SA, and this involved preparing a report, which was produced in June 2013. Scoping involves setting the context for the appraisal by considering local current baseline information (i.e. the current situation) on the environment, communities and the economy, and relevant plans and programmes that guide and manage the area. It includes identifying main sustainability issues that affect the area and the area’s characteristics.

From this scoping exercise, 20 SA objectives were derived that were deemed good indicators to test new Local Plan proposals against to ensure they were addressing the issues that North Tyneside faces. They cover social, environmental and economic elements.

The Scoping Report also sets out the way in which the SA of the policies of the Local Plan would be carried out.

Readers are directed to the Scoping Report (found [here](#)) for more information on the process.

### **Before Carrying out the SA**

Before carrying out the SA, a series of meetings with the Planning Policy team and various Officers within North Tyneside Council were carried out where the Consultation Draft Local Plan policies were discussed. From these meetings, a number of amendments and refinements were made to the policies to make them better able to deliver their aims. This was a valuable part of the Local Plan preparation process. Notes of these meetings are included at Appendix 3.

### **Carrying out the SA**

As set out in the Scoping Report, a matrix was derived that was considered an appropriate way in which to test the policies against the 20 SA objectives, whilst also considering their effects over time, how to mitigate against any negative effects (or make better those that were positive) and to consider alternative approaches.

The Local Plan has had several stages of refinement before getting to this current stage. In the previous stages, the matrix approach had also been used so it was considered that continuing this way would be logical and consistent.

Each policy and allocation site included in the Consultation Draft Local Plan has been assessed, along with alternative approaches, in the matrix. Conclusions made about their likely impacts and mitigation measures to improve those likely impacts have been included. The full appraisal matrices for these are included in Appendices 1 and 2.

Crucially, the SA process considered whether there are any measures that could be taken to better support the principles of sustainable development, and mitigate any adverse impacts of carrying out development on the sites, or adverse impacts arising from implementation of the policies set out in the Consultation Draft Local Plan. Examples identified through this process include flood alleviation measures, and developer contributions to community facilities, provision of replacement open space and public transport improvements.

During the SA process, a number of amendments were made to the draft proposals in response to the closer examination of a policy that the SA process demands. This is considered an important part of Local Plan preparation.

## **Conclusions**

Policies and site allocations tend to score well when assessed against the SA objectives. However, it is also important to note that policies and sites may have been taken forward for other reasons. The Local Plan fits into a hierarchy of planning documents, and is therefore influenced by Government policy, which has also been subject, in some cases, to some form of SA. In addition, the Local Plan is guided by suite of evidence that sets out the requirements of the Borough.

## **Consultation**

This version of the SA Report accompanies the Consultation Draft Local Plan. Comments on this SA Report are welcomed as part of the consultation on that document.

## 2. INTRODUCTION

### Purpose of Sustainability Appraisal

Sustainability Appraisal (SA) is a requirement under Regulation 39 of the Town and Country Planning (Local Development) (England) Regulations 2004, for Local Development Documents (now called Local Plan under the National Planning Policy Framework (NPPF)). It incorporates the requirement under European Directive 2001/42/EC for a Strategic Environmental Assessment (SEA).

European Directive 2001/42/EC requires SEA to be carried out on a range of plans and programmes including Local Plans. SEA is the process of systematically assessing strategic policies, plans and programmes, to ensure that significant environmental effects that might arise from them are identified. Once identified, these effects are then communicated to decision-makers, mitigated and monitored. It is also a key requirement of the SEA process that opportunities for public involvement are provided. This document conforms to these requirements.

SA can be broadly defined as:

*“the formal, systematic and comprehensive process of evaluating the environmental, social and economic effects of a policy, plan or programme, or its alternatives, including the preparation of a written report on the findings of that evaluation, and using the findings in publicly accountable decision-making.”<sup>1</sup>*

This SA Report outlines the process and results of SA carried out on the North Tyneside Consultation Draft Local Plan. The Local Plan has two main roles, firstly to set out policies for use in the development management process, and secondly to allocate land for specific uses to ensure that there is sufficient supply to meet needs.

The Government states that the purpose of SA is to *“promote sustainable development through the integration of social, environmental and economic considerations into the preparation of ... Development Plan Documents”<sup>2</sup>*. It is an iterative process, which identifies and reports on the likely significant effects of the plan and the extent to which the implementation of the plan will achieve the social, environmental and economic objectives by which sustainable development can be defined.

One of the key functions of SA is to illustrate the benefits and risks of different development options and policy choices to enable a transparent decision making process. This should

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<sup>1</sup> Adapted from Therivel, R. et al (1992) “Strategic Environmental Assessment”, London, Earthscan

<sup>2</sup> Sustainability Appraisal of Regional Spatial Strategies and Local Development Documents, ODPM, 2005

facilitate effective public consultation on alternative courses of action, and ultimately help to justify why specific options were chosen against others.

The term 'sustainable development' has been commonly used since the early 1990s, growing in importance since the Earth Summit in Rio de Janeiro in 1992. There are numerous definitions of sustainable development. The most widely used international definition is:

*"Development which meets the needs of the present without compromising the ability of future generations to meet their own needs"*<sup>3</sup>

The Government's Sustainable Development Strategy (2005)<sup>4</sup> summarises sustainable development as that which enables people throughout the world to satisfy their basic needs and enjoy a better quality of life, without compromising the quality of life of future generations. This should be pursued in ways that produce:

- A sustainable, innovative and productive economy that delivers high levels of employment; and
- An equal and inclusive society which promotes successful communities and personal well-being.

But this must be done in ways that:

- Protect and enhance the physical and natural environment; and
- Use energy and resources as efficiently as possible.

The planning system has an important role to play in promoting and enabling sustainable development, particularly through the plan making process. The legislation states that the function must be exercised with the objective of contributing to the achievement of sustainable development<sup>5</sup>.

In addition to SEA, the Government requires a SA of Local Plans to ensure that plans are balanced and integrate environmental, social and economic objectives to secure the best overall outcome for the area. Both processes are incorporated into this document and are referred to by the single term SA.

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<sup>3</sup> From 'The Bruntland Report' – Bruntland, G. (Ed) (1987) 'Our Common Future: The World Commission on Environment and Development' Oxford, Oxford University Press

<sup>4</sup> UK Sustainable Development Strategy, DEFRA, 2005

<sup>5</sup> Planning and Compulsory Purchase Act 2004, chapter 39



## **Appropriate Assessment**

Directive 92/43/EEC on the Conservation of Natural Habitats and Wild Flora and Fauna (the Habitats Directive) provides legal protection for habitats and species of European importance. These habitats and species are designated as Special Areas of Conservation (SACs) and Special Protection Areas (SPAs) and they make up the Natura 2000 network. Within North Tyneside are the North Northumberland Dunes SAC and the Northumbria Coast SPA. Several other protected sites are within the region. Schedule 1 of the Conservation (Natural Habitats, &c) (Amendment) Regulations 2007 (Habitats Regulations) inserts a new Part IVA into the Conservation (Habitats, &c) Regulations 1994 and transposes into English law the requirement to carry out appropriate assessment for land use plans.

Appropriate assessment is required to ensure protection of the integrity of European sites is incorporated into the preparation of development plans. At the local level it is the responsibility of the local planning authority to ensure that an assessment is carried out in accordance with the Habitats Directive and the amended Habitats Regulations. This must be carried out as a separate exercise to the SA. However, there is some overlap between the information required for the two assessments.

### **3. LOCAL PLAN PREPARATION AND SA**

#### **Local Plan Preparation in North Tyneside**

In recent years, North Tyneside Council has been working on the preparation of a Core Strategy, which would set out the policies and allocations for the Borough as a whole, and three Area Action Plans that would add further detail on the future planning of the Wallsend, North Shields and Coastal areas of the Borough. All have been through the Issues and Options and Preferred Option stages, and have been through the SA process at these stages.

In light of recent changes to the planning system that remove the previous requirement to produce a suite of documents within a Local Development Framework, and encourages the production of a single Local Plan, North Tyneside Council is now working towards one Local Plan that combines the emerging policies and proposals of the three Area Action Plans and the Core Strategy. The single Local Plan will enable a clear and coherent approach linking both the strategic development and growth of North Tyneside, and targeted regeneration and investment in particular areas.

The “Duty to Co-operate” became a legal requirement under the provisions of the Localism Act, which came into force in 2012. In essence it requires local planning authorities and other prescribed bodies to co-operate on strategic matters. North Tyneside Council has an established working relationship with its neighbours to discuss and co-operate on a range of social, economic and environmental issues, and we will continue to work pro-actively in this respect. We are committed to working within the Local Enterprise Partnership along with the six other north east authorities of Gateshead, Newcastle, South Tyneside, Sunderland, Northumberland and Durham, for which Memorandum of Understanding has been mutually established.

#### **The Sustainability Appraisal Process and Plan Preparation**

SA is the process of looking at and refining the policy options as part of plan preparation and examining how they contribute to sustainable development. By using SA it will be possible to identify where some options do not contribute to sustainable development, so that these issues can be addressed early on and options chosen to ensure that they are the most reasonable alternative and as sustainable as possible in the circumstances, including appropriate mitigation.

Production of Local Plans and the SA process are therefore carried out in tandem, with appraisal at different stages to influence policy direction and decision making.



The Government's 2005 guidance set out the relationship between plan preparation stages and SA stages as follows. How North Tyneside has addressed this relationship at the various stages is included:

<b>Sustainability Appraisal Process</b>	<b>Where and When</b>
Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope	<ul style="list-style-type: none"> <li>• Core Strategy Scoping Report 2006</li> <li>• Coastal Area Action Plan Scoping Report 2009</li> <li>• Local Plan Scoping Report June 2013</li> </ul>
Stage B: Developing and refining options and assessing effects	<ul style="list-style-type: none"> <li>• Core Strategy Issues and Options preparation up to December 2006</li> <li>• Wallsend AAP issues and Options preparation up to January 2008</li> <li>• North Shields AAP Issues and Options preparation up to June 2008</li> <li>• Coastal AAP Issues and Options preparation up to November 2009</li> <li>• Core Strategy Preferred Options preparation up to June 2010</li> <li>• Joint AAP Preferred Options preparation up to February 2012</li> <li>• Draft Local Plan preparation up to November 2013</li> </ul>
Stage C: Consulting on the preferred options of the Local Plan and SA Report	<ul style="list-style-type: none"> <li>• Core Strategy Issues and Options December 2006</li> <li>• Wallsend AAP issues and Options 2008</li> <li>• North Shields AAP Issues and Options June 2008</li> <li>• Coastal AAP Issues and Options November 2009</li> <li>• Core Strategy Preferred Options June 2010</li> <li>• Joint AAP Preferred Options February 2012</li> <li>• Draft Local Plan November 2013</li> </ul>
Stage D: Monitoring the significant effects of implementing the Local Plan	Future

Details of all the stages outlined above can be found online at:

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

## 4. SCOPING

The scope of the SA process for the Local Plan was set out in the Scoping Report which was published in June 2013.

The Report looked at a wide range of topic areas and:

- Identified relevant international, national, regional and local policies, plans, programmes, strategies and initiatives (PPPSIs) that would have links and/or effects on the Local Plan;
- Set out what the aims and objectives of these PPPSIs are;
- Set out what the baseline situation is for North Tyneside and what the main issues are;
- Suggested how all the above together need to be addressed in the Local Plan;
- Put forward SA objectives that would measure through the SA process how well the Local Plan did address these issues.

The Report was made available for comment via North Tyneside Council's online consultation portal, which is available to several hundred members of the public, business and public bodies, including statutory consultees. A range of feedback was received, and comments were taken into account in the production of a refined Scoping Report and SA objectives.

The Scoping Report outlined the methodology for carrying out SA of the Local Plan. 20 SA objectives were identified, which cover a broad range of environmental, social and economic issues, some of which were further developed following consultation feedback. They are as follows:

1. To create a diversified and forward looking economy with high and stable levels of employment where everyone can share and contribute to a greater and sustainable prosperity.
2. To increase the diversity and quality of jobs.
3. To create higher and more stable levels of employment with more local jobs within the Borough, particularly in the socially deprived areas.
4. To develop further a sustainable tourism sector.
5. To improve access to a wide range of education and training opportunities.
6. To enable all people to have a choice of decent homes, in a range of tenures, sizes and types, to meet their needs, including affordable homes.
7. To create a truly harmonious community with safe, crime free neighbourhoods.
8. To prevent disease, prolong life, promote health and support all residents to adopt healthy lifestyles, while targeting action to reduce health inequalities.
9. To afford everyone in the Borough with equality of access to the range of community facilities and services they require in meeting their needs.



10. To encourage and enable a sense of community identity and active participation in community planning activities.
11. To maintain and improve the quality of ground and surface waters.
12. Adapt to the impacts of climate change whilst addressing the contribution made by the Borough by reducing emissions of greenhouse gases and maintaining good local air quality through more efficient use of resources.
13. To reduce the need to travel, encourage sustainable transport options and make the best use of existing transport infrastructure.
14. To avoid adverse effects to the areas ecological network, including designated wildlife sites and protected species, and to protect and enhance biodiversity and geodiversity.
15. To reduce waste and improve waste management by encouraging re-use, recycling and composting.
16. To maintain and enhance areas of greenbelt and network of multifunctional green infrastructure as a community resource to support local wildlife initiatives and for amenity and recreation.
17. To preserve, conserve and enhance North Tyneside's landscape character, cultural and historic environment, maintaining and strengthening local distinctiveness and sense of place.
18. To reduce Flood risk to people and property.
19. To avoid the loss of the area's best and most versatile agricultural land and bring contaminated land back into beneficial use.
20. To reduce noise pollution.

The reader is directed to the Scoping Report for further information. It can be found [here](#).

## 5. SUSTAINABILITY APPRAISAL METHODOLOGY

This chapter sets out the methodology for carrying out the SA for the North Tyneside Consultation Draft Local Plan specifically. National guidance on the procedure for carrying out SA was followed; however the process was tailored to reflect the particular circumstances of North Tyneside.

As set out in the Scoping Report, a matrix was derived that was considered an appropriate way in which to test the policies against the 20 SA objectives, whilst also considering their effects over time, how to mitigate against any negative effects (or make better those that were positive) and to consider alternative approaches.

As discussed, the Local Plan has been through several stages (as the Core Strategy and Area Action Plans) before arriving at this current stage. In the previous stages, the matrix approach had also been used so it was considered that continuing this way would be logical and consistent.

Within the matrix, each proposed policy and site is "pitched" against each sustainability objective. A simple scoring system has been developed over previous work on the emerging Core Strategy and Area Action Plans and it was considered appropriate to continue with this now. The proposed policy/site's envisaged impacts are scored, along with any mitigation that could be included, and the short, medium and long term impacts of that. The scoring system is as follows:

2	Definitely Positive	Plan objective supports the sustainability objective and no changes are required.
1	Potentially Positive	Plan objectives may be sustainable given certain provisos.
0	Neutral	There is no relationship between the plan objectives and SA objectives and/or the effect is neutral or negligible.
-1	Possible Conflict	Plan objective may potentially conflict with the sustainability Objective.
-2	Definitely Conflict	Plan objective definitely conflicts with the sustainability Objective and requires changes.

The Scoping Report also set out the possibility of scoring with a “?” for when there was insufficient detail about a proposal. It was judged that at this stage of Local Plan preparation, sufficient detail should be available so it was decided to not continue with this option.

The scoring system is considered a clear and easily comparable approach. This is especially pertinent when comparing the assessed effects of a policy/site against an alternative and/or a “do nothing” approach. Although the scoring system is simple, a commentary was included to allow for understanding of the approach and to provide further detail about the envisaged effects of a policy/site and suggested mitigation measures to improve likely impacts.

On the basis of professional judgement, the assessment was carried out by the Planning Policy team, with each officer assigned a set of policies and site allocations to assess. The role of the officers was to maintain a balanced view when making assessments. Officers undertook reviews of each others work, to ensure that a balanced view had been used, and to ensure consistency and best practice throughout.

An extra benefit for undertaking the SA “in-house” was that any identified issues with proposals could be acted upon immediately. The SA process demands a close examination of proposals, and whilst it was being undertaken, several issues were flagged up ranging from small wording problems to more fundamental matters. The team were able to quickly address these issues and the SA process was able to continue, with a stronger, more refined proposal. Continual review and refinement of proposals is considered an important part of Local Plan preparation.

### **Officer Meetings**

Prior to undertaking the SA assessments, a series of meetings were set up with a range of officers from throughout the Council, whose work has a link to the contents of the Local Plan. The meetings were led by the Planning Policy team who talked through the draft policies/sites that would be particularly relevant to the other officers, who were then able to offer their thoughts on how to improve the policy/site (if necessary). Having expert input into a policy/site was seen as an ideal way of making them as strong, usable and sustainable as possible.

The Council officers who participated were:

- Housing Strategy manager and officers
- Planning conservation senior officer
- Environmental sustainability manager
- Regeneration manager
- Business and Enterprise manager

- Waste manager
- Highways and Infrastructure manager

Suggested and realised amendments are set out at Appendix 3.

### **Policies Approach**

In accordance with the SEA Directive, it is important when assessing proposals to consider appropriate and reasonable alternatives. This has already been part of the process through the Issues and Options and Preferred Options stages of the Core Strategy and Area Action Plans production. When undertaking the assessment of policies at this stage, it was considered that due to their nature, the only reasonable alternative was a “do nothing” approach – that is, do not implement the policy, leaving the situation as existing. As the policies are informed by guidance and evidence, construction of an alternative that was not feasible or connected to the intent of the policy would be meaningless exercise. Also, as the policies are often wide-ranging and cover a collection of aspects, constructing a similarly wide-ranging alternative would not be reasonable. “Do nothing” was considered the only logical comparable approach. Mitigation measures for existing situation have been included; in some cases it is considered possible to improve the existing situation without implementing the policy. In many cases however, the policy is seen as the only real approach to dealing with an issue and no mitigation has been included.

The policy assessment matrices are included at Appendix 1, with a summary in Chapter 6.

### **Sites Approach**

With site assessment, alternative approaches have often been considered. It is the case that for some sites, the possibility of two different uses is proposed and thus an assessment of the two is required. In some cases, knowledge of the site has led to the conclusion that an alternative would not be feasible; in these cases an assessment of an alternative has not been pursued. As with policy assessment, the “do nothing” scenario - that is, leave the site as existing, has been looked at too, along with potential mitigation to improve the existing site.

The site assessment matrices are included at Appendix 2, with a summary in Chapter 6.



## 6. SUSTAINABILITY APPRAISAL OUTCOMES

Policies and site allocations tend to score well when assessed against the SA objectives. The unmitigated score can be low or even negative at times but suggested mitigation measures tend to pull the score up. It is usually the case that the suggested mitigation is mandatory as part of the planning process and therefore will be implemented. For example, flood mitigation and high standards of design are often cited as mitigation measures that should be pursued; these are mandatory elements of development as set out in national planning policy guidance and in the Consultation Draft Local Plan.

However, it is also important to note that despite the outcomes of the SA assessments, although very important in providing understanding of the potential sustainability of proposals, policies and sites may have to be taken forward for other reasons. The Local Plan fits into a hierarchy of planning documents, and is therefore influenced by Government policy, which has also been subject, in some cases, to some form of SA. In addition, the Local Plan is guided by suite of evidence that sets out the requirements of the Borough. It is also the case that public consultation will play a role in the eventual adoption of policies and allocations of sites.

### **Summary of outcomes**

Set out below is a summary of the outcomes for each policy and site SA assessment. The full matrices can be found at Appendices 1 and 2.



## Proposed Policy Assessment

	Implementation of Proposed Policy				Without implementation of Proposed Policy			
	Un mitigated	Mitigated			Un mitigated	Mitigated, i.e. alternative approach		
<b>SI.1 Spatial Strategy for Sustainable Development</b>	6	19	20	20	-2	0	0	0
<b>AS/1.2 The Wallsend and Willington Quay Sub Area</b>	23	30	31	31	-27	-28	-28	-28
<b>AS/1.3 The North Shields Sub Area</b>	17	25	27	27	-11	-9	-6	-6
<b>AS/1.4 Fish Quay and New Quay</b>	19	32	34	34	-0	10	10	10
<b>AS/1.5 The Coastal Sub Area</b>	25	34	35	35	8	12	12	12
<b>AS/1.6 The North West Communities Sub Area</b>	39	46	46	46	-32	-12	-10	-10
<b>DM/2.1 Presumption in favour of sustainable development</b>	28	28	28	28	0	0	0	0
<b>DM/2.2 General Development Principles</b>	18	28	29	29	-9	2	2	2
<b>S/3.1 The Green Belt</b>	15	19	19	19	-17	-19	-19	-19
<b>DM/3.2 Development within the green belt</b>	2	6	18	18	-3	-3	-3	-3
<b>S/3.3 Safeguarded Land</b>	3	14	14	21	-22	-2	-2	-2



<b>DM/3.4 Development within the Safeguarded Land</b>	2	4	14	14	-17	0	0	0
<b>AS/3.5 Killingworth Open Break</b>	4	11	14	14	-17	-7	3	3
<b>S/4.1 Supporting Neighbourhood Planning</b>	4	5	5	7	0	2	2	2
<b>S/5.1: Economic Growth Strategy</b>	22	28	28	28	-20	3	3	3
<b>S/5.2 Employment Land Development</b>	9	17	17	17	-15	4	4	4
<b>DM/5.3 Development Affecting Employment Land</b>	6	10	10	10	-10	2	2	2
<b>DM 5.4 Employment Land Development Outside Identified or Existing Employment Land</b>	0	9	9	9	-9	-8	-8	-8
<b>AS/5.5 River Tyne North Bank</b>	2	19	33	33	-2	19	21	21
<b>AS/5.6 A19(T) Economic Corridor</b>	13	23	31	31	-15	8	12	12
<b>DM/5.7 Employment and Skills</b>	17	25	25	25	-17	3	3	3
<b>AS/5.8 Tourism at the Coast</b>	5	21	21	23	4	6	6	6
<b>AS/5.9 Longsands temporary events area</b>	20	23	23	23	-5	3	16	16
<b>S/6.1 Competitive Town Centres and Retail Provision</b>	38	43	43	43	-26	-4	-4	-4



<b>S/6.2 Future Retail Demand</b>	22	24	24	24	-17	-2	-2	-2
<b>S/6.3 Hierarchy of Centres</b>	33	33	33	33	-24	-17	-17	-17
<b>DM/6.4 Town and District Centre Development</b>	39	39	39	39	-29	-22	-22	-22
<b>AS/6.5 North Shields Town Centre: Beacon Centre</b>	17	17	17	17	-17	17	17	17
<b>AS/6.6 Coastal Evening Economy Whitley Bay and Tynemouth</b>	16	17	17	17	-7	-3	-3	-3
<b>AS/6.7 The Forum Shopping Centre, Wallsend</b>	22	28	28	28	-11	-10	-10	-10
<b>AS/6.8 Portugal Place and High Street West</b>	26	37	37	37	-18	7	7	7
<b>AS/6.9 Northumberland District Centre Retail Development</b>	9	18	19	19	1	14	14	14
<b>DM/6.10 Edge of Centre and Out of Centre Development</b>	30	30	30	30	-31	-28	-28	-28
<b>DM/6.11 Local Facilities</b>	23	29	29	29	-26	-16	-16	-16
<b>S/7.1 Strategic Housing</b>	13	19	24	25	-1	-3	-6	-8
<b>S/7.2 Housing Figures - lower figure 10,500k-12k (30% drop)</b>	-10	10	10	10	-21	12	12	12



<b>DM/7.4 Criteria for New Housing Development</b>	8	18	18	18	-5	21	21	21
<b>DM/7.5 Affordable Housing</b>	0	3	3	3	-10	8	8	8
<b>S/7.6 Delivering New Council Homes</b>	3	3	3	3	-2	-2	-2	-2
<b>DM/7.7 Range of Housing Size</b>	8	11	11	11	-3	0	0	0
<b>DM/7.8 Self Build</b>	3	3	3	3	-2	0	0	0
<b>DM/7.9 Large Executive Housing</b>	7	9	9	9	-2	0	0	0
<b>DM/7.10 Houses in Multiple Occupation</b>	3	3	3	3	-3	0	0	0
<b>DM/7.11 Extra Care/Specialist Housing</b>	2	2	2	2	-2	0	0	0
<b>AS/7.12 Residential Institutions</b>	8	8	8	8	-3	0	0	0
<b>S/7.13 Protecting the Quality of the Existing Stock</b>	23	24	24	24	-19	0	0	0
<b>DM/7.14 Provision for Gypsies, Travellers and Travelling Showpeople</b>	2	12	12	12	-2	0	0	0
<b>S/8.1 strategic green infrastructure</b>	12	29	29	29	-15	-5	-3	-3



<b>DM/8.2 Protection of Green Infrastructure</b>	23	25	25	25	<b>-15</b>	-3	-3	-3
<b>DM/8.3 Green Space Provision and Standards</b>	23	25	25	25	<b>-15</b>	-3	-3	-3
<b>S/8.4 Biodiversity and Geodiversity</b>	3	8	18	21	<b>-7</b>	-7	-6	-5
<b>DM/8.5 Managing Impacts upon Biodiversity and Geodiversity</b>	-1	8	16	19	<b>-5</b>	-0	3	3
<b>AS/8.6 Coastal Erosion</b>	14	18	18	19	<b>-21</b>	-19	-19	-19
<b>AS/8.7 Coastal green links</b>	10	14	14	14	<b>-7</b>	2	2	2
<b>DM/8.8 Trees and Woodland</b>	9	9	9	9	<b>-9</b>	-9	-9	-9
<b>AS/8.9 Key Green spaces in Wallsend and Willington Quay</b>	11	12	21	21	<b>-9</b>	-8	-8	-8
<b>AS/8.10 Movement and Green Links</b>	12	12	12	12	<b>-12</b>	-12	-12	-12
<b>DM/8.11 Development and Flood Risk</b>	4	4	4	4	<b>-4</b>	0	0	0
<b>DM/8.12 Flood Reduction Works</b>	2	2	2	2	<b>-2</b>	0	0	0
<b>DM/8.13 Minerals</b>	-2	0	0	2	<b>0</b>	0	0	0
<b>DM/8.14 Contaminated and Unstable Land</b>	16	16	16	16	<b>-16</b>	-8	-8	-8



<b>DM/8.15 Pollution</b>	17	17	17	17	-6	0	0	0
<b>DM/9.1 Sustainable Design and Construction</b>	12	13	18	18	-7	-2	-2	-2
<b>DM/9.2 Design of Development</b>	1	5	5	6	-4	-3	-3	-3
<b>DM/9.3 Extending Existing Buildings</b>	1	4	4	5	-4	-3	-3	-3
<b>S/9.4 Improving Image</b>	17	17	17	17	0	4	4	4
<b>AS/9.5 North Shields Town Centre: Public Realm</b>	10	12	14	20	-17	-12	-12	-12
<b>AS/9.6 Public Realm Improvements at the Coast</b>	10	21	21	21	-13	2	2	2
<b>AS/9.7 Wallsend: High Street Improvements</b>	10	13	16	16	-11	-8	-8	0
<b>AS/9.8 Public Realm in the North West Communities</b>	11	25	25	25	-14	-12	-12	-12
<b>AS/9.9 Opportunity Sites in the North West</b>	14	31	31	31	-15	-15	-15	-15
<b>S/9.10 Heritage Assets</b>	15	16	16	16	-10	-8	-8	-8
<b>DM/9.11 Protection, Preservation and Enhancement of Heritage Assets</b>	15	16	16	16	-10	-8	-8	-8
<b>DM/9.12 Archaeological Heritage</b>	7	9	9	9	-5	-5	-5	-5
<b>AS/9.13 Town Centre Conservation Area</b>	14	24	24	24	-9	-2	-2	-2



<b>AS/9.14 Wallsend: Segedunum Roman Fort and Hadrian's Wall WHS</b>	17	19	32	32	6	16	16	16
<b>AS/9.15 The Spanish City</b>	16	24	25	25	-17	-17	-17	-17
<b>AS/9.16 The Buddle</b>	15	18	18	18	-13	-9	-9	-9
<b>AS/9.17 Town Hall, Police Court, Fire Station and Public Baths</b>	21	27	27	27	-16	-15	-15	-15
<b>AS/9.18 Former Engineering Research Centre</b>	16	19	20	20	-13	-7	-7	-7
<b>DM/10.1 General Infrastructure</b>	22	22	22	22	-20	-20	-20	-39
<b>DM/10.2 Development Viability</b>	23	23	23	23	-22	-22	-33	-41
<b>S/10.3 Transport</b>	15	16	16	16	-11	0	0	0
<b>DM/10.4 New Development and Transport</b>	15	15	15	15	-8	-8	-8	-8
<b>AS/10.5 Coastal Transport</b>	11	13	13	13	-10	-5	-5	-5
<b>AS/10.6 Wallsend: Transport and Accessibility in the town centre</b>	8	10	12	14	0	0	0	0
<b>AS/10.7 Sustainable transport and traffic management for the North West</b>	19	19	19	19	-13	-13	-13	-13
<b>DM/10.8 Renewable Energy and Low-Carbon Technologies</b>	2	5	10	10	-4	0	0	0
<b>S/10.9 Water Supply</b>	14	14	14	14	-14	0	0	0
<b>DM/10.10 Sustainable Drainage</b>	14	14	14	14	-14	0	0	0





Working in partnership with  
**CAPITA**

North Tyneside Council

<b>S/10.10 Waste Management</b>	<b>14</b>	<b>14</b>	<b>14</b>	<b>14</b>	<b>-14</b>	<b>-6</b>	<b>-6</b>	<b>-6</b>
<b>DM/10.12 Protection of Waste Facilities</b>	<b>8</b>	<b>8</b>	<b>8</b>	<b>8</b>	<b>-8</b>	<b>2</b>	<b>2</b>	<b>2</b>
<b>S/10.13 Community Infrastructure</b>	<b>18</b>	<b>22</b>	<b>27</b>	<b>27</b>	<b>-26</b>	<b>-26</b>	<b>-26</b>	<b>-26</b>
<b>DM/10.14 Telecommunications – Broadband, mobile, phone masts and equipment</b>	<b>8</b>	<b>12</b>	<b>13</b>	<b>13</b>	<b>-11</b>	<b>-11</b>	<b>-11</b>	<b>-11</b>



### Proposed Site Assessment

#### 001 Hadrian Road

SA Objective	Without implementation of Proposed Policy (existing)			Implementation of alternative Potential Use (residential)			Implementation of alternative Potential Use (employment)					
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	<b>-11</b>	0	0	0	5	18	22	22	<b>-1</b>	19	21	21

#### 002 Cedar Grove

SA Objective	Implementation of alternative Potential Use (employment - also existing)			Implementation of alternative Potential Use (residential)				
	Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	9	17	22	22	<b>-11</b>	27	30	31



### 004 Community Centre

SA Objective	Without implementation of Proposed Policy (existing)			Implementation of alternative Potential Use (residential)			Implementation of alternative Potential Use (other town centre use)					
	Unmitigated	Mitigated		Unmitigated	Mitigated		Unmitigated	Mitigated				
		S	M	L		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	-13	8	12	12	9	21	27	28	6	26	32	33

### 005 Public Baths (Wallsend)

SA Objective	Without implementation of Proposed Policy (existing)			Implementation of alternative Potential Use (residential)			Implementation of alternative Potential Use (other town centre use)					
	Unmitigated	Mitigated		Unmitigated	Mitigated		Unmitigated	Mitigated				
		S	M	L		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	-14	7	7	7	10	21	27	28	5	26	32	33



**006 Car Park East**

SA Objective	Implementation of alternative Potential Use (car park - as existing)				Implementation of alternative Potential Use (residential)			
	Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	<b>-5</b>	9	9	9	1	22	28	29

**008 Car Park West**

SA Objective	Implementation of alternative Potential Use (car park - as existing)				Implementation of alternative Potential Use (residential)			
	Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	<b>-5</b>	9	9	9	1	22	28	29



**009 Police Station**

SA Objective	Without implementation of Proposed Policy (existing)			Implementation of alternative Potential Use (residential)			Implementation of alternative Potential Use (other town centre use)					
	Unmitigated	Mitigated		Unmitigated	Mitigated		Unmitigated	Mitigated				
		S	M	L		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	8	8	8	8	4	18	26	29	7	27	33	34

**010 Library**

SA Objective	Without implementation of Proposed Policy (existing)			Implementation of alternative Potential Use (residential)			Implementation of alternative Potential Use (other town centre use)					
	Unmitigated	Mitigated		Unmitigated	Mitigated		Unmitigated	Mitigated				
		S	M	L		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	17	19	19	19	-5	27	31	32	6	26	32	33



**037 Land adjacent to East End Park**

SA Objective	Without implementation of Proposed Policy (existing)			Implementation of alternative Potential Use (residential)			Implementation of alternative Potential Use (employment)					
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	<b>-2</b>	7	7	7	8	20	25	26	<b>-0</b>	21	25	26

**038 Langdale Centre**

SA Objective	Implementation of alternative Potential Use (training - also existing)			Implementation of alternative Potential Use (residential)				
	Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	14	20	23	23	2	19	23	24



**046 Alexandra St and Northumberland St**

SA Objective	Without implementation of Proposed Policy (existing)			Implementation of alternative Potential Use (residential)			Implementation of alternative Potential Use (other town centre use)					
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	2	4	10	10	7	19	22	23	3	19	24	25

**056 West Moor**

SA Objective	Without implementation of Proposed Policy (existing)			Implementation of alternative Potential Use (residential)			Implementation of alternative Potential Use (employment)					
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	7	8	8	8	-3	14	18	20	-7	16	18	20



**057 Balliol East**

SA Objective	Without implementation of Proposed Policy (existing)			Implementation of alternative Potential Use (residential)			Implementation of alternative Potential Use (employment)					
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	<b>7</b>	<b>8</b>	<b>8</b>	<b>8</b>	<b>-3</b>	<b>14</b>	<b>18</b>	<b>18</b>	<b>-7</b>	<b>16</b>	<b>18</b>	<b>18</b>

**058 Howdon Green**

SA Objective	Without implementation of Proposed Policy (existing)			Implementation of alternative Potential Use (residential)			Implementation of alternative Potential Use (employment)					
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	<b>-11</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>18</b>	<b>22</b>	<b>22</b>	<b>-1</b>	<b>19</b>	<b>21</b>	<b>21</b>





**059 Swales Industrial Estate**

SA Objective	Implementation of alternative Potential Use (employment - also existing)			Implementation of alternative Potential Use (residential)				
	Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	9	17	22	22	- 11	27	30	31

**063 West Chirton South**

SA Objective	Without implementation of Proposed Policy (existing use - employment and retail)			Implementation of alternative Potential Use (employment, retail and residential)			Implementation of alternative Potential Use (residential and retail)					
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	7	21	26	26	10	27	31	32	10	27	31	32



**065 Shiremoor west (South) and 077 Shiremoor west (North) Combined site**

SA Objective	Without implementation of Proposed Policy (existing)			Implementation of alternative Potential Use (residential)			Implementation of alternative Potential Use (employment)					
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	<b>6</b>	<b>7</b>	<b>7</b>	<b>7</b>	<b>-3</b>	<b>16</b>	<b>19</b>	<b>19</b>	<b>-5</b>	<b>17</b>	<b>21</b>	<b>21</b>

**066 Backworth Business Park and Cottages**

SA Objective	Without implementation of Proposed Policy (existing)			Implementation of alternative Potential Use (residential)			Implementation of alternative Potential Use (employment)					
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	<b>6</b>	<b>15</b>	<b>16</b>	<b>16</b>	<b>-7</b>	<b>14</b>	<b>18</b>	<b>18</b>	<b>-2</b>	<b>21</b>	<b>24</b>	<b>24</b>



**067 Foxhunters**

SA Objective	Implementation of alternative Potential Use (employment - also existing)				Implementation of alternative Potential Use (residential)			
	Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	9	16	22	22	-9	27	30	31

**068 Annitsford Farm**

SA Objective	Without implementation of Proposed Policy (existing)			Implementation of alternative Potential Use (residential)			Implementation of alternative Potential Use (employment)					
	Unmitigated	Mitigated		Unmitigated	Mitigated		Unmitigated	Mitigated				
		S	M		L	S		M	L	S	M	L
<b>GRAND TOTAL (weighted)</b>	7	8	8	8	3	16	20	22	-7	17	18	20



**070 Tyneview Park**

SA Objective	Without implementation of Proposed Policy (existing)			Implementation of alternative Potential Use (residential)			Implementation of alternative Potential Use (employment)					
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	4	6	6	6	-3	14	18	20	-6	17	19	21

**071 Station Road (west)**

SA Objective	Without implementation of Proposed Policy (existing)			Implementation of alternative Potential Use (residential)			Implementation of alternative Potential Use (employment)					
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	5	5	5	5	-1	18	22	23	-8	21	23	24



**072 Station Road (East)**

SA Objective	Without implementation of Proposed Policy (existing)				Implementation of alternative Potential Use (residential)				Implementation of alternative Potential Use (employment)			
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	5	5	5	5	-1	18	22	23	-8	21	23	24

**074a Killingworth Moor A**

SA Objective	Without implementation of Proposed Policy (existing)				Implementation of alternative Potential Use (residential)				Implementation of alternative Potential Use (employment)			
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	3	3	3	3	1	20	24	25	-5	23	25	26



**074b Killingworth Moor B**

SA Objective	Without implementation of Proposed Policy (existing)				Implementation of alternative Potential Use (residential)				Implementation of alternative Potential Use (employment)			
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	5	5	5	5	-1	18	22	23	-7	21	23	24

**074c Killingworth Moor C**

SA Objective	Without implementation of Proposed Policy (existing)				Implementation of alternative Potential Use (residential)				Implementation of alternative Potential Use (employment)			
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	5	5	5	5	-2	18	22	23	-8	21	23	24



**075 High Farm**

SA Objective	Without implementation of Proposed Policy (existing)				Implementation of alternative Potential Use (residential)				Implementation of alternative Potential Use (employment)			
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	5	5	5	5	-0	16	20	21	-8	20	22	23

**076ai : Murton Ai**

SA Objective	Without implementation of Proposed Policy (existing)				Implementation of alternative Potential Use (residential)				Implementation of alternative Potential Use (employment)			
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	7	7	7	7	-2	17	21	22	-8	21	23	24



**076aii Murton Aii**

SA Objective	Without implementation of Proposed Policy (existing)				Implementation of alternative Potential Use (residential)				Implementation of alternative Potential Use (employment)			
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	7	7	7	7	-2	17	21	22	-8	21	23	24

**076b : Murton B**

SA Objective	Without implementation of Proposed Policy (existing)				Implementation of alternative Potential Use (residential)				Implementation of alternative Potential Use (employment)			
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	7	7	7	7	-2	17	21	22	-8	21	23	24





**076c : Murton C**

SA Objective	Without implementation of Proposed Policy (existing)				Implementation of alternative Potential Use (residential)				Implementation of alternative Potential Use (employment)			
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	7	7	7	7	-2	17	21	22	-8	21	23	24

**076d : Murton D**

SA Objective	Without implementation of Proposed Policy (existing)				Implementation of alternative Potential Use (residential)				Implementation of alternative Potential Use (employment)			
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	7	7	7	7	-2	17	21	22	-8	21	23	24



**076e : Murton E**

SA Objective	Without implementation of Proposed Policy (existing)				Implementation of alternative Potential Use (residential)				Implementation of alternative Potential Use (employment)			
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	7	7	7	7	-2	17	21	22	-8	21	23	24

**076f : Murton F**

SA Objective	Without implementation of Proposed Policy (existing)				Implementation of alternative Potential Use (residential)				Implementation of alternative Potential Use (other town centre use)			
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	7	7	7	7	-2	17	21	22	-8	21	23	24



**083 Tynemouth Victoria Jubilee Infirmary**

SA Objective	Without implementation of Proposed Policy (existing - employment)				Implementation of alternative Potential Use (residential)			
	Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	<b>-0</b>	21	25	26	6	21	25	26

**085 Land at 26-37 Clive Street**

SA Objective	Without implementation of Proposed Policy (existing - employment land that is currently vacant)				Implementation of alternative Potential Use (residential)			
	Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	<b>-33</b>	17	21	22	12	23	27	28



**087 Rosehill Road**

SA Objective	Without implementation of Proposed Policy (existing - open space)				Implementation of alternative Potential Use (residential)				Implementation of alternative Potential Use (employment)			
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	5	5	5	5	-1	22	26	27	-6	25	27	28

**091 : Percy Main Bus Depot**

SA Objective	Without implementation of Proposed Policy (existing - employment)				Implementation of alternative Potential Use (residential)			
	Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	-1	18	21	22	6	22	26	27



**092 Moorhouses Reservoir**

SA Objective	Without implementation of Proposed Policy (existing - open space)				Implementation of alternative Potential Use (residential)				Implementation of alternative Potential Use (employment)			
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	5	5	5	5	1	22	26	27	-6	25	27	28

**095 : Grieves Row**

SA Objective	Without implementation of Proposed Policy (existing - employment)				Implementation of alternative Potential Use (residential)			
	Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	-3	16	19	20	5	21	25	26



**097 Site 18R**

	Without implementation of Proposed Policy (existing - open space)				Implementation of alternative Potential Use (residential)				Implementation of alternative Potential Use (employment)			
SA Objective	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	5	5	5	5	2	25	29	29	-5	27	29	29

**102a Ice Rink, Football Ground and surround**

	Without implementation of Proposed Policy (existing-leisure, open space)				Implementation of alternative Potential Use (residential)				Implementation of alternative Potential Use (employment)			
SA Objective	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	17	23	25	28	-4	16	18	28	-10	18	21	30



**108 A19 Corridor 1**

	Without implementation of Proposed Policy (existing)				Implementation of alternative Potential Use (residential)				Implementation of alternative Potential Use (employment)				Comment
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated			
SA Objective		S	M	L		S	M	L		S	M	L	
<b>GRAND TOTAL (weighted)</b>	5	5	5	5	-1	15	20	21	-9	18	21	22	

**110 A19 Corridor 3**

	Without implementation of Proposed Policy (existing)				Implementation of alternative Potential Use (residential)				Implementation of alternative Potential Use (employment)			
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
SA Objective		S	M	L		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	5	5	5	5	-1	14	20	21	-9	17	21	22



**130 Howdon CSC**

SA Objective	Without implementation of Proposed Policy (existing)			Implementation of alternative Potential Use (residential)			Implementation of alternative Potential Use (retail)					
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	<b>0</b>	<b>8</b>	<b>8</b>	<b>8</b>	<b>3</b>	<b>12</b>	<b>13</b>	<b>16</b>	<b>12</b>	<b>21</b>	<b>22</b>	<b>23</b>

**138 St. Stephen's School**

SA Objective	Without implementation of Proposed Policy (education - as existing)			Implementation of alternative Potential Use (residential)				
	Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	<b>5</b>	<b>8</b>	<b>13</b>	<b>13</b>	<b>2</b>	<b>19</b>	<b>22</b>	<b>23</b>





### 139 St Bartholomew's Primary School

SA Objective	Without implementation of Proposed Policy (existing)			Implementation of alternative Potential Use (residential)			Implementation of alternative Potential Use (employment)					
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	1	5	7	7	5	24	27	27	9	23	26	26

### 155 Shiremoor Allotments (Moor Edge)

SA Objective	Without implementation of Proposed Policy (existing)			Implementation of alternative Potential Use (residential)			Implementation of alternative Potential Use (employment)					
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	4	4	4	4	-2	12	13	16	8	21	22	23



**189 Charlton Court**

SA Objective	Without implementation of Proposed Policy (existing)				Implementation of alternative Potential Use (residential)			
	Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	0	0	0	0	-2	9	10	11

**192 Mullen Road and Depot**

SA Objective	Without implementation of Proposed Policy (existing)				Implementation of alternative Potential Use (residential)			
	Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	0	0	0	0	-10	12	13	16



**198 Land at Coble Dene**

SA Objective	Without implementation of Proposed Policy (existing)				Implementation of alternative Potential Use (residential)				Implementation of alternative Potential Use (employment)			
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	0	0	0	0	2	12	13	17	5	12	13	14

**219 Marine Park and Cocquet Park First School**

SA Objective	Without implementation of Proposed Policy (existing)				Implementation of alternative Potential Use (residential)				Implementation of alternative Potential Use (retail)			
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	0	0	0	0	0	12	13	17	3	12	13	14



### 233 Fleur De Lis

SA Objective	Without implementation of Proposed Policy (existing)				Implementation of alternative Potential Use (residential)				Implementation of alternative Potential Use (employment)			
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	0	0	0	0	2	12	13	17	5	12	13	14

### 234 Coop Buildings

SA Objective	Without implementation of Proposed Policy (existing)				Implementation of alternative Potential Use (residential)				Implementation of alternative Potential Use (employment)			
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	-1	-1	-2	-2	2	12	13	17	5	12	13	14



**237 Wallington Court**

SA Objective	Without implementation of Proposed Policy (existing)				Implementation of alternative Potential Use (residential)			
	Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	0	0	0	0	2	12	15	19

**291 Chapelville**

SA Objective	Without implementation of Proposed Policy (existing)				Implementation of alternative Potential Use (residential)			
	Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	0	0	0	0	2	14	15	19



**250 35 Esplanade**

	Without implementation of Proposed Policy (existing)			Implementation of alternative Potential Use (residential)			Implementation of alternative Potential Use (in accordance with proposed policy AS/4.7, tourism use)					
SA Objective	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	<b>-14</b>	2	2	2	9	21	27	28	10	21	25	26

**257 Carville Hotel**

	Without implementation of Proposed Policy (existing)			Implementation of alternative Potential Use (residential)			Implementation of alternative Potential Use (other town centre use)					
SA Objective	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	<b>-14</b>	2	2	2	9	21	27	28	6	26	32	33



**274 Parkside School**

SA Objective	Implementation of alternative Potential Use (education)			Implementation of alternative Potential Use (residential)				
	Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	<b>9</b>	<b>23</b>	<b>24</b>	<b>24</b>	<b>4</b>	<b>22</b>	<b>25</b>	<b>25</b>

**277a Stephenson Industrial Estate East**

SA Objective	Without implementation of Proposed Policy (existing employment)			Implementation of alternative Potential Use (residential)				
	Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	<b>12</b>	<b>24</b>	<b>25</b>	<b>26</b>	<b>5</b>	<b>22</b>	<b>24</b>	<b>25</b>



**278 Stephenson Industrial Estate West**

SA Objective	Without implementation of Proposed Policy (existing employment)				Implementation of alternative Potential Use (residential)			
	Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	12	24	25	26	4	22	24	25

**280 Tanners Bank West (S)**

SA Objective	Without implementation of Proposed Policy (existing employment)				Implementation of alternative Potential Use (residential)			
	Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	<b>-22</b>	2	21	28	2	25	26	26





**281 Tanners Bank East**

SA Objective	Without implementation of Proposed Policy (existing employment)				Implementation of alternative Potential Use (residential)			
	Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	13	26	27	28	5	25	28	29

**282 Brewhouse Bank A**

SA Objective	Without implementation of Proposed Policy (existing employment)				Implementation of alternative Potential Use (residential)			
	Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	13	26	27	28	5	25	28	29



**284 East George Street**

SA Objective	Without implementation of Proposed Policy (existing employment)			Implementation of alternative Potential Use (residential)				
	Unmitigated	Mitigated		Unmitigated	Mitigated			
		S	M	L	S	M	L	
<b>GRAND TOTAL (weighted)</b>	13	26	27	28	5	25	28	29

**285 Hudson St/East George St Block**

SA Objective	Without implementation of Proposed Policy (existing employment)			Implementation of alternative Potential Use (residential)				
	Unmitigated	Mitigated		Unmitigated	Mitigated			
		S	M	L	S	M	L	
<b>GRAND TOTAL (weighted)</b>	13	26	27	28	5	25	28	29



**286 North Tyne Industrial Estate**

SA Objective	Without implementation of Proposed Policy (existing employment)			Implementation of alternative Potential Use (residential)			Implementation of alternative Potential Use (retail)					
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	13	24	25	26	4	23	25	26	-1	16	17	17

**287 Bellway Industrial Estate**

SA Objective	Without implementation of Proposed Policy (existing employment)			Implementation of alternative Potential Use (residential)			Implementation of alternative Potential Use (retail)					
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	13	24	25	26	4	23	25	26	-1	16	17	17



**288 Dock Road Industrial Estate**

SA Objective	Without implementation of Proposed Policy (existing employment)				Implementation of alternative Potential Use (residential)			
	Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	12	24	25	26	5	22	24	25

**295 Earsdon Road**

SA Objective	Without implementation of Proposed Policy (existing)				Implementation of alternative Potential Use (residential)				Implementation of alternative Potential Use (other edge of town centre use)			
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	-11	0	0	0	4	23	25	26	7	23	24	24



**298 Land to the rear of Midhurst Road**

SA Objective	Without implementation of Proposed Policy (existing open space)			Implementation of alternative Potential Use (residential)				
	Unmitigated	Mitigated		Unmitigated	Mitigated			
		S	M	L	S	M	L	
<b>GRAND TOTAL (weighted)</b>	<b>-9</b>	7	9	10	2	21	23	23

**299 Land at North Shields Metro**

SA Objective	Without implementation of Proposed Policy (existing open space)			Implementation of alternative Potential Use (residential)			Implementation of alternative Potential Use (retail)					
	Unmitigated	Mitigated		Unmitigated	Mitigated		Unmitigated	Mitigated				
		S	M	L	S	M	L	S	M	L		
<b>GRAND TOTAL (weighted)</b>	<b>-11</b>	0	0	0	4	23	25	26	<b>-1</b>	16	17	17



### 302 Metro Sidings at Waterville Road

SA Objective	Without implementation of Proposed Policy (existing open space)				Implementation of alternative Potential Use (residential)				Implementation of alternative Potential Use (employment (offices))			
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	<b>-12</b>	2	4	4	5	23	25	25	8	25	26	26

### 307 Percy Hedley School

SA Objective	Without implementation of Proposed Policy (existing open space)				Implementation of alternative Potential Use (residential)				Implementation of alternative Potential Use (employment)			
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
<b>Environment Total (weighted)</b>	0	0	0	0	<b>-6</b>	7	8	8	<b>-6</b>	7	8	8



### 311 Land at Albion Road

SA Objective	Without implementation of Proposed Policy (existing car park)				Implementation of alternative Potential Use (residential)				Implementation of alternative Potential Use (employment)			
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	2	9	11	11	9	25	27	27	9	26	26	26

### 312 Stephenson House

SA Objective	Without implementation of Proposed Policy (existing employment)				Implementation of alternative Potential Use (residential)			
	Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	9	26	26	29	2	25	26	26



**314 Norfolk St/Stephenson St Car Parks Office**

	Without implementation of Proposed Policy (employment and parking)				Implementation of alternative Potential Use (residential and retail)				Implementation of alternative Potential Use (residential)			
SA Objective	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	11	22	25	27	5	21	22	22	4	22	23	23

**315 Albion House**

	Without implementation of Proposed Policy (existing employment)				Implementation of alternative Potential Use (residential)			
SA Objective	Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	13	25	25	25	4	21	23	23





**317 Plot II**

SA Objective	Without implementation of Proposed Policy (existing)			Implementation of alternative Potential Use (residential)			Implementation of alternative Potential Use (employment)					
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	7	8	8	8	-2	16	20	22	-6	19	22	24

**323 Bingo Hall, North Shields**

SA Objective	Without implementation of Proposed Policy (existing town centre use)			Implementation of alternative Potential Use (residential)			Implementation of alternative Potential Use (open space)					
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	10	26	26	26	3	27	30	30	2	16	17	19



**324 Land at Waldo Street**

SA Objective	Without implementation of Proposed Policy (existing)			Implementation of alternative Potential Use (residential)				
	Unmitigated	Mitigated		Unmitigated	Mitigated			
		S	M		L	S	M	L
<b>GRAND TOTAL (weighted)</b>	<b>-13</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>21</b>	<b>25</b>	<b>25</b>

**327 Home Group**

SA Objective	Without implementation of Proposed Policy (existing employment)			Implementation of alternative Potential Use (residential)			Implementation of alternative Potential Use (other town centre use)					
	Unmitigated	Mitigated		Unmitigated	Mitigated		Unmitigated	Mitigated				
		S	M		L	S		M	L	S	M	L
<b>GRAND TOTAL (weighted)</b>	<b>15</b>	<b>19</b>	<b>24</b>	<b>24</b>	<b>7</b>	<b>18</b>	<b>23</b>	<b>23</b>	<b>6</b>	<b>26</b>	<b>32</b>	<b>33</b>



### 328 Snooker Hall

	Without implementation of Proposed Policy (existing leisure)			Implementation of alternative Potential Use (residential)			Implementation of alternative Potential Use (other town centre use)					
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	8	10	13	13	7	18	23	23	7	26	32	33

### 331 Longbenton Foods

	Without implementation of Proposed Policy (existing employment)			Implementation of alternative Potential Use (residential)				
	Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	15	28	28	28	6	22	23	23



### 333 Land west of Camperdown Ind Est

SA Objective	Without implementation of Proposed Policy (existing)			Implementation of alternative Potential Use (residential)			Implementation of alternative Potential Use (employment)					
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	6	7	7	7	-2	13	16	16	5	19	20	20

### 336 High Point Hotel

SA Objective	Without implementation of Proposed Policy (existing)			Implementation of alternative Potential Use (residential)				
	Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	-6	14	17	17	3	19	19	19



### 337 Whiskey Bends

SA Objective	Without implementation of Proposed Policy (existing)			Implementation of alternative Potential Use (residential)				
	Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	<b>-6</b>	14	17	17	3	19	19	19

### 344 Gasometer at Minton Lane

SA Objective	Without implementation of Proposed Policy (existing green space)			Implementation of alternative Potential Use (residential)			Implementation of alternative Potential Use (employment)					
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	4	5	5	5	2	20	21	21	10	21	21	21



### 345 Land at Minton Lane

SA Objective	Without implementation of Proposed Policy (existing)			Implementation of alternative Potential Use (residential)				
	Unmitigated	Mitigated		Unmitigated	Mitigated			
		S	M		L	S	M	L
<b>GRAND TOTAL (weighted)</b>	2	5	5	5	-8	5	6	6

### 346 Howdon Gas Works

SA Objective	Without implementation of Proposed Policy (Employment Land)			Implementation of alternative Potential Use (residential)				
	Unmitigated	Mitigated		Unmitigated	Mitigated			
		S	M		L	S	M	L
<b>GRAND TOTAL (weighted)</b>	20	27	29	29	6	23	25	26



**347 Land Adjacent to ROAB club**

SA Objective	Without implementation of Proposed Policy (undesigned green space and informal parking)			Implementation of alternative Potential Use (residential)			Implementation of alternative Potential Use (other town centre use)					
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	<b>-2</b>	2	6	6	2	21	23	23	4	26	30	30

**348 Portugal Place block**

SA Objective	Without implementation of Proposed Policy (existing mixed use)			Implementation of alternative Potential Use (residential only)			Implementation of alternative Potential Use (mixed use; residential, retail, leisure, health facilities)					
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	<b>-13</b>	-	0	0	4	23	25	26	2	28	29	29



**349 Wet n Wild and Star Bowl**

	Without implementation of Proposed Policy (leisure)			Implementation of alternative Potential Use (residential)			Implementation of alternative Potential Use (other town centre use [retail/employment])					
SA Objective	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	25	30	31	31	4	24	29	30	9	33	36	37

**352 Land at Northumberland Park/Backworth Metro**

	Without implementation of Proposed Policy (undeveloped employment)			Implementation of alternative Potential Use (residential)			Implementation of alternative Potential Use (retail)					
SA Objective	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	5	18	23	24	-1	18	21	21	-2	20	26	26





**353 Dorset House**

SA Objective	Without implementation of Proposed Policy (closed down care home)				Implementation of alternative Potential Use (residential)			
	Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	3	17	22	22	2	21	23	24

**354 Harvey Combe, Killingworth**

SA Objective	Without implementation of Proposed Policy (existing employment)				Implementation of alternative Potential Use (residential)			
	Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	20	30	31	32	2	25	28	29



**355 Tanners Bank West (N)**

SA Objective	Without implementation of Proposed Policy (existing employment)			Implementation of alternative Potential Use (residential)				
	Unmitigated	Mitigated		Unmitigated	Mitigated			
		S	M		L	S	M	L
<b>GRAND TOTAL (weighted)</b>	<b>4</b>	<b>17</b>	<b>21</b>	<b>28</b>	<b>-1</b>	<b>22</b>	<b>19</b>	<b>19</b>

**366 Devonshire Drive**

SA Objective	Without implementation of Proposed Policy (existing employment)			Implementation of alternative Potential Use (residential)				
	Unmitigated	Mitigated		Unmitigated	Mitigated			
		S	M		L	S	M	L
<b>GRAND TOTAL (weighted)</b>	<b>-0</b>	<b>10</b>	<b>14</b>	<b>21</b>	<b>-0</b>	<b>24</b>	<b>20</b>	<b>20</b>



**369 Land at Telford Street**

SA Objective	Without implementation of Proposed Policy (existing - open space)				Implementation of alternative Potential Use (residential)			
	Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	1	5	8	8	-2	14	10	10

**370 Land at Shap Road**

SA Objective	Without implementation of Proposed Policy (existing - open space)				Implementation of alternative Potential Use (residential)			
	Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	1	5	8	8	-2	14	10	10



**374 Land at Castle Square**

SA Objective	Without implementation of Proposed Policy (existing - open space)				Implementation of alternative Potential Use (residential)				Implementation of alternative Potential Use (employment)			
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	1	5	8	8	-4	13	9	9	1	11	11	11

**377 Sherborne Avenue**

SA Objective	Without implementation of Proposed Policy (existing - open space + brownfield former Public House)				Proposed Mitigation	Implementation of alternative Potential Use (residential)				Proposed Mitigation	Comment
	Unmitigated	Mitigated				Unmitigated	Mitigated				
		S	M	L			S	M	L		
<b>GRAND TOTAL (weighted)</b>	1	5	8	8		-2	14	10	10		



**379 Gosforth Business Park**

SA Objective	Without implementation of Proposed Policy (existing - open space)				Implementation of alternative Potential Use (residential)				Implementation of alternative Potential Use (employment)			
	Unmitigated	Mitigated			Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	1	4	4	4	-6	11	7	7	10	18	18	18

**251 Beadnell Court**

SA Objective	Without implementation of Proposed Policy (former sheltered home)				Implementation of alternative Potential Use (residential)			
	Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	-2	-2	-2	-2	-2	14	10	10



**253 Bonchester Court**

	Without implementation of Proposed Policy (former sheltered home)				Implementation of alternative Potential Use (residential)			
SA Objective	Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	<b>-2</b>	<b>-2</b>	<b>-2</b>	<b>-2</b>	<b>-2</b>	<b>14</b>	<b>10</b>	<b>10</b>

**EI Tyne Tunnel Trading Estate**

	Without implementation of Proposed Policy (existing)				Implementation of alternative Potential Use (without protected status)			
SA Objective	Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	<b>18</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>-12</b>	<b>-12</b>	<b>-12</b>	<b>-12</b>



**E2 West Chirton Industrial Estate Middle**

SA Objective	Without implementation of Proposed Policy (existing)			Implementation of alternative Potential Use (without protected status)				
	Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	18	30	30	30	-12	-	-	-

**E3 Esso (with Chemson)**

SA Objective	Without implementation of Proposed Policy (existing)			Implementation of alternative Potential Use (without protected status)				
	Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	18	30	30	30	-12	-12	-12	-12



**E4 Weetslade**

SA Objective	Without implementation of Proposed Policy (existing)				Implementation of alternative Potential Use (without protected status)			
	Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	18	30	30	30	-12	-12	-12	-12

**E5 Proctor and Gamble**

SA Objective	Without implementation of Proposed Policy (existing)				Implementation of alternative Potential Use (without protected status)			
	Unmitigated	Mitigated			Unmitigated	Mitigated		
		S	M	L		S	M	L
<b>GRAND TOTAL (weighted)</b>	18	30	30	30	-12	-12	-12	-12



