



Working in partnership with
CAPITA

North Tyneside Local Plan

Your guide... July 2017

This guide summarises what is in the Local Plan and will be considered by Council on 20 July, as well as some of the Inspector's key findings.

As a local authority, we have to have a Local Plan.

The Government requires us to show how land will be used for new housing, employment and retail over a 15-year period.

Having one means we can consider local circumstances and priorities, not just national guidance, when deciding on planning applications.

Not having one means we would be less likely to be able to successfully reject planning applications the council believes could be wrong for the borough.

Timeline

November 2013	Views sought on our Local Plan Consultation Draft
February 2015	Additional consultation stage takes place
November 2015	Consultation on Draft Local Plan (known as the Pre-Submission Draft)
June 2016	Document submitted to the Secretary of State
November - December 2016	Planning Inspector holds examination in public. Residents' groups, landowners, stakeholders and council have their say
May 2017	Publication of Inspector's report, which concluded that the Plan was sound and could be adopted
June 2017	Cabinet presented with the Inspector's report and Local Plan and forwards both to Full Council for adoption

Overall aims of the Plan

- Protect the Green Belt: 20% of the borough will remain as Green Belt
- Create new, accessible, open space adding to the 25% which is already open space
- Regenerate and redevelop brownfield sites and appropriately develop sustainable greenfield land (around 7% of the borough's area)
- Prioritise regeneration in Wallsend, North Shields, the coast and the North West of the borough
- Ensure development considers the natural, historic and built environment, as well as the social and economic conditions of the area
- Seek delivery of appropriate infrastructure to support new development and existing needs

What the Inspector said...

The spatial strategy of the Plan seeks to secure sustainable development through a combination of growth, investment and regeneration to meet the identified development needs whilst simultaneously protecting Green Belt and significant areas of identified green infrastructure.

How many new houses?

- Following the examination in public, the Inspector recommended a number of homes to be built in the borough each year to meet objectively assessed need
- The Plan adopts a medium level of growth, which means provision for 16,593 new homes that can be built by 2032 (revised from 17,388 following the latest Office for National Statistics population projections last published in 2016)
- 2,170 homes have already been built, leaving a total of 14,423 to be delivered
- Built mainly by private developers, 25% of the new homes will be affordable including a mix of new council housing and homes managed by registered providers
- We will work with developers to encourage them to build homes to meet the needs of everyone, including self-build and specialist housing
- 56 of the 70 housing allocations in the Plan are on brownfield land

What the Inspector said...

The Council has undertaken a thorough Strategic Housing Land Availability Assessment exercise which has considered a vast array of brownfield sites including those suggested in representations... There is no compelling evidence that a significant brownfield site has been overlooked... There is little evidence that the medium scenario [the Council's preferred scenario] fails to strike the appropriate chord of being both aspirational and realistic.

What about the economy?

- Provision for employment sites will be created, where people can get to and businesses will want to be based
- The Plan supports the creation of more than 700 new jobs each year and the delivery of 150 hectares of land for new and existing businesses
- The North Bank of the River Tyne will be a key area for advanced manufacturing sectors like marine and renewable energy
- The A19 corridor and business parks including Indigo Park and Gosforth Business Park, are identified as key areas for investment

What the Inspector said...

Taking the evidence in the round, the Council's medium scenario appropriately reflects the economic potential of the area and provides a realistic basis for future jobs...Overall, I am confident that this [150 hectares] represents an appropriate quantum of land to sustain the forecast jobs growth... There is little evidence that the sites [allocated for development] in Policy S2.2 would have no reasonable prospect of delivery during the plan period...

What about Murton and Killingworth Moor?

- At these two strategic sites there is provision for around 3,000 homes at Murton and about 2,000 at Killingworth Moor over the next 15 years
- However, before a brick is laid, master plans are to be agreed with the site's developers and landowners to:
 - ✓ Protect the identity of Murton village and prevent Killingworth and Killingworth Village merging with Palmersville and Forest Hall
 - ✓ Deliver new link roads and enough public transport to help reduce the traffic congestion already there, manage new traffic and protect air quality
 - ✓ Create two new primary schools and a secondary school
 - ✓ Provide local facilities, including health provision and key amenities
 - ✓ Ensure effective drainage plans are agreed and measures are in place to prevent any increased risk of flooding
 - ✓ Include open space for health, fitness and mental wellbeing, and for wildlife, to protect and enhance biodiversity

What the Inspector said...

Overall, the submitted spatial strategy and its identified strategic policy areas provide a sound basis for sustainable development including the two proposed strategic sites and specific strategies for appropriate priority investment areas.

How have we engaged with people?

- All 92,000 households in the borough were written to three times
- An online consultation was also held each time
- 44 public events were held, attended by 1,300 people
- More than 10,000 comments were received
- All of this feedback has helped shape and inform the Local Plan

What the Inspector said...

The council has taken a thorough but proportionate approach to consultation on this important document... Overall, I am satisfied that those who considered the plan to be unsound had the necessary opportunity to make their submissions.

The next steps...

- From 20 July 2017, if adopted by Full Council, the Local Plan will:
 - Be used by the Planning Committee to determine planning applications, replacing in full the Unitary Development Plan 2002, and more detailed guidance continues to be provided to Committee Members
 - Guide preparation of master plans for the strategic sites of Murton and Killingworth Moor, to be considered by Cabinet later in 2017
 - Be monitored on an ongoing basis to ensure delivery and effectiveness of policies. A monitoring report will be provided to Cabinet annually to update on progress
 - Enable the council to ensure appropriate mechanisms are in place to fund the infrastructure required to support development; supported by:
 - ✓ Preparation of a Community Infrastructure Levy (CIL) that, once adopted, would introduce a standard charge based on the floor area of new development identified as liable for CIL, such as new homes; and
 - ✓ Review of the Planning Obligations Supplementary Planning Document that guides the process of agreeing funding for, or provision of, infrastructure between the council and applicants for development

Find out more...

- The full Local Plan document is available at www.northtyneside.gov.uk and from the council offices at The Quadrant, Cobalt Business Park.
- Reference copies will be available at Wallsend, Whitley Bay, North Shields and Killingworth Customer First Centres.
- For further information contact the Planning Policy Team on

Phone (0191) 643 2310

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